# CITY OF HIGHLAND
# REGULAR MEETING OF THE CITY COUNCIL
# AGENDA

**REGULAR MEETING**

August 9, 2022
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

## CITY COUNCIL MEMBERS

LARRY McCALLON, MAYOR
PENNY LILBURN, 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.

Submission of Public Comments: 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 August 9, 2022, to the City Clerk at publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 9, 2022 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. 15 and 16), 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
## AUGUST 9, 2022 - 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 August 9, 2022, 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 – July 12, 2022 City Council Regular Meeting
   RECOMMENDATION: Approve the Minutes as submitted.

3. Minutes – July 14, 2022 City Council Special Meeting
   RECOMMENDATION: Approve the Minutes as submitted.

4. Warrant Register
   RECOMMENDATION: Approve Warrant Register No. 744 for August 9, 2022, in the amount of $974,252.94 and Payroll of $229,007.60.

5. Treasurer's Report for June 2022
   RECOMMENDATION: That the City Council receive and file Treasurer's Report for June 2022.

6. Claim Consideration – Anthony Serrano
   RECOMMENDATION: George Hills Company recommends Council reject claim.

7. Declare One (1) Seat Vacant on the Historic and Cultural Preservation Board
   RECOMMENDATION: That the City Council:
   1) Declare one (1) seat vacant on the Historic and Cultural Preservation Board; and
   2) Direct the City Clerk to advertise the vacancies on the Historic and Cultural Preservation Board.

8. Records Destruction Authorization
   RECOMMENDATION: That the City Council approve the destruction of certain records.

9. Contract Bid Award – Bid No. 2022-06, "Highland HVAC Systems Maintenance, Monitoring and Repair"
RECOMMENDATION: That the City Council award the contract to provide maintenance, monitoring and repairs to City facility HVAC units to the lowest responsive bidder, F.M. Thomas Air Conditioning, Inc. (Thomas).

10. Contract Bid Award – Bid No. 2020-11, "Asbestos Removal and Demolition of a Single-Family Residence and On-Site Improvements Located at 7433 Central Avenue"
RECOMMENDATION: That the City Council:
1) Award the contract for Bid No. 2020-11, "Asbestos Removal and Demolition of a Single-Family Residence and On-Site Improvements Located at 7433 Central Avenue" to the responsible low bidder, BeckCo, Inc., in the amount of $47,575.00; and
2) Approve the following budget adjustment for FY 2022/2023: Transfer $47,575 from 070-2100 (Housing Authority-Fund Balance) to be expended from 070-7000-4556 (Contract Services-Demolition).

11. Cooperative Fire Protection Agreement (Automatic Aid Agreement) between the City of Highland and the Bureau of Land Management (BLM)
RECOMMENDATION: That the City Council authorize the Cal Fire Battalion Chief Sean Landavazo to execute the Cooperative Fire Protection Agreement on behalf of the City.

12. Cooperative Agreement with Caltrans for Victoria Avenue Interchange/Project No. ich17006
RECOMMENDATION: That the City Council:
1) Approve a Cooperative Agreement with Caltrans for Implementation of the Project Approval/Environmental Document (PA/ED) Phase of the SR-210 Interchange; and
2) Authorize the Mayor to sign the Cooperative Agreement.

13. Revised Memorandum of Understanding with Yuhaaviatum of San Manuel Nation/Victoria Avenue Interchange
RECOMMENDATION: That the City Council:
1) Approve the revised Memorandum of Understanding (MOU) with Yuhaaviatum of San Manuel, formerly known as San Manuel Band of Mission Indians (San Manuel), for implementation of the Project Approval/Environmental Document Phase of the Victoria Avenue Interchange Project; and
2) Authorize the Mayor to sign the MOU.

14. Second Reading of Ordinance No. 453 – City of Highland Community Facilities District No. 2022-01 (Mediterra) Authorizing the Levy of a Special Tax Therein
RECOMMENDATION: That the City Council conduct a second reading, read by title only, waive further reading of Ordinance No. 453, an Ordinance of the City Council of the City of Highland, California, Acting in its Capacity as the Legislative Body of City of Highland Community Facilities District No. 2022-01 (Mediterra) Authorizing the Levy of a Special Tax Therein.

## 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. 15 and 16), 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.

15. Adoption of an Urgency Ordinance, Extending for an Additional 12 Months through August 23, 2023, an Existing Moratorium on the Approval of Applications for Land Use Entitlements for New Service Station Uses or the Expansion in the Number of Pumps of Existing Service Station Uses
RECOMMENDATION: That the City Council adopt Ordinance No. _____ extending the moratorium on the approval of land use entitlements for new service station uses and expansion in the number of pumps at existing stations for an additional 12 months.

16. Specific Plan Revision (SPR 22-001) Proposing an Amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to Increase the Total Dwelling Unit Count from 800 Dwelling Units to 946 Dwelling Units and Design Review Application (DRA 22-004) Proposing the Construction of 546 Multi-Family Residential Units, a 7,500 Square Foot Leasing Office, Recreation Areas, and Outdoor Courtyards on a Vacant Site
RECOMMENDATION: The Planning Commission recommends the City Council:
1) Introduce Ordinance No. _____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001); and
2) Adopt City Council Resolution No. 2022-_____ to approve Design Review Application (DRA 22-004) subject to the Conditions of Approval and Findings of Fact.

## CITY COUNCIL LEGISLATIVE

17. Sheriff's Department Schedule A Amendment for Fiscal Year 2022/2023
RECOMMENDATION: That the City Council:
    1) Authorize the Mayor to execute the amended Schedule A contract (FY 2022/2023 for Law Enforcement Services with the San Bernardino County Sheriff's Department when received; and
    2) Approve the following budget adjustments for FY 2022/2023; Expenditures of $303,830 from 001-2000-4560 (Contract Services-Police Services) and Revenues of $13,065 from 001-1450-7100 (Sales Tax) and $290,765 from 001-1450-9544 (EVWD Police Services Fees).

18. Amendment to Measure I Five-Year Capital Improvement Program (Fiscal Years 2021/2022 through 2025/2026)
RECOMMENDATION: That the City Council adopt Resolution No. 2022-_____ approving the Amended Measure I Five-Year Capital Improvement Program (Fiscal Years 2021/2022 through 2025/2026).

19. Measure I 5-Year Capital Improvement Plan (2022/2023-2026/2027)
RECOMMENDATION: That the City Council:
    1) Approve the Measure I Capital Improvement Plan Expenditure Strategy (2022/2023-2026/2027); and
    2) Approve Resolution No. 2022-_____ adopting the Measure I 5-Year Capital Improvement Plan (2022/2023-2026/2027).

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

21. 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

Effective March 1, 2022, pursuant to Resolution No. 2022-001, the regular City Council meetings will be held once a month on the second Tuesday of each month.

September 13; October 11; November 8; December 13

I, Betty Hughes, City Clerk, certify I caused to be posted this Agenda on or before August 4, 2022, by 5:30 p.m., on our website at www.cityofhighland.org and in the following designated areas:

| | | |
|---|---|---|
| Highland Branch Library<br>7863 Central Avenue | Fire Station No. 1<br>26974 Base Line | City Hall<br>27215 Base Line |

Date: August 4, 2022

Betty Hughes, MMC
City Clerk

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**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 _____

B Hughes

City Clerk

City Manager

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**PREPARED BY:** Betty Hughes, MMC, City Clerk

**SUBJECT:** Minutes – July 12, 2022 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
# JULY 12, 2022

## CALL TO ORDER

The regular meeting of the City Council of the City of Highland was called to order at 6:00 p.m. by Mayor Pro Tem Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

The invocation was given by Pastor Josue Zapata, CenterPoint Church, and the Pledge of Allegiance was led by Mayor Pro Tem Lilburn.

## ROLL CALL

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

## REPORT FROM CLOSED SESSION

None

## SPECIAL PRESENTATIONS

None

## PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

Fred Yauger spoke regarding his appreciation of City employees for their efficiency in assisting with citizen's concerns of the community.

Christian Flores spoke as a representative for the residents of Fairway Mobile Home Park who have concerns with park management.

David Gandolfi spoke regarding his request for a speaker timer, the need for a city application allowing citizens to report concerns and the need to livestream council meetings.

## CITY COUNCIL CONSENT CALENDAR

**A MOTION** was made by Council Member Chavez, seconded by Council Member Solano, to approve the consent calendar as submitted. Motion carried on a roll call vote, 4-0, with Mayor McCallon 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 – June 14, 2022 City Council Regular Meeting
   Approved the Minutes as submitted.

3. Warrant Register
   Approved Warrant Register No. 743 for July 12, 2022, in the amount of $2,475,129.48 and Payroll of $196,034.93.

4. Treasurer's Report for May 2022
   Received and filed Treasurer's Report for May 2022.

5. Transportation Development Act (TDA) Article 3 Claim Resolution – 9th Street Transit Stops, Sidewalk and Bikeway Improvements between Eucalyptus Drive and Victoria Avenue (swk19001)
   1) Adopted Resolution No. 2022-036 authorizing submittal of periodic claims to San Bernardino County Transportation Authority (SBCTA) for TDA Article 3 funds for 9th Street Transit Stops, Sidewalk and Bikeway Improvements between Eucalyptus Drive and Victoria Avenue (swk19001); and
   2) Authorized the Public Works Director/City Engineer and the Director of Administrative Services/City Treasurer to execute the claim documents.

RESOLUTION NO. 2022-036
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND AUTHORIZING PERIODIC SUBMITTAL OF PERIODIC CLAIMS TO SBCTA FOR TDA ARTICLE 3 FUNDS FOR 9TH STREET TRANSIT STOPS, SIDEWALK AND BIKEWAY IMPROVEMENTS (BETWEEN EUCALYPTUS DRIVE AND VICTORIA AVENUE) (SWK19001)

6. Transportation Development Act (TDA) Article 3 Claim Resolution – Transit Stop Access Improvements on Base Line, Boulder Avenue, 9th Street and Olive Tree Lane (swk19002)
   1) Adopted Resolution No. 2022-037 authorizing submittal of periodic claims to San Bernardino County Transportation Authority (SBCTA) for TDA Article 3 funds for Transit Stop Access Improvements on Base Line, Boulder Avenue, 9th Street and Olive Tree Lane (swk19002); and
   2) Authorized the Public Works Director/City Engineer and the Director of Administrative Services/City Treasurer to execute the claim documents.

RESOLUTION NO. 2022-037
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AUTHORIZING PERIODIC SUBMITTAL OF PERIODIC CLAIMS TO SBCTA FOR TDA ARTICLE 3 FUNDS FOR TRANSIT STOP ACCESS IMPROVEMENTS ON BASE LINE, BOULDER AVENUE, 9TH STREET, AND OLIVE TREE LANE (SWK19002)

7. Contract Renewal – 2017-01 Landscape Maintenance Districts and Annexes
Extended the Landscape Maintenance Districts maintenance agreement with RP Landscape & Irrigation, Inc., for one year.

8. Contract Renewal – 2020-01, "Facilities and Parks Landscape Maintenance Contract"
Extended the Facilities and Parks Landscape maintenance agreement with RP Landscape & Irrigation, Inc., for one year.

9. A One-Year Status Report in Conformance with Government Code Section 65858(d) for Urgency Ordinance No. 450, on Measures Taken to Alleviate the Conditions that led to the Adoption of a Moratorium on the Approval of Applications for Land Use Entitlements for New Fueling Service Stations and the Expansion of the Number of Fueling Pumps at Existing Stations
Issued the Status Report for Urgency Ordinance No. 450 related to the moratorium on the approval of applications for land use entitlements for new fueling service stations and the expansion of existing stations.

**CITY COUNCIL PUBLIC HEARING**

10. Consideration of a Resolution to Adjust the Business Tax on the Extraction and/or Processing of Rock, Sand and Gravel (Aggregate) Pursuant to Title 5 (Business Licenses and Regulations), Chapter 5.17 (Business License Tax on Extraction and/or Processing of Rock, Sand and Gravel [Aggregate]), Section 5.17.040 (Rock, Sand and Gravel [Aggregate]), Section 5.17.040 (Rock, Sand and Gravel [Aggregate] Extraction and Processing Tax)

Mayor Pro Tem Lilburn stated she will open the public hearing and asked for staff presentation.

Community Development Director Mainez stated Mayor Pro Tem and members of the City Council, the item before you is a resolution related to an annual adjustment to the City mining tax. For this we use the CPI for Riverside, San Bernardino, and Ontario areas from May 2021 to May 2022. The CPI did increase by 9.42%, therefore, staff is recommending the Council increase the mining tax by 9.42%. Staff did publish the increase and we did notify the two mining operators of this increase, which will take effect back to July 1, and that concludes my brief presentation.

Mayor Pro Tem Lilburn stated thank you very much. At this time, we have no speaker slips in favor of or in opposition of. If there are any, please address the Council. Hearing none and seeing none, she will go ahead and close this public hearing and open it up to the Council for any discussion or any questions.

Council Member Timmer stated this is something we have been routinely doing. Nine percent (9%) sounds like a lot, but if you look at the actual pennies it is less than three cents. So, he will move the item.

**A MOTION** was made by Council Member Timmer, seconded by Council Member Solano, to adopt Resolution No. 2022-038 fixing the Highland Business License Tax on the extraction and/or processing of rock, sand, and gravel (aggregate) for Fiscal Year 2022-2023. Motion carried, 4-0, with Mayor McCallon being absent.

RESOLUTION NO. 2022-038
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, FIXING THE HIGHLAND BUSINESS LICENSE TAX ON THE EXTRACTION AND/OR PROCESSING OF ROCK SAND AND GRAVEL (AGGREGATE) FOR FISCAL YEAR 2022-2023

**CITY COUNCIL LEGISLATIVE**

11. Design Services Proposal/Willdan Engineering

Public Works Director/City Engineer Zamano gave a brief review of the staff report.

**A MOTION** was made by Council Member Timmer, seconded by Council Member Solano, to:

1) Approve the proposal from Willdan Engineering to provide engineering design services for two CDBG pavement rehabilitation projects (ola20002 and ola22001) at a not-to-exceed fee of $30,544.00; and
2) Authorize the City Manager to approve contract amendments up to 10% of the contract amount. Motion carried, 4-0, with Mayor McCallon being absent.

12. Engineering Services/AGA Engineers, Inc.

Public Works Director/City Engineer Zamano gave a brief review of the staff report.

**A MOTION** was made by Council Member Solano, seconded by Council Member Chavez, to:

1) Approve Professional Services Agreement with AGA Engineers, Inc. (AGA), to provide engineering services for the City-wide Countdown Pedestrian Signal Head Installation Project (sig21001);
2) Authorize the City Manager to approve contract amendments up to 10% of the proposal amount; and
3) Authorize the Mayor to sign the Agreement. Motion carried, 4-0, with Mayor McCallon being absent.

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

City Manager Hughes stated just to bring the Council up to speed on a few items. A kickoff meeting was held today with Southern California Edison regarding the replacement of the Edison owned street light fixtures in the City. As the Council is aware, we went through and changed all of our City owned fixtures to LEDs. It was a lot of upfront costs but it is now actually saving us money annually. We agreed with Edison to go through and do the same project on the Edison owned lighting in the City. There are about 669 lights that will be replaced, and Edison will bill us for that cost over twenty years to change the lights out. We will save an estimated annual savings of $21,000 a year by changing out the lights on the electrical bill, so we think it is a win-win for the City. Last week, the Planning Commission recommended approval of a proposal by Alliance Residential Company to construct 546 multifamily townhomes and garden flat apartments in the Greenspot Village and Marketplace. They did request that the Council consider increasing the number of units in the specific plan area so that item will be coming forward to the City Council for your consideration. Entitlement and building permits for the O'Reilly Auto Parts store proposed for the northeast corner of Base Line and Hillview Street have expired. However, O'Reilly has come back in, and they are resubmitting again so we are hopeful that this time they will actually build. Once we know that they have actually submitted, we will let the Council know. The nomination period for District 2 and 4 elections being held on November 8, 2022, will begin July 18 at 8:00 a.m. and will end August 12 at 5:00 p.m. You will need to contact the City Clerk for an appointment to get that process started. July 23, there will be an oil filter exchange program at Auto Zone. On July 25, there will be a blood drive at the police station. The Public Safety Appreciation lunch that we had scheduled for next week, we are going to postpone it. We are seeing COVID rates go up pretty dramatically. We have three staff out with it right now, and we had three out last week and it has been making a run through Public Safety as well so we do not think it is a good idea to bring all three of our fire stations and a whole shift of police together into a room and share lunch right now. We are going to postpone that. We do not have a date yet; we are going to have to play it by ear and see how see things go. As of right now, we still have National Night Out scheduled for August 2. That event will be held outdoors this year. We are not going to do it inside the police station so we feel confident we can still hold that event as people can socially distance and such. In June, the Fire Department responded to 616 calls for service and so far in July they have responded to 84. The Police Department, for the time period of June 13 to July 10, responded to 3,576 calls for service, made 277 reports and made 133 arrests.

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

None

## ANNOUNCEMENTS

None

## CLOSED SESSION

None

## ADJOURN

There being no further business, Mayor Pro Tem Lilburn adjourned the meeting at 6:28 p.m. in memory of Charles Smith.

Submitted By:

Betty Hughes, MMC
City Clerk

Approved By:

Larry McCallon
Mayor

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**PREPARED BY:** Betty Hughes, MMC, City Clerk

**SUBJECT:** Minutes – July 14, 2022 Special Meeting

**RECOMMENDATION:** Approve the minutes as submitted.

Approved _____ Motion _____ Second _____ Agenda Item No. 3

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

B Hughes

City Clerk

City Manager

# MINUTES
# A SPECIAL MEETING OF THE HIGHLAND CITY COUNCIL
# JULY 14, 2022

## CALL TO ORDER

The special meeting of the City Council of the City of Highland was called to order at 4:00 p.m. by Mayor Pro Tem Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

## ROLL CALL

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

## PUBLIC COMMENT (LIMITED TO ITEMS ON THIS AGENDA ONLY)

None

## CITY COUNCIL PUBLIC HEARING

1. Public Hearing to Consider Calling a Special Election; Declaring the Results of the Election; and Approving Formation and Levy of Special Taxes for City of Highland Community Facilities District No. 2022-01 (Mediterra) Generally on Greenspot Road, East of La Cresta Street

Mayor Pro Tem Lilburn stated at this time she will ask the City Clerk for the certificate of elections concerning the special election. This is just providing the certification on file.

Mayor Pro Tem Lilburn opened the public hearing. This is the time and place set for the public hearing on the establishment of City of Highland Community Facilities District 2022-01 Mediterra. The extent of the district, the furnishing of specified types of services to serve the district and the proposed rate and method of apportionment of the special tax for the district.

City Attorney Marroquin stated for purposes of the record. The esteemed City Manager is going to be serving in his role as Deputy City Clerk for the proceedings today.

Mayor Pro Tem Lilburn stated she will refer to the City Clerk at this time for the proper noticing of the hearing. Has the City Clerk given notice of this hearing in accordance with the applicable law?

City Manager/Deputy City Clerk Hughes stated yes, notice of this public hearing has been published in accordance with the Mello-Roos Community Facilities Act and proof of such publication is on file with the City Clerk's office.

Mayor Pro Tem Lilburn stated the public hearing is now officially open. We will first have a presentation from staff about the district and about the CDF report required to be filed with the City at today's hearing. After that we will receive comments and questions and any protests from any interested persons. When all comments have been received, the public hearing will be closed. At this time, she will refer to Assistant Public Works Director Bennett and ask him to give our staff report.

Assistant Public Works Director Bennett stated thank you Mayor Pro Tem and Council Members. He wants to point out first, before getting started, before you on the dais is the Resolution of Formation, revised and compiled to include the Amended Rate Method of Apportionment. This was also posted on the website today and there are copies available in the back of Council Chambers if anybody has questions to that addition. As he goes through the staff report, in general, he wanted to point to a couple of pages that might make it easier to see the boundaries of this special district that we are establishing. Within the staff report, pages 60 and 61, if you have that available in front of you, these two pages show the boundary map of the CFD district that we are establishing tonight. As we look at it, these are identified as Special Tax Areas A, B, C & D. He wants to describe what each one is and then go into further detail afterwards. Special Tax A applies to phases one and two, which are the under-construction properties by D.R. Horton on the westerly side of this map on page 60. Special Tax A generally deals with streetlights, median landscaping, and trails. Special Tax B applies to all phases one through four. Phases three and four are the areas that are not under construction at this time and that is the easterly portion of this property. For general reference, this is north of East Valley Water District's headquarters and the development to the west is D.R. Horton. Generally, the development to the east of that is phases three and four. The Special Tax B generally includes the public park and trails. Further definitions are available within the report on pages 46 through 49. These boundaries describe those tax areas, further tax areas that are dormant tax, these are Special Tax C & D. They are for the majority of the streetscape, landscaping, private park, clubhouse and WQMP basin. Special Tax C & D would only be levied if the HOA fails to maintain these facilities. Again, detailed descriptions would be found within the staff report, pages 46 through 49. Within Resolution No. 2022-039, there is the latter portion Exhibit B, which is the Amended Rate and Method of Apportionment. This is also found within your staff report, pages 41 through 58. So, if we could take a look at that and specifically the table. Table 51 is a table showing the max tax rates for the developed properties that would be levied in the years 2023-2024. In this we have several land use classes. We have specifically the upper two, which are under development. Phases one and two are single family, low density residential and as is phase three. Phase four, adjacent to Greenspot Road is generally the medium density residential property. That would be shown back on that map, in the boundary adjacent to Greenspot Road and northeast of East Valley Water District's

headquarters for reference. The single-family medium density residential, what was amended in this report, between the Resolution of Intent and the Resolution of Formation, was that the medium density residential or phase four maximum tax was lowered in proportion to the higher density expected for these phases. That is shown on land class in that table one of single-family medium density of the tax rates, Special Tax A, B, C & D individually. The overall report is to establish the districts, show the details of the services within the district and described by the CFD report, and the rate and method of apportionment. All that is contained within the report, we have discussed portions of this in the Resolution of Intent. If there are any questions, he would entertain those. With us today is the representative from Harris and Associates, who assisted us with this. The developers are in the audience tonight and they have provided their ballots as well. If there are any further questions, he would be happy to answer those.

Mayor Pro Tem Lilburn stated at this time the floor is now open for testimony from members of the public. At this time, all interested persons or taxpayers may approach the podium and testify, orally or in writing, for or against the establishment of the district, the extent of the district, the furnishing of specified types of services to serve the district, and the proposed rate and method of apportionment of the special tax for the district. Let the record reflect we have no one wishing to speak. At this point she is going to open it up for questions or discussion by the City Council members.

Council Member Timmer stated he had a lot of questions. They were mostly general questions, he had them addressed by staff and he does not need to bring it up. The only other question he has remaining is on page 47, under special tax fee services. It lists on the first line, excluding clubhouse and pool area, he knows that it is not part of the district we are putting together, but he assumes the homeowner's association will oversee that.

Assistant Public Works Director Bennett asked Council Member Timmer which paragraph are you under?

Council Member Timmer stated Special Tax B services, the last paragraph.

Assistant Public Works Director Bennett stated there is a public park, and there is a private park. The private park is HOA maintained and the public park is (inaudible).

Council Member Timmer stated he knows it was explained earlier, but he just wanted to be clear that the clubhouse and pool area are not part of the action that we are taking today.

Assistant Public Works Director Bennett stated correct, the dormant CFD does cover elements. It does not include the pool and the clubhouse. If those were to fail, the HOA would fail, those would not be continued within the CFD. It is not included.

Council Member Timmer stated that is the only item he has. He had all the other questions answered. Most of the concerns he had about it were how long does this go on, who is going to oversee the project and so forth. The general questions we have been asking have all been addressed now in the new documentation.

Mayor Pro Tem Lilburn stated she had the opportunity to spend several hours on the phone with someone who educated her at length on this project, so she appreciates that, Camille Bahri. Thank you for taking time to spend with her on the phone. Staff, thank you for your presentation, she appreciates that and the hard work that everyone has put into this as of now. So, before she formally closes the hearing, is there any property owner subject to the proposed tax who wishes to file a written protest? If so, it must be filed with the City Clerk at this time. Only written protests are to be considered. Please let the record reflect that there is no one wishing to protest. At this time, she is now going to close the public hearing. City Clerk does the majority protest exist against any of the following: the establishment of the district, the extent of the district, the furnishing of specified types of services to serve the district, and the levy of the special tax pursuant to the proposed rate and method of apportionment for the district?

City Manager/Deputy City Clerk Hughes stated no written protests have been received from the landowners within the district. Therefore, a majority protest does not exist.

Mayor Pro Tem Lilburn stated thank you. At this time a majority protest does not exist. It is appropriate for the City Council to consider resolutions to form the district and to call a special election within the district. Is anyone willing to make a motion on Resolution A, a resolution on the formation of the City Council of the City of Highland, California, to establish City of Highland Community Facilities District No. 2022-01 Mediterra to establish an appropriations limit, therefore, to authorize the submittal of the levy of special taxes, and to submit this establishment of appropriations limit to the qualified electors of such Community Facilities District.

Council Member Timmer stated that is Item 3 on the recommendations.

Mayor Pro Tem Lilburn stated that is Item 3A.

Council Member Timmer stated he will go ahead and move forward with the formation.

Mayor Pro Tem Lilburn stated she has a motion to move forward from Council Member Timmer.

Council Member Solano stated she will second.

Mayor Pro Tem Lilburn stated there is a second from Council Member Solano. All those in favor signify by saying, aye.

The City Council voted unanimously in favor of Resolution A.

**A MOTION** was made by Council Member Timmer, seconded by Council Member Solano, to adopt Resolution No. 2022-039 entitled, "A Resolution of Formation of the City Council of the City of Highland, California, to Establish City of Highland Community Facilities District No. 2022-01 (Mediterra), to Establish an Appropriations Limit Therefor, to Authorize the Submittal of the Levy of Special Taxes, and to Submit the Establishment of an Appropriations Limit, to the Qualified Electors of Such Community Facilities District". Motion carried, 3-0, with Mayor McCallon and Council Member Chavez being absent.

RESOLUTION NO. 2022-039
A RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, TO ESTABLISH CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 2022-01 (MEDITERRA), TO ESTABLISH AN APPROPRIATIONS LIMIT THEREFOR, TO AUTHORIZE THE SUBMITTAL OF THE LEVY OF SPECIAL TAXES, AND TO SUBMIT THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT, TO THE QUALIFIED ELECTORS OF SUCH COMMUNITY FACILITIES DISTRICT

Mayor Pro Tem Lilburn stated we will move forward for Resolution B. A resolution of the City Council of the City of Highland, California, calling a special election, and submitted the qualified electors of the City of Highland Community Facilities District No. 2022-01 (Mediterra) propositions regarding the establishment of an appropriations limit and the annual levy of a special taxes within the Community Facilities District.

Council Member Solano stated she will go ahead and motion.

Mayor Pro Tem Lilburn stated we have a motion from Council Member Solano.

Council Member Timmer stated he will second that.

Mayor Pro Tem Lilburn stated there is a second from Council Member Timmer. All those in favor signify by saying, aye.

The City Council voted unanimously in favor of Resolution B.

**A MOTION** was made by Council Member Solano, seconded by Council Member Timmer, to adopt Resolution No. 2022-040 entitled, "A Resolution of the City Council of the City of Highland, California, Calling a Special Election and Submitting to the Qualified Electors of City of Highland Community Facilities District No. 2022-01 (Mediterra) Propositions Regarding the Establishment of an Appropriations Limit and the Annual Levy of a Special Tax Within the Community Facilities District". Motion carried, 3-0, with Mayor McCallon and Council Member Chavez being absent.

RESOLUTION NO. 2022-040
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 2022-01 (MEDITERRA) PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT

Mayor Pro Tem Lilburn stated at this time, we are going to hold the opening of the elections for the levy of the special tax and the establishment of the appropriations limit for the City of Highland Community Facilities District No. 2022-01 Mediterra, is now open, and the City Clerk may conduct the elections. At this point she is going to ask the City Clerk to open, read and review the election ballots.

City Attorney Marroquin stated we are just going to have the record reflect that the City Clerk has received the ballots and to please confirm that the ballots have been received.

City Manager/Deputy City Clerk Hughes stated yes, he has received the ballots and finds that all ballots in the election have been submitted and declare the election closed.

Mayor Pro Tem Lilburn stated could the City Clerk proceed to canvas the ballots.

City Manager/Deputy City Clerk Hughes stated he will need to first verify the information on the identification envelope for return of the ballot. The first one is to the Highland City Clerk CFD 2022-02 Mediterra, Vista Verde.

Mayor Pro Tem Lilburn stated let the record reflect there are three ballots.

City Attorney Marroquin stated correct.

City Manager/Deputy City Clerk Hughes stated let the record show that it is a yes for Vista Verde. The next ballot is to the City of Highland City Clerk CFD 2022-02, Mediterra, D. R. Horton, and that is also a yes. The final one is to City of Highland City Clerk CFD 2022-01, Mediterra, Greenspot Corridor, LLC. Let us show that it is also a yes.

Mayor Pro Tem Lilburn stated there were three yeses.

City Manager/Deputy City Clerk Hughes stated he will now report the results. As election official for the City of Highland Community Facilities District No. 2022-01 (Mediterra) special election held on July 14, 2022, he has completed the canvassing of the ballots. The canvas was as follows, three votes were cast in support of the proposition, and zero votes were cast in opposition of the proposition. Therefore, Proposition A was approved with a 100% vote in favor.

Mayor Pro Tem Lilburn stated thank you, at this time it is appropriate for the City Council to consider the resolution declaring the results of the special election and the ordinance authorizing the levy of the special tax within the district. A resolution of the City Council of the City of Highland, California, declaring the results of a special election in the City of Highland Community Facilities District No. 2022-01 (Mediterra) and directing the recording of a notice of a special tax lien. She will ask the Council to entertain a motion.

Council Member Solano stated she will go ahead and make a motion.

Council Member Timmer stated he will second the motion.

Mayor Pro Tem Lilburn stated there is a motion and a second from Council Member Timmer. All those in favor signify by saying, aye.

The City Council voted unanimously in favor.

**A MOTION** was made by Council Member Solano, seconded by Council Member Timmer, to adopt Resolution No. 2022-041 entitled, "A Resolution of the City Council of the City of Highland, California, Declaring the Results of a Special Election in City of Highland Community Facilities District No. 2022-01 (Mediterra) and Directing the Recording of a Notice of Special Tax Lien". Motion carried, 3-0, with Mayor McCallon and Council Member Chavez being absent.

RESOLUTION NO. 2022-041
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 2022-01 (MEDITERRA) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

Mayor Pro Tem Lilburn stated at this time, it is appropriate for the City Council to consider introduction of an ordinance of the City Council of the City of Highland, California, acting in its capacity as the legislative body of the City of Highland Community Facilities District No. 2022-01 (Mediterra) authorizing the levy of a special tax therein to approve reading by title only and to waive further readings. Just so you know, this is only the first reading, and we have to have a second reading in order to approve this final ordinance.

City Attorney Marroquin stated we need a motion to approve the introduction of the ordinance.

Council Member Timmer stated he will move it.

Council Member Solano stated she will second it.

Mayor Pro Tem Lilburn stated she has motion by Council Member Timmer and a second by Council Member Solano. All those in favor, say aye.

The City Council voted unanimously.

**A MOTION** was made by Council Member Timmer, seconded by Council Member Solano, to waive full reading, read by title only, and introduce Ordinance No. 453 entitled: "An Ordinance of the City Council of the City of Highland, California, acting in its Capacity as the Legislative Body of City of Highland Community Facilities District No. 2022-01 (Mediterra) Authorizing the Levy of a Special Tax Therein." Motion carried, 3-0, with Mayor McCallon and Council Member Chavez being absent.

ORDINANCE NO. 453
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 2022-01 (MEDITERRA) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN

Mayor Pro Tem Lilburn stated thank you very much, she appreciates everyone's hard work. She knows this was a long process. She would really like to thank Assistant Public Works Director Bennett and the rest of the staff.

City Attorney Marroquin stated she just wants to have the record reflect the different resolution numbers as she knows we usually read those into the record. Resolution of formation is Resolution No. 2022-039. The resolution calling a special election is Resolution No. 2022-040 and the resolution declaring the results of the special election is Resolution No. 2022-041.

Council Member Timmer stated he has been on the Council for a while and we have dealt with many Mello-Roos over the years. One of the issues that he had a little concern with, and it was explained to him very clearly, this special district taxing assessment is now funded by bonds. It is going to be funded through an assessment for the property, so there are no bonds associated with this at all, which was kind of refreshing to see a document where people are actually going to pay for this. We are not going to borrow money to do a project. He has a question on page 13. It talks about the word financed. He had asked the question earlier; does it mean bonds and they told him no. He said he wants to make sure it is clear in the record that there are no bonds associated with this decision at all.

It is strictly monies funded by the special tax to pay for the ongoing operation of this program.

Mayor Pro Tem Lilburn stated that is a good point. Thanks for bringing that up because a lot of people do not understand that. This is not the tax dollars, it is the homeowners. With that, we will go ahead and adjourn.

**ADJOURN**

There being no further business, Mayor Pro Tem Lilburn adjourned the meeting at 4:25 p.m.

Submitted By:

Betty Hughes, MMC
City Clerk

Approved By:

Larry McCallon
Mayor

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

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

**PREPARED BY:** Leticia Nava-Cruz, Accounting Supervisor

**SUBJECT:** Warrant Register #744

**RECOMMENDATION:** City Council to approve Warrant Register #744; Warrants in the amount of $974,252.94 and Payroll in the amount of $229,007.60.

**FISCAL IMPACT:** The total of Cash and Expenditures is $1,203,260.54.

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

**BACKGROUND:** See Printouts Attached.

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 4 |
| Denied _____ | Ayes _____ | | |
| Continued _____ | Noes _____ | | File No. _____ |
| Tabled _____ | Abstain _____ | | |
| | Absent _____ | | |
| _____ City Clerk | | _____ City Manager | |

**CITY OF HIGHLAND**

**WARRANT REGISTER #744**

**August 9, 2022**

**Warrants:**

| | | |
|---|---|---|
| 7/12/2022 | Ck#85532-85558 | 199,575.80 |
| 7/15/2022 | Payroll Wire #695-698 & Ck #85559-85560 | 70,772.57 |
| 7/19/2022 | Ck#85561-85595 | 179,970.17 |
| 7/26/2022 | Ck#85596-85656 | 309,559.81 |
| 7/29/2022 | Payroll Wire #699-702 &Ck #85657-85658 | 65,299.92 |
| 8/2/2022 | Ck#85659-85705 & Wire #1002168648 | 149,074.67 |
| | **Total Warrants** | $ 974,252.94 |

**Payroll:**

| | | |
|---|---|---|
| 7/15/2022 | Direct Deposits #11978-12019 | 116,797.15 |
| 7/15/2022 | Ck #665 | 283.81 |
| 7/29/2022 | Direct Deposits #12020-12061 | 111,642.83 |
| 7/29/2022 | Ck #666 | 283.81 |
| | **Total Payroll** | $ 229,007.60 |
| | **Total Warrants & Payroll** | **$ 1,203,260.54** |

**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 |
|---|---|---|---|---|---|
| 85532 | 7/12/2022 | 004206 #1 SON PLUMBING | LMD#2: REPLACE DEFECTIVE BACKFLOW PREVEN | | |
| | | | LMD#2: REPLACE DEFECTIVE BACKFLOW | | |
| | | | 012.8500.4030 | | 1,727.78 |
| | | | | **Total :** | **1,727.78** |
| 85533 | 7/12/2022 | 005295 AB FENCE COMPANY, INC. | CITY HALL: REDWOOD FENCE REPLACEMENT | | |
| | | | CITY HALL: REDWOOD FENCE REPLACEMENT | | |
| | | | 042.9510.4070 | | 9,450.00 |
| | | | | **Total :** | **9,450.00** |
| 85534 | 7/12/2022 | 005771 AMAZON CAPITAL SERVICES | CE: COMPUTER EQUIPMENT | | |
| | | | CE: COMPUTER EQUIPMENT | | |
| | | | 042.9510.4208 | | 74.66 |
| | | | | **Total :** | **74.66** |
| 85535 | 7/12/2022 | 003721 AMER GENERAL ENGINEERING, INC. | CLEANUP OF ILLEGAL DUMPING | | |
| | | | CLEANUP OF ILLEGAL DUMPING | | |
| | | | 004.8310.4570 | | 3,110.50 |
| | | | | **Total :** | **3,110.50** |
| 85536 | 7/12/2022 | 000165 AT&T | CORP YARD - JUL | | |
| | | | CORP YARD - JUL | | |
| | | | 004.8310.4060 | | 1,014.90 |
| | | | | **Total :** | **1,014.90** |
| 85537 | 7/12/2022 | 000165 AT&T | CITY HALL - JUL | | |
| | | | CITY HALL - JUL | | |
| | | | 042.9510.4060 | | 834.21 |
| | | | | **Total :** | **834.21** |
| 85538 | 7/12/2022 | 000047 BEST COMPUTER | WORKSTATION COMPUTERS | | |
| | | | WORKSTATION COMPUTERS | | |
| | | | 042.9510.4208 | | 7,068.75 |
| | | | | **Total :** | **7,068.75** |
| 85539 | 7/12/2022 | 006099 CHARTER COMMUNICATIONS | POLICE - TELE/INT SERVICE JUL | | |
| | | | POLICE - TELE/INT SERVICE JUL | | |
| | | | 001.2000.4065 | | 1,130.60 |

Bank code : wfb

| Voucher | Date | Vendor | | Description/Account | | Amount |
|---|---|---|---|---|---|---|
| 85539 | 7/12/2022 | 006099 | 006099 CHARTER COMMUNICATIONS | (Continued) | Total : | 1,130.60 |
| 85540 | 7/12/2022 | 004697 | CHEMCO PRODUCTS COMPANY | CHEMICAL FEEDER SYSTEM MONITORING-JUN<br>CHEMICAL FEEDER SYSTEM MONITORING-JUN<br>001.6000.4588 | | 440.16 |
| | | | | | Total : | 440.16 |
| 85541 | 7/12/2022 | 005553 | CLARK PEST CONTROL OF STOCKTON | PEST CONTROL SERVICES-PD<br>PEST CONTROL SERVICES-PD<br>001.2000.4589 | | 102.00 |
| | | | | | Total : | 102.00 |
| 85542 | 7/12/2022 | 000213 | DAILY JOURNAL CORPORATION | NEWSPAPER PUBLICATIONS-JUN<br>NEWSPAPER PUBLICATIONS-JUN<br>001.1200.4300 | | 2,152.60 |
| | | | | | Total : | 2,152.60 |
| 85543 | 7/12/2022 | 001764 | DEPENDABLE COFFEE & WATER SVC. | BREAKROOM SUPPLIES<br>BREAKROOM SUPPLIES<br>042.9510.4200 | | 18.44 |
| | | | | BREAKROOM SUPPLIES<br>BREAKROOM SUPPLIES<br>042.9510.4200 | | 15.45 |
| | | | | BREAKROOM SUPPLIES<br>BREAKROOM SUPPLIES<br>042.9510.4200 | | 18.44 |
| | | | | BREAKROOM SUPPLIES<br>BREAKROOM SUPPLIES<br>042.9510.4200 | | 18.44 |
| | | | | BREAKROOM SUPPLIES<br>BREAKROOM SUPPLIES<br>042.9510.4200 | | 15.45 |
| | | | | CORP YARD - COOLER RENTAL JUL<br>CORP YARD - COOLER RENTAL JUL<br>004.8310.4200 | | 18.46 |
| | | | | CITY HALL - COOLER RENTAL JUL<br>CITY HALL - COOLER RENTAL JUL<br>042.9510.4200 | | 104.30 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85543 | 7/12/2022 | 001764 001764 DEPENDABLE COFFEE & WATER S\ | (Continued) | Total : | 208.98 |
| 85544 | 7/12/2022 | 000085 EAST VALLEY WATER DISTRICT | BOULDER MEDIAN<br>BOULDER MEDIAN - JUN<br>004.8310.4030<br>BOULDER MEDIAN - JUN<br>BOULDER MEDIAN - JUN<br>004.8310.4030<br>LMD 02-E - JUN<br>LMD 02-E- JUN<br>012.8500.4030<br>LMD 48C- JUN<br>LMD 48C- JUN<br>012.8500.4030<br>LMD 48C<br>LMD 48C - JUN<br>012.8500.4030<br>LMD 48<br>LMD 48-JUN<br>012.8500.4030<br>LMD 48B-JUN<br>LMD 48B-JUN<br>012.8500.4030<br>LMD 31- JUN<br>LMD 31- JUN<br>012.8500.4030<br>LMD 00 - BASELINE- JUN<br>LMD 00 - BASELINE- JUN<br>012.8500.4030<br>LMD 22-JUN<br>LMD 22-JUN<br>012.8500.4030<br>LMD 03 -YARNELL- JUN<br>LMD 03 -YARNELL- JUN<br>012.8500.4030<br>LMD 02 - A-JUN<br>LMD 02 - A-JUN<br>012.8500.4030 | | 387.90<br>369.02<br>963.26<br>1,667.01<br>1,143.57<br>1,175.44<br>1,131.52<br>467.73<br>213.73<br>252.89<br>51.17<br>78.02 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85544 | 7/12/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | |
| | | | LMD 03 - BASELINE- JUN | |
| | | | LMD 03 - BASELINE- JUN | |
| | | | 012.8500.4030 | 82.62 |
| | | | LMD 20 - BASELINE- JUN | |
| | | | LMD 20 - BASELINE- JUN | |
| | | | 012.8500.4030 | 399.55 |
| | | | LMD 01 - A- JUN | |
| | | | LMD 01 - A- JUN | |
| | | | 012.8500.4030 | 118.18 |
| | | | LMD 70-JUN | |
| | | | LMD 70-JUN | |
| | | | 012.8500.4030 | 125.80 |
| | | | LMD 36-JUN | |
| | | | LMD 36-JUN | |
| | | | 012.8500.4030 | 250.07 |
| | | | LMD 35-JUN | |
| | | | LMD 35-JUN | |
| | | | 012.8500.4030 | 117.75 |
| | | | LMD 06-JUN | |
| | | | LMD 06-JUN | |
| | | | 012.8500.4030 | 44.52 |
| | | | LMD 01 - B-JUN | |
| | | | LMD 01 - B-JUN | |
| | | | 012.8500.4030 | 110.56 |
| | | | BEATTIE - IRRIGATION-JUN | |
| | | | BEATTIE - IRRIGATION-JUN | |
| | | | 001.6000.4030 | 10,505.89 |
| | | | LMD 30-JUN | |
| | | | LMD 30-JUN | |
| | | | 012.8500.4030 | 648.79 |
| | | | LMD 39-JUN | |
| | | | LMD 39-JUN | |
| | | | 012.8500.4030 | 848.92 |
| | | | CANYON OAKS PARK- JUN | |
| | | | CANYON OAKS PARK- JUN | |
| | | | 016.8540.4030 | 907.07 |
| | | | LMD 02 - B- JUN | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85544 | 7/12/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | |
| | | | LMD 02 - B- JUN | |
| | | | 012.8500.4030 | 523.01 |
| | | | LMD 13 | |
| | | | LMD 13-JUN | |
| | | | 012.8500.4030 | 348.17 |
| | | | LMD 02 - D- JUN | |
| | | | LMD 02 - D- JUN | |
| | | | 012.8500.4030 | 187.91 |
| | | | LMD 02 - C- JUN | |
| | | | LMD 02 - C- JUN | |
| | | | 012.8500.4030 | 290.28 |
| | | | LMD 08-JUN | |
| | | | LMD 08-JUN | |
| | | | 012.8500.4030 | 325.07 |
| | | | LMD 20 - STREATER-JUN | |
| | | | LMD 20 - STREATER-JUN | |
| | | | 012.8500.4030 | 140.07 |
| | | | LMD 70 IRRIGATION-JUN | |
| | | | LMD 70 IRRIGATION-JUN | |
| | | | 012.8500.4030 | 975.80 |
| | | | Total : | **24,851.29** |
| 85545 | 7/12/2022 | 005018 FLYERS ENERGY, LLC | FUEL-JUN | |
| | | | FUEL-JUN | |
| | | | 001.2000.4220 | 5,473.78 |
| | | | FUEL-JUN | |
| | | | 001.4200.4220 | 81.53 |
| | | | FUEL-JUN | |
| | | | 001.4600.4220 | 144.07 |
| | | | FUEL-JUN | |
| | | | 001.6000.4220 | 224.02 |
| | | | FUEL-JUN | |
| | | | 001.6010.4220 | 140.95 |
| | | | FUEL-JUN | |
| | | | 004.8310.4220 | 453.62 |
| | | | FUEL-JUN | |
| | | | 012.8500.4220 | 115.03 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85545 | 7/12/2022 | 005018 FLYERS ENERGY, LLC | (Continued) | |
| | | | FUEL-JUN | |
| | | | 016.8540.4220 | 115.03 |
| | | | FUEL-JUN | |
| | | | 024.8470.4220 | 11.57 |
| | | | FUEL-JUN | |
| | | | 028.2050.4220 | 1,078.09 |
| | | | FUEL-JUN | |
| | | | 029.2100.4220 | 1,078.09 |
| | | | FUEL-JUN | |
| | | | 042.9510.4220 | 155.42 |
| | | | FUEL-JUN | |
| | | | FUEL-JUN | |
| | | | 001.2000.4220 | 7,777.01 |
| | | | FUEL-JUN | |
| | | | 001.4200.4220 | 115.83 |
| | | | FUEL-JUN | |
| | | | 001.4600.4220 | 204.69 |
| | | | FUEL-JUN | |
| | | | 001.6000.4220 | 318.28 |
| | | | FUEL-JUN | |
| | | | 001.6010.4220 | 200.25 |
| | | | FUEL-JUN | |
| | | | 004.8310.4220 | 644.49 |
| | | | FUEL-JUN | |
| | | | 012.8500.4220 | 163.44 |
| | | | FUEL-JUN | |
| | | | 016.8540.4220 | 163.44 |
| | | | FUEL-JUN | |
| | | | 024.8470.4220 | 16.44 |
| | | | FUEL-JUN | |
| | | | 028.2050.4220 | 1,531.72 |
| | | | FUEL-JUN | |
| | | | 029.2100.4220 | 1,531.72 |
| | | | FUEL-JUN | |
| | | | 042.9510.4220 | 220.82 |
| | | | **Total :** | **21,959.33** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85546 | 7/12/2022 | 005739 GORITZ, CAMILLE | MILEAGE REIMB - JUL | | |
| | | | MILEAGE REIMB - JUL | | |
| | | | 001.4100.4332 | | 10.00 |
| | | | | Total : | **10.00** |
| 85547 | 7/12/2022 | 005554 IMPERIAL SPRINKLER SUPPLY | COMM PARK: IRRIGATION SUPPLIES | | |
| | | | COMM PARK: IRRIGATION SUPPLIES | | |
| | | | 001.6000.4045 | | 1,094.78 |
| | | | | Total : | **1,094.78** |
| 85548 | 7/12/2022 | 002664 INLAND LIGHTING SUPPLIES, INC. | COMM PARK: LED WALLPACK LIGHTS | | |
| | | | COMM PARK: LED WALLPACK LIGHTS | | |
| | | | 001.6000.4206 | | 978.75 |
| | | | PD: REPLACEMENT LIGHT FIXTURE LAMPS | | |
| | | | PD: REPLACEMENT LIGHT FIXTURE LAMPS | | |
| | | | 001.2000.4206 | | 540.00 |
| | | | PD: REPLACEMENT LIGHT FIXTURE LAMPS | | |
| | | | 001.2000.4075 | | 166.88 |
| | | | | Total : | **1,685.63** |
| 85549 | 7/12/2022 | 005285 LA VERNE POWER EQUIPMENT INC | CORP YARD - MAINT SUPPLIES | | |
| | | | CORP YARD - MAINT SUPPLIES | | |
| | | | 004.8310.4206 | | 217.49 |
| | | | | Total : | **217.49** |
| 85550 | 7/12/2022 | 006111 PURCHASE POWER | PREPAID SENDPRO POSTAGE-JUN | | |
| | | | PREPAID SENDPRO POSTAGE-JUN | | |
| | | | 001.0400 | | 500.00 |
| | | | | Total : | **500.00** |
| 85551 | 7/12/2022 | 002511 RECORDER-CLERK CO OF SB | DOCUMENT RECORDING SERVICES-JUN | | |
| | | | DOCUMENT RECORDING SERVICES-JUN | | |
| | | | 001.1200.4506 | | 20.00 |
| | | | DOCUMENT RECORDING SERVICES-JUN | | |
| | | | DOCUMENT RECORDING SERVICES-JUN | | |
| | | | 001.1200.4506 | | 40.00 |
| | | | | Total : | **60.00** |
| 85552 | 7/12/2022 | 003713 SATCOM GLOBAL LTD. | SATTELITE PHONE - JUN | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85552 | 7/12/2022 | 003713 SATCOM GLOBAL LTD. | (Continued) | | |
| | | | SATTELITE PHONE - JUN | | |
| | | | 028.2050.4061 | | 21.38 |
| | | | SATTELITE PHONE - JUN | | |
| | | | 029.2100.4061 | | 21.37 |
| | | | SATTELITE PHONE - JUN | | |
| | | | 042.9510.4061 | | 42.75 |
| | | | SATTELITE PHONE - JUN | | |
| | | | 001.2000.4061 | | 42.75 |
| | | | | **Total :** | **128.25** |
| 85553 | 7/12/2022 | 000022 SB CO AUDITOR/CONTROLLER | LAFCO 22-23 APPORTIONMENT | | |
| | | | LAFCO 22-23 APPORTIONMENT | | |
| | | | 001.1000.4346 | | 4,126.70 |
| | | | | **Total :** | **4,126.70** |
| 85554 | 7/12/2022 | 000203 SOUTHERN CALIFORNIA EDISON | UPLIGHTING LMD 48-JUN | | |
| | | | UPLIGHTING LMD 48-JUN | | |
| | | | 012.8500.4010 | | 2.86 |
| | | | UPLIGHTING LMD 48-JUN | | |
| | | | 013.8510.4011 | | 41.36 |
| | | | LMD#48C-JUN | | |
| | | | LMD#48C-JUN | | |
| | | | 012.8500.4010 | | 261.28 |
| | | | POLICE STATION-JUN | | |
| | | | POLICE STATION-JUN | | |
| | | | 001.2000.4010 | | 9,194.81 |
| | | | LS-3 METERS-JUN | | |
| | | | LS-3 METERS-JUN | | |
| | | | 013.8510.4011 | | 44.88 |
| | | | BASELINE MEDIAN-JUN | | |
| | | | BASELINE MEDIAN-JUN | | |
| | | | 004.8310.4010 | | 0.11 |
| | | | LS#3-JUN | | |
| | | | LS#3-JUN | | |
| | | | 013.8510.4011 | | 130.74 |
| | | | LS 2 B CITY WIDE STREET LIGHTS-JUN | | |
| | | | LS 2 B CITY WIDE STREET LIGHTS-JUN | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85554 | 7/12/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | |
| | | | 013.8510.4011<br>CITY HALL-JUN<br>CITY HALL-JUN | 13,800.80 |
| | | | 042.9510.4010<br>LS3-JUN<br>LS3-JUN | 3,198.63 |
| | | | 013.8510.4011<br>SIGNALS-JUN<br>SIGNALS-JUN | 52.93 |
| | | | 004.8310.4580<br>SIGNALS-JUN | 52.62 |
| | | | 013.8510.4011<br>AURANTIA PARK-JUN<br>AURANTIA PARK-JUN | 45.73 |
| | | | 001.6000.4010<br>CORPORATION YARD-JUN<br>CORPORATION YARD-JUN | 192.11 |
| | | | 004.8310.4010<br>LS#3-JUN<br>LS#3-JUN | 986.91 |
| | | | 013.8510.4011<br>TRAFFIC SIGNAL BASE LINE-JUN<br>TRAFFIC SIGNAL BASE LINE-JUN | 20.08 |
| | | | 004.8310.4580<br>CITY HALL-JUN<br>CITY HALL-JUN | 128.44 |
| | | | 042.9510.4010<br>STATION #2-JUN<br>STATION #2-JUN | 2,416.14 |
| | | | 028.2050.4010<br>STATION #2-JUN | 380.15 |
| | | | 029.2100.4010<br>LS#2-JUN<br>LS#2-JUN | 380.14 |
| | | | 013.8510.4011<br>LMD#48C-JUN<br>LMD#48C-JUN | 998.68 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85554 | 7/12/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | |
| | | | 012.8500.4010<br>BOULDER MEDIAN-JUN<br>BOULDER MEDIAN-JUN | 18.69 |
| | | | 004.8310.4010<br>BOULDER MEDIAN-JUN<br>BOULDER MEDIAN-JUN | 18.90 |
| | | | 004.8310.4010<br>BOULDER MEDIAN-JUN<br>BOULDER MEDIAN-JUN | 17.26 |
| | | | 004.8310.4010<br>BOULDER MEDIAN-JUN<br>BOULDER MEDIAN-JUN | 240.38 |
| | | | 004.8310.4010<br>BOULDER MEDIAN-JUN<br>BOULDER MEDIAN-JUN | 54.17 |
| | | | 004.8310.4010<br>BOULDER MEDIAN-JUN<br>BOULDER MEDIAN-JUN | 19.45 |
| | | | 004.8310.4010<br>LS#1-JUN<br>LS#1-JUN | 18.68 |
| | | | 013.8510.4011<br>LS#3-JUN<br>LS#3-JUN | 7,675.10 |
| | | | 013.8510.4011<br>LIBRARY/ELC-JUN<br>LIBRARY/ELC-JUN | 19.75 |
| | | | 001.6000.4010<br>LS2-B-JUN<br>LS2-B-JUN | 7,206.90 |
| | | | 013.8510.4011<br>EVC STATIONS-JUN<br>EVC STATIONS-JUN | 16.91 |
| | | | 042.9510.4012<br>TRAFFIC SIGNAL BASE LINE-JUN<br>TRAFFIC SIGNAL BASE LINE-JUN | 834.13 |
| | | | 004.8310.4580 | 70.04 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85554 | 7/12/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | |
| | | | VICTORIA AVE AND 3RD ST-JUN | |
| | | | VICTORIA AVE AND 3RD ST-JUN | |
| | | | 004.8310.4580 | 106.08 |
| | | | LS-3 METERS-JUN | |
| | | | LS-3 METERS-JUN | |
| | | | 013.8510.4011 | 94.70 |
| | | | Total : | **48,740.54** |
| 85555 | 7/12/2022 | 004920 TKE ENGINEERING | BRG04004A NON PART DIF REG-APR | |
| | | | BRG04004A NON PART DIF REG-APR | |
| | | | 017.8350.6530 | 862.50 |
| | | | BRG07001 NON PART LOCAL RDA07-APR | |
| | | | BRG07001 NON PART LOCAL RDA07-APR | |
| | | | 010.3830.6813 | 4,945.00 |
| | | | GENERAL ENGINEERING SERVICES-APR | |
| | | | GENERAL ENGINEERING SERVICES-APR | |
| | | | 001.3200.4550 | 1,227.50 |
| | | | ICH09001 PM IVDA AGMT-APR | |
| | | | ICH09001 PM IVDA AGMT-APR | |
| | | | 027.8490.6813 | 793.10 |
| | | | SDR06002 NON PART RDA07-APR | |
| | | | SDR06002 NON PART RDA07-APR | |
| | | | 010.3830.6600 | 230.00 |
| | | | STR07004A PM RDA07-APR | |
| | | | STR07004A PM RDA07-APR | |
| | | | 010.3830.6600 | 115.00 |
| | | | STR17001 NON PART MSRI-APR | |
| | | | STR17001 NON PART MSRI-APR | |
| | | | 017.8350.6550 | 460.00 |
| | | | STR20001 PM DIF REG-APR | |
| | | | STR20001 PM DIF REG-APR | |
| | | | 007.8330.6550 | 115.00 |
| | | | STR20002 PM COSB-APR | |
| | | | STR20002 PM COSB-APR | |
| | | | 027.8490.6550 | 189.34 |
| | | | STR20002 PM DIF LOC-APR | |
| | | | STR20002 PM DIF LOC-APR | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85555 | 7/12/2022 | 004920 TKE ENGINEERING | (Continued) | |
| | | | 007.8330.6550<br>STR20003 PM MSRI-APR<br>STR20003 PM MSRI-APR | 270.66 |
| | | | 017.8350.6550<br>SWK19002 PM GCF-APR<br>SWK19002 PM GCF-APR | 460.00 |
| | | | 023.3890.6545<br>STR20002 DE DIF LOC - MAY<br>STR20002 DE DIF LOC - MAY | 172.50 |
| | | | 007.8330.6550<br>STR20002 DE RDA07-MAY<br>STR20002 DE RDA07-MAY | 485.31 |
| | | | 010.3830.6550<br>STR20002 DE COSB-MAY<br>STR20002 DE COSB-MAY | 1,000.15 |
| | | | 027.8490.6550<br>BRG04004A CE NON PART DIF REG -MAY<br>BRG04004A CE NON PART DIF REG -MAY | 1,039.54 |
| | | | 007.8330.6813<br>STR20002 DE DIF LOC-JUN<br>STR20002 DE DIF LOC-JUN | 11,927.79 |
| | | | 007.8330.6550<br>STR20002 DE RDA07-JUN<br>STR20002 DE RDA07-JUN | 309.92 |
| | | | 010.3830.6550<br>STR20002 DE COSB-JUN<br>STR20002 DE COSB-JUN | 638.71 |
| | | | 027.8490.6550 | 663.87 |
| | | | **Total :** | **25,905.89** |
| 85556 | 7/12/2022 | 003689 TPX COMMUNICATIONS | CITY HALL PHONES - JUN<br>CITY HALL PHONES - JUN | |
| | | | 042.9510.4060<br>CORP YARD PHONES - JUN | 1,375.21 |
| | | | 004.8310.4060 | 237.51 |
| | | | **Total :** | **1,612.72** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85557 | 7/12/2022 | 000233 WAXIE SANITARY SUPPLY | CITY HALL: JANITORIAL SUPPLIES<br>VARIOUS SIZE TRASH LINERS<br>042.9510.4055 | 118.04 |
| | | | **Total :** | **118.04** |
| 85558 | 7/12/2022 | 001677 YMCA OF THE EAST VALLEY | MONTHLY REIMB-MAY<br>MONTHLY REIMB-MAY<br>001.6000.4526 | 41,250.00 |
| | | | **Total :** | **41,250.00** |
| **27** | **Vouchers for bank code :** | wfb | **Bank total :** | **199,575.80** |
| **27** | **Vouchers in this report** | | **Total vouchers :** | **199,575.80** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 695 | 7/15/2022 | 000003 ICMA RETIREMENT TRUST-457 | ICMA DEFERRED COMP 457: PAYMENT | |
| | | | ICMA DEFERRED COMP 457: Payment 001.1170 | 11,125.35 |
| | | | ICMA DEFERRED COMP 457: Payment 004.1170 | 1,136.20 |
| | | | ICMA DEFERRED COMP 457: Payment 010.1170 | 819.17 |
| | | | ICMA DEFERRED COMP 457: Payment 012.1170 | 12.52 |
| | | | ICMA DEFERRED COMP 457: Payment 016.1170 | 12.52 |
| | | | ICMA DEFERRED COMP 457: Payment 023.1170 | 5.00 |
| | | | ICMA DEFERRED COMP 457: Payment 041.1170 | 762.72 |
| | | | ICMA DEFERRED COMP 457: Payment 070.1170 | 438.78 |
| | | | Total : | **14,312.26** |
| 696 | 7/15/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | EPMC: PAYMENT | |
| | | | PERS SURVIVOR: Payment 016.1145 | 0.54 |
| | | | PERS SURVIVOR: Payment 023.1145 | 0.27 |
| | | | PERS SURVIVOR: Payment 041.1145 | 0.31 |
| | | | PERS SURVIVOR: Payment 042.1145 | 1.74 |
| | | | PERS SURVIVOR: Payment 070.1145 | 0.71 |
| | | | PERS: Payment 001.1145 | 14,184.89 |
| | | | PERS: Payment 004.1145 | 2,982.02 |
| | | | PERS: Payment 006.1145 | 607.51 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 696 | 7/15/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | (Continued) | |
| | | | PERS: Payment | |
| | | | 010.1145 | 1,015.23 |
| | | | PERS: Payment | |
| | | | 012.1145 | 186.36 |
| | | | PERS: Payment | |
| | | | 016.1145 | 186.33 |
| | | | PERS: Payment | |
| | | | 023.1145 | 122.07 |
| | | | PERS: Payment | |
| | | | 024.1145 | 20.52 |
| | | | PERS: Payment | |
| | | | 041.1145 | 474.09 |
| | | | PERS: Payment | |
| | | | 042.1145 | 976.86 |
| | | | PERS: Payment | |
| | | | 070.1145 | 821.01 |
| | | | PERS SURVIVOR: Payment | |
| | | | 001.1145 | 24.20 |
| | | | PERS SURVIVOR: Payment | |
| | | | 004.1145 | 4.63 |
| | | | PERS SURVIVOR: Payment | |
| | | | 006.1145 | 1.33 |
| | | | PERS SURVIVOR: Payment | |
| | | | 010.1145 | 1.04 |
| | | | PERS SURVIVOR: Payment | |
| | | | 012.1145 | 0.57 |
| | | | EPMC: Payment | |
| | | | 001.1145 | 557.88 |
| | | | EPMC: Payment | |
| | | | 004.1145 | 128.69 |
| | | | EPMC: Payment | |
| | | | 006.1145 | 20.77 |
| | | | EPMC: Payment | |
| | | | 010.1145 | 44.17 |
| | | | EPMC: Payment | |
| | | | 012.1145 | 2.50 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 696 | 7/15/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | (Continued) | |
| | | | EPMC: Payment | |
| | | | 016.1145 | 2.50 |
| | | | EPMC: Payment | |
| | | | 023.1145 | 6.95 |
| | | | EPMC: Payment | |
| | | | 024.1145 | 0.59 |
| | | | EPMC: Payment | |
| | | | 041.1145 | 33.18 |
| | | | EPMC: Payment | |
| | | | 042.1145 | 12.10 |
| | | | EPMC: Payment | |
| | | | 070.1145 | 57.50 |
| | | | **Total :** | **22,479.06** |
| 697 | 7/15/2022 | 000119 INTERNAL REVENUE SERVICE | FEDERAL TAXES: PAYMENT | |
| | | | FEDERAL TAXES: Payment | |
| | | | 001.1120 | 13,581.42 |
| | | | FEDERAL TAXES: Payment | |
| | | | 004.1120 | 2,320.96 |
| | | | FEDERAL TAXES: Payment | |
| | | | 006.1120 | 459.30 |
| | | | FEDERAL TAXES: Payment | |
| | | | 010.1120 | 918.40 |
| | | | FEDERAL TAXES: Payment | |
| | | | 012.1120 | 125.27 |
| | | | FEDERAL TAXES: Payment | |
| | | | 016.1120 | 125.24 |
| | | | FEDERAL TAXES: Payment | |
| | | | 023.1120 | 77.83 |
| | | | FEDERAL TAXES: Payment | |
| | | | 024.1120 | 10.04 |
| | | | FEDERAL TAXES: Payment | |
| | | | 041.1120 | 769.39 |
| | | | FEDERAL TAXES: Payment | |
| | | | 042.1120 | 782.47 |
| | | | FEDERAL TAXES: Payment | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 697 | 7/15/2022 | 000119 INTERNAL REVENUE SERVICE | (Continued) | |
| | | | 070.1120<br>SOCIAL SECURITY: Payment | 814.82 |
| | | | 001.1140<br>MEDICARE: Payment | 618.88 |
| | | | 001.1140<br>MEDICARE: Payment | 3,262.40 |
| | | | 004.1140<br>MEDICARE: Payment | 620.74 |
| | | | 006.1140<br>MEDICARE: Payment | 129.76 |
| | | | 010.1140<br>MEDICARE: Payment | 187.76 |
| | | | 012.1140<br>MEDICARE: Payment | 51.44 |
| | | | 016.1140<br>MEDICARE: Payment | 51.38 |
| | | | 023.1140<br>MEDICARE: Payment | 25.64 |
| | | | 024.1140<br>MEDICARE: Payment | 4.84 |
| | | | 041.1140<br>MEDICARE: Payment | 127.72 |
| | | | 042.1140<br>MEDICARE: Payment | 222.74 |
| | | | 070.1140 | 156.78 |
| | | | **Total :** | **25,445.22** |
| 698 | 7/15/2022 | 000001 CALIF STATE EMPLOYMENT | STATE TAXES: PAYMENT<br>STATE TAXES: Payment | |
| | | | 001.1130<br>STATE TAXES: Payment | 5,167.85 |
| | | | 004.1130<br>STATE TAXES: Payment | 1,041.06 |
| | | | 006.1130<br>STATE TAXES: Payment | 165.47 |
| | | | 010.1130 | 353.52 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 698 | 7/15/2022 | 000001 CALIF STATE EMPLOYMENT | (Continued) | |
| | | | STATE TAXES: Payment | |
| | | | 012.1130 | 52.02 |
| | | | STATE TAXES: Payment | |
| | | | 016.1130 | 52.00 |
| | | | STATE TAXES: Payment | |
| | | | 023.1130 | 22.16 |
| | | | STATE TAXES: Payment | |
| | | | 024.1130 | 6.22 |
| | | | STATE TAXES: Payment | |
| | | | 041.1130 | 304.67 |
| | | | STATE TAXES: Payment | |
| | | | 042.1130 | 306.73 |
| | | | STATE TAXES: Payment | |
| | | | 070.1130 | 316.88 |
| | | | Total : | **7,788.58** |
| 85559 | 7/15/2022 | 003804 AFLAC WWHQ | AFLAC ACCIDENT INSURANCE: PAYMENT | |
| | | | AFLAC SPECIFIED HEALTH INS: Payment | |
| | | | 001.1181 | 2.94 |
| | | | AFLAC SPECIFIED HEALTH INS: Payment | |
| | | | 012.1181 | 1.50 |
| | | | AFLAC SPECIFIED HEALTH INS: Payment | |
| | | | 016.1181 | 1.50 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 001.1181 | 164.62 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 004.1181 | 13.96 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 012.1181 | 3.58 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 016.1181 | 3.54 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 023.1181 | 5.79 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 024.1181 | 0.27 |
| | | | AFLAC CANCER INSURANCE: Payment | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85559 | 7/15/2022 | 003804 AFLAC WWHQ | (Continued) | |
| | | | 001.1181<br>AFLAC DISABILITY INSURANCE: Payment | 18.63 |
| | | | 001.1181<br>AFLAC DISABILITY INSURANCE: Payment | 278.26 |
| | | | 004.1181<br>AFLAC DISABILITY INSURANCE: Payment | 24.70 |
| | | | 012.1181<br>AFLAC DISABILITY INSURANCE: Payment | 6.31 |
| | | | 016.1181<br>AFLAC DISABILITY INSURANCE: Payment | 6.31 |
| | | | 024.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 0.50 |
| | | | 001.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 143.67 |
| | | | 012.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 6.71 |
| | | | 016.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 6.70 |
| | | | 023.1181<br>AFLAC DENTAL: Payment | 12.30 |
| | | | 001.1181<br>AFLAC DENTAL: Payment | 27.91 |
| | | | 004.1181<br>AFLAC DENTAL: Payment | 0.58 |
| | | | 041.1181<br>AFLAC DENTAL: Payment | 1.68 |
| | | | 070.1181 | 0.49 |
| | | | **Total :** | **732.45** |
| 85560 | 7/15/2022 | 000433 ARROWHEAD UNITED WAY | ARROWHEAD UNITED WAY: PAYMENT<br>ARROWHEAD UNITED WAY: Payment | |
| | | | 001.1180<br>ARROWHEAD UNITED WAY: Payment | 11.28 |
| | | | 004.1180<br>ARROWHEAD UNITED WAY: Payment | 0.78 |
| | | | 041.1180 | 2.27 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85560 | 7/15/2022 | 000433 ARROWHEAD UNITED WAY | (Continued)<br>ARROWHEAD UNITED WAY: Payment<br>070.1180 | 0.67 |
| | | | Total : | 15.00 |

6 Vouchers for bank code : wfb — Bank total : 70,772.57

6 Vouchers in this report — Total vouchers : 70,772.57

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85561 | 7/19/2022 | 005771 AMAZON CAPITAL SERVICES | COMPUTER DISPLAYS | | |
| | | | COMPUTER DISPLAYS | | |
| | | | 042.9510.4208 | | 4,499.92 |
| | | | PW: GATE REMOTE OPENER | | |
| | | | PW: GATE REMOTE OPENER | | |
| | | | 004.8310.4206 | | 185.33 |
| | | | | Total : | **4,685.25** |
| 85562 | 7/19/2022 | 000774 ARROWHEAD CREDIT UNION-DEPT 91 | 4TH OF JULY PARADE: FACILITY RENTAL | | |
| | | | 4TH OF JULY PARADE: FACILITY RENTAL | | |
| | | | 001.6020.4336 | | 211.93 |
| | | | CALBO RENEWAL: WIRZ | | |
| | | | CALBO RENEWAL: WIRZ | | |
| | | | 001.4500.4310 | | 295.00 |
| | | | | Total : | **506.93** |
| 85563 | 7/19/2022 | 000774 ARROWHEAD CREDIT UNION-DEPT 91 | CITYOFHIGHLAND.ORG DOMAIN NAME - 2022 | | |
| | | | CITYOFHIGHLAND.ORG DOMAIN NAME - 2022 | | |
| | | | 042.9510.4208 | | 21.17 |
| | | | DRI CRASH PLAN - JUN | | |
| | | | DRI CRASH PLAN - JUN | | |
| | | | 042.9510.4208 | | 19.98 |
| | | | ZOOM MEETINGS - JUN | | |
| | | | ZOOM MEETINGS - JUN | | |
| | | | 042.9510.4310 | | 110.00 |
| | | | CITYOFHIGHLAND.ORG DOMAIN NAME - 2022 | | |
| | | | CITYOFHIGHLAND.ORG DOMAIN NAME - 2022 | | |
| | | | 042.9510.4208 | | 143.88 |
| | | | | Total : | **295.03** |
| 85564 | 7/19/2022 | 000165 AT&T | WHITE PAGES - JUL | | |
| | | | WHITE PAGES - JUL | | |
| | | | 042.9510.4060 | | 18.51 |
| | | | | Total : | **18.51** |
| 85565 | 7/19/2022 | 005516 BASE HILL, INC. | JANITORIAL SERVICES-MAY | | |
| | | | CITY HALL- MAY | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85565 | 7/19/2022 | 005516 BASE HILL, INC. | (Continued) | | |
| | | | 042.9510.4504<br>COUNCIL CHAMBERS-MAY | | 1,562.00 |
| | | | 042.9510.4504<br>AURANTIA PARK-MAY | | 311.00 |
| | | | 001.6000.4504<br>COMMUNITY PARK-MAY | | 1,454.00 |
| | | | 001.6000.4504<br>POLICE DEPT-MAY | | 1,950.00 |
| | | | 001.2000.4504 | | 1,080.00 |
| | | | | **Total :** | **6,357.00** |
| 85566 | 7/19/2022 | 002960 BURRTEC WASTE INDUSTRIES INC | SOLID WASTE PROG-5/10-6/30/22<br>SOLID WASTE PROG-5/10-6/30/22 | | |
| | | | 051.1496 | | 46,503.17 |
| | | | | **Total :** | **46,503.17** |
| 85567 | 7/19/2022 | 003836 CALIFORNIA BUILDING | BSAR 4/22-6/22<br>BSAR 4/22-6/22 | | |
| | | | 001.4500.4543<br>BSAR 4/22-6/22 | | 1,101.00 |
| | | | 051.1480 | | -110.10 |
| | | | | **Total :** | **990.90** |
| 85568 | 7/19/2022 | 006099 CHARTER COMMUNICATIONS | CITY HALL TELE/INT - JUL<br>CITY HALL TELE/INT - JUL | | |
| | | | 042.9510.4065 | | 1,655.48 |
| | | | | **Total :** | **1,655.48** |
| 85569 | 7/19/2022 | 000194 CITY OF SAN BERNARDINO | TRAFFIC SIGNAL MAINT- JAN - MAR 2022<br>TRAFFIC SIGNAL MAINT- JAN - MAR 2022 | | |
| | | | 004.8310.4580 | | 6,065.47 |
| | | | | **Total :** | **6,065.47** |
| 85570 | 7/19/2022 | 000056 DEPARTMENT OF CONSERVATION | SMIP 4/2022-6/2022<br>SMIP 4/2022-6/2022 | | |
| | | | 001.4500.4542<br>SMIP 4/2022-6/2022 | | 2,764.10 |
| | | | 051.1479 | | -138.21 |

Bank code : wfb

| Voucher | Date | Vendor | | Description/Account | | Amount |
|---|---|---|---|---|---|---|
| 85570 | 7/19/2022 | 000056 | 000056 DEPARTMENT OF CONSERVATION (Continued) | | Total : | 2,625.89 |
| 85571 | 7/19/2022 | 000324 | DIB'S SAFE & LOCK SERVICE | PD - DOOR LOCK REPAIR<br>PD - DOOR LOCK REPAIR<br>001.2000.4070<br>YMCA - MAINT SUPPLIES<br>YMCA - MAINT SUPPLIES<br>001.6000.4206 | | 23.00<br>210.98 |
| | | | | | Total : | 233.98 |
| 85572 | 7/19/2022 | 004879 | DIV OF THE STATE ARCHITECT | AB1379 4/22-6/22<br>AB1379 4/22-6/22<br>051.1493 | | 342.80 |
| | | | | | Total : | 342.80 |
| 85573 | 7/19/2022 | 005869 | DOPP PROPERTY SERVICES | 6688 ORANGEWOOD AVE - SECURE PROPERTY<br>6688 ORANGEWOOD AVE - SECURE PROPERTY<br>001.4600.4557 | | 360.00 |
| | | | | | Total : | 360.00 |
| 85574 | 7/19/2022 | 000085 | EAST VALLEY WATER DISTRICT | ATHLETIC CTR-JUN<br>ATHLETIC CTR-JUN<br>001.6000.4030<br>COMMUNITY PARK-JUN<br>COMMUNITY PARK-JUN<br>001.6000.4030<br>LMD 34-JUN<br>LMD 34-JUN<br>012.8500.4030<br>CUNNINGHAM PARK-JUN<br>CUNNINGHAM PARK-JUN<br>016.8540.4030<br>COMM. CTR-JUN<br>COMM. CTR-JUN<br>001.6000.4030<br>LMD 30-JUN<br>LMD 30-JUN<br>012.8500.4030<br>LMD 10-JUN | | 269.95<br>11,570.58<br>135.96<br>2,906.01<br>52.70<br>229.05 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85574 | 7/19/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | |
| | | | LMD 10-JUN | |
| | | | 012.8500.4030 | 1,471.94 |
| | | | OAK CREEK PARK-JUN | |
| | | | OAK CREEK PARK-JUN | |
| | | | 016.8540.4030 | 2,002.15 |
| | | | LMD 10-JUN | |
| | | | LMD 10-JUN | |
| | | | 012.8500.4030 | 749.53 |
| | | | LIBRARY / ELC-JUN | |
| | | | LIBRARY / ELC-JUN | |
| | | | 001.6000.4030 | 70.27 |
| | | | CORP YARD-JUN | |
| | | | CORP YARD-JUN | |
| | | | 004.8310.4030 | 70.27 |
| | | | CORP YARD-JUN | |
| | | | CORP YARD-JUN | |
| | | | 004.8310.4030 | 148.00 |
| | | | CORP YARD-JUN | |
| | | | CORP YARD-JUN | |
| | | | 004.8310.4030 | 1,026.04 |
| | | | COMM. CTR - IRRIGATION-JUN | |
| | | | COMM. CTR - IRRIGATION-JUN | |
| | | | 001.6000.4030 | 1,021.36 |
| | | | LIBRARY / ELC-JUN | |
| | | | LIBRARY / ELC-JUN | |
| | | | 001.6000.4030 | 749.62 |
| | | | YMCA COMMUNITY PARK-JUN | |
| | | | YMCA COMMUNITY PARK-JUN | |
| | | | 001.6000.4030 | 242.85 |
| | | | LIBRARY / ELC-JUN | |
| | | | LIBRARY / ELC-JUN | |
| | | | 001.6000.4030 | 361.29 |
| | | | ATHLETIC CTR-JUN | |
| | | | ATHLETIC CTR-JUN | |
| | | | 001.6000.4030 | 35.14 |
| | | | COMMUNITY PARK-JUN | |
| | | | COMMUNITY PARK-JUN | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85574 | 7/19/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | | |
| | | | 001.6000.4030 | | 52.70 |
| | | | | **Total :** | **23,165.41** |
| 85575 | 7/19/2022 | 002190 ENGINEERING RESOURCES OF SO CA | STR07004A DE RDA07-JUN | | |
| | | | STR07004A DE RDA07-JUN | | |
| | | | 010.3830.6600 | | 3,585.00 |
| | | | | **Total :** | **3,585.00** |
| 85576 | 7/19/2022 | 002617 FERGUSON ENTERPRISES LLC | CITY HALL - MAINT SUPPLIES | | |
| | | | CITY HALL - MAINT SUPPLIES | | |
| | | | 042.9510.4070 | | 54.36 |
| | | | | **Total :** | **54.36** |
| 85577 | 7/19/2022 | 001122 GALLS, LLC | UNIFORMS: C/E OFFICERS | | |
| | | | UNIFORM: J RAMOS | | |
| | | | 001.4600.4249 | | 75.43 |
| | | | UNIFORM: B OWENS | | |
| | | | 001.4600.4249 | | 383.55 |
| | | | UNIFORM: G CHAMBERS | | |
| | | | 001.4600.4249 | | 145.43 |
| | | | UNIFORM: S WISNIEWSKI | | |
| | | | 001.4600.4249 | | 86.18 |
| | | | | **Total :** | **690.59** |
| 85578 | 7/19/2022 | 001320 HIGHLAND SENIOR CENTER | CDBG REIMBURSMENT-JUN | | |
| | | | CDBG REIMBURSMENT-JUN | | |
| | | | 006.8400.4348 | | 1,900.00 |
| | | | | **Total :** | **1,900.00** |
| 85579 | 7/19/2022 | 001630 HUGHES, ELIZABETH | NOTARY FILING BOND REIMBURSMENT 22-23 | | |
| | | | NOTARY FILING BOND REIMBURSMENT 22-23 | | |
| | | | 001.1200.4310 | | 107.00 |
| | | | | **Total :** | **107.00** |
| 85580 | 7/19/2022 | 000127 K & L HARDWARE | GRAFFITI REMOVAL SUPPLIES | | |
| | | | GRAFFITI REMOVAL SUPPLIES | | |
| | | | 001.6010.4206 | | 155.48 |
| | | | GRAFFITI REMOVAL SUPPLIES | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85580 | 7/19/2022 | 000127 K & L HARDWARE | (Continued) | | |
| | | | GRAFFITI REMOVAL SUPPLIES | | |
| | | | 001.6010.4206 | | 23.46 |
| | | | CITY HALL - MISC SUPPLIES | | |
| | | | CITY HALL - MISC SUPPLIES | | |
| | | | 042.9510.4070 | | 12.05 |
| | | | CITY HALL - BLDG MAINT | | |
| | | | CITY HALL - BLDG MAINT | | |
| | | | 042.9510.4070 | | 9.26 |
| | | | CORP YARD - MAINT SUPPLIES | | |
| | | | CORP YARD - MAINT SUPPLIES | | |
| | | | 004.8310.4206 | | 39.33 |
| | | | | **Total :** | **239.58** |
| 85581 | 7/19/2022 | 005310 KOA CORPORATION | LRS19001 DE LRSP JUN | | |
| | | | LRS19001 DE LRSP JUN | | |
| | | | 027.8490.6550 | | 87.30 |
| | | | LRS19001 DE MSRI JUN | | |
| | | | LRS19001 DE MSRI JUN | | |
| | | | 017.8350.6550 | | 9.70 |
| | | | | **Total :** | **97.00** |
| 85582 | 7/19/2022 | 001439 OFFICE SOLUTIONS | OFFICE SUPPLIES & TONER | | |
| | | | OFFICE SUPPLIES & TONER | | |
| | | | 001.4600.4200 | | 179.07 |
| | | | | **Total :** | **179.07** |
| 85583 | 7/19/2022 | 000598 PR PRINTING | 30% RECYCLE BUS CARDS: HALLOWAY | | |
| | | | 30% RECYCLE BUS CARDS: HALLOWAY | | |
| | | | 001.3200.4200 | | 52.37 |
| | | | | **Total :** | **52.37** |
| 85584 | 7/19/2022 | 001414 RICHARDS, WATSON & GERSHON | GENERAL-MAY | | |
| | | | GENERAL - MAY | | |
| | | | 001.1450.4520 | | 5,376.96 |
| | | | GPA21001 CLOSED PROJECT-MAY | | |
| | | | GPA21001 CLOSED PROJECT-MAY | | |
| | | | 001.1450.4520 | | 1,598.00 |
| | | | STR18001 R/W IVDA-MAY | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85584 | 7/19/2022 | 001414 RICHARDS, WATSON & GERSHON | (Continued) | |
| | | | STR18001 R/W IVDA-MAY | |
| | | | 027.8490.6550 | 106.85 |
| | | | STR18001 R/W RDA07-MAY | |
| | | | STR18001 R/W RDA07-MAY | |
| | | | 010.3830.6550 | 106.92 |
| | | | STR18001 R/W SMBMI-MAY | |
| | | | STR18001 R/W SMBMI-MAY | |
| | | | 027.8490.6550 | 106.85 |
| | | | STR18001 R/W EDA - MAY | |
| | | | STR18001 R/W EDA - MAY | |
| | | | 030.8495.6550 | 376.38 |
| | | | CODE ENFORCEMENT CASE #4744 - MAY | |
| | | | CODE ENFORCEMENT CASE #4744 - MAY | |
| | | | 001.4600.4520 | 722.03 |
| | | | CODE ENFORCEMENT CASE #3196 -MAY | |
| | | | CODE ENFORCEMENT CASE #3196 -MAY | |
| | | | 001.4600.4520 | 292.83 |
| | | | **Total :** | **8,686.82** |
| 85585 | 7/19/2022 | 006085 ROBBINS & HOLDAWAY | HOUSING AUTHORITY - JUN | |
| | | | HOUSING AUTHORITY - JUN | |
| | | | 070.7000.4520 | 3,256.62 |
| | | | **Total :** | **3,256.62** |
| 85586 | 7/19/2022 | 003713 SATCOM GLOBAL LTD. | SATTELITE PHONE - JUN | |
| | | | SATTELITE PHONE - JUN | |
| | | | 028.2050.4061 | 21.38 |
| | | | SATTELITE PHONE - JUN | |
| | | | 029.2100.4061 | 21.37 |
| | | | SATTELITE PHONE - JUN | |
| | | | 042.9510.4061 | 42.75 |
| | | | SATTELITE PHONE - JUN | |
| | | | 001.2000.4061 | 42.75 |
| | | | **Total :** | **128.25** |
| 85587 | 7/19/2022 | 000203 SOUTHERN CALIFORNIA EDISON | LS#3-JUN | |
| | | | LS#3-JUN | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85587 | 7/19/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | |
| | | | 013.8510.4011<br>HIGHLAND AVE ALPR-JUN<br>HIGHLAND AVE ALPR-JUN | 1,144.80 |
| | | | 001.2000.4062<br>STATION #1-JUN<br>STATION #1-JUN | 14.19 |
| | | | 028.2050.4010<br>STATION #1-JUN | 491.07 |
| | | | 029.2100.4010<br>SEELEY PARK-JUN<br>SEELEY PARK-JUN | 491.06 |
| | | | 016.8540.4010<br>CUNNINGHAM PARK-JUN<br>CUNNINGHAM PARK-JUN | 22.98 |
| | | | 016.8540.4010<br>CANYON OAK-JUN<br>CANYON OAK-JUN | 18.98 |
| | | | 016.8540.4010<br>HIGHLAND COMMUNITY PARK-JUN<br>HIGHLAND COMMUNITY PARK-JUN | 20.40 |
| | | | 001.6000.4010<br>LMD'S-JUN<br>LMD 09-JUN | 506.86 |
| | | | 012.8500.4010<br>LMD 30-JUN | 18.98 |
| | | | 012.8500.4010<br>LMD 20-JUN | 18.98 |
| | | | 012.8500.4010<br>LMD 08-JUN | 18.76 |
| | | | 012.8500.4010<br>LMD 29-JUN | 18.76 |
| | | | 012.8500.4010<br>LMD 47-JUN | 18.76 |
| | | | 012.8500.4010<br>LMD 17-JUN | 18.76 |
| | | | 012.8500.4010<br>LMD 44-JUN | 51.87 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85587 | 7/19/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | |
| | | | 012.8500.4010 LMD 36-JUN | 19.19 |
| | | | 012.8500.4010 LMD 37-JUN | 18.76 |
| | | | 012.8500.4010 LMD 34-JUN | 18.76 |
| | | | 012.8500.4010 LMD 02-JUN | 18.76 |
| | | | 012.8500.4010 LDM 11-JUN | 18.54 |
| | | | 012.8500.4010 LMD 05-JUN | 18.76 |
| | | | 012.8500.4010 LMD 06-JUN | 18.33 |
| | | | 012.8500.4010 LMD 07-JUN | 17.69 |
| | | | 012.8500.4010 LMD 04-JUN | 17.69 |
| | | | 012.8500.4010 LMD 02-JUN | 18.76 |
| | | | 012.8500.4010 LMD 15-JUN | 37.30 |
| | | | 012.8500.4010 LMD 00-JUN | 37.52 |
| | | | 012.8500.4010 LMD 21-JUN | 18.54 |
| | | | 012.8500.4010 LMD 31-JUN | 18.76 |
| | | | 012.8500.4010 LMD 01-JUN | 18.76 |
| | | | 012.8500.4010 LMD 35-JUN | 18.54 |
| | | | 012.8500.4010 LMD 02-JUN | 18.54 |
| | | | 012.8500.4010 LMD 20-JUN | 18.76 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85587 | 7/19/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | |
| | | | 012.8500.4010<br>LMD 16-JUN | 18.76 |
| | | | 012.8500.4010<br>LMD 03-JUN | 18.33 |
| | | | 012.8500.4010<br>LMD 22-JUN | 18.33 |
| | | | 012.8500.4010<br>LMD 10-JUN | 18.76 |
| | | | 012.8500.4010<br>LMD 36-JUN | 67.77 |
| | | | 012.8500.4010 | 20.32 |
| | | | Total : | 3,409.44 |
| 85589 | 7/19/2022 | 004920 TKE ENGINEERING | SWK 21-001 ART3 PM NON PART-MAR | |
| | | | SWK 21-001 ART3 PM NON PART-MAR<br>005.8320.6545 | -632.50 |
| | | | SWK 21-001 GCF PM NON PART-MAR | |
| | | | SWK 21-001 GCF PM NON PART-MAR<br>023.3890.6545 | -517.50 |
| | | | SWK21-001 PM MSRI - MAR | |
| | | | SWK21-001 PM MSRI - MAR<br>017.8350.6530 | 1,150.00 |
| | | | SWK21-001 PM MSRI - APR | |
| | | | SWK21-001 PM MSRI - APR<br>017.8350.6530 | 632.50 |
| | | | BRG04004A NON PART DIF REG-MAY | |
| | | | BRG04004A NON PART DIF REG-MAY<br>017.8350.6530 | 230.00 |
| | | | BRG07001 NON PART LOCAL RDA07-MAY | |
| | | | BRG07001 NON PART LOCAL RDA07-MAY<br>010.3830.6813 | 5,175.00 |
| | | | GENERAL ENGINEERING SERVICES-MAY | |
| | | | GENERAL ENGINEERING SERVICES-MAY<br>001.3200.4550 | 2,427.50 |
| | | | ICH09001 PM IVDA AGMT-MAY | |
| | | | ICH09001 PM IVDA AGMT-MAY<br>027.8490.6813 | 339.90 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85589 | 7/19/2022 | 004920 TKE ENGINEERING | (Continued) | |
| | | | OLA20001 PM MSRI CLOSED PROJECT-MAY | |
| | | | OLA20001 PM MSRI CLOSED PROJECT-MAY | |
| | | | 023.3890.6530 | 57.50 |
| | | | SDR06002 NON PART RDA07-MAY | |
| | | | SDR06002 NON PART RDA07-MAY | |
| | | | 010.3830.6600 | 230.00 |
| | | | SDR17001 PM DIF LOC-MAY | |
| | | | SDR17001 PM DIF LOC-MAY | |
| | | | 007.8330.6600 | 57.50 |
| | | | SIG18002 PM MSRI-MAY | |
| | | | SIG18002 PM MSRI-MAY | |
| | | | 017.8350.6550 | 1,150.00 |
| | | | STR07004A PM RDA07-MAY | |
| | | | STR07004A PM RDA07-MAY | |
| | | | 010.3830.6600 | 517.50 |
| | | | STR11005 PM MSRI DEV-MAY | |
| | | | STR11005 PM MSRI DEV-MAY | |
| | | | 017.8350.6530 | 57.50 |
| | | | STR17001 NON PART MSRI-MAY | |
| | | | STR17001 NON PART MSRI-MAY | |
| | | | 017.8350.6530 | 920.00 |
| | | | STR20001 PM DIF REG-MAY | |
| | | | STR20001 PM DIF REG-MAY | |
| | | | 007.8330.6550 | 115.00 |
| | | | STR20002 PM COSB-MAY | |
| | | | STR20002 PM COSB-MAY | |
| | | | 027.8490.6550 | 236.83 |
| | | | STR20002 PM DIF LOC-MAY | |
| | | | STR20002 PM DIF LOC-MAY | |
| | | | 007.8330.6550 | 165.67 |
| | | | STR20003 PM MSRI-MAY | |
| | | | STR20003 PM MSRI-MAY | |
| | | | 017.8350.6550 | 57.50 |
| | | | SIG21-002 DIF LOCAL - MAY | |
| | | | SIG21-002 DIF LOCAL - MAY | |
| | | | 007.8330.6550 | 1,287.50 |
| | | | STI21-005 PERMITS/INSP-MAY | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85589 | 7/19/2022 | 004920 TKE ENGINEERING | (Continued) | |
| | | | STI21-005 PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 5,065.00 |
| | | | EXE20-001 PERMIT/INSP-MAY | |
| | | | EXE20-001 PERMIT/INSP-MAY | |
| | | | 001.3200.4551 | 27.50 |
| | | | STC20-001 PERMIT/INSP-MAY | |
| | | | STC20-001 PERMIT/INSP-MAY | |
| | | | 001.3200.4551 | 3,900.00 |
| | | | SLI21-001 PERMIT/INSP-MAY | |
| | | | SLI21-001 PERMIT/INSP-MAY | |
| | | | 001.3200.4551 | 927.00 |
| | | | EXE22-004 PERMITS/INSP-MAY | |
| | | | EXE22-004 PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 206.00 |
| | | | GRO21-001 PERMITS/INSP-MAY | |
| | | | GRO21-001 PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 360.50 |
| | | | HYD21-004 PERMITS/INSP-DEC-MAY | |
| | | | HYD21-004 PERMITS/INSP-DEC-MAY | |
| | | | 001.3200.4551 | 1,062.50 |
| | | | PGC21-004 PERMITS/INSP-DEC-MAY | |
| | | | PGC21-004 PERMITS/INSP-DEC-MAY | |
| | | | 001.3200.4551 | 802.50 |
| | | | STI22-003 PERMIT/INSP-MAY | |
| | | | STI22-003 PERMIT/INSP-MAY | |
| | | | 001.3200.4551 | 257.50 |
| | | | HYD21-005 PERMITS/INSP-JAN-MAY | |
| | | | HYD21-005 PERMITS/INSP-JAN-MAY | |
| | | | 001.3200.4551 | 1,610.00 |
| | | | PGC21-007 PERMITS/INSP-JAN-MAY | |
| | | | PGC21-007 PERMITS/INSP-JAN-MAY | |
| | | | 001.3200.4551 | 945.00 |
| | | | FIN21-004 PERMITS/INSP-APR-MAY | |
| | | | FIN21-004 PERMITS/INSP-APR-MAY | |
| | | | 001.3200.4551 | 85.00 |
| | | | STC21-006 PERMITS/INSP-APR-MAY | |
| | | | STC21-006 PERMITS/INSP-APR-MAY | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85589 | 7/19/2022 | 004920 TKE ENGINEERING | (Continued) | |
| | | | 001.3200.4551<br>PGC21-009 PERMITS/INSP-APR-MAY | 265.00 |
| | | | PGC21-009 PERMITS/INSP-APR-MAY<br>001.3200.4551<br>PGC22-003 PERMITS/INSP-APR-MAY | 170.00 |
| | | | PGC22-003 PERMITS/INSP-APR-MAY<br>001.3200.4551<br>FIN22-002 PERMITS/INSP-MAY | 605.00 |
| | | | FIN22-002 PERMITS/INSP-MAY<br>001.3200.4551<br>STC22-001 PERMITS/INSP-MAY | 275.00 |
| | | | STC22-001 PERMITS/INSP-MAY<br>001.3200.4551<br>HYD22-002 PERMITS/INSP-MAY | 412.50 |
| | | | HYD22-002 PERMITS/INSP-MAY<br>001.3200.4551<br>PGC22-004 PERMIT/INSP-MAY | 330.00 |
| | | | PGC22-004 PERMIT/INSP-MAY<br>001.3200.4551<br>STI21-002 PERMITS/INSP-MAY | 605.00 |
| | | | STI21-002 PERMITS/INSP-MAY<br>001.3200.4551<br>STI21-001 PERMITS/INSP-MAY | 1,133.00 |
| | | | STI21-001 PERMITS/INSP-MAY<br>001.3200.4551<br>SDI21-001 PERMITS/INSP-MAY | 1,236.00 |
| | | | SDI21-001 PERMITS/INSP-MAY<br>001.3200.4551<br>EXE22-002 PERMITS/INSP-MAY | 669.50 |
| | | | EXE22-002 PERMITS/INSP-MAY<br>001.3200.4551<br>WIN22-001 PERMITS/INSP-MAY | 103.00 |
| | | | WIN22-001 PERMITS/INSP-MAY<br>001.3200.4551<br>EXE20-001 PERMIT/INSP-MAY | 515.00 |
| | | | EXE20-001 PERMIT/INSP-MAY<br>001.3200.4551 | 824.00 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85589 | 7/19/2022 | 004920 TKE ENGINEERING | (Continued) | |
| | | | PGR21-001 PERMITS/INSP-MAY | |
| | | | PGR21-001 PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 132.50 |
| | | | WIN21-001 PERMITS/INSP-MAY | |
| | | | WIN21-001 PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 412.00 |
| | | | 342-22-001 EVWD PERMITS/INSP-MAY | |
| | | | 342-22-001 EVWD PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 515.00 |
| | | | 350-22-07 AT&T PERMITS/INSP-MAY | |
| | | | 350-22-07 AT&T PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 412.00 |
| | | | 350-22-14 AT&T PERMITS/INSP-MAY | |
| | | | 350-22-14 AT&T PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 206.00 |
| | | | 351-21-16 SCG PERMITS/INSP-MAY | |
| | | | 351-21-16 SCG PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 206.00 |
| | | | 351-21-56 SCG PERMITS/INSP-MAY | |
| | | | 351-21-56 SCG PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 103.00 |
| | | | 351-21-60 SCG PERMITS/INSP-MAY | |
| | | | 351-21-60 SCG PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 206.00 |
| | | | 351-22-22 SCG PERMITS/INSP-MAY | |
| | | | 351-22-22 SCG PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 103.00 |
| | | | 351-22-23 SCG PERMITS/INSP-MAY | |
| | | | 351-22-23 SCG PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 103.00 |
| | | | 351-22-24 SCG PERMITS/INSP-MAY | |
| | | | 351-22-24 SCG PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 309.00 |
| | | | 352-22-002 FRONTIER PERMITS/INSP-MAY | |
| | | | 352-22-002 FRONTIER PERMITS/INSP-MAY | |
| | | | 001.3200.4551 | 206.00 |
| | | | TCP19-2021 PERMIT-MAY | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85589 | 7/19/2022 | 004920 TKE ENGINEERING | (Continued) | | |
| | | | TCP19-2021 PERMIT-MAY | | |
| | | | 001.3200.4551 | | 154.50 |
| | | | 353-22-023 SCE PERMIT/INSP-MAY | | |
| | | | 353-22-023 SCE PERMIT/INSP-MAY | | |
| | | | 001.3200.4551 | | 206.00 |
| | | | 353-22-034 SCE PERMIT/INSP-MAY | | |
| | | | 353-22-034 SCE PERMIT/INSP-MAY | | |
| | | | 001.3200.4551 | | 206.00 |
| | | | 353-22-038 SCE PERMIT/INSP-MAY | | |
| | | | 353-22-038 SCE PERMIT/INSP-MAY | | |
| | | | 001.3200.4551 | | 103.00 |
| | | | 353-22-042 SCE PERMIT/INSP-MAY | | |
| | | | 353-22-042 SCE PERMIT/INSP-MAY | | |
| | | | 001.3200.4551 | | 103.00 |
| | | | 353-22-043 SCE PERMIT/INSP-MAY | | |
| | | | 353-22-043 SCE PERMIT/INSP-MAY | | |
| | | | 001.3200.4551 | | 103.00 |
| | | | EXE 21-001 EVWD SNRC PERMIT/INSP-MAY | | |
| | | | EXE 21-001 EVWD SNRC PERMIT/INSP-MAY | | |
| | | | 001.3200.4551 | | 1,133.00 |
| | | | | Total : | **40,970.90** |
| 85590 | 7/19/2022 | 001387 TRANSWORLD SYSTEMS INC. | ADMIN CITE #16265 | | |
| | | | ADMIN CITE #16265 | | |
| | | | 001.1700.4515 | | 200.00 |
| | | | ADMIN CITE #16263 | | |
| | | | 001.1700.4515 | | 100.00 |
| | | | | Total : | **300.00** |
| 85591 | 7/19/2022 | 004413 TWISTED IMAGES INK | CTC TRAILS BANNER | | |
| | | | CTC TRAILS BANNER | | |
| | | | 001.4100.4336 | | 172.40 |
| | | | | Total : | **172.40** |
| 85592 | 7/19/2022 | 000979 VERIZON WIRELESS | AIR CARD-JUN | | |
| | | | AIR CARD-JUN | | |
| | | | 001.2000.4061 | | 38.01 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85592 | 7/19/2022 | 000979 VERIZON WIRELESS | (Continued) | |
| | | | CELL PHONES-JUN | |
| | | | CELL PHONE-JUN | |
| | | | 001.2000.4061 | 163.16 |
| | | | AIR CARDS-JUN | |
| | | | 001.2000.4062 | 1,064.28 |
| | | | CELL PHONES-JUN | |
| | | | 001.6000.4061 | 63.78 |
| | | | CELL PHONES-JUN | |
| | | | 001.6010.4061 | 31.68 |
| | | | CELL PHONES-JUN | |
| | | | 004.8310.4061 | 159.94 |
| | | | AIR CARDS-JUN | |
| | | | 004.8310.4062 | 76.02 |
| | | | CELL PHONES-JUN | |
| | | | 028.2050.4061 | 141.51 |
| | | | AIR CARDS-JUN | |
| | | | 028.2050.4062 | 329.25 |
| | | | CELL PHONES-JUN | |
| | | | 042.9510.4061 | 609.70 |
| | | | AIR CARDS (IPADS)-JUN | |
| | | | 042.9510.4062 | 120.03 |
| | | | C/E: IPADS CREDIT-JUN | |
| | | | 042.9510.4062 | -271.50 |
| | | | AIR CARDS - JUN | |
| | | | 042.9510.4062 | 268.09 |
| | | | **Total :** | **2,793.95** |
| 85593 | 7/19/2022 | 000233 WAXIE SANITARY SUPPLY | CITY HALL: JANITORIAL SUPPLIES | |
| | | | 100% R-851255 2PLY TISSUE | |
| | | | 042.9510.4055 | 233.44 |
| | | | 851255 WAXIE GREEN 100% RECOVERED | |
| | | | 851255 WAXIE GREEN 100% RECOVERED | |
| | | | 004.8310.4055 | 140.06 |
| | | | **Total :** | **373.50** |
| 85594 | 7/19/2022 | 000237 WILLDAN ASSOCIATES | CODE ENFORCEMENT SERVICE-JUN | |
| | | | CODE ENFORCEMENT SERVICE- JUN | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85594 | 7/19/2022 | 000237 WILLDAN ASSOCIATES | (Continued) | |
| | | | 001.4600.4538 | 14,040.00 |
| | | | Total : | **14,040.00** |
| 85595 | 7/19/2022 | 000237 WILLDAN ASSOCIATES | STR20001 CE MSRI-JUN | |
| | | | STR20001 CE MSRI-JUN | |
| | | | 017.8350.6550 | 472.50 |
| | | | STR20003 CE MSRI-JUN | |
| | | | STR20003 CE MSRI-JUN | |
| | | | 017.8350.6550 | 2,018.41 |
| | | | STR20003 CE SBCO-JUN | |
| | | | STR20003 CE SBCO-JUN | |
| | | | 027.8490.6550 | 2,624.49 |
| | | | STR20003 CE COSB-JUN | |
| | | | STR20003 CE COSB-JUN | |
| | | | 027.8490.6550 | 12.10 |
| | | | Total : | **5,127.50** |
| **34** | **Vouchers for bank code :** | wfb | **Bank total :** | **179,970.17** |
| **34** | **Vouchers in this report** | | **Total vouchers :** | **179,970.17** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85596 | 7/26/2022 | 004206 #1 SON PLUMBING | LMD#2: REPAIR & REPLACE WATER MAIN/BACKF | | |
| | | | LMD#2: REPAIR & REPLACE WATER | | |
| | | | 012.8500.4030 | | 2,200.00 |
| | | | | Total : | **2,200.00** |
| 85597 | 7/26/2022 | 004193 AECOM USA INC. | BRG 07-001 DES RDA07-JUN | | |
| | | | BRG 07-001 DES RDA07-JUN | | |
| | | | 010.3830.6813 | | 3,557.23 |
| | | | BRG 07-001 DES HBP-JUN | | |
| | | | BRG 07-001 DES HBP-JUN | | |
| | | | 030.8495.6813 | | 27,456.15 |
| | | | | Total : | **31,013.38** |
| 85598 | 7/26/2022 | 003834 ALAPALM ANIMAL HOSPITAL | VOUCHER 23-0001 | | |
| | | | VOUCHER 23-0001 | | |
| | | | 001.2200.4344 | | 50.00 |
| | | | | Total : | **50.00** |
| 85599 | 7/26/2022 | 005771 AMAZON CAPITAL SERVICES | 10% RECYCLED SMEAD FILE FOLDERS | | |
| | | | 10% RECYCLED SMEAD FILE FOLDERS | | |
| | | | 001.4100.4200 | | 86.38 |
| | | | OFFICE SUPPLIES | | |
| | | | OFFICE SUPPLIES | | |
| | | | 001.6020.4200 | | 26.59 |
| | | | OFFICE SUPPLIES | | |
| | | | OFFICE SUPPLIES | | |
| | | | 001.6020.4336 | | 43.06 |
| | | | OFFICE SUPPLIES | | |
| | | | OFFICE SUPPLIES | | |
| | | | 001.6020.4200 | | 100.21 |
| | | | 30% RECYCLED FILE FOLDERS & STORAGE BOXE | | |
| | | | 30% RECYCLED FILE FOLDERS & STORAGE | | |
| | | | 001.1700.4200 | | 139.70 |
| | | | COMMUNITY EVENT: SUPPLIES | | |
| | | | COMMUNITY EVENT: SUPPLIES | | |
| | | | 001.6020.4336 | | 84.24 |
| | | | MONITOR CABLES | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85599 | 7/26/2022 | 005771 AMAZON CAPITAL SERVICES | (Continued) | | |
| | | | MONITOR CABLES | | |
| | | | 042.9510.4203 | | 122.39 |
| | | | | Total : | **602.57** |
| 85600 | 7/26/2022 | 000453 APWA | APWA DUES 22/23 - ZAMANO | | |
| | | | APWA DUES 22/23 - ZAMANO | | |
| | | | 001.3200.4330 | | 277.50 |
| | | | | Total : | **277.50** |
| 85601 | 7/26/2022 | 000043 BALLARD PLUMBING HEATING & AIR | HVAC UNIT REPAIR | | |
| | | | HVAC UNIT REPAIR | | |
| | | | 028.2050.4588 | | 625.00 |
| | | | HVAC UNIT REPAIR | | |
| | | | 029.2100.4588 | | 625.00 |
| | | | | Total : | **1,250.00** |
| 85602 | 7/26/2022 | 004984 CA DEPT OF FISH AND WILDLIFE | BRG07-001 HBP ITP P-2081-2022-003-06 | | |
| | | | BRG07-001 HBP ITP P-2081-2022-003-06 | | |
| | | | 030.8495.6813 | | 7,654.75 |
| | | | BRG07-001 RDA07 ITP P-2081-2022-003-06 | | |
| | | | BRG07-001 RDA07 ITP P-2081-2022-003-06 | | |
| | | | 010.3830.6813 | | 991.75 |
| | | | | Total : | **8,646.50** |
| 85603 | 7/26/2022 | 005926 CALIFORNIA INTERGOVERNMENTAL | FY 22/23 PROPERTY INS PREMIUM | | |
| | | | FY 22/23 PROPERTY INS PREMIUM | | |
| | | | 041.9500.4360 | | 117,563.00 |
| | | | FY 22/23 CYBER SECURITY PREMIUM | | |
| | | | FY 22/23 CYBER SECURITY PREMIUM | | |
| | | | 041.9500.4360 | | 5,157.98 |
| | | | FY 22/23 CRIME BOND PREMIUM | | |
| | | | FY 22/23 CRIME BOND PREMIUM | | |
| | | | 041.9500.4360 | | 1,968.00 |
| | | | | Total : | **124,688.98** |
| 85604 | 7/26/2022 | 005238 CALIFORNIA MUNICIPAL STATISTIC | DIRECT/OVERLAPPING DEBT STATEMENT 06/30/ | | |
| | | | DIRECT/OVERLAPPING DEBT STATEMENT | | |
| | | | 001.1700.4510 | | 550.00 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85604 | 7/26/2022 | 005238 005238 CALIFORNIA MUNICIPAL STATISTIC | (Continued) | Total : | 550.00 |
| 85605 | 7/26/2022 | 006099 CHARTER COMMUNICATIONS | ST#1 TELE/INT - JUL | | |
| | | | ST#1 TELE/INT - JUL | | |
| | | | 028.2050.4065 | | 186.27 |
| | | | ST#1 TELE/INT - JUL | | |
| | | | 029.2100.4065 | | 186.27 |
| | | | ST#3 TELE/INT - | | |
| | | | ST#3 TELE/INT - JUL | | |
| | | | 028.2050.4065 | | 226.04 |
| | | | ST#3 TELE/INT - JUL | | |
| | | | 029.2100.4065 | | 226.03 |
| | | | ST#2 TELE/INT - JUL | | |
| | | | ST#2 TELE/INT - JUL | | |
| | | | 028.2050.4065 | | 107.74 |
| | | | ST#2 TELE/INT - JUL | | |
| | | | 029.2100.4065 | | 107.73 |
| | | | | Total : | 1,040.08 |
| 85606 | 7/26/2022 | 005553 CLARK PEST CONTROL OF STOCKTON | FS#1 PEST CONTROL | | |
| | | | FS#1 PEST CONTROL | | |
| | | | 028.2050.4589 | | 24.50 |
| | | | FS#1 PEST CONTROL | | |
| | | | 029.2100.4589 | | 24.50 |
| | | | FS#2 PEST CONTROL | | |
| | | | FS#2 PEST CONTROL | | |
| | | | 028.2050.4589 | | 24.50 |
| | | | FS#2 PEST CONTROL | | |
| | | | 029.2100.4589 | | 24.50 |
| | | | FS#3 PEST CONTROL | | |
| | | | FS#3 PEST CONTROL | | |
| | | | 028.2050.4589 | | 24.50 |
| | | | FS#3 PEST CONTROL | | |
| | | | 029.2100.4589 | | 24.50 |
| | | | CITY HALL PEST CONTROL | | |
| | | | CITY HALL PEST CONTROL | | |
| | | | 042.9510.4589 | | 66.00 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85606 | 7/26/2022 | 005553 005553 CLARK PEST CONTROL OF STOCKT | (Continued) | Total : | 213.00 |
| 85607 | 7/26/2022 | 000281 CMTA | CMTA DUES 22/23 | | |
| | | | CMTA DUES 22/23 | | |
| | | | 001.1700.4310 | | 95.00 |
| | | | | Total : | 95.00 |
| 85608 | 7/26/2022 | 005859 COUNTY OF SAN BERNARDINO DEPT | RADIO ACCESS-MAY | | |
| | | | RADIO ACCESS-MAY | | |
| | | | 028.2050.4209 | | 625.37 |
| | | | RADIO ACCESS-MAY | | |
| | | | 029.2100.4209 | | 625.37 |
| | | | RADIO ACCESS-JUN | | |
| | | | RADIO ACCESS-JUN | | |
| | | | 028.2050.4209 | | 625.37 |
| | | | RADIO ACCESS-JUN | | |
| | | | 029.2100.4209 | | 625.37 |
| | | | | Total : | 2,501.48 |
| 85609 | 7/26/2022 | 000213 DAILY JOURNAL CORPORATION | NEWSPAPER PUBLICATIONS | | |
| | | | NEWSPAPER PUBLICATIONS | | |
| | | | 001.1200.4300 | | 588.53 |
| | | | NEWSPAPER PUBLICATIONS | | |
| | | | NEWSPAPER PUBLICATIONS | | |
| | | | 001.1200.4300 | | 192.36 |
| | | | | Total : | 780.89 |
| 85610 | 7/26/2022 | 001035 DEPARTMENT OF JUSTICE | FINGERPRINT APPS - JUN | | |
| | | | FINGERPRINT APPS - JUN | | |
| | | | 001.1700.4236 | | 32.00 |
| | | | | Total : | 32.00 |
| 85611 | 7/26/2022 | 005493 DIAMOND SHEET METAL | YMCA: SKYLIGHT REPLACEMENTS | | |
| | | | YMCA: SKYLIGHT REPLACEMENTS | | |
| | | | 007.8330.6030 | | 14,712.50 |
| | | | | Total : | 14,712.50 |
| 85612 | 7/26/2022 | 003360 DIRECTV | POLICE SATTELITE CABLE - JUL | | |
| | | | POLICE SATTELITE CABLE - JUL | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85612 | 7/26/2022 | 003360 DIRECTV | (Continued) | |
| | | | 001.2000.4065 | 78.00 |
| | | | Total : | **78.00** |
| 85613 | 7/26/2022 | 000085 EAST VALLEY WATER DISTRICT | LMD 17 B-JUL | |
| | | | LMD 17 B-JUL | |
| | | | 012.8500.4030 | 123.26 |
| | | | LMD 11-JUL | |
| | | | LMD 11-JUL | |
| | | | 012.8500.4030 | 434.53 |
| | | | LMD 55-JUL | |
| | | | LMD 55-JUL | |
| | | | 012.8500.4030 | 577.93 |
| | | | LMD 17 D-JUL | |
| | | | LMD 17 D-JUL | |
| | | | 012.8500.4030 | 143.87 |
| | | | LMD 25-JUL | |
| | | | LMD 25-JUL | |
| | | | 012.8500.4030 | 219.78 |
| | | | LMD 17 C-JUL | |
| | | | LMD 17 C-JUL | |
| | | | 012.8500.4030 | 221.70 |
| | | | LMD 76-JUL | |
| | | | LMD 76-JUL | |
| | | | 012.8500.4030 | 97.91 |
| | | | LMD 17 A-JUL | |
| | | | LMD 17 A-JUL | |
| | | | 012.8500.4030 | 89.08 |
| | | | SEELEY PARK-JUL | |
| | | | SEELEY PARK-JUL | |
| | | | 016.8540.4030 | 161.36 |
| | | | LMD 43-JUL | |
| | | | LMD 43-JUL | |
| | | | 012.8500.4030 | 172.96 |
| | | | LMD 47-JUL | |
| | | | LMD 47-JUL | |
| | | | 012.8500.4030 | 186.62 |
| | | | LMD 16-JUL | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85613 | 7/26/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | | |
| | | | LMD 16-JUL | | |
| | | | 012.8500.4030 | | 48.63 |
| | | | | Total : | **2,477.63** |
| 85614 | 7/26/2022 | 001217 ECS IMAGING, INC. | ANNUAL RENEWAL MAINTENANCE SUPPORT 22/23 | | |
| | | | ANNUAL RENEWAL MAINTENANCE SUPPORT 22/23 | | |
| | | | 001.1200.4255 | | 7,417.00 |
| | | | | Total : | **7,417.00** |
| 85615 | 7/26/2022 | 002190 ENGINEERING RESOURCES OF SO CA | STR 20-003 DE MSRI-JUN | | |
| | | | STR 20-003 DE MSRI-JUN | | |
| | | | 017.8350.6550 | | 1,997.50 |
| | | | | Total : | **1,997.50** |
| 85616 | 7/26/2022 | 003073 EWING IRRIGATION PRODUCTS INC | AURANTIA PARK - IRRIGATION SUPPLIES | | |
| | | | AURANTIA PARK - IRRIGATION SUPPLIES | | |
| | | | 001.6000.4045 | | 249.61 |
| | | | AURANTIA PARK - IRRIGATION SUPPLIES | | |
| | | | AURANTIA PARK - IRRIGATION SUPPLIES | | |
| | | | 001.6000.4045 | | 246.32 |
| | | | COMM PARK - IRRIGATION SUPPLIES | | |
| | | | COMM PARK - IRRIGATION SUPPLIES | | |
| | | | 001.6000.4045 | | 194.33 |
| | | | CORP YARD - IRRIGATION SUPPLIES | | |
| | | | CORP YARD - IRRIGATION SUPPLIES | | |
| | | | 004.8310.4045 | | 172.83 |
| | | | | Total : | **863.09** |
| 85617 | 7/26/2022 | 002617 FERGUSON ENTERPRISES LLC | COMM PARK - PLUMBING SUPPLIES | | |
| | | | COMM PARK - PLUMBING SUPPLIES | | |
| | | | 001.6000.4070 | | 301.57 |
| | | | CITY HALL - MAINT SUPPLIES | | |
| | | | CITY HALL - MAINT SUPPLIES | | |
| | | | 042.9510.4070 | | 172.91 |
| | | | | Total : | **474.48** |
| 85618 | 7/26/2022 | 005567 FIRE APPARATUS SOLUTIONS | ME541: REPAIRS | | |
| | | | ME541: REPAIRS | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85618 | 7/26/2022 | 005567 FIRE APPARATUS SOLUTIONS | (Continued) | | |
| | | | 029.2100.4240 | | 4,633.21 |
| | | | ME541: REPAIRS | | |
| | | | 028.2050.4240 | | 4,633.20 |
| | | | | **Total :** | **9,266.41** |
| 85619 | 7/26/2022 | 005558 GENERAL DOOR | ST#1 BAY #1 DOOR REPAIRS | | |
| | | | ST#1 BAY #1 DOOR REPAIRS | | |
| | | | 028.2050.4224 | | 325.10 |
| | | | ST#1 BAY #1 DOOR REPAIRS | | |
| | | | 029.2100.4224 | | 325.09 |
| | | | | **Total :** | **650.19** |
| 85620 | 7/26/2022 | 005739 GORITZ, CAMILLE | ZOOM MEETINGS | | |
| | | | MILEAGE REIMB-JUL | | |
| | | | 001.4100.4332 | | 10.00 |
| | | | | **Total :** | **10.00** |
| 85621 | 7/26/2022 | 002653 H & H GENERAL CONTRACTORS | BRG04004A CON PNRS PPE#13 | | |
| | | | BRG04004A CON PNRS PPE#13 | | |
| | | | 030.8495.6813 | | 9,066.70 |
| | | | BRG04004A CON DIF REG PPE#13 | | |
| | | | BRG04004A CON DIF REG PPE#13 | | |
| | | | 007.8330.6813 | | 2,266.68 |
| | | | BRG04004A CON PNRS RET PPE#13 | | |
| | | | BRG04004A CON PNRS RET PPE#13 | | |
| | | | 030.1350 | | -453.34 |
| | | | BRG04004A CON DIF REG RET PPE#13 | | |
| | | | BRG04004A CON DIF REG RET PPE#13 | | |
| | | | 007.1350 | | -113.33 |
| | | | | **Total :** | **10,766.71** |
| 85622 | 7/26/2022 | 006122 HANNA INTERPRETING SVCS LLC | TRANSLATION SERVICES 2022 | | |
| | | | TRANSLATION SERVICES 2022 | | |
| | | | 001.1200.4335 | | 75.00 |
| | | | | **Total :** | **75.00** |
| 85623 | 7/26/2022 | 002710 HERNANDEZ, KROONE & ASSOCIATES | STR 18-001 PE IVDA-JUN | | |
| | | | STR 18-001 PE IVDA-JUN | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85623 | 7/26/2022 | 002710 HERNANDEZ, KROONE & ASSOCIATES | (Continued) | |
| | | | 027.8490.6550<br>STR 18-001 PE RDA07-JUN | 50.91 |
| | | | STR 18-001 PE RDA07-JUN<br>010.3830.6550<br>STR 18-001 PE SMBMI-JUN | 50.95 |
| | | | STR 18-001 PE SMBMI-JUN<br>027.8490.6550<br>STR 18-001 PE EDA-JUN | 50.91 |
| | | | STR 18-001 PE EDA-JUN<br>030.8495.6550 | 179.31 |
| | | | **Total :** | **332.08** |
| 85624 | 7/26/2022 | 000108 HIGH TECH SECURITY | BURG SYSTEMS - JUL<br>CORP YARD: BURGLAR ALARM MONITORING &<br>004.8310.4066 | 55.00 |
| | | | COMM PARK: BURGLAR ALARM MONITORING &<br>001.6000.4066 | 55.00 |
| | | | CITY HALL: BURGLAR ALARM MONITORING &<br>042.9510.4066 | 80.00 |
| | | | FIRE SYSTEMS-JUL<br>CORP YARD: FIRE ALARM MONITORING &<br>004.8310.4066 | 85.00 |
| | | | LIBRARY: FIRE ALARM MONITORING &<br>001.6000.4066 | 50.00 |
| | | | YMCA: FIRE ALARM MONITORING &<br>001.6000.4066 | 50.00 |
| | | | POLICE: FIRE ALARM MONITORING &<br>001.2000.4066 | 85.00 |
| | | | FS#3: FIRE ALARM MONITORING &<br>028.2050.4066 | 25.00 |
| | | | FS#3: FIRE ALARM MONITORING &<br>029.2100.4066 | 25.00 |
| | | | CITY HALL: FIRE ALARM MONITORING &<br>042.9510.4066 | 50.00 |
| | | | CCTV SYSTEMS - JUL<br>CORP YARD: CCTV SYSTEM MAINTENANCE-JUL<br>004.8310.4066 | 25.00 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85624 | 7/26/2022 | 000108 HIGH TECH SECURITY | (Continued) | | |
| | | | COMM PARK: CCTV SYSTEM MAINTENANCE-JUL | | |
| | | | 001.6000.4066 | | 50.00 |
| | | | AURANTIA PARK: CCTV SYSTEM | | |
| | | | 001.6000.4066 | | 25.00 |
| | | | CANYON OAKS: CCTV SYSTEM MAINTENANCE-JUL | | |
| | | | 016.8540.4066 | | 25.00 |
| | | | CITY HALL: CCTV SYSTEM MAINTENANCE-JUL | | |
| | | | 042.9510.4066 | | 25.00 |
| | | | | **Total :** | **710.00** |
| 85625 | 7/26/2022 | 000541 IIMC | ANNUAL DUES 22/23 - HUGHES | | |
| | | | ANNUAL DUES 22/23 - HUGHES | | |
| | | | 001.1200.4310 | | 240.00 |
| | | | | **Total :** | **240.00** |
| 85626 | 7/26/2022 | 001618 INNOVATIVE FEDERAL STRATEGIES | PROFESSIONAL SERVICES - JUL | | |
| | | | PROFESSIONAL SERVICES - JUL | | |
| | | | 023.3890.4554 | | 3,000.00 |
| | | | | **Total :** | **3,000.00** |
| 85627 | 7/26/2022 | 003673 JOHNSON CONTROLS, INC | LIBRARY ANNUAL HVAC MAINT 22/23 | | |
| | | | LIBRARY ANNUAL HVAC MAINT 22/23 | | |
| | | | 001.6000.4588 | | 7,176.00 |
| | | | | **Total :** | **7,176.00** |
| 85628 | 7/26/2022 | 005310 KOA CORPORATION | STR 17-001 DE COSB MAR-MAY | | |
| | | | STR 17-001 DE COSB MAR-MAY | | |
| | | | 027.8490.6530 | | 3.73 |
| | | | STR 17-001 DE ART3 MAR-MAY | | |
| | | | STR 17-001 DE ART3 MAR-MAY | | |
| | | | 005.8320.6530 | | 1,419.25 |
| | | | STR 17-001 DE MSRI MAR-MAY | | |
| | | | STR 17-001 DE MSRI MAR-MAY | | |
| | | | 017.8350.6530 | | 770.26 |
| | | | | **Total :** | **2,193.24** |
| 85629 | 7/26/2022 | 000207 KONICA MINOLTA | COPIER LEASE-JUN | | |
| | | | COPIER LEASE-JUN | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85629 | 7/26/2022 | 000207 KONICA MINOLTA | (Continued) | | |
| | | | 042.9510.4205 | | 1,054.54 |
| | | | COPIER LEASE-JUN | | |
| | | | 001.2000.4205 | | 625.29 |
| | | | | Total : | **1,679.83** |
| 85630 | 7/26/2022 | 005285 LA VERNE POWER EQUIPMENT INC | ST#3 CHAIN SAW CHAIN | | |
| | | | ST#3 CHAIN SAW CHAIN | | |
| | | | 028.2050.4245 | | 86.99 |
| | | | ST#3 CHAIN SAW CHAIN | | |
| | | | 029.2100.4245 | | 86.99 |
| | | | | Total : | **173.98** |
| 85631 | 7/26/2022 | 001193 LIFE ASSIST, INC. | FS#1-#3 MEDICAL AID SUPPLIES | | |
| | | | FS#1-#3 MEDICAL AID SUPPLIES | | |
| | | | 028.2050.4207 | | 334.03 |
| | | | FS#1-#3 PARAMEDIC SUPPLIES | | |
| | | | FS#1-#3 PARAMEDIC SUPPLIES | | |
| | | | 028.2050.4207 | | 232.74 |
| | | | FS#1-3: PPE SUPPLIES | | |
| | | | FS#1-3: PPE SUPPLIES | | |
| | | | 030.8495.4349 | | 885.17 |
| | | | FS#1-#3 NITRILE GLOVES | | |
| | | | FS#1-#3 NITRILE GLOVES | | |
| | | | 028.2050.4207 | | 233.82 |
| | | | | Total : | **1,685.76** |
| 85632 | 7/26/2022 | 001679 MC CRAY'S ENTERPRISES | E543A: RADIATOR & TURBO REPAIR | | |
| | | | E543A: RADIATOR & TURBO REPAIR | | |
| | | | 029.2100.4240 | | 8,585.12 |
| | | | E543A: RADIATOR & TURBO REPAIR | | |
| | | | 028.2050.4240 | | 8,585.12 |
| | | | ME541A: STEERING & OIL LEAK/CHANGE | | |
| | | | ME541A: STEERING & OIL LEAK/CHANGE | | |
| | | | 029.2100.4240 | | 1,758.39 |
| | | | ME541A: STEERING & OIL LEAK/CHANGE | | |
| | | | 028.2050.4240 | | 1,758.38 |
| | | | | Total : | **20,687.01** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85633 | 7/26/2022 | 004767 MOBILE AIR | ME543 A/C REPAIRS | | |
| | | | ME543 A/C REPAIRS | | |
| | | | 028.2050.4240 | | 322.81 |
| | | | ME543 A/C REPAIRS | | |
| | | | 029.2100.4240 | | 322.81 |
| | | | | Total : | **645.62** |
| 85634 | 7/26/2022 | 001439 OFFICE SOLUTIONS | APPROVAL STAMPS & INK | | |
| | | | APPROVAL STAMPS & INK | | |
| | | | 001.1700.4200 | | 81.94 |
| | | | 30% RECYCLED COPY PAPER | | |
| | | | 30% RECYCLED COPY PAPER | | |
| | | | 042.9510.4200 | | 697.56 |
| | | | HP 58A TONER | | |
| | | | HP 58A TONER | | |
| | | | 042.9510.4200 | | 242.15 |
| | | | VARIOUS COMPUTER TONERS | | |
| | | | VARIOUS COMPUTER TONERS | | |
| | | | 042.9510.4200 | | 1,890.26 |
| | | | AA BATTERIES | | |
| | | | AA BATTERIES | | |
| | | | 001.0500 | | 62.30 |
| | | | PROJECT & DATER STAMPS | | |
| | | | PROJECT & DATER STAMPS | | |
| | | | 001.3200.4200 | | 304.66 |
| | | | | Total : | **3,278.87** |
| 85635 | 7/26/2022 | 000598 PR PRINTING | 30% RECYCLE BUS CARDS: FLOREZ, WILSON & | | |
| | | | 30% RECYCLE BUS CARDS: FLOREZ, WILSON & | | |
| | | | 001.4200.4250 | | 136.08 |
| | | | | Total : | **136.08** |
| 85636 | 7/26/2022 | 000192 SAM'S CLUB/SYNCHRONY BANK | EVENT SUPPLIES | | |
| | | | EVENT SUPPLIES | | |
| | | | 001.6020.4336 | | 132.32 |
| | | | | Total : | **132.32** |
| 85637 | 7/26/2022 | 000424 SAN BERNARDINO COUNTY FIRE | HAZARDOUS WASTE FEE 7/22-9/22 | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85637 | 7/26/2022 | 000424 SAN BERNARDINO COUNTY FIRE | (Continued) | | |
| | | | HAZARDOUS WASTE FEE 7/22-9/22 | | |
| | | | 001.4200.4596 | | 12,218.89 |
| | | | | **Total :** | **12,218.89** |
| 85638 | 7/26/2022 | 001848 SB CO ASSESSORS OFFICE | PARCEL MAP REVISIONS-JUL | | |
| | | | PARCEL MAP REVISIONS-JUL | | |
| | | | 001.4100.4310 | | 24.00 |
| | | | | **Total :** | **24.00** |
| 85639 | 7/26/2022 | 000022 SB CO AUDITOR/CONTROLLER | PARKING FINE VIOLATIONS 21/22 | | |
| | | | PARKING FINE VIOLATIONS 21/22 | | |
| | | | 051.1490 | | 1,012.00 |
| | | | | **Total :** | **1,012.00** |
| 85640 | 7/26/2022 | 000482 SB CO FLOOD CONTROL DISTRICT | BRG07001 R/W HBP ADDL FEE REVIEW DEPOSIT | | |
| | | | BRG07001 R/W HBP ADDL FEE REVIEW DEPOSIT | | |
| | | | 030.8495.6813 | | 2,655.90 |
| | | | BRG07-001 R/W RDA07 ADDL FEE REVIEW | | |
| | | | BRG07-001 R/W RDA07 ADDL FEE REVIEW | | |
| | | | 010.3830.6813 | | 344.10 |
| | | | | **Total :** | **3,000.00** |
| 85641 | 7/26/2022 | 006123 SILICON VALLEY BANK | BP#20220506 OVERPAYMENT-SUNRUN SOUTH M. | | |
| | | | BP#20220506 OVERPAYMENT-SUNRUN SOUTH M. | | |
| | | | 001.1450.7610 | | 40.00 |
| | | | | **Total :** | **40.00** |
| 85642 | 7/26/2022 | 000487 SMART & FINAL | BREAKROOM SUPPLIES | | |
| | | | BREAKROOM SUPPLIES | | |
| | | | 042.9510.4200 | | 105.61 |
| | | | PS APPRECIATION: SUPPLIES | | |
| | | | PS APPRECIATION: SUPPLIES | | |
| | | | 001.6020.4336 | | 298.05 |
| | | | 100% RECYCLED ECO BOXES | | |
| | | | 001.6020.4336 | | 38.77 |
| | | | | **Total :** | **442.43** |
| 85643 | 7/26/2022 | 000203 SOUTHERN CALIFORNIA EDISON | SIGNALS-JUL | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85643 | 7/26/2022 | 000203 SOUTHERN CALIFORNIA EDISON | (Continued) | | |
| | | | SIGNALS-JUL | | |
| | | | 004.8310.4580 | | 2,828.26 |
| | | | SMART AND FINAL-JUL | | |
| | | | SMART AND FINAL-JUL | | |
| | | | 013.8510.4011 | | 25.22 |
| | | | LMD 70-JUL | | |
| | | | LMD 70-JUL | | |
| | | | 012.8500.4010 | | 17.71 |
| | | | TRAFFIC SIG PALM/CYPRESS-JUL | | |
| | | | TRAFFIC SIG PALM/CYPRESS-JUL | | |
| | | | 004.8310.4580 | | 55.20 |
| | | | TRAFFIC SIG PALM/CYPRESS-JUL | | |
| | | | TRAFFIC SIG PALM/CYPRESS-JUL | | |
| | | | 013.8510.4011 | | 42.97 |
| | | | | **Total :** | **2,969.36** |
| 85644 | 7/26/2022 | 000203 SOUTHERN CALIFORNIA EDISON | LS3 METER -JUL | | |
| | | | LS3 METER -JUL | | |
| | | | 013.8510.4011 | | 26.17 |
| | | | LS3 -JUL | | |
| | | | LS3 -JUL | | |
| | | | 013.8510.4011 | | 104.63 |
| | | | LS3 -JUL | | |
| | | | LS3 -JUL | | |
| | | | 013.8510.4011 | | 65.22 |
| | | | | **Total :** | **196.02** |
| 85645 | 7/26/2022 | 000203 SOUTHERN CALIFORNIA EDISON | LMD#76-JUN | | |
| | | | LMD#76-JUN | | |
| | | | 012.8500.4010 | | 18.91 |
| | | | | **Total :** | **18.91** |
| 85646 | 7/26/2022 | 001527 STERICYLCE INC. | SHREDDING SERVICES | | |
| | | | SHREDDING SERVICES | | |
| | | | 001.1200.4626 | | 93.81 |
| | | | | **Total :** | **93.81** |
| 85647 | 7/26/2022 | 003044 THOMSON REUTERS WEST | CODE BOOKS-JUL | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85647 | 7/26/2022 | 003044 THOMSON REUTERS WEST | (Continued) | | |
| | | | CODE BOOKS-JUL | | |
| | | | 001.1200.4626 | | 1,330.54 |
| | | | | Total : | **1,330.54** |
| 85648 | 7/26/2022 | 004920 TKE ENGINEERING | STR 18-001 PM RDA07-MAY | | |
| | | | STR 18-001 PM RDA07-MAY | | |
| | | | 010.3830.6550 | | 2,242.50 |
| | | | | Total : | **2,242.50** |
| 85649 | 7/26/2022 | 004920 TKE ENGINEERING | HOUSING AUTHORITY-MAY | | |
| | | | HOUSING AUTHORITY-MAY | | |
| | | | 070.7000.4611 | | 832.50 |
| | | | | Total : | **832.50** |
| 85650 | 7/26/2022 | 004257 TRANE U.S. INC. | REINSTALL TRACER SUMMIT | | |
| | | | REINSTALL TRACER SUMMIT | | |
| | | | 001.6000.4588 | | 2,297.00 |
| | | | | Total : | **2,297.00** |
| 85651 | 7/26/2022 | 004413 TWISTED IMAGES INK | 4TH OF JULY BANNER | | |
| | | | 4TH OF JULY BANNER | | |
| | | | 004.8310.4206 | | 979.10 |
| | | | | Total : | **979.10** |
| 85652 | 7/26/2022 | 000222 UNDERGROUND SERVICE ALERT | MONTHLY DIG ALERT - MAY | | |
| | | | MONTHLY DIG ALERT - MAY | | |
| | | | 004.8310.4553 | | 859.75 |
| | | | UNDERGROUND SERVICE ALERTS USE | | |
| | | | UNDERGROUND SERVICE ALERTS USE | | |
| | | | 004.8310.4553 | | 637.00 |
| | | | | Total : | **1,496.75** |
| 85653 | 7/26/2022 | 004709 VORTEX INDUSTRIES, INC. | FS#3: ENTRY GATE REPAIR | | |
| | | | FS#3: ENTRY GATE REPAIR | | |
| | | | 029.2100.4224 | | 665.83 |
| | | | FS#3: ENTRY GATE REPAIR | | |
| | | | 028.2050.4224 | | 665.82 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85653 | 7/26/2022 | 004709 004709 VORTEX INDUSTRIES, INC. | (Continued) | Total : | 1,331.65 |
| 85654 | 7/26/2022 | 000233 WAXIE SANITARY SUPPLY | ST#3 JANITORIAL SUPPLIES<br>ST#3 JANITORIAL SUPPLIES<br>028.2050.4055 | | 21.74 |
| | | | ST#3 JANITORIAL SUPPLIES<br>029.2100.4055 | | 21.73 |
| | | | PARKS: JANITORIAL SUPPLIES<br>100% R-851255 2PLY TISSUE<br>001.6000.4055 | | 280.13 |
| | | | | Total : | 323.60 |
| 85655 | 7/26/2022 | 003535 WEST COAST ARBORISTS, INC. | TREE MAINT - JUN<br>TREE MAINT - JUN<br>004.8310.4680 | | 1,116.00 |
| | | | | Total : | 1,116.00 |
| 85656 | 7/26/2022 | 006001 YUNEX LLC | STREET LIGHT MAINT- JUN<br>STREET LIGHT MAINT- JUN<br>013.8510.4664 | | 2,528.50 |
| | | | TRAFFIC SIGNAL MAINT- JUN<br>TRAFFIC SIGNAL MAINT- JUN.<br>004.8310.4580 | | 3,283.64 |
| | | | TRAFFIC SIGNAL CALL OUT- JUN<br>TRAFFIC SIGNAL CALL OUT- JUN<br>004.8310.4580 | | 6,981.93 |
| | | | | Total : | 12,794.07 |

**61 Vouchers for bank code : wfb** — **Bank total : 309,559.81**

**61 Vouchers in this report** — **Total vouchers : 309,559.81**

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 699 | 7/29/2022 | 000003 ICMA RETIREMENT TRUST-457 | ICMA DEFERRED COMP 457: PAYMENT | |
| | | | ICMA DEFERRED COMP 457: Payment 001.1170 | 8,991.26 |
| | | | ICMA DEFERRED COMP 457: Payment 004.1170 | 993.69 |
| | | | ICMA DEFERRED COMP 457: Payment 010.1170 | 819.23 |
| | | | ICMA DEFERRED COMP 457: Payment 012.1170 | 12.51 |
| | | | ICMA DEFERRED COMP 457: Payment 016.1170 | 12.51 |
| | | | ICMA DEFERRED COMP 457: Payment 023.1170 | 5.01 |
| | | | ICMA DEFERRED COMP 457: Payment 041.1170 | 335.19 |
| | | | ICMA DEFERRED COMP 457: Payment 070.1170 | 296.32 |
| | | | Total : | **11,465.72** |
| 700 | 7/29/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | EPMC: PAYMENT | |
| | | | PERS: Payment 006.1145 | 721.66 |
| | | | PERS: Payment 010.1145 | 1,015.33 |
| | | | PERS: Payment 012.1145 | 186.32 |
| | | | PERS: Payment 016.1145 | 186.31 |
| | | | PERS: Payment 023.1145 | 122.07 |
| | | | PERS: Payment 024.1145 | 20.50 |
| | | | PERS: Payment 041.1145 | 474.10 |
| | | | PERS: Payment 042.1145 | 863.90 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 700 | 7/29/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | (Continued) | |
| | | | PERS: Payment | |
| | | | 070.1145 | 821.05 |
| | | | PERS SURVIVOR: Payment | |
| | | | 001.1145 | 24.23 |
| | | | PERS SURVIVOR: Payment | |
| | | | 004.1145 | 4.58 |
| | | | PERS SURVIVOR: Payment | |
| | | | 006.1145 | 1.30 |
| | | | PERS SURVIVOR: Payment | |
| | | | 010.1145 | 1.10 |
| | | | PERS SURVIVOR: Payment | |
| | | | 012.1145 | 0.57 |
| | | | PERS SURVIVOR: Payment | |
| | | | 016.1145 | 0.53 |
| | | | PERS SURVIVOR: Payment | |
| | | | 023.1145 | 0.28 |
| | | | PERS SURVIVOR: Payment | |
| | | | 024.1145 | 0.05 |
| | | | PERS SURVIVOR: Payment | |
| | | | 041.1145 | 0.31 |
| | | | PERS SURVIVOR: Payment | |
| | | | 042.1145 | 1.67 |
| | | | PERS SURVIVOR: Payment | |
| | | | 070.1145 | 0.72 |
| | | | EPMC: Payment | |
| | | | 001.1145 | 557.88 |
| | | | EPMC: Payment | |
| | | | 004.1145 | 128.68 |
| | | | EPMC: Payment | |
| | | | 006.1145 | 20.80 |
| | | | EPMC: Payment | |
| | | | 010.1145 | 44.18 |
| | | | EPMC: Payment | |
| | | | 012.1145 | 2.49 |
| | | | EPMC: Payment | |
| | | | 016.1145 | 2.49 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 700 | 7/29/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | (Continued) | |
| | | | EPMC: Payment | |
| | | | 023.1145 | 6.95 |
| | | | EPMC: Payment | |
| | | | 024.1145 | 0.60 |
| | | | EPMC: Payment | |
| | | | 041.1145 | 33.19 |
| | | | EPMC: Payment | |
| | | | 042.1145 | 12.12 |
| | | | EPMC: Payment | |
| | | | 070.1145 | 57.46 |
| | | | PERS: Payment | |
| | | | 001.1145 | 14,206.05 |
| | | | PERS: Payment | |
| | | | 004.1145 | 2,976.05 |
| | | | **Total :** | **22,495.52** |
| 701 | 7/29/2022 | 000119 INTERNAL REVENUE SERVICE | FEDERAL TAXES: PAYMENT | |
| | | | MEDICARE: Payment | |
| | | | 010.1140 | 187.96 |
| | | | MEDICARE: Payment | |
| | | | 012.1140 | 46.00 |
| | | | MEDICARE: Payment | |
| | | | 016.1140 | 45.98 |
| | | | MEDICARE: Payment | |
| | | | 023.1140 | 25.66 |
| | | | MEDICARE: Payment | |
| | | | 024.1140 | 4.66 |
| | | | MEDICARE: Payment | |
| | | | 041.1140 | 81.66 |
| | | | MEDICARE: Payment | |
| | | | 042.1140 | 199.94 |
| | | | MEDICARE: Payment | |
| | | | 070.1140 | 144.78 |
| | | | FEDERAL TAXES: Payment | |
| | | | 001.1120 | 12,223.36 |
| | | | FEDERAL TAXES: Payment | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 701 | 7/29/2022 | 000119 INTERNAL REVENUE SERVICE | (Continued) | |
| | | | 004.1120 FEDERAL TAXES: Payment | 2,475.72 |
| | | | 006.1120 FEDERAL TAXES: Payment | 680.10 |
| | | | 010.1120 FEDERAL TAXES: Payment | 920.65 |
| | | | 012.1120 FEDERAL TAXES: Payment | 102.79 |
| | | | 016.1120 FEDERAL TAXES: Payment | 102.78 |
| | | | 023.1120 FEDERAL TAXES: Payment | 77.84 |
| | | | 024.1120 FEDERAL TAXES: Payment | 15.18 |
| | | | 041.1120 FEDERAL TAXES: Payment | 455.25 |
| | | | 042.1120 FEDERAL TAXES: Payment | 613.21 |
| | | | 070.1120 SOCIAL SECURITY: Payment | 735.71 |
| | | | 001.1140 MEDICARE: Payment | 618.88 |
| | | | 001.1140 MEDICARE: Payment | 3,050.60 |
| | | | 004.1140 MEDICARE: Payment | 597.88 |
| | | | 006.1140 | 157.58 |
| | | | **Total :** | **23,564.17** |
| 702 | 7/29/2022 | 000001 CALIF STATE EMPLOYMENT | STATE TAXES: PAYMENT | |
| | | | STATE TAXES: Payment 001.1130 | 4,657.43 |
| | | | STATE TAXES: Payment 004.1130 | 979.08 |
| | | | STATE TAXES: Payment 006.1130 | 264.80 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 702 | 7/29/2022 | 000001 CALIF STATE EMPLOYMENT | (Continued) | |
| | | | STATE TAXES: Payment | |
| | | | 010.1130 | 354.55 |
| | | | STATE TAXES: Payment | |
| | | | 012.1130 | 43.16 |
| | | | STATE TAXES: Payment | |
| | | | 016.1130 | 43.15 |
| | | | STATE TAXES: Payment | |
| | | | 023.1130 | 22.15 |
| | | | STATE TAXES: Payment | |
| | | | 024.1130 | 5.61 |
| | | | STATE TAXES: Payment | |
| | | | 041.1130 | 185.20 |
| | | | STATE TAXES: Payment | |
| | | | 042.1130 | 239.20 |
| | | | STATE TAXES: Payment | |
| | | | 070.1130 | 288.53 |
| | | | **Total :** | **7,082.86** |
| 85657 | 7/29/2022 | 003804 AFLAC WWHQ | AFLAC ACCIDENT INSURANCE: PAYMENT | |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 001.1181 | 108.79 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 004.1181 | 13.97 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 012.1181 | 3.58 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 016.1181 | 3.56 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 023.1181 | 5.80 |
| | | | AFLAC ACCIDENT INSURANCE: Payment | |
| | | | 024.1181 | 0.26 |
| | | | AFLAC CANCER INSURANCE: Payment | |
| | | | 001.1181 | 18.63 |
| | | | AFLAC DISABILITY INSURANCE: Payment | |
| | | | 001.1181 | 278.28 |
| | | | AFLAC DISABILITY INSURANCE: Payment | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85657 | 7/29/2022 | 003804 AFLAC WWHQ | (Continued) | |
| | | | 004.1181<br>AFLAC DISABILITY INSURANCE: Payment | 24.69 |
| | | | 012.1181<br>AFLAC DISABILITY INSURANCE: Payment | 6.30 |
| | | | 016.1181<br>AFLAC DISABILITY INSURANCE: Payment | 6.30 |
| | | | 024.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 0.51 |
| | | | 001.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 143.67 |
| | | | 012.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 6.70 |
| | | | 016.1181<br>AFLAC HOSPITAL INSURANCE: Payment | 6.70 |
| | | | 023.1181<br>AFLAC DENTAL: Payment | 12.31 |
| | | | 001.1181<br>AFLAC DENTAL: Payment | 27.89 |
| | | | 004.1181<br>AFLAC DENTAL: Payment | 0.57 |
| | | | 041.1181<br>AFLAC DENTAL: Payment | 1.66 |
| | | | 070.1181<br>AFLAC SPECIFIED HEALTH INS: Payment | 0.54 |
| | | | 001.1181<br>AFLAC SPECIFIED HEALTH INS: Payment | 2.96 |
| | | | 012.1181<br>AFLAC SPECIFIED HEALTH INS: Payment | 1.49 |
| | | | 016.1181 | 1.49 |
| | | | **Total :** | **676.65** |
| 85658 | 7/29/2022 | 000433 ARROWHEAD UNITED WAY | ARROWHEAD UNITED WAY: PAYMENT<br>ARROWHEAD UNITED WAY: Payment | |
| | | | 001.1180<br>ARROWHEAD UNITED WAY: Payment | 11.26 |
| | | | 004.1180 | 0.77 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85658 | 7/29/2022 | 000433 ARROWHEAD UNITED WAY | (Continued) | |
| | | | ARROWHEAD UNITED WAY: Payment 041.1180 | 2.26 |
| | | | ARROWHEAD UNITED WAY: Payment 070.1180 | 0.71 |
| | | | **Total :** | **15.00** |
| | | **6 Vouchers for bank code :** wfb | **Bank total :** | **65,299.92** |
| | | **6 Vouchers in this report** | **Total vouchers :** | **65,299.92** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85659 | 8/2/2022 | 004206 #1 SON PLUMBING | LMD29:REPLACE BACKFLOW PREVENTER | | |
| | | | LMD29:REPLACE BACKFLOW PREVENTER | | |
| | | | 012.8500.4030 | | 1,702.97 |
| | | | AURANTIA PARK: REPAIR WATER MAIN LEAK | | |
| | | | AURANTIA PARK: REPAIR WATER MAIN LEAK | | |
| | | | 001.6000.4030 | | 985.51 |
| | | | | **Total :** | **2,688.48** |
| 85660 | 8/2/2022 | 005737 AGA ENGINEERS, INC. | ON-CALL SIGNAL MONIT-JUN | | |
| | | | ON-CALL SIGNAL MONIT-JUN | | |
| | | | 020.8440.4550 | | 1,320.00 |
| | | | TRAFFIC SIGNAL MONIT-JUN | | |
| | | | TRAFFIC SIGNAL MONIT-JUN | | |
| | | | 020.8440.4550 | | 3,200.00 |
| | | | SIG19001: TRAFFIC SIGNAL MODIFICATION DE | | |
| | | | SIG19001: DE GCF-JUN | | |
| | | | 023.3890.4550 | | 1,680.00 |
| | | | | **Total :** | **6,200.00** |
| 85661 | 8/2/2022 | 005771 AMAZON CAPITAL SERVICES | SCANNER PARTS | | |
| | | | SCANNER PARTS | | |
| | | | 042.9510.4208 | | 161.31 |
| | | | OFFICE SUPPLIES | | |
| | | | 30% RECYCLED OFFICE DEPOT FILE FOLDERS | | |
| | | | 001.1700.4200 | | 76.88 |
| | | | OFFICE SUPPLY | | |
| | | | 001.1700.4200 | | 43.07 |
| | | | OFFICE SUPPLIES RETURNED | | |
| | | | OFFICE SUPPLIES RETURNED | | |
| | | | 001.1700.4200 | | -76.88 |
| | | | | **Total :** | **204.38** |
| 85662 | 8/2/2022 | 000165 AT&T | POLICE DEPT-JUL | | |
| | | | POLICE DEPT-JUL | | |
| | | | 001.2000.4060 | | 1,730.61 |
| | | | | **Total :** | **1,730.61** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85663 | 8/2/2022 | 000165 AT&T | CITY HALL-JUL | | |
| | | | CITY HALL-JUL | | |
| | | | 042.9510.4060 | | 836.57 |
| | | | | Total : | **836.57** |
| 85664 | 8/2/2022 | 000165 AT&T | BASELINE LITTLE LEAGUE-JUL | | |
| | | | BASELINE LITTLE LEAGUE-JUL | | |
| | | | 001.6000.4060 | | 836.57 |
| | | | | Total : | **836.57** |
| 85665 | 8/2/2022 | 001072 AUTO ZONE | VEH#129 MAINT & CORP YARD SUPPLIES | | |
| | | | VEH#129 MAINT & CORP YARD SUPPLIES | | |
| | | | 004.8310.4206 | | 27.45 |
| | | | | Total : | **27.45** |
| 85666 | 8/2/2022 | 005516 BASE HILL, INC. | JANITORIAL SERVICES-JUL | | |
| | | | CITY HALL-JUL | | |
| | | | 042.9510.4504 | | 1,562.00 |
| | | | COUNCIL CHAMBERS-JUL | | |
| | | | 042.9510.4504 | | 311.00 |
| | | | AURANTIA PARK-JUL | | |
| | | | 001.6000.4504 | | 1,454.00 |
| | | | COMMUNITY PARK-JUL | | |
| | | | 001.6000.4504 | | 1,950.00 |
| | | | POLICE DEPT-JUL | | |
| | | | 001.2000.4504 | | 1,080.00 |
| | | | | Total : | **6,357.00** |
| 85667 | 8/2/2022 | 002480 CASC ENGINEERING & CONSULTING | FWQ22-002-JUN | | |
| | | | FWQ22-002-JUN | | |
| | | | 001.3200.4551 | | 332.50 |
| | | | WQP22-003-JUN | | |
| | | | WQP22-003-JUN | | |
| | | | 001.3200.4551 | | 332.50 |
| | | | WQP22-004-JUN | | |
| | | | WQP22-004-JUN | | |
| | | | 001.3200.4551 | | 332.50 |
| | | | | Total : | **997.50** |

Bank code : wfb

| Voucher | Date | Vendor | | Description/Account | | Amount |
|---|---|---|---|---|---|---|
| 85668 | 8/2/2022 | 002480 | CASC ENGINEERING & CONSULTING | FWQ19-001-JUN | | |
| | | | | FWQ19-001-JUN | | |
| | | | | 001.3200.4551 | | 140.00 |
| | | | | | Total : | **140.00** |
| 85669 | 8/2/2022 | 005933 | COMPASS CONSULTING ENTERPRISES | SDR17001 ENV GCF-JUL | | |
| | | | | SDR17001 ENV GCF-JUL | | |
| | | | | 023.3890.4582 | | 450.00 |
| | | | | | Total : | **450.00** |
| 85670 | 8/2/2022 | 004860 | CRIME SCENE STERI-CLEAN, LLC | BIOHAZARD CLEANUP: BASE LINE / MCKINLEY | | |
| | | | | BIOHAZARD CLEANUP: BASE LINE / MCKINLEY | | |
| | | | | 004.8310.4576 | | 850.00 |
| | | | | BIO HAZARD CLEAN-UP PD UNIT#11 | | |
| | | | | BIO HAZARD CLEAN-UP PD UNIT#11 | | |
| | | | | 001.2000.4240 | | 250.00 |
| | | | | | Total : | **1,100.00** |
| 85671 | 8/2/2022 | 006125 | DICKEY'S BBQ PIT | SMALL BUS ASST PROG CSFRF/CLFRF-ARP | | |
| | | | | SMALL BUS ASST PROG CSFRF/CLFRF-ARP | | |
| | | | | 030.8495.4349 | | 7,500.00 |
| | | | | | Total : | **7,500.00** |
| 85672 | 8/2/2022 | 000085 | EAST VALLEY WATER DISTRICT | LMD 04-JUL | | |
| | | | | LMD 04-JUL | | |
| | | | | 012.8500.4030 | | 62.30 |
| | | | | POLICE STATION-JUL | | |
| | | | | POLICE STATION-JUL | | |
| | | | | 001.2000.4030 | | 183.63 |
| | | | | POLICE STATION-JUL | | |
| | | | | POLICE STATION-JUL | | |
| | | | | 001.2000.4030 | | 1,007.89 |
| | | | | ST#3-JUL | | |
| | | | | ST#3-JUL | | |
| | | | | 028.2050.4030 | | 26.35 |
| | | | | ST#3-JUL | | |
| | | | | 029.2100.4030 | | 26.35 |
| | | | | LMD 29-JUL | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85672 | 8/2/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | |
| | | | LMD 29-JUL | |
| | | | 012.8500.4030 | 53.71 |
| | | | CITY HALL-JUL | |
| | | | CITY HALL-JUL | |
| | | | 042.9510.4030 | 190.19 |
| | | | LMD 15-JUL | |
| | | | LMD 15-JUL | |
| | | | 012.8500.4030 | 280.74 |
| | | | LMD 07-JUL | |
| | | | LMD 07-JUL | |
| | | | 012.8500.4030 | 72.46 |
| | | | BASELINE MEDIAN-JUL | |
| | | | BASELINE MEDIAN-JUL | |
| | | | 004.8310.4030 | 310.32 |
| | | | ST#1-JUL | |
| | | | ST#1-JUL | |
| | | | 028.2050.4030 | 52.58 |
| | | | ST#1-JUL | |
| | | | 029.2100.4030 | 52.58 |
| | | | LMD 21B-JUL | |
| | | | LMD 21B-JUL | |
| | | | 012.8500.4030 | 226.43 |
| | | | ST#2-JUL | |
| | | | ST#2-JUL | |
| | | | 028.2050.4030 | 151.32 |
| | | | ST#2-JUL | |
| | | | 029.2100.4030 | 151.32 |
| | | | CITY HALL-JUL | |
| | | | CITY HALL-JUL | |
| | | | 042.9510.4030 | 35.14 |
| | | | AURANTIA PARK-JUL | |
| | | | AURANTIA PARK-JUL | |
| | | | 001.6000.4030 | 1,384.62 |
| | | | LMD 44-JUL | |
| | | | LMD 44-JUL | |
| | | | 012.8500.4030 | 1,112.84 |
| | | | LMD 15B-JUL | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85672 | 8/2/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | |
| | | | LMD 15B-JUL | |
| | | | 012.8500.4030 | 468.27 |
| | | | ST#2-JUL | |
| | | | ST#2-JUL | |
| | | | 028.2050.4030 | 17.57 |
| | | | ST#2-JUL | |
| | | | 029.2100.4030 | 17.57 |
| | | | BASELINE MEDIAN-JUL | |
| | | | BASELINE MEDIAN-JUL | |
| | | | 004.8310.4030 | 338.69 |
| | | | LMD 73-JUL | |
| | | | LMD 73-JUL | |
| | | | 012.8500.4030 | 57.22 |
| | | | LMD 37-JUL | |
| | | | LMD 37-JUL | |
| | | | 012.8500.4030 | 268.91 |
| | | | ST#3-JUL | |
| | | | ST#3-JUL | |
| | | | 028.2050.4030 | 142.06 |
| | | | ST#3-JUL | |
| | | | 029.2100.4030 | 142.05 |
| | | | LMD 21A-JUL | |
| | | | LMD 21A-JUL | |
| | | | 012.8500.4030 | 65.50 |
| | | | ST#3-JUL | |
| | | | ST#3-JUL | |
| | | | 028.2050.4030 | 33.69 |
| | | | ST#3-JUL | |
| | | | 029.2100.4030 | 33.69 |
| | | | POLICE STATION-JUL | |
| | | | POLICE STATION-JUL | |
| | | | 001.2000.4030 | 52.70 |
| | | | BOULDER MEDIAN-JUL | |
| | | | BOULDER MEDIAN-JUL | |
| | | | 004.8310.4030 | 1,285.78 |
| | | | POLICE STATION-JUL | |
| | | | POLICE STATION-JUL | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85672 | 8/2/2022 | 000085 EAST VALLEY WATER DISTRICT | (Continued) | | |
| | | | 001.2000.4030 | | 52.70 |
| | | | | Total : | 8,357.17 |
| 85673 | 8/2/2022 | 003073 EWING IRRIGATION PRODUCTS INC | AURANTIA PARK IRRIGATION SUPPLIES | | |
| | | | AURANTIA PARK IRRIGATION SUPPLIES | | |
| | | | 001.6000.4206 | | 172.44 |
| | | | | Total : | 172.44 |
| 85674 | 8/2/2022 | 000090 FEDEX | OVERNIGHT MAIL-DR HORTON CFD21001 | | |
| | | | OVERNIGHT MAIL-DR HORTON CFD21001 | | |
| | | | 001.3200.4210 | | 26.01 |
| | | | OVERNIGHT MAIL-BAHRI CFD21001 | | |
| | | | 001.3200.4210 | | 33.76 |
| | | | OVERNIGHT MAIL-PORATH CFD21001 | | |
| | | | 001.3200.4210 | | 26.01 |
| | | | OVERNIGHT MAIL | | |
| | | | OVERNIGHT MAIL-GOULD | | |
| | | | 001.4100.4210 | | 32.90 |
| | | | OVERNIGHT MAIL-WAKELAND | | |
| | | | 001.4100.4210 | | 26.01 |
| | | | OVERNIGHT MAIL-MARROQUIN | | |
| | | | 001.4100.4210 | | 25.48 |
| | | | | Total : | 170.17 |
| 85675 | 8/2/2022 | 004956 FIDELITY SECURITY | VISION - AUG | | |
| | | | VISION - AUG | | |
| | | | 001.1160 | | 146.53 |
| | | | VISION - AUG | | |
| | | | 004.1160 | | 31.77 |
| | | | VISION - AUG | | |
| | | | 006.1160 | | 7.61 |
| | | | VISION - AUG | | |
| | | | 010.1160 | | 15.21 |
| | | | VISION - AUG | | |
| | | | 012.1160 | | 5.18 |
| | | | VISION - AUG | | |
| | | | 016.1160 | | 5.18 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85675 | 8/2/2022 | 004956 FIDELITY SECURITY | (Continued) | | |
| | | | VISION - AUG | | |
| | | | 024.1160 | | 0.41 |
| | | | VISION - AUG | | |
| | | | 041.1160 | | 1.64 |
| | | | VISION - AUG | | |
| | | | 042.1160 | | 10.36 |
| | | | VISION - AUG | | |
| | | | 070.1160 | | 3.59 |
| | | | | Total : | **227.48** |
| 85676 | 8/2/2022 | 005358 FLEET SERVICES INC | ST#1-FUEL ADDITIVE | | |
| | | | ST#1-FUEL ADDITIVE | | |
| | | | 028.2050.4220 | | 69.01 |
| | | | ST#1-FUEL ADDITIVE | | |
| | | | 029.2100.4220 | | 69.00 |
| | | | ST#3-FUEL ADDITIVE | | |
| | | | ST#3-FUEL ADDITIVE | | |
| | | | 028.2050.4220 | | 87.06 |
| | | | ST#3-FUEL ADDITIVE | | |
| | | | 029.2100.4220 | | 87.05 |
| | | | ST#2-FUEL ADDITIVE | | |
| | | | ST#2-FUEL ADDITIVE | | |
| | | | 028.2050.4220 | | 86.26 |
| | | | ST#2-FUEL ADDITIVE | | |
| | | | 029.2100.4220 | | 86.25 |
| | | | | Total : | **484.63** |
| 85677 | 8/2/2022 | 004939 GUARDIAN | DENTAL - AUG | | |
| | | | DENTAL - AUG | | |
| | | | 001.1160 | | 863.47 |
| | | | DENTAL - AUG | | |
| | | | 004.1160 | | 221.93 |
| | | | DENTAL - AUG | | |
| | | | 006.1160 | | 14.13 |
| | | | DENTAL - AUG | | |
| | | | 010.1160 | | 108.09 |
| | | | DENTAL - AUG | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85677 | 8/2/2022 | 004939 GUARDIAN | (Continued) | |
| | | | 012.1160<br>DENTAL - AUG | 9.62 |
| | | | 016.1160<br>DENTAL - AUG | 9.63 |
| | | | 024.1160<br>DENTAL - AUG | 1.78 |
| | | | 041.1160<br>DENTAL - AUG | 30.27 |
| | | | 042.1160<br>DENTAL - AUG | 19.25 |
| | | | 070.1160 | 15.73 |
| | | | **Total :** | **1,293.90** |
| 85678 | 8/2/2022 | 004453 HARRIS & ASSOCIATES | CFD21-001 MEDITERRA PH1&2 TR18893<br>CFD21-001 MEDITERRA PH1&2 TR18893 | |
| | | | 001.3200.4551<br>ASSESSMENT ENG SERVICES-JUN<br>ASSESSMENT ENG SERVICES-JUN | 19,800.00 |
| | | | 024.8470.4550<br>ASSESSMENT ENG SERVICES-JUN | 1,996.68 |
| | | | 012.8500.4550 | 6,409.36 |
| | | | **Total :** | **28,206.04** |
| 85679 | 8/2/2022 | 005123 HDL SOFTWARE, LLC | ANIMAL LICENSE ANNUAL USE FEE 22/23<br>ANIMAL LICENSE ANNUAL USE FEE 22/23 | |
| | | | 001.2200.4255 | 3,977.35 |
| | | | **Total :** | **3,977.35** |
| 85680 | 8/2/2022 | 002710 HERNANDEZ, KROONE & ASSOCIATES | TSI 22-001-JUN<br>TSI 22-001-JUN | |
| | | | 001.3200.4551 | 350.00 |
| | | | **Total :** | **350.00** |
| 85681 | 8/2/2022 | 000108 HIGH TECH SECURITY | BURG SYSTEMS - AUG<br>CORP YARD: BURGLAR ALARM MONITORING & | |
| | | | 004.8310.4066<br>COMM PARK: BURGLAR ALARM MONITORING & | 55.00 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85681 | 8/2/2022 | 000108 HIGH TECH SECURITY | (Continued) | |
| | | | 001.6000.4066<br>CITY HALL: BURGLAR ALARM MONITORING & | 55.00 |
| | | | 042.9510.4066<br>FIRE SYSTEM-AUG | 80.00 |
| | | | CORP YARD: FIRE ALARM MONITORING & | |
| | | | 004.8310.4066<br>LIBRARY: FIRE ALARM MONITORING & | 85.00 |
| | | | 001.6000.4066<br>YMCA: FIRE ALARM MONITORING & | 50.00 |
| | | | 001.6000.4066<br>POLICE: FIRE ALARM MONITORING & | 50.00 |
| | | | 001.2000.4066<br>FS#3: FIRE ALARM MONITORING & | 85.00 |
| | | | 028.2050.4066<br>FS#3: FIRE ALARM MONITORING & | 25.00 |
| | | | 029.2100.4066<br>CITY HALL: FIRE ALARM MONITORING & | 25.00 |
| | | | 042.9510.4066<br>CCTV SYSTEM-AUG | 50.00 |
| | | | CORP YARD: CCTV SYSTEM MAINTENANCE | |
| | | | 004.8310.4066<br>COMM PARK: CCTV SYSTEM MAINTENANCE-AUG | 25.00 |
| | | | 001.6000.4066<br>AURANTIA PARK: CCTV SYSTEM | 50.00 |
| | | | 001.6000.4066<br>CANYON OAKS: CCTV SYSTEM MAINTENANCE-AUG | 25.00 |
| | | | 016.8540.4066<br>CITY HALL: CCTV SYSTEM MAINTENANCE-AUG | 25.00 |
| | | | 042.9510.4066 | 25.00 |
| | | | Total : | **710.00** |
| 85682 | 8/2/2022 | 005671 HOME DEPOT CREDIT SERVICES | MILWAUKEE TOOLS | |
| | | | MILWAUKEE TOOLS<br>004.8310.4203 | 376.05 |
| | | | MILWAUKEE TOOLS | |
| | | | MILWAUKEE TOOLS<br>004.8310.4203 | 376.05 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85682 | 8/2/2022 | 005671 HOME DEPOT CREDIT SERVICES | (Continued) | | |
| | | | MILWAUKEE TOOLS | | |
| | | | MILWAUKEE TOOLS | | |
| | | | 004.8310.4203 | | 376.05 |
| | | | MILWAUKEE TOOLS | | |
| | | | MILWAUKEE TOOLS | | |
| | | | 004.8310.4203 | | 53.81 |
| | | | MILWAUKEE TOOLS | | |
| | | | MILWAUKEE TOOLS | | |
| | | | 004.8310.4203 | | -376.05 |
| | | | | Total : | **805.91** |
| 85683 | 8/2/2022 | 003673 JOHNSON CONTROLS, INC | YMCA: EMERGENCY CALL FOR PLUGGED DRAIN | | |
| | | | YMCA: EMERGENCY CALL FOR PLUGGED DRAIN | | |
| | | | 001.6000.4588 | | 1,359.25 |
| | | | LIB: HVAC#7 HP FILTER DRYER REPLACEMENT | | |
| | | | LIB: HVAC#7 HP FILTER DRYER REPLACEMENT | | |
| | | | 001.6000.4588 | | 2,159.13 |
| | | | | Total : | **3,518.38** |
| 85684 | 8/2/2022 | 000127 K & L HARDWARE | ST#3-MAINT SUPPLIES | | |
| | | | ST#3-MAINT SUPPLIES | | |
| | | | 028.2050.4070 | | 42.62 |
| | | | ST#3-MAINT SUPPLIES | | |
| | | | 029.2100.4070 | | 42.61 |
| | | | ST#1-MAINT SUPPLIES | | |
| | | | ST#1-MAINT SUPPLIES | | |
| | | | 028.2050.4070 | | 15.50 |
| | | | ST#1-MAINT SUPPLIES | | |
| | | | 029.2100.4070 | | 15.49 |
| | | | ST#3-MAINT. SUPPLIES | | |
| | | | ST#3-MAINT. SUPPLIES | | |
| | | | 028.2050.4070 | | 44.24 |
| | | | ST#3-MAINT. SUPPLIES | | |
| | | | 029.2100.4070 | | 44.24 |
| | | | ST#2-MAINT. SUPPLIES | | |
| | | | ST#2-MAINT. SUPPLIES | | |
| | | | 028.2050.4070 | | 32.62 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85684 | 8/2/2022 | 000127 K & L HARDWARE | (Continued) | | |
| | | | ST#2-MAINT. SUPPLIES | | |
| | | | 029.2100.4070 | | 32.62 |
| | | | BANNER ROPE | | |
| | | | BANNER ROPE | | |
| | | | 004.8310.4206 | | 101.34 |
| | | | LIBRARY CLEANING SUPPLIES | | |
| | | | LIBRARY CLEANING SUPPLIES | | |
| | | | 001.6000.4206 | | 9.89 |
| | | | | **Total :** | **381.17** |
| 85685 | 8/2/2022 | 000207 KONICA MINOLTA | COPIER MAINT-JUL | | |
| | | | COPIER MAINT-JUL | | |
| | | | 001.2000.4205 | | 25.98 |
| | | | | **Total :** | **25.98** |
| 85686 | 8/2/2022 | 005285 LA VERNE POWER EQUIPMENT INC | ME541-VALVE FOR CHAINSAW | | |
| | | | ME541-VALVE FOR CHAINSAW | | |
| | | | 028.2050.4245 | | 37.89 |
| | | | ME541-VALVE FOR CHAINSAW | | |
| | | | 029.2100.4245 | | 37.88 |
| | | | ME541-HANDLE FOR SAW | | |
| | | | ME541-HANDLE FOR SAW | | |
| | | | 028.2050.4245 | | 48.93 |
| | | | ME541-HANDLE FOR SAW | | |
| | | | 029.2100.4245 | | 48.93 |
| | | | | **Total :** | **173.63** |
| 85687 | 8/2/2022 | 001193 LIFE ASSIST, INC. | ST#1-MED GEAR CLEANING SUPPLIES | | |
| | | | ST#1-MED GEAR CLEANING SUPPLIES | | |
| | | | 030.8495.4349 | | 176.30 |
| | | | | **Total :** | **176.30** |
| 85688 | 8/2/2022 | 001404 LOWE'S | STREET REPAIR MATERIALS | | |
| | | | STREET REPAIR MATERIALS | | |
| | | | 004.8310.4206 | | 192.23 |
| | | | CORP YARD SUPPLIES | | |
| | | | CORP YARD SUPPLIES | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85688 | 8/2/2022 | 001404 LOWE'S | (Continued) | |
| | | | 004.8310.4206<br>DRILL DRIVER<br>DRILL DRIVER | 36.81 |
| | | | 016.8540.4206<br>HIT SUPPLIES<br>HIT SUPPLIES | 172.99 |
| | | | 001.6020.4206<br>COMPOST & STORM DRAIN SUPPLIES<br>COMPOST DAY SUPPLIES | 282.97 |
| | | | 001.4200.4250<br>STORM DRAIN SUPPLIES | 351.10 |
| | | | 001.4200.4665<br>POTHOLE REPAIR<br>POTHOLE REPAIR | 237.98 |
| | | | 004.8310.4206<br>PD: STEEL SHED<br>PD: STEEL SHED | 163.56 |
| | | | 001.2000.4075 | 1,638.19 |
| | | | **Total :** | **3,075.83** |
| 85689 | 8/2/2022 | 000155 NEW YORK LIFE | NEW YORK LIFE-AUG<br>NEW YORK LIFE-AUG | |
| | | | 001.1180<br>NEW YORK LIFE-AUG | 9.75 |
| | | | 004.1180<br>NEW YORK LIFE-AUG | 0.65 |
| | | | 041.1180<br>NEW YORK LIFE-AUG | 1.95 |
| | | | 070.1180 | 0.65 |
| | | | **Total :** | **13.00** |
| 85690 | 8/2/2022 | 000176 PRINCIPAL LIFE INSURANCE CO | PRINCIPAL - AUG<br>PRINCIPAL - AUG | |
| | | | 001.1200.3590<br>PRINCIPAL - AUG | 41.85 |
| | | | 001.1450.3590<br>PRINCIPAL - AUG | 62.30 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 85690 | 8/2/2022 | 000176 PRINCIPAL LIFE INSURANCE CO | (Continued) | |
| | | | 001.1600.3590 PRINCIPAL - AUG | 7.84 |
| | | | 001.1700.3590 PRINCIPAL - AUG | 87.67 |
| | | | 001.3200.3590 PRINCIPAL - AUG | 31.15 |
| | | | 001.4100.3590 PRINCIPAL - AUG | 112.76 |
| | | | 001.4200.3590 PRINCIPAL - AUG | 63.09 |
| | | | 001.4500.3590 PRINCIPAL - AUG | 46.34 |
| | | | 001.4600.3590 PRINCIPAL - AUG | 48.62 |
| | | | 001.6000.3590 PRINCIPAL - AUG | 16.75 |
| | | | 001.6020.3590 PRINCIPAL - AUG | 10.93 |
| | | | 004.8310.3590 PRINCIPAL - AUG | 107.60 |
| | | | 006.8400.3590 PRINCIPAL - AUG | 29.77 |
| | | | 010.3830.3590 PRINCIPAL - AUG | 31.32 |
| | | | 012.8500.3590 PRINCIPAL - AUG | 8.27 |
| | | | 016.8540.3590 PRINCIPAL - AUG | 8.27 |
| | | | 023.3890.3590 PRINCIPAL - AUG | 4.68 |
| | | | 024.8470.3590 PRINCIPAL - AUG | 0.86 |
| | | | 041.9500.3590 PRINCIPAL - AUG | 13.87 |
| | | | 042.9510.3590 PRINCIPAL - AUG | 28.07 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85690 | 8/2/2022 | 000176 PRINCIPAL LIFE INSURANCE CO | (Continued) | | |
| | | | 070.7000.3590 | | 28.72 |
| | | | PRINCIPAL - AUG | | |
| | | | 001.6010.3590 | | 16.23 |
| | | | | **Total :** | **806.96** |
| 85691 | 8/2/2022 | 006124 RAYZ TIRES AND WHEELS | SMALL BUS ASST PROG CSFRF/CLFRF-ARP | | |
| | | | SMALL BUS ASST PROG CSFRF/CLFRF-ARP | | |
| | | | 030.8495.4349 | | 7,500.00 |
| | | | | **Total :** | **7,500.00** |
| 85692 | 8/2/2022 | 005326 RP LANDSCAPE & IRRIGATION | PARKS LANDSCAPING MAINTENANCE-JUL | | |
| | | | MEMORIAL PARK LANDSCAPING-JUL | | |
| | | | 001.6000.4585 | | 400.00 |
| | | | POLICE STATION LANDSCAPING-JUL | | |
| | | | 001.2000.4585 | | 500.00 |
| | | | CITY HALL LANDSCAPING-JUL | | |
| | | | 042.9510.4585 | | 500.00 |
| | | | LIBRARY LANDSCAPING-JUL | | |
| | | | 001.6000.4585 | | 600.00 |
| | | | YMCA LANDSCAPING-JUL | | |
| | | | 001.6000.4585 | | 600.00 |
| | | | AURANTIA PARK LANDSCAPING-JUL | | |
| | | | 001.6000.4585 | | 933.00 |
| | | | CORP YARD LANDSCAPING-JUL | | |
| | | | 004.8310.4585 | | 400.00 |
| | | | COMMUNITY PARK LANDSCAPING-JUL | | |
| | | | 001.6000.4585 | | 3,691.00 |
| | | | CANYON OAK PARK LANDSCAPING-JUL | | |
| | | | 016.8540.4585 | | 356.00 |
| | | | CUNNINGHAM PARK LANDSCAPING-JUL | | |
| | | | 016.8540.4585 | | 453.00 |
| | | | SEELEY PARK LANDSCAPING-JUL | | |
| | | | 016.8540.4585 | | 299.00 |
| | | | OAK CREEK PARK LANDSCAPING-JUL | | |
| | | | 016.8540.4585 | | 556.00 |
| | | | | **Total :** | **9,288.00** |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85693 | 8/2/2022 | 004623 SAN BERNARDINO COUNTY, FIRE PROT | HAZMAT DISPOSAL | | |
| | | | HAZMAT DISPOSAL | | |
| | | | 001.4200.4596 | | 1,172.39 |
| | | | | Total : | **1,172.39** |
| 85694 | 8/2/2022 | 000204 SOCALGAS | STATION#2-JUL | | |
| | | | STATION#2-JUL | | |
| | | | 028.2050.4020 | | 30.54 |
| | | | STATION#2-JUL | | |
| | | | 029.2100.4020 | | 30.53 |
| | | | STATION#3-JUL | | |
| | | | STATION#3-JUL | | |
| | | | 028.2050.4020 | | 36.71 |
| | | | STATION#3-JUL | | |
| | | | 029.2100.4020 | | 36.70 |
| | | | STATION #1-JUL | | |
| | | | STATION #1-JUL | | |
| | | | 028.2050.4020 | | 35.87 |
| | | | STATION #1-JUL | | |
| | | | 029.2100.4020 | | 35.87 |
| | | | POLICE-JUL | | |
| | | | POLICE-JUL | | |
| | | | 001.2000.4020 | | 2,160.77 |
| | | | | Total : | **2,366.99** |
| 85695 | 8/2/2022 | 000208 STAPLES CREDIT PLAN | OFFICE SUPPLIES | | |
| | | | OFFICE SUPPLIES | | |
| | | | 001.6020.4200 | | 34.01 |
| | | | VARIOUS OFFICE SUPPLIES | | |
| | | | VARIOUS OFFICE SUPPLIES | | |
| | | | 001.3200.4200 | | 181.64 |
| | | | EXEMPT PER SB1383 SMEAD FASTENER FILE | | |
| | | | 001.3200.4200 | | 58.17 |
| | | | 3X3 30% RECYCLED NOTES POST-IT SUPER | | |
| | | | 001.3200.4200 | | 31.78 |
| | | | 30% RECYCLE STAPLES LETTER FILE FOLDER | | |
| | | | 001.3200.4200 | | 13.24 |
| | | | 30% RECYCLE STAPLES LEGAL FILE FOLDER | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85695 | 8/2/2022 | 000208 STAPLES CREDIT PLAN | (Continued) | | |
| | | | 001.3200.4200<br>100% RECYCLED TRU RED NOTEPADS | | 38.77 |
| | | | 001.3200.4200<br>OFFICE SUPPLIES | | 42.56 |
| | | | OFFICE SUPPLIES<br>001.4200.4200 | | 407.73 |
| | | | | **Total :** | **807.90** |
| 85696 | 8/2/2022 | 001993 STATE WATER RESOURCE CONTROL | SDR17001 DIF WATER DISCHARGE PERMIT APP | | |
| | | | SDR17001 DIF WATER DISCHARGE PERMIT APP<br>007.8330.6600 | | 2,417.00 |
| | | | | **Total :** | **2,417.00** |
| 85697 | 8/2/2022 | 004920 TKE ENGINEERING | BRG04004A CE DIF REG NON PART-JUN | | |
| | | | BRG04004A CE DIF REG NON PART-JUN<br>007.8330.6813 | | 5,746.57 |
| | | | | **Total :** | **5,746.57** |
| 85698 | 8/2/2022 | 004920 TKE ENGINEERING | BRG12001 DIF PM NON PART APR-MAY | | |
| | | | BRG12001 DIF PM NON PART APR-MAY<br>007.8330.6813 | | 1,265.00 |
| | | | | **Total :** | **1,265.00** |
| 85699 | 8/2/2022 | 004920 TKE ENGINEERING | SIG 21-002 CM DIF LOC-JUN | | |
| | | | SIG 21-002 CM DIF LOC-JUN<br>007.8330.6550 | | 312.50 |
| | | | | **Total :** | **312.50** |
| 85700 | 8/2/2022 | 001098 TY LIN INTERNATIONAL | ENR19002: SNRC CROSSING CITY CREEK STRUC | | |
| | | | ENR19002: SNRC CROSSING CITY CREEK<br>001.3200.4551 | | 1,080.00 |
| | | | | **Total :** | **1,080.00** |
| 85701 | 8/2/2022 | 000226 UNUM LIFE INSURANCE | LONG TERM DISABILITY-JUL | | |
| | | | LONG TERM DISABILITY-JUL<br>001.1180 | | 626.69 |
| | | | LONG TERM DISABILITY-JUL<br>004.1180 | | 58.23 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85701 | 8/2/2022 | 000226 UNUM LIFE INSURANCE | (Continued) | | |
| | | | LONG TERM DISABILITY-JUL | | |
| | | | 006.1180 | | 18.50 |
| | | | LONG TERM DISABILITY-JUL | | |
| | | | 010.1180 | | 37.00 |
| | | | LONG TERM DISABILITY-JUL | | |
| | | | 041.1180 | | 25.52 |
| | | | LONG TERM DISABILITY-JUL | | |
| | | | 070.1180 | | 55.13 |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | 001.1180 | | 620.50 |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | 004.1180 | | 58.23 |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | 006.1180 | | 18.50 |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | 010.1180 | | 37.00 |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | 041.1180 | | 25.52 |
| | | | LONG TERM DISABILITY-AUG | | |
| | | | 070.1180 | | 55.13 |
| | | | | **Total :** | **1,635.95** |
| 85702 | 8/2/2022 | 005337 VAN LANT & FANKHANEL, LLP | CITY AUDIT 21/22 | | |
| | | | CITY AUDIT 21/22 | | |
| | | | 001.1700.4510 | | 11,000.00 |
| | | | | **Total :** | **11,000.00** |
| 85703 | 8/2/2022 | 000231 VISTA PAINT CORP | PAINT | | |
| | | | PAINT | | |
| | | | 001.6010.4206 | | 694.39 |
| | | | | **Total :** | **694.39** |
| 85704 | 8/2/2022 | 000233 WAXIE SANITARY SUPPLY | PD: JANITORIAL SUPPLIES | | |
| | | | 40% RECYCLED BIGFOLD TOWELS | | |
| | | | 001.2000.4055 | | 255.65 |
| | | | 50% RECYCLED KLEENEX SLIMFOLD TOWELS | | |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | | Amount |
|---|---|---|---|---|---|
| 85704 | 8/2/2022 | 000233 WAXIE SANITARY SUPPLY | (Continued) | | |
| | | | 001.2000.4055 | | 128.82 |
| | | | 50% RECYCLED APC ECO GREEN PLY TISSUE | | |
| | | | 001.2000.4055 | | 355.75 |
| | | | | Total : | **740.22** |
| 85705 | 8/2/2022 | 000237 WILLDAN ASSOCIATES | STR 11-005 MSRI CON SUP-JUN | | |
| | | | STR 11-005 MSRI CON SUP-JUN | | |
| | | | 017.8350.6530 | | 1,088.22 |
| | | | STR 11-006 MSRI CON SUP-JUN | | |
| | | | STR 11-006 MSRI CON SUP-JUN | | |
| | | | 017.8350.6530 | | 896.41 |
| | | | ICH17004 PM IVDA AGMT-JUN | | |
| | | | ICH17004 PM IVDA AGMT-JUN | | |
| | | | 027.8490.6813 | | 1,200.00 |
| | | | | Total : | **3,184.63** |
| 1002168648 | 8/2/2022 | 000004 PUBLIC EMPLOYEE RETIREMENT SYS | PERS HEALTH - AUG | | |
| | | | PERS HEALTH - AUG | | |
| | | | 001.1150 | | 11,264.36 |
| | | | PERS HEALTH - AUG | | |
| | | | 004.1150 | | 1,683.85 |
| | | | PERS HEALTH - AUG | | |
| | | | 006.1150 | | 501.70 |
| | | | PERS HEALTH - AUG | | |
| | | | 010.1150 | | 1,131.35 |
| | | | PERS HEALTH - AUG | | |
| | | | 012.1150 | | 192.96 |
| | | | PERS HEALTH - AUG | | |
| | | | 016.1150 | | 192.96 |
| | | | PERS HEALTH - AUG | | |
| | | | 041.1150 | | 323.07 |
| | | | PERS HEALTH - AUG | | |
| | | | 070.1150 | | 308.37 |
| | | | PERS HEALTH - AUG | | |
| | | | 001.1450.3511 | | 69.61 |
| | | | PERS HEALTH - AUG | | |
| | | | 041.9500.3515 | | 2,200.00 |

Bank code : wfb

| Voucher | Date | Vendor | Description/Account | Amount |
|---|---|---|---|---|
| 1002168648 | 8/2/2022 | 000004 | 000004 PUBLIC EMPLOYEE RETIREMENT S (Continued) | |
| | | | Total : | 17,868.23 |
| 48 Vouchers for bank code : wfb | | | Bank total : | 149,074.67 |
| 48 Vouchers in this report | | | Total vouchers : | 149,074.67 |

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

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

**SUBJECT:** Treasurer's Report for June 2022

**RECOMMENDATION:** City Council to receive and file the Treasurer's Report for June 2022

**FISCAL IMPACT:** Cash and Investments:

| | |
|---|---|
| General Fund | $11,195,285.73 |
| Special Revenue Funds | $37,293,307.14 |
| Internal Service Funds | $ 4,432,282.48 |
| Capital Projects Funds | $18,797,437.66 |
| Agency Funds | $ 2,305,401.62 |
| Housing Authority Fund | $ 3,662,707.25 |
| SARDA Funds | $ 3,570,965.16 |

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

**BACKGROUND:** Increases in the checking account were due to revenues received plus funds wired from LAIF and CAMP. Decreases in the checking account were a result of payments to vendors, payroll and funds wired to LAIF, CAMP and U.S. Bank.

Increases in the fiscal agent accounts (US Bank) resulted from interest and bond payment receipt. Decreases resulted in vendor payments and debt service payments.

Increases in the CAMP account were due to interest received. Decreases were a result of funds being wired to the city's checking account primarily for payment of public works projects.

The maximum limit on regular accounts is $65M.

Approved _____ Motion _____ Second _____ Agenda Item No. 5

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

**CITY OF HIGHLAND**
**Treasurer's Report**
**as of June 30, 2022**

**CASH AND BANK ACCOUNTS:**

| | |
|---|---|
| Cash on Hand-Office Petty Cash & Change Fund Accounts | 1,150.00 |
| Wells Fargo Checking Account | 27,069,600.72 |
| Citizens Business Bank Escrow Account (All American Asphalt) | 98,270.99 |

| DESCRIPTION | MATURITY PERIOD | YIELD | PAR VALUE | ORIGINAL COST |
|---|---|---|---|---|
| **INVESTMENTS: LOCAL GOVERNMENT INVESTMENT POOLS** | | | | |
| **California Treasurer's Local Agency Investment Fund (LAIF)** | n/a | 0.861% | | |
| General Fund | | | 4,588,302.73 | |
| Special Revenue Funds | | | 18,136,775.00 | |
| Internal Service Funds | | | 4,538,990.00 | |
| Capital Projects Funds | | | 13,509,998.00 | |
| Total City LAIF Funds | | | | 40,774,065.73 |
| Housing Authority Fund | | | 3,557,844.80 | |
| Total Housing Authority LAIF Funds | | | | 3,557,844.80 |
| **Total LAIF Funds** | | | | 44,331,910.53 |

1) Maximum limits on accounts are $65M City and $65M Housing Authority.
2) Quarterly interest earnings are deposited directly to accounts.
3) Funds are available within 24 hours or less depending on time of wire.
4) Pooled Money Investment Board Report dated May 2022 is on-line for listing of investments.
5) Market Value is based on the June 30, 2022 applicable percentage of 0.987125414
6) Market Value is $43,761,155.54 ($44,331,910.53 x 0.987125414).

| | | | | |
|---|---|---|---|---|
| **California Asset Management Program (CAMP)** | n/a | 1.140% | | |
| General Fund | | | 132,083.75 | |
| Special Revenue Funds | | | 1,557,912.00 | |
| Capital Projects Funds | | | 5,713,920.00 | |
| **Total CAMP Funds** | | | | 7,403,915.75 |
| **INVESTMENTS: FISCAL AGENT ACCOUNTS** | | | | |
| **US Bank Corporate Trust Services (Community Facilities Districts)** | | | | |
| **Community Facilities District (CFD) 90-1** | | | | |
| Administrative Expense Fund #128262-011 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | 99,167.48 | 99,167.48 |
| Fire Protection Expense Fund #128262-012 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | 496,527.68 | 496,527.68 |
| Police Protection Expense Fund #128262-013 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | 183,647.27 | 183,647.27 |
| **Community Facilities District (CFD) 2001-1** | | | | |
| Special Tax Fund #217795000 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | 354,840.67 | 354,840.67 |
| Interest Account #217795001 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | - | - |
| Principal Account #217795002 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | - | - |
| Administrative Expense Account #217795003 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0AP6 | n/a | 0.00% | 25,718.71 | 25,718.71 |
| **Community Facilities District (CFD) 2007-1** | | | | |
| Administrative Expense Fund #260722000 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0390 | n/a | 0.00% | 11,004.64 | 11,004.64 |
| Fire Expense Fund #260722001 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0390 | n/a | 0.00% | 25,104.37 | 25,104.37 |
| Police Expense Fund #260722002 | | | | |
| US Bank Money Market Account CUSIP #8AMMF0390 | n/a | 0.00% | 9,285.69 | 9,285.69 |
| **TOTAL INVESTMENTS US BANK (COMMUNITY FACILITIES DISTRICTS)** | | | | 1,205,296.51 |

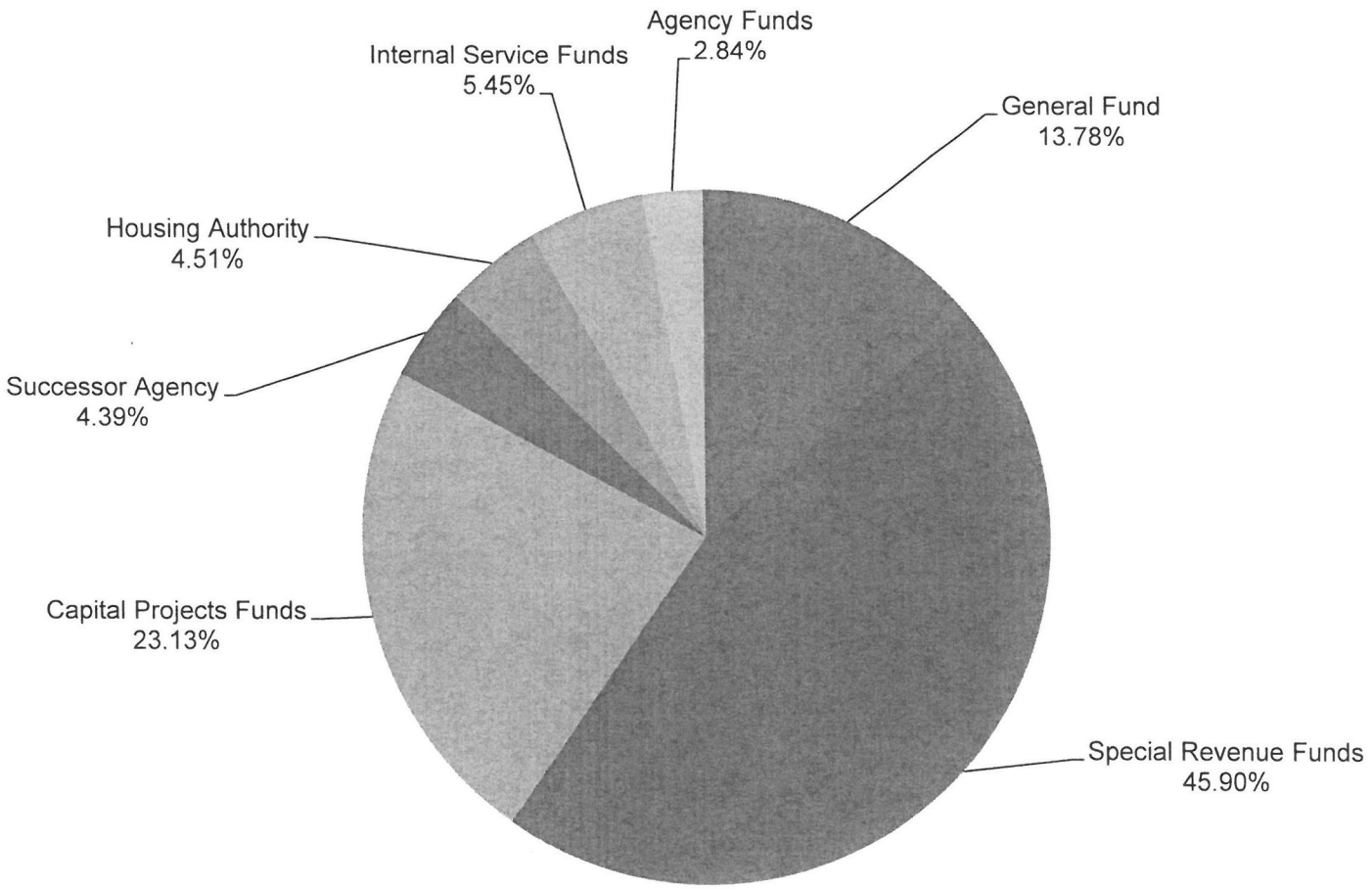
| DESCRIPTION | MATURITY PERIOD | YIELD | PAR VALUE | ORIGINAL COST |
|---|---|---|---|---|
| **INVESTMENTS: FISCAL AGENT ACCOUNTS (continued)** | | | | |
| **US Bank Corporate Trust Services (SARDA)** | | | | |
| **2004B Tax Allocation Refunding Bonds** | | | | |
| Special Fund 786709001 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 1.11% | 54.93 | 54.93 |
| Interest Fund 786709002 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 0.00% | - | - |
| Principal Fund 786709003 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 0.00% | - | - |
| Reserve Fund 786709004 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 1.12% | 176,424.30 | 176,424.30 |
| **2015A Tax Allocation Refunding Bonds** | | | | |
| Special Fund 268777000 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 1.11% | 45.99 | 45.99 |
| Interest Fund 268777001 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 0.00% | 0.01 | 0.01 |
| Principal Fund 268777002 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 0.00% | - | - |
| Reserve Fund 268777004 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 1.12% | 957,205.02 | 957,205.02 |
| Expense Account 268777006 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 1.12% | 13,508.88 | 13,508.88 |
| **2017 Tax Allocation Refunding Bonds** | | | | |
| Debt Service Fund 259928000 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 1.17% | 3.41 | 3.41 |
| Interest Fund 259928001 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 0.00% | - | - |
| Principal Fund 259928002 | | | | |
| Federated Treasury Obligations CUSIP #60934N872 | n/a | 0.00% | - | - |
| **TOTAL INVESTMENTS US BANK (SARDA)** | | | | 1,147,242.54 |
| **TOTAL CASH AND INVESTMENTS** | | | | **81,257,387.04** |

All investments are placed in accordance with City of Highland's Investment Policy and Guidelines. The above summary provides sufficient cash flow liquidity to meet the next six month's estimated expenditures. This report is in accordance with Government Code Section 53646.

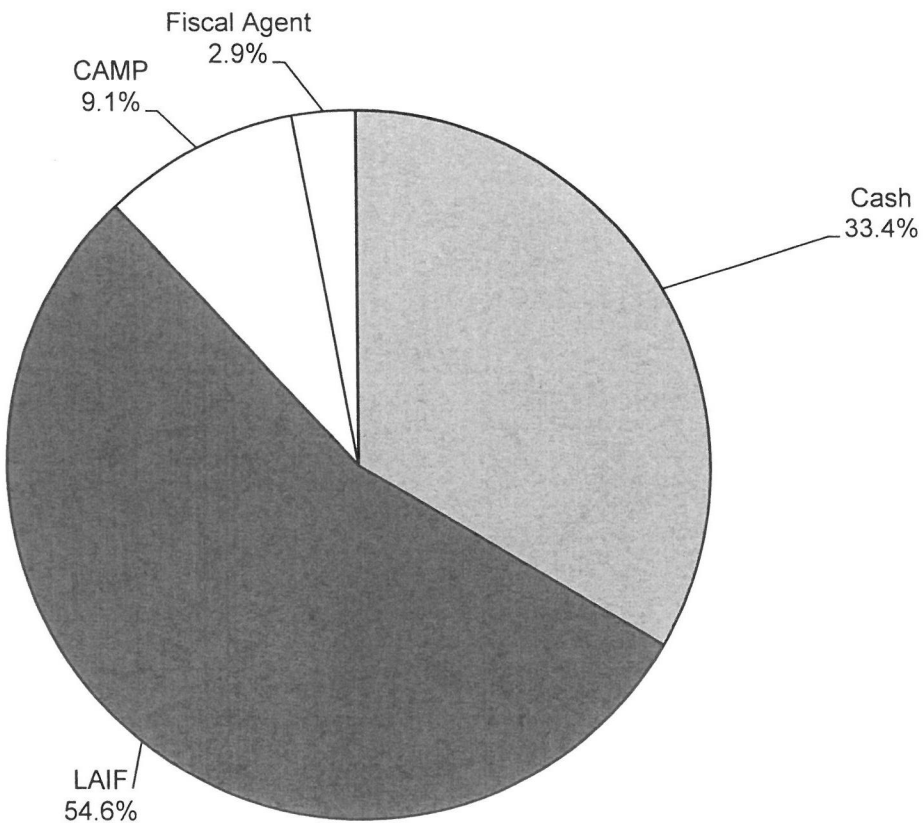
SIGNED: _____
Joseph A. Hughes
CITY MANAGER

SIGNED: _____
Chuck Dantuono
DIRECTOR OF ADMINISTRATIVE SERVICES/CITY TREASURER

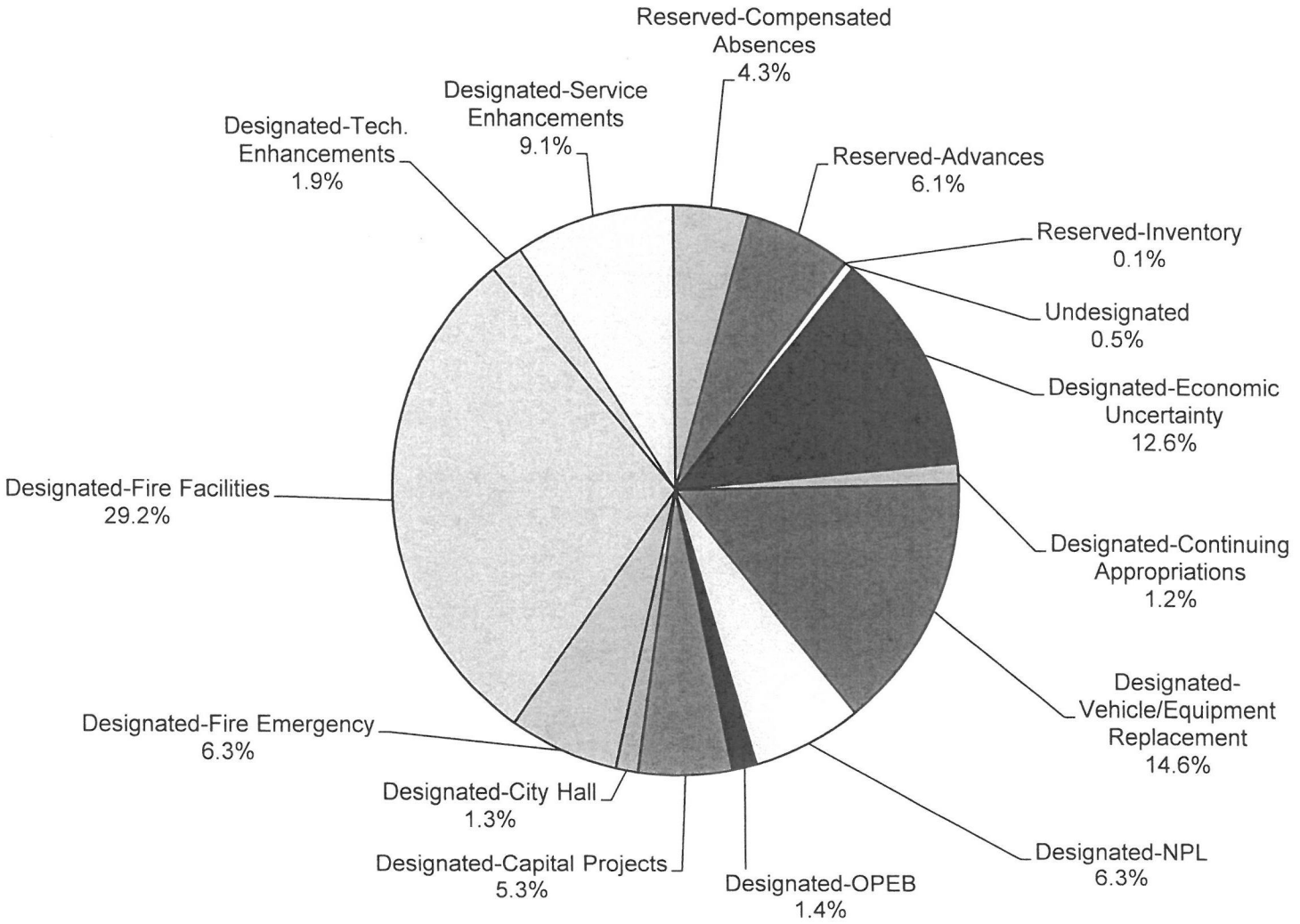
# Cash & Investments



# Treasurer's Report



# General Fund Reserves



# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**PREPARED BY:** Betty Hughes, MMC, City Clerk

**REVIEWED BY:** Chuck Dantuono, Director of Administrator Services/City Treasurer
Shawna Bryant, George Hills Company, Claims Adjusters

**SUBJECT:** Claim Consideration – Anthony Serrano

**RECOMMENDATION:** George Hills Company recommends the City Council reject the claim.

**BACKGROUND:** The Claim was received in the City Clerk's Office on July 28, 2022. It was then sent to the City's claim adjuster, George Hills Company, who is recommending the claim be rejected.

C:\MyFiles\WPDATA\StaffReports\cc special STF.wpd

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

B Hughes
City Clerk

City Manager

GEORGE HILLS
*Our minds over your matters.*

August 01st, 2022

Anthony Serrano
7517 Mr McDuffs Way

| RE: | | |
|---|---|---|
| | Client: | City of Highland |
| | Claim Number: | GHC0045418 |
| | Date of Loss: | 02/03/2022 |
| | Claimant: | Serrano, Anthony |

Dear Ms. Hughes:

We have reviewed the above captioned claim and request that you take the action indicated below:

- **Please issue a standard rejection to commence the statute of limitations.**

Please provide us with a copy of the notice once sent.
Should you have any questions, please feel free to contact the undersigned.

Kindest Regards,
*Shawna Bryant*

**Shawna Bryant**
George Hills Company, Inc.
Shawna Bryant
Claims Adjuster
Direct Dial: (916) 352-7799
Email: Shawna.bryant@georgehills.com

City of
HIGHLAND
Inc. 1987

July 29, 2022

Patti Schneiders
Claims Processor
Rancho Cordova Office
PO Box 278
Rancho Cordova, CA 95741

Re: Claimant(s): Anthony Serrano
Incident Date: February 3, 2022

Dear Patti:

Enclosed is a copy of a Claim received and filed in the Office of the City Clerk on July 28, 2022, on behalf of the above referenced claimant(s). Please review and advise this office on the appropriate action to be taken. This item will be tentatively scheduled for the City Council regular meeting of Tuesday, August 9, 2022, pending your recommendation.

If you have any questions, please contact Chuck Dantuono at (909) 864-6861, ext. 224 or myself at ext. 226.

Sincerely,

*Betty Hughes*

Betty Hughes, MMC
City Clerk

cc: Joseph Hughes, City Manager
Chuck Dantuono, Director of Administrative Services
Maricela Marroquin, City Attorney

claims/george hills letters/gh serrano ltr.docx

**Mayor** Larry McCallon | **Mayor Pro Tem** Penny Lilburn | **City Council** Jesse Chavez | **City Council** Anaeli Solano | **City Council** John P. Timmer | **City Manager** Joseph A. Hughes

27215 Base Line • Highland, CA 92346
Tel: 909.864.6861 • Fax: 909.862.3180 • www.cityofhighland.org

Do not write in this space.
For office use only:

RECEIVED
JUL 28 2022
CITY OF HIGHLAND

Received:

By: Lissette Nock

☐ Mail ☒ In person

**CLAIM AGAINST THE CITY OF HIGHLAND**
(For damages to persons or personal property)

A claim must be filed with the City Clerk within 180 days after which the incident or event occurred. Be sure your claim is against the City of Highland and not another public entity. Where space is insufficient, please use additional paper and identify information by paragraph number. Completed claims must be mailed or delivered to:

CITY CLERK, CITY OF HIGHLAND
27215 BASE LINE
HIGHLAND CA 92346
(909) 864-6861, ext. 226

**WARNING: IT IS A CRIMINAL OFFENSE TO FILE A FALSE CLAIM, PENAL CODE S72; INSURANCE CODE S556.1.**

**NOTICE: PER GOVERNMENT CODE SECTION 910.4, THIS FORM MUST BE USED IN ORDER TO COMPLY WITH SECTIONS 910 AND 910.2 OF THE GOVERNMENT CODE.**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HIGHLAND:

The undersigned respectfully submits the following claim and information relative to damage to persons and/or personal property:

1. Name of Claimant ANTHONY SERRANO

   a. Complete Address of Claimant, including City, State and Zip Code:
   7517 Mr. McDUFF'S WAY
   HIGHLAND, CA 92346

   b. Phone Number (909) 496-4733

   c. Date of Birth 2-11-1951

d. Driver's License/State Identification Card Number:

Issued by which State: CALIFORNIA

✓ Driver's License _____ Identification Card

Expiration Date: 2-11-2023

2. Name, telephone and address to which claimant desires notices to be sent, if other than above:

3. Occurrence or event from which the claim arises:

a. Date of occurrence 1-3-2022

b. Time of occurrence 9:42 AM

c. Place of occurrence (Exact and specific location)

INTERSECTION WEBSTER STREET AND KANE COURT IN HIGHLAND, CA.

d. How and under what circumstances did damage or injury occur? Specify the particular occurrence, event, act or omission you claim caused the injury or damage (use additional paper if necessary).

LARGE POTHOLE (SEE EXHIBITS) CITY CONDUCTING 8-WEEK TEARDOWN RESURFACING OF WEBSTER ST.

e. What particular action by the City, or its employees, caused the alleged damage or injury?

CITY DID NOT POST ANY SIGNAGE TO WARN DRIVERS OF POTHOLES IN ROAD.

4. A general description of the indebtedness, obligation, injury, damage or loss incurred so far as it may be known at the time of presentation of the claim. If there were no injuries, state "no injuries".

DAMAGES TOTAL # 188.29 PAID AND ANOTHER $2,099.20 (SEE EXHIBIT #1) PLUS ANOTHER ESTIMATED $600 FOR BROKEN 20" CHROME TIRE RIM (CHROMO COLOR).

5. Give the name(s) of the City employee(s) causing the damage or injury:

CITY DEPARTMENT RESPONSIBLE FOR MANAGING CONTRACTOR MAKING 8-WEEK REPAIRS TO WEBSTER/KANE COURT STREETS.

6. Name and address of any other person injured:

N/A

7. Name and address of the owner of any damaged property:

N/A

8. Damages Claimed:

a. Amount claimed as of this date: $ 188.29

b. Estimate amount of future costs: $ 2,699.00

c. Total amount claimed: $ 2,887.29

d. Basis for computation of amounts claimed. **Include copies of all bills, invoices, estimates, etc.**:

SEE EXHIBIT #1

9. Names and addresses of all witnesses, hospitals, doctors, etc.

a. MANUEL GRADILLAS

b. 940 W. OLIVE STREET

c. SAN BERNARDINO, CA 92411

(b) FIRESTONE COMPLETE AUTO CARE

e. 4199 MARKET STREET
RIVERSIDE, CA 92501-3543

10. Any additional information which might be helpful in considering this claim:

COPY OF CITY'S FILE APROVAL OF CONTRACT AND CLOSE OUT REPORT FOR 8-WEEK WORK PERFORMED ON WEBSTER/KANAE COURT STREETS.

**WARNING: IT IS A CRIMINAL OFFENSE TO FILE A FALSE CLAIM, PENAL CODE S72; INSURANCE CODE S556.1.**

**I have read the matters and statements made in the above claim and I know the same to be true of my own knowledge, except as to those matters stated upon information or belief as to such matters I believe the same to be true. I certify under penalty of perjury that the foregoing is true and correct.**

Signed at: HIGHLAND, CA
City and State

Date: 7-28-2022

Signature of Claimant

ANTHONY SERRANO
Printed name of person signing above

EXHIBIT #1

Retail Invoice
191520
Printed on 03/27/2022

Firestone since 1926 COMPLETE AUTO CARE™

Store# 011061
In: 03/27/22 12:52PM
Out: 03/27/22 03:45PM

www.FirestoneCompleteAutoCare.com
FINAL INVOICE

Business License: REG#ARD222531
EPA#CAL000365884

Cust Status: Vehicle towed in Appt: No

4199 MARKET ST, RIVERSIDE, CA. 92501-3543 - 951.686.4465

Service Advisor: 1 TIMOTHY

Customer Details:
SMITH, NANCY
7517 MR MCDUFFS WAY

HIGHLAND, CA 92346-3875
909.496.4733 xanth

Wheel Lock:

Alt. Auth. Name & Phone:
N/A

Technician: 12 ORLANDO

Vehicle Details:
2005 GMC YUKON DENALI

6.0L V8 FI GAS VIN U OHV
VIN #:
LIC #: 5LJY538 CA [BLUE].
MILEAGE: 320,699

| Description | Rev Hist /Article # | ID | Qty | Unit Price | Extended Price | Job Total |
|---|---|---|---|---|---|---|
| **CAR CARE PACKAGE** | | 01 | | | | 9.99 |
| No Parking Brakes | | | | | | |
| Battery Test Results:Your battery is measuring within the manufacturer's specification for required CCA. Your battery has sufficient power and should reliably start the vehicle. You're recommended to have your battery tested after 90 days. | | | | | | |
| Check Alignment because of Tire Wear | | | | | | |
| **PKG: 01 COMPLETE VEHICLE INSPECTION** | | | | | | |
| VEHICLE INSPECTION | 7028789 | 12NN | 1 | 21.99 | 21.99 | |
| CVI - See attached for details on the Complete Vehicle Inspection | | | | | | |
| **PKG: 02 TIRE ROTATION W/ OTHER SERVICES** | | | | | | |
| TIRE ROTATION - NO CHARGE | 7001119 | 12NN | 1 | N/C | N/C | |
| Rotate the vehicle's tires to a new location on the vehicle using accepted trade standards regarding vehicle and tire type | | | | | | |
| **PKG: 03 ELECTRONIC BATTERY CHECK** | | | | | | |
| ELECTRONIC BATTERY CHECK | 7002909 | 12NN | 1 | N/C | N/C | |
| **PKG: 04 TIRE AIR PRESSURE CHECK** | | | | | | |
| TIRE AIR PRESSURE CHECK | 7002937 | 12NN | 1 | N/C | N/C | |
| LBR-DISC DISCOUNT - LABOR | 7004302 | 12N | -1 | 12.00 | -12.00 | |
| **ACCESSORIES** | 1 | 01 | | | | 168.59 |
| 924-305 924-305 PARKING BRAKE RE | 7030260 | 12TN | 1 | 110.99 | 110.99 | |
| REMOVE & REPLACE PARKING BRAKE RELEASE CABLE | 7003348 | 12NN | 1 | 57.60 | 57.60 | |

**ORDER NOTES**

E BRAKE CABLE BROKE
REAR AIR SHOCKS NOT WORKING
To comply with the California Air Resources Board, We will check and adjust your vehicles tire pressures.
Actual Measured Tire Pressures (PSI): LF-30 RF-30, LR-30, RR-30.

***All parts are new unless otherwise specified.***

Payment History:
American Express 3004 188.29 888398 Sale
MID: 222220326867
Term: 0001 Card Inserted
AID:A000000025010801 PIN NOT VERIFIED
Total Tendered 188.29

**Summary:**

| | |
|---|---|
| Parts | 110.99 |
| Labor | 67.59 |
| Shop Supplies | 0.00 |
| Sub-Total | 178.58 |
| Tax (8.75%) | 9.71 |
| Total | $188.29 |

Information on service warranty, maintenance, and safety can be located at
https://www.firestonecompleteautocare.com/maintain/service-warranty-options/



Inv1_WP 12.09.2020.102

**WORK ORDER #**
191520

Printed on 03/27/2022

**FIRESTONE COMPLETE AUTO CARE**
**4199 MARKET ST**
**RIVERSIDE, CA. 92501-3543**

SERVICE ADVISOR
01 TIMOTHY
951.686.4465

SMITH, NANCY
7517 MR MCDUFFS WAY
HIGHLAND, CA 92346-3875
909.496.4733 xanth

2005 GMC YUKON DENALI [BLUE]
6.0L V8 FI GAS VIN U OHV
**LIC #** 5LJY538 CA **VIN #**
**IN** 03/27/22 12:52PM **MILEAGE** 320,699

Store # 011061

***Recommended Services not Authorized by Customer***

REG#ARD222531,
EPA#CAL000365884

| Status | Description | Qty | Unit Price Parts | Unit Price Labor | Extended Price Job Total | Extended Price Cat. Total | Total |
|---|---|---|---|---|---|---|---|
| Recmd | **BRAKING SYSTEM - VEHICLE SPECIFIC** | | | | **677.59** | | |
| | 54-74826 54-74826 POWER BOOSTER N | 1 | 259.99 | 0.00 | | | |
| | DIAGNOSIS ANTI-LOCK BRAKE SYSTEM | 1 | 0.00 | 144.00 | | | |
| | REMOVE & REPLACE POWER BRAKE BOOSTER | 1 | 0.00 | 273.60 | | | |
| Recmd | **TPMS DIAGNOSTICS** | | | | **49.99** | | |
| | TPMS DIAGNOSTICS LABOR | 1 | 0.00 | 49.99 | | | |
| Recmd | **STEERING & SUSPENSION** | | | | **1,290.16** | | |
| | K6534 IDLER ARM | 1 | 223.99 | 0.00 | | | |
| | K6536 PITMAN ARM | 1 | 226.99 | 0.00 | | | |
| | REMOVE & REPLACE IDLER ARM | 1 | 0.00 | 129.60 | | | |
| | REMOVE & REPLACE PITMAN ARM | 1 | 0.00 | 273.60 | | | |
| | ES3488 TIE ROD END | 2 | 109.99 | 0.00 | | | |
| | REMOVE & REPLACE TIE ROD END | 1 | 0.00 | 216.00 | | | |
| | **System Failure - Required ==========>** | | | | | **2,017.74** | **2,017.74** |

| | |
|---|---|
| **Recommended Parts:** | **930.95** |
| **Labor:** | **1,086.79** |
| **Subtotal:** | **2,017.74** |
| **Shop Supplies:** | **0.00** |
| **Tax (8.75%):** | **81.46** |
| **Total:** | **2,099.20** |

THESE PRICES ARE VALID FOR 30 DAYS
Labor charges are based on 'Menu Items' of a predetermined amount or the flat rate charged per the Mitchell Labor Manual @ Skill Rate.
ALL PARTS ARE NEW UNLESS NOTED OTHERWISE

Retail Invoice
191520
Printed on 03/27/2022

Firestone since 1926 COMPLETE AUTO CARE™

Store# 011061
In: 03/27/22 12:52PM
Out: 03/27/22 03:45PM

www.FirestoneCompleteAutoCare.com
FINAL INVOICE

Business License: REG#ARD222531
EPA#CAL000365884

Cust Status: Vehicle towed in Appt: No

4199 MARKET ST, RIVERSIDE, CA. 92501-3543 - 951.686.4465

I acknowledge notice and oral approval of a change in the original estimated price.

Signature or Initials

| Revision History: | Rev Amt | Total Amt |
|---|---|---|
| 0) 03/27/2022 12:53PM | | 9.99 ORIGINAL REQUEST |
| 1) 03/27/2022 03:10PM | 178.30 | 188.29 SMITH 909.496.4733 Ext.anth |

Declined Work:
BRAKING SYSTEM - VEHICLE SPECIFIC
TPMS DIAGNOSTICS
STEERING & SUSPENSION

WE SUPPORT PROFESSIONAL CERTIFICATION
AUTOMOTIVE SERVICE EXCELLENCE

I have received the above goods and/or services. If this is a credit card purchase, I agree to pay and comply with my cardholder agreement with the issuer.

Customer Signature

MOTORIST ASSURANCE PROGRAM
BUILDING TRUST THROUGH STANDARDS

**HOW ARE WE DOING?**
Tell us about your experience today!
Complete a 4-minute survey for a chance to win one of ten $50 gift cards each month!
Visit www.FirestoneSurvey.com within 4 days and enter Code 011061-191520



Information on service warranty, maintenance, and safety can be located at
https://www.firestonecompleteautocare.com/maintain/service-warranty-options/

EXHIBIT #2

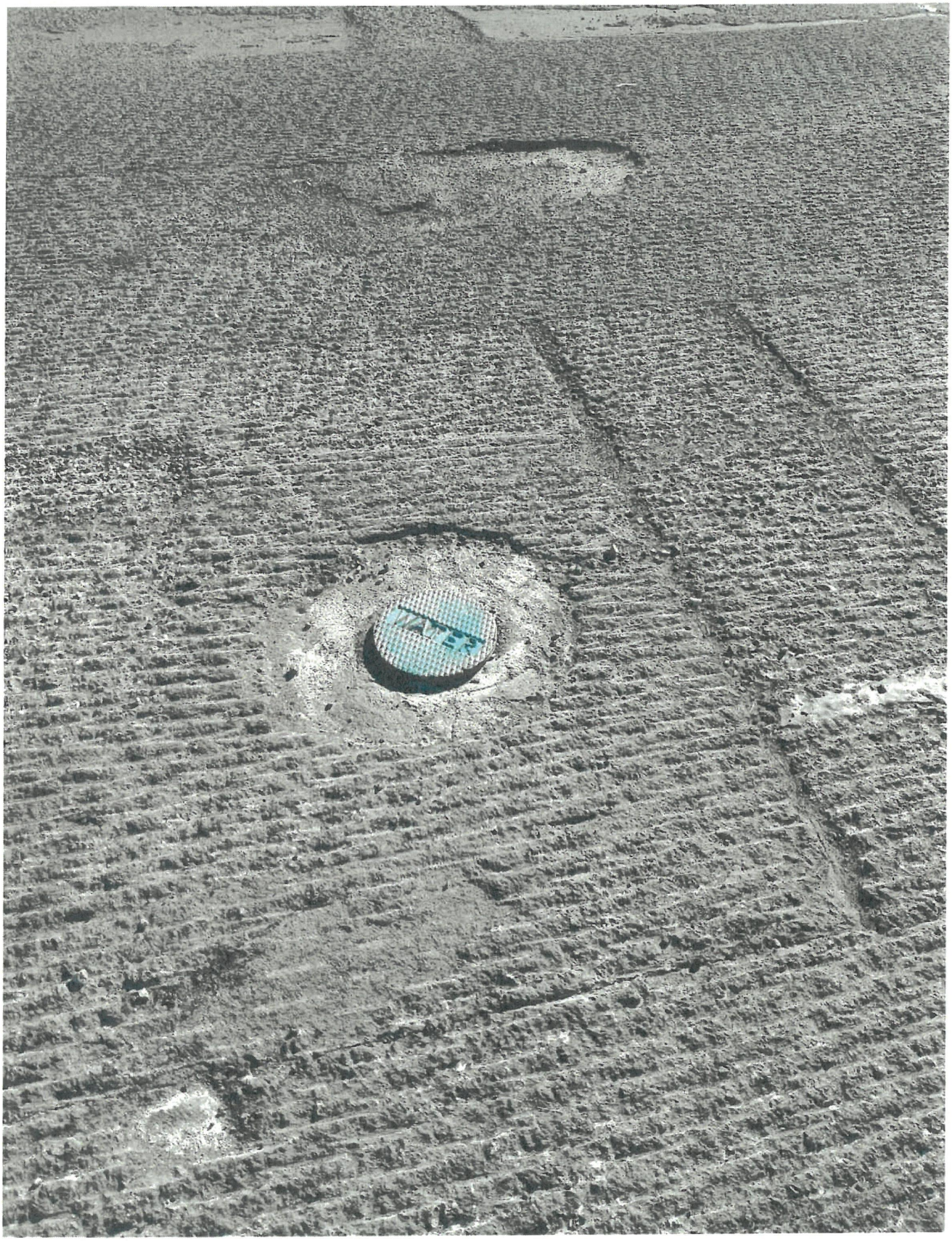

WATER

EXHIBIT #3


STOP
SCHOOL
SPEED LIMIT
25

EXHIBIT #4


WHEN
CHILDREN
ARE PRESENT

EXHIBIT #5



EXHIBIT #6

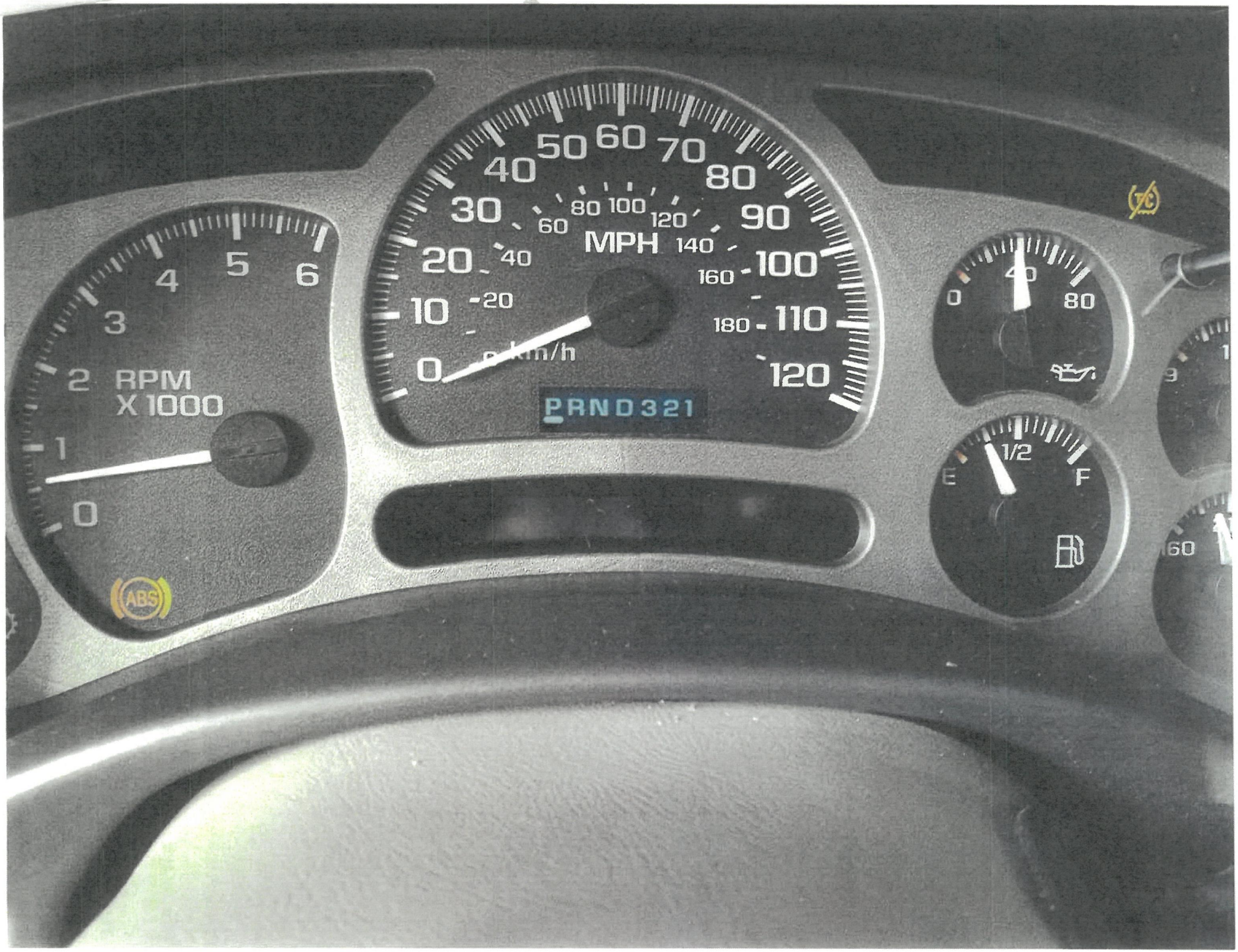

RPM
X 1000
MPH
PRND321
ABS

EXHIBIT #7

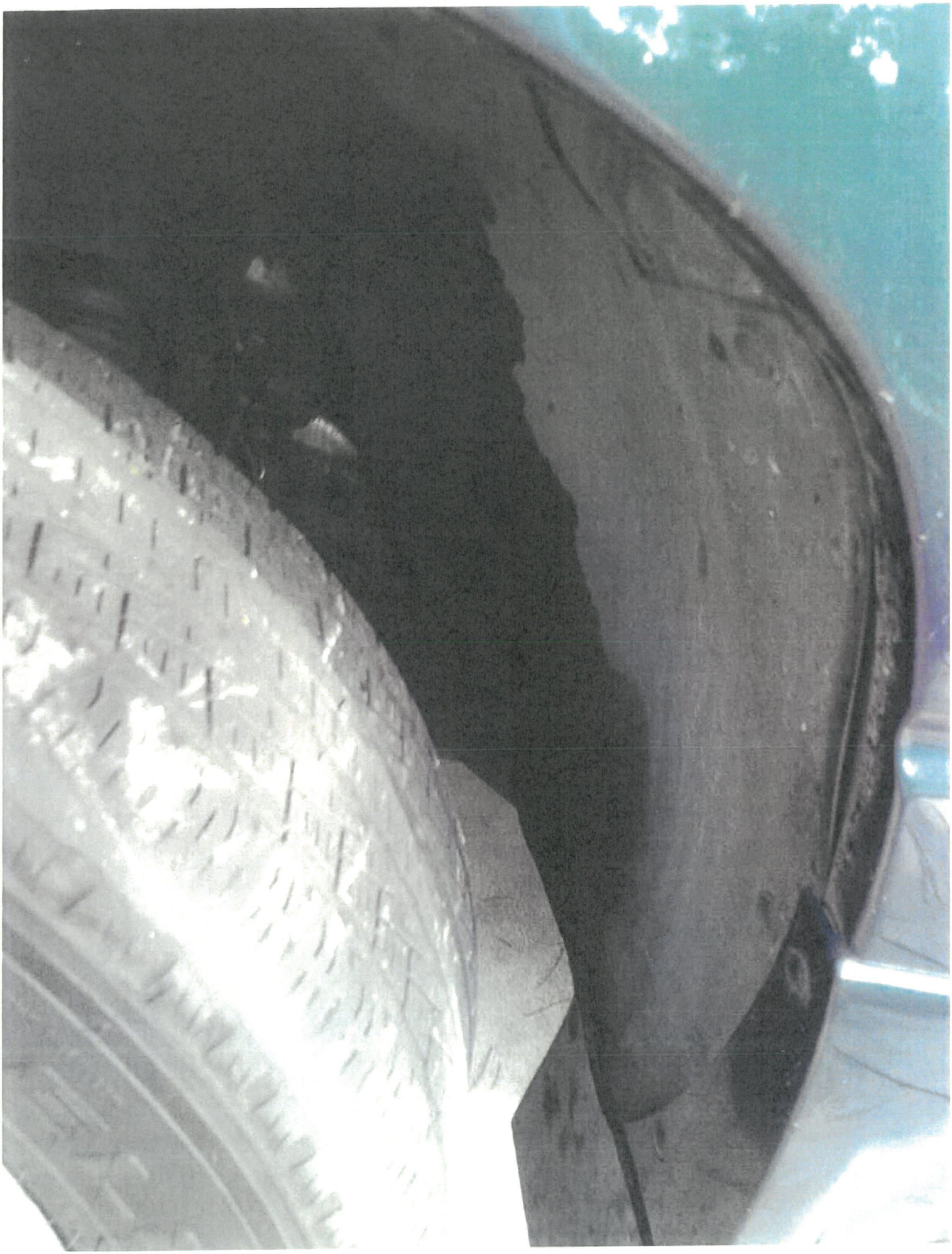


EXHIBIT #8



## Betty Hughes

**From:** Anthony Serrano
**Sent:** Tuesday, August 2, 2022 12:16 PM
**To:** Betty Hughes
**Subject:** Fwd: Anthony Serrano Narrative on Construction Pothole Claim
**Attachments:** 8-2-2022a Betty Hughes re Narrative Construction Pothole Damage.pdf

**EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.**

8-2-2022: Betty - resend with attachments.

Anthony

---------- Forwarded message ---------
From: **Anthony Serrano**
Date: Tue, Aug 2, 2022 at 11:55 AM
Subject: Anthony Serrano Narrative on Construction Pothole Claim
To: Betty Hughes <bhughes@cityofhighland.org>

8/2/2022: Betty - see attachment. Thank you.

Anthony Serrano
(909) 496-4733 Cell

Serrano

*From the Desk of Anthony Serrano*

***Sent Via Email "bhughes@cityofhighland.org"***

TO: Betty Hughes, MMC City Clerk
City of Highland
27215 Base Line
Highland, CA 92346
(909) 864-6861 ext. 226

FROM: Anthony Serrano
7517 Mr. McDuff's Way
Highland, CA 92346
(909) 496-4733 Cell

DATE: Monday, August 1, 2022

SUBJECT: Claim Against the City of Highland Filed 7/28/2022 Damage Dated 2/3/2022
Damage Caused By Road Construction Pothole Webster and Kane Court Streets

---

Ms. Hughes – the purpose for this letter is to follow-up on our telephone conv on Monday, August 1, 2022, at 5:25pm concerning the City's "Claim Against the City of Highland" per Government Code Section 910.4, I submitted my claim timely dated 7/28/2022 at the City's offices "in-person," Ms. Lissette Nock date stamped my claim as "Received," and:

1. the problem is the form does not include a section to provide an explanation and/or chronology for the damages incurred, and
2. the form provides ten (10) questions to be answered and it appears a better method is required to provide an explanation for the damages incurred?

Based on this information, you suggested I provide a written narrative on the morning of August 2, 2022.

**My Written Narrative**

1. During January thru May 2022, the City of Highland contracted with a private vendor to provide street construction services on Webster and Kane Court streets within the City of Highland,
2. I live in a 34-home development known as California Sunset since November 1990 to date, at 7517 Mr. McDuff's Way a cul-de-sac street, and the only access in and out of my street is via the intersection at Webster and Kane Court Streets,
3. During this 5-month period of time the contractor caused more than 20 potholes along Webster Street, some 12-inch diameter and 4 -inch deep potholes due to water pipe access, some 24-inch diameter and 4-inch deep potholes due to metal coverings for underground access, some potholes 4-inch deep into the pavement that had been partially excavated and left open with no "customary" steel covers to protect vehicles traveling on Webster and Kane Court from hitting "open potholes." Webster Street is a heavily traveled street because Highland Elementary School and Beattie Middle School are located at Webster Street and Eucalyptus Streets 5-days a week,

4. EXHIBIT #2 – is a picture that shows 4 large potholes, including a "12-water cover painted light blue cover" that lies directly in the "approach" area from Webster Street into and ought-of Kane Court that I was required to travel for the 5-month period to access my street Mr. McDuff's Way. In addition, the "blacktop" had been excavated away leaving a "jagged concrete/blacktop foundation" that caused automobile tires to traverse in a "tearing traction sound and feeling via the automobile steering wheel," and from time to time the 12-inch water cover would raise on-edge and/or partially on-edge and if the driver hit the on-edge 12-inch water cover would cause the automobile tire to BOUNCE severely as hitting a-bump,
5. EXHIBIT #3 – is a picture of the intersection at Webster Street and Kane Court on the morning of February 3, 2022, with "no-signage" to warn on coming drivers for the potholes leading into or out—of the intersection,
6. EXHIBIT #4 – is a picture looking southbound on Webster Street and Kane Court with "no signage" to warn on coming drivers for the potholes leading into or out—of the intersection,
7. EXHIBIT #5 – is a picture for my 20 inch chrome GMC left front wheel rim with a "chipped out" section cause by the pothole and 12-inch metal water cover, the impact cause air to be lost from the tire but I was able to have air added to the tire on a temporary basis,
8. EXHIBIT #6 – is a picture of my automobile dashboard that shows the result of the impact from the pothole and 12-inch metal water cover causing my "ABS" and "T/C" lights to be activated indicating damage,
9. EXHIBIT #7 – is a picture of my front left wheel housing located behind the wheel rim that shows brake fluid that was caused to be leaked from the under the hood brake fluid drain line,
10. EXHIBIT #8- is a picture of the "parking brake lever" located on the underside of the steering wheel column that broke due to the impact,
11. EXHIBIT #1 – is a copy of the Firestone Complete Auto Care repair invoice #191520 dated March 27, 2022 for the repair of the broken parking brake lever and the estimate to repair the items caused by the IMPACT of the February 3, 2022, pothole related accident, and
12. This damage was NOT caused by any routine wear and tear. I have my maintenance records for the GMC Yukon Denali. As an example, on page 2 of the Firestone estimate for repairs lists: Steering & Suspension: Idler Arm, Pitman Arm, and Tie Rods. Attached to this letter are two (2) AutoZone (located here in Highland) invoices:

    a. Invoice 2851902490 dated 9/22/2020 for the Pitman arm and Stabilizer Bar (Idler arm), and
    b. Invoice 2851285664 dated 8/2/2019 for (2) Control Arms (tie rods).

    Due to the impact on February 3, 2022, these parts PREMATURELY.

**What Constitutes Negligence in Road Construction**

I have attached a copy for the 3-page article that is self-explanatory.

**Request**

I am requesting approval for my claim. The damages were caused by the City's scheduled road construction on Webster and Kane Court. The damages were not cause by regular wear and tear.

Thank you.

W/Attachments (5-pages)

AutoZone

Commercial Invoice

AutoZone Store 2851
27292 BASELINE AVE
HIGHLAND, CA 92346
909.862.0114

**Deliver To**

**PAYNES CORNER COD ONLY**
**27114 E 3RD ST**
**San Bernardino, CA 92410**
Phone : (909) 889-7503
Customer # : 729093

**Order Information**

Invoice Number : 2851902490
Comm Specialist : COMMERCIAL SALES CENTER
Register Number : 35
Order Date : 09/22/2020 11:56 AM

| Part # | QTY | Description | List | Cost | Core | Total |
|---|---|---|---|---|---|---|
| | | **2004 GMC Truck Yukon Denali AWD** | | | | |
| FC6536 | 1 | PITMAN ARM *Duralast Pitman Arm* SKU-000309482 | 123.47 | 54.99 | 0.00 | 54.99 |
| FC6536 | | | | | | |
| GSL700539 | 2 | STABILIZER BAR *Duralast Gold Stabilizer Bar Link Kit* SKU-000502924 | 25.34 | 13.99 | 0.00 | 27.98 |

***Pay your bill online at AutoZonePro.com . If you need credentials call 866-853-6459 or email electronic.ordering@autozone.com for assistance.***

MSDS can be ordered upon request

*The signature below acknowledges customer's agreement to be bound by the terms outlined in the AutoZone Commercial Customer Charge Account Agreement, as amended from time to time.*

| | |
|---|---|
| Subtotal | $82.97 |
| Tax | $6.43 |
| **Total Due** | **$89.40** |

AMERICAN EXPRESS ·····3004 139555 $89.40

2851902490092220C

cmstinvc_EN_US_3.0.1.py

| AZC Savings | Piece Count | Page | Total |
|---|---|---|---|
| $3.50 | 3 | 1 of 1 | $89.40 |

AutoZone

Commercial Invoice

AutoZone Store 2851
27292 BASELINE AVE
HIGHLAND, CA 92346
909.862.0114

**Deliver To**

**PAYNES CORNER COD ONLY**
**27114 E 3RD ST**
**San Bernardino, CA 92410**
Phone : (909) 889-7503
Customer # : 729093

**Order Information**

Invoice Number : 2851285664
Comm Specialist : ZENDEJAS,ERIC
Register Number : 35
Order Date : 08/02/2019 10:41 AM

| Part # | QTY | Description | List | Cost | Core | Total |
|---|---|---|---|---|---|---|
| | | **2004 GMC Truck Yukon Denali AWD** | | | | |
| 520-116 | 2 | CONT ARM W/BJ U *Dorman Control Arm* SKU-000926841 | 112.25 | 48.74 | 0.00 | 97.48 |
| 10980942 | | DEAL: *BOGO DL Chassis* You saved $32.50 | | | | |

MSDS can be ordered upon request

*The signature below acknowledges customer's agreement to be bound by the terms outlined in the AutoZone Commercial Customer Charge Account Agreement, as amended from time to time.*

AMERICAN EXPRESS ••••••••••2006 121110 $105.03

| | |
|---|---|
| Subtotal | $97.48 |
| Tax | $7.55 |
| **Total Due** | **$105.03** |

2851285664080219C

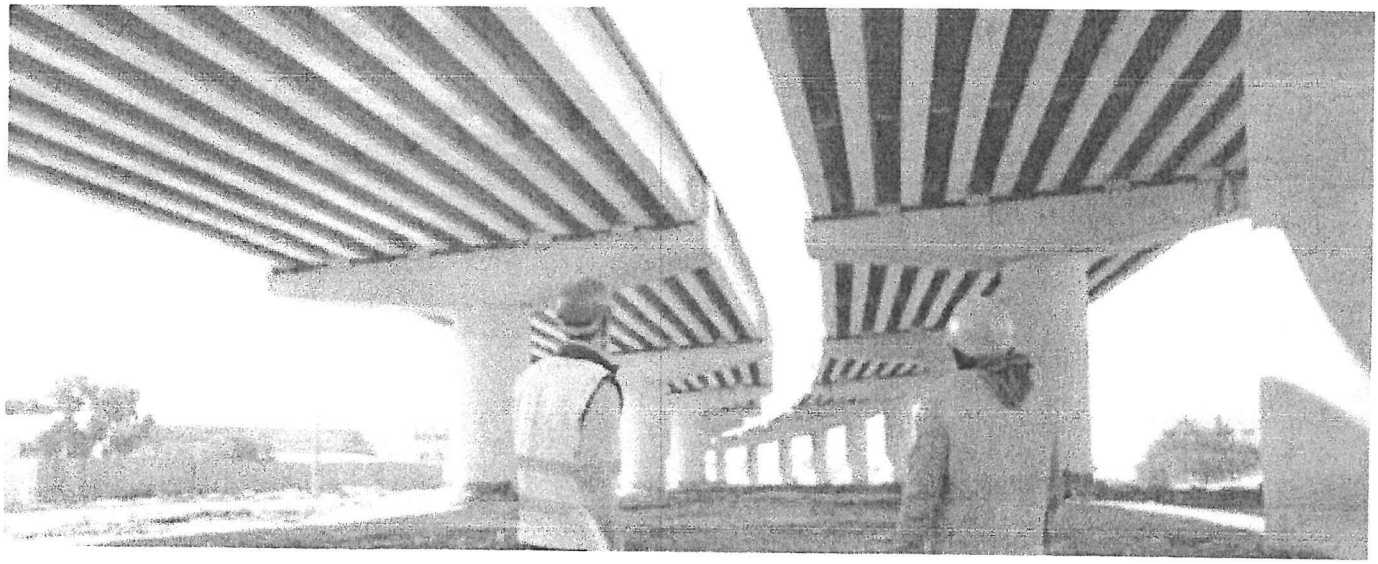
cmstinvc_EN_US_3.0.0.py

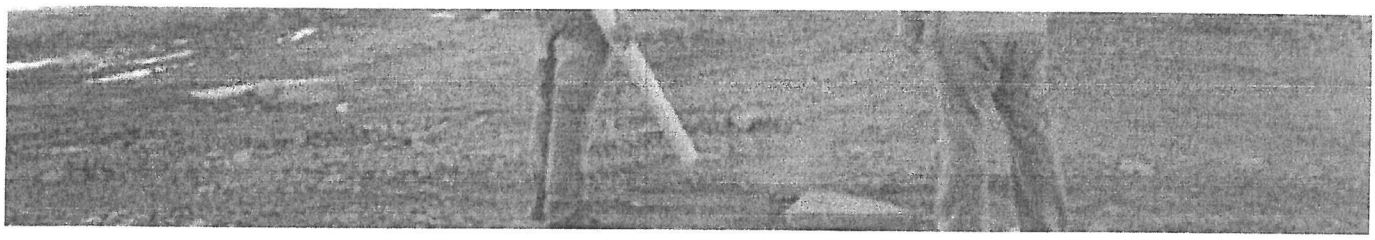
| AZC Savings | Piece Count | Page | Total |
|---|---|---|---|
| $0.00 | 2 | 1 of 1 | $105.03 |

# EGLET ADAMS BLOG

JULY 13, 2017 (HTTPS://WWW.EGLETLAW.COM/CONSTITUTES-NEGLIGENCE-ROAD-CONSTRUCTION/)

# What Constitutes Negligence in Road Construction?





Construction is a dangerous business, not just for the workers, but for anyone who happens to come in contact with the site. Mistakes on road construction projects can be nothing short of catastrophic for the victims. These can result in not just major injuries, but significant liability.

However, it's important to know how to pursue these cases and when to seek help from a qualified attorney for help. Learn about accident claims based on road construction negligence, and how the right Las Vegas personal injury lawyer can help you collect damages.

# Road Construction Negligence

Road construction negligence can take a number of forms, but negligence is the key word in the phrase. In order to collect damages, you'll need to prove that the company was, in fact, negligent in some way. This can take a number of forms, from improper signage to not leaving enough room for motorists to get by, from dangerous pavement conditions to failing to clean up the site.

Construction companies are required to give plenty of warning about construction. If there isn't proper signage under federal law and an accident occurs, they can be held liable. If a motorist has to navigate a sharp turn that's too tight to meet regulations, at too high a speed, liability on the part of the construction company can result.

Likewise, road construction companies are required to maintain generally safe conditions. If the pavement is uneven and not marked as such, this can present an unreasonable hazard, especially to motorcycle riders. In addition, once the construction is complete, the road conditions must be returned to normal, drivable conditions; failure to do so can result in accident negligence claims.

# Proving Negligence

In order to prove negligence in road construction, there are three things that have to be established. The first is that the construction company had a duty to keep the zone reasonably safe by complying with all federal and state regulations, and taking reasonable measures beyond those regulations to make sure that the risk of injury is minimized.

The second is that the company violated this duty. In failing to meet regulations, or take the necessary steps to prevent accident and injury, they directly placed motorists and others in the area in danger.

Finally, it must be demonstrated that this negligent failure to maintain their duty caused the accident. You must show that the damages you suffered were caused because the company didn't maintain proper and safe conditions.

## Collecting Damages

If you're hurt in a road construction accident, you can be eligible to collect a range of damages, from the costs of vehicle repair to medical bills, lost wages and future compensation, pain and suffering, loss of your quality of life, lost consortium and relationships, emotional damages and more.

The problem arises in that many construction claims might involve a government entity. These can be very tricky because there are limits to how much you can sue the government for, and under what circumstances. Pursuing such cases requires knowledgeable help.

If you're in Las Vegas and have suffered an injury due to road construction negligence, call the attorneys at Eglet Law. We've helped clients pursue claims involving defective roadways (/car-accidents/) for years, and we're ready to help you as well. Get in touch for a free consultation today!

PLEASE BE AWARE THAT THERE ARE STRICT STATUTES OF LIMITATIONS IN NEVADA THAT REQUIRE YOU FILE ANY INJURY CASE WITHIN A CERTAIN TIMEFRAME, OR RISK DISMISSAL WITH NO COMPENSATION. CLAIMS AGAINST THE GOVERNMENT OR ADMINISTRATIVE CLAIMS CAN ALSO BE GOVERENED BY NOTICE REQUIREMENTS AND STATUTES OF LIMITATIONS, WHICH IF ARE NOT FOLLOWED WILL PREVENT YOU FROM FILING AN OTHERWISE VALID CLAIM.

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**REVIEWED BY:** Lawrence A. Mainez, Community Development Director
Betty Hughes, MMC, City Clerk

**PREPARED BY:** Camille Goritz, Administrative Assistant III

**SUBJECT:** Declare One (1) Seat Vacant on the Historic and Cultural Preservation Board

**RECOMMENDATION:** Staff recommends the City Council:

1. Declare one (1) seat vacant on the Historic and Cultural Preservation Board; and
2. Direct the City Clerk to advertise the vacancies on the Historic and Cultural Preservation Board.

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

**BACKGROUND:** Pursuant to Chapter 2.20.050 of the Highland Municipal Code, the Historic and Cultural Preservation Board shall consist of five uncompensated voting members appointed by the City Council and serve four-year terms. All members of the board shall have a demonstrated interest in or knowledge of historic preservation and the cultural resources of the city.

Member Colin Childs submitted his resignation therefore, it would be appropriate for the City Council to declare one (1) seat vacant on the Historic and Cultural Preservation Board and direct the City Clerk to advertise and post those vacancies. This seat expires February 2025.

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

City Clerk

City Manager

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**PREPARED BY:** Betty Hughes, MMC, City Clerk

**SUBJECT:** Records Destruction Authorization

**RECOMMENDATION:** That the City Council approve the destruction of certain records.

**FISCAL IMPACT:** Minimal – utilizing existing service with Shred-It.

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

**BACKGROUND:** In compliance with the city-wide records retention schedule adopted by the City Council on February 25, 2020, the Director of Administrative Services requests approval to destroy the records. The list has been reviewed and approved by the City Attorney.

The following records shall be retained for four years after audit and may be subsequently destroyed. Staff is requesting approval be given to destroy records in this category which are dated for fiscal years 1987/1988-1997/1998.

1. General Journal Reports

staffreports/records destruction staff reports/destroy records 08.09.22 stf rep.doc

Approved _____ Motion _____ Second _____ Agenda Item No. 8

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

# CITY OF HIGHLAND

## RECORDS DESTRUCTION FORM

| DEPARTMENT/DIVISION | Total # of Boxes: |
|---|---|
| Finance/Accounting | 2 |

| DEPARTMENT HEAD APPROVAL: | DESTRUCTION METHOD: |
|---|---|
| I hereby certify that the records to be disposed of are in compliance with the current retention schedule for the City of Highland. I certify these records are not the subject of any claim, litigation, investigation or audit.<br><br>Department Head Signature 8/2/22 Date | The scheduled records listed below are to be disposed of in the manner checked below:<br><br>☒ Shredding (outside vendor)<br>☐ Discard |

| A. Description of Record(s) | B. Inclusive Dates of Documents |
|---|---|
| General Journal Reports | Fiscal Years 1987-88 thru 1997-98 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

**APPROVALS:**

City Attorney _____ Date _____

I certify that such destruction meets the requirements of the City's Records Retention Schedule approved by City Council Resolution No. 2020-008.

City Clerk _____ Date _____

C:\MyFiles\WPDATA\Forms\destroy records and disposal form.wpd

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**REVIEWED BY:** Carlos Zamano, Public Works Director/City Engineer CZ

**PREPARED BY:** Jim Richardson, Public Works Manager

**SUBJECT:** Contract Award – 2022-06 Highland HVAC Systems Maintenance, Monitoring, and Repair Contract

**RECOMMENDATION:** That the City Council award the contract to provide maintenance, monitoring, and repairs to City facility HVAC units to the lowest responsive bidder, F.M. Thomas Air Conditioning, Inc. (Thomas).

**FISCAL IMPACT:** This is a unit price contract, Thomas' bid price of $68,176.00 is based on preestablished quantities for competitive bidding purposes. Work will be performed based on the City's direction and within current budgets.

**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:** On July 14, 2022, the City received four competitive bids in response to the City's public bid advertisement. The bid schedule for this project provided for a base bid and one additive bid option to include water treatment of closed loop HVAC systems at the YMCA and Library facilities. An arithmetic error was found in the bid provided by Thomas that resulted in their bid being reduced by $45. This error did not change the order of the bids. The corrected bid results are as follows:

| | | |
|---|---|---|
| 1. | F.M. Thomas | $68,176.00 |
| 2. | Therma LLC | $72,386.59 |
| 3. | ABM Building Solutions | $75,585.00 |
| 4. | Johnson Controls | $91,165.00 |

This is a one-year maintenance contract with an option for the City Council to renew the contract up to four additional one-year periods based on performance. Staff has not worked with Thomas in the past however is satisfied after checking their references. Staff recommends awarding the base and additive bid, in amount of $68,176 to lowest responsive bidder, Thomas.

Approved _____ Motion _____ Second _____ Agenda Item No. 9

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

B Hughes

City Clerk

City Manager

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**REVIEWED BY:** Lawrence A. Mainez, Community Development Director

**PREPARED BY:** Kim Stater, Assistant Community Development Director

**SUBJECT:** Bid Award - Bid No. 2020-11 – "Asbestos Removal and Demolition of a Single-Family Residence and On-Site Improvements Located at 7433 Central Avenue"

**RECOMMENDATION:** Staff recommends the City Council:

1. Award the contract for Bid No. 2020-11 "Asbestos Removal and Demolition of a Single-Family Residence and On-Site Improvements Located at 7433 Central Avenue" to the responsible low bidder, BeckCo, Inc. in the amount of $47,575.00; and

2. Approve the following budget adjustment for FY 2022-2023: Transfer $47,575 from 070-2100 (Housing Authority-Fund Balance) to be expended from 070-7000-4556 (Contract Services-Demolition).

**FISCAL IMPACT:** The project cost will be funded by the Housing Authority, as the parcel is anticipated to be the future site of an affordable senior housing project by the Authority. The project was originally estimated to cost $40,000 and be funded in FY 2021-2022. The lowest responsible bid is $47,575. A budget adjustment is necessary to move the funds to the current fiscal year and account for the additional $7,575. Staff recommends a transfer from 070-2100 (Housing Authority-Fund Balance) to 070-7000-4556 (Contract-Services-Demolition).

Work Program

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

City Clerk

City Manager

**PUBLIC NOTICE:** The Notice Inviting Bids was advertised in the San Bernardino County Sun newspaper and on eBidboard, a web-based interactive data service for public construction project solicitation, proposal and bid process.

No public notice is required prior to the City Council acting on this item other than posting the Agenda in which the subject matter is noted at three public places per City Council Resolution.

**BACKGROUND:** The Highland Housing Authority purchased this 1.76 acre residential property in 2014 for the future development of affordable senior housing. The property contains a 2-bedroom, 1,082 square foot home constructed in 1945. The aging home does not provide value to the future development and has become a nuisance with frequent trespassing and vandalism. Demolition of the structure was proposed and approved in the 2021-2022 Work Program as a High Priority Item (HP-). The project was scheduled for completion in the second quarter of 2021. A bid document was circulated in 2021 and of the two responding contractors, neither bid met all the qualifications and the bids were rejected.

On June 10, 2022, staff rebid the project. The scope of work includes removal of asbestos-containing materials from the house, demolition of the structure and related landscaping. Bids were opened on July 18, 2022. Three bids for the project were received:

| Bidder | Total Bid |
|---|---|
| BeckCo, Inc. | $47,575.00 |
| T-Rex Demolition, Inc. | $60,816.07 |
| Unlimited Environmental, Inc. | $65,000.00 |

The Engineer's estimate for the project is $49,402. BeckCo, Inc. had the lowest bid at $47,575, approximately 3.7% lower than the estimate.

Staff recommends the City Council award this project to the responsible lowest bidder, BeckCo, Inc. A recent reference check confirmed that this contractor poses the qualifications and experience necessary to perform the contract scope of work.

Work Program

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**PREPARED BY:** Chuck Dantuono, Director of Administrative Services/City Treasurer
Sean Landavazo, City of Highland Fire Chief/Cal Fire Battalion Chief

**SUBJECT:** Cooperative Fire Protection Agreement (Automatic Aid Agreement) between the City of Highland and the Bureau of Land Management (BLM)

**RECOMMENDATION:** The City Council authorize the Cal Fire Battalion Chief Sean Landavazo to execute the Cooperative Fire Protection Agreement on behalf of the City.

**FISCAL IMPACT:** None at this time.

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

**BACKGROUND:** Mutual aid is an agreement between fire departments and local agencies to help each other across jurisdictional boundaries. It could occur only when local emergencies exceed local resources, or there may be a more formal agreement to send the resources automatically. The more formal agreement would be known as "Automatic Aid."

Instead of waiting for the first due units to arrive at scene and realize the incident will require an augment of resources to safely operate at the emergency, additional outside resources are automatically dispatched to fill the first alarm assignment. It is very common for small departments to utilize each other's resources to better serve the public.

The City's contract fire agency, Cal Fire has been working on updating mutual aid/automatic aid agreements with Highland's various neighboring fire agencies. In September 2021, the City approved an updated Automatic Aid agreement with the City of Redlands.

There is no current agreement with BLM. The attached agreement was reviewed by the City Attorney and the City's Fire Chief. Under the proposed agreement each agency agrees to provide designated fire or rescue response to any area in the jurisdiction of either agency based upon an operating plan that is included in the agreement. The response will be dependent upon the existing emergency conditions within each jurisdiction and the status of resources.

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

City Clerk

City Manager

CLFD Agreement No.
BLM Agreement No.

# COOPERATIVE FIRE PROTECTION AGREEMENT
## Between The
## CITY OF HIGHLAND
## And The
## USDI BUREAU OF LAND MANAGEMENT, CALIFORNIA DESERT DISTRICT

This COOPERATIVE FIRE PROTECTION AGREEMENT is made and entered into by and between the City of Highland, hereinafter referred to as "Highland", and the USDI, Bureau of Land Management, California Desert District, hereinafter referred to as the "BLM," under the authority and provisions of: Reciprocal Fire Protection Act of May 27, 1955 (42 U.S.C. 1856a),

## I. PURPOSE

The purpose of this Agreement is to provide for cooperation in the prevention, detection and suppression of wildland fires within the protection areas of Parties signatory to this Agreement. This Agreement describes the conditions in which "mutual aid" periods are established to provide resources to each other on a non-reimbursable basis. This Agreement also describes the conditions of "Assistance by Hire" on a reimbursable basis.

This Agreement provides for cooperation only in wildland fire management activities on lands managed by the California Desert District or within Highland boundaries. The BLM shall not respond to structure fires, vehicle fires or traffic accidents in lieu of Highland. The BLM, as available, can respond to such incidents when adjacent wildlands covered under this Agreement are threatened by fire from such incidents. Any requests for Highland resources to respond to incidents outside of the California Desert District will be through the California Fire Assistance Agreement (CFAA) or another agreement.

## II. STATEMENT OF MUTUAL BENEFITS AND INTERESTS

The BLM has the responsibility for prevention, protection, and suppression of wildland fires on Federal administered lands, and on adjacent or intermingled State and private forested lands as identified through the California Master Cooperative Wildland Fire Management and Stafford Act Response Agreement (CFMA).

Highland has the responsibility for prevention, protection, and suppression of wildland fires on private lands, structure fires and other non-wildland fires within the established fire district. These structures and lands protected by Highland are intermingled or adjacent to lands protected by the BLM.

Therefore, it is mutually advantageous, and in the public interest, for the Parties to coordinate their efforts in the prevention, detection, and suppression of wildfires in and adjacent to their areas of responsibility. It is also mutually advantageous for both Parties to provide support and participate in non-fire emergencies. Federal resources may be requested to respond to non-wildland fire emergencies but will only provide assistance commensurate with the policies and training of the responding personnel and equipment.

**Nothing in this Agreement shall be considered as obligating the Parties to this Agreement to expend funds.**

## III. EXHIBITS

The following Exhibits are hereby incorporated into this agreement: Operating Plan, Resource Lists, Special Management Areas, Agencies Frequencies and Agencies Contact Lists. Except for the Operating Plan, exhibits to this Agreement maybe revised upon the mutual agreement of the Parties, and the latest revision will automatically be incorporated into this Agreement.

If there are any conflicts between the Agreement and an exhibit, the Agreement takes precedence.

## IV. OPERATING PLANS

The Parties will meet annually, prior to the initiation of fire season, to review and update, if necessary, the Operating Plan (OP). This OP will include protection area maps/links for all Parties, lists of principal personnel, dispatching procedures, and any other items identified in this Agreement as necessary for efficient implementation. This OP, as it may be updated from time to time, shall become attached to and made a part of this Agreement. See the attached exhibits hereto and incorporated herein by reference.

## V. GENERAL PROVISIONS

1. **RECIPROCAL FIRE PROTECTION (MUTUAL AID)** As deemed appropriate, the Parties will include within the OP reciprocal Initial Attack response areas for lands of intermingled or adjoining protection responsibilities. Within such areas the Supporting Party will, upon request or voluntarily, take Initial Attack action in support of the Protecting Party. The Protecting Party will not be required to reimburse the Supporting Party for Initial Attack actions taking place in these areas within the first **12** hours following initial dispatch of suppression resources. All assistance beyond this Mutual Aid period will be Assistance by Hire (ABH) and will be billed retroactively for the full period from the time of initial dispatch. Reciprocal initial attack will follow the guidelines specified in the current OP.

2. **REQUESTED ASSISTANCE** Outside Initial Attack areas, when requested by the Protecting Party, the Supporting Party will, within their capability, provide initial action to mitigate the incident or other support on wildland fires. Such requested assistance is reimbursable.

3. **ASSISTANCE BY HIRE** Assistance by Hire (ABH) is the provision of fire suppression resources, by one to another, on a reimbursement basis. All requests for ABH must be clear and precise and shall be processed and recorded through the dispatching systems of the Parties. Requests not processed in this manner will not be reimbursable. Personnel, equipment, supplies, or services provided by the Supporting Party and essential to filling the resource order, which are necessary and reasonable, shall be considered as reimbursable as ABH.

   Except for Mutual Aid, all requests for fire suppression assistance in either Party's Direct Protection Area (DPA) shall be ABH. Any other resources provided by the Supporting Party, and not specifically ordered by the Protecting Party, shall be considered a voluntary contribution, and not reimbursed under the terms of this agreement.

   This Agreement only covers BLM requests for ABH for those lands protected or managed by the Californian Desert District. Any request by other Federal Agencies for Highland resources must be processed through the CFAA or some other local agreement.

4. **INDEPENDENT ACTION** Except as otherwise described in the OP, any Party on its own initiative and without reimbursement may go upon lands protected by the other Party to suppress wildfires, if the fire is a threat to property within that Party's protection responsibility. In such instances, the Party taking action will promptly notify the Protecting Party.

   If either Party takes action on a fire independently, the Supporting Party will furnish the Protecting Party a preliminary report (oral) of the action taken through the Emergency Command Center as soon as possible.

5. **CLOSEST FORCES** The Parties agree to aggressively pursue Initial Attack plans that utilize "Closest Forces Concept" wherever appropriate, and to identify preplanned Initial Attack areas within their respective protection responsibility areas. This philosophy dictates that the closest available resources, regardless of agency, shall be utilized initially. The emphasis to get the closest resources to respond to initial attack fires is in the best interest of all Parties.

6. **NOTIFICATIONS** Each Party will promptly notify the Protecting Party of fires burning on or threatening lands for which that Party has protection responsibility. When taking action, the Supporting Party will, as soon as possible, notify the Protecting Party in accordance with the OP; detailing what equipment and personnel have been dispatched to the incident location.

7. **BOUNDARY LINE FIRES** Both Parties shall have responsibility for Initial Attack in the case of a Boundary Fire. Neither Party will assume the other is aware of the fire or is taking action. The officer-in-charge who arrives first at the boundary line fire will act as Incident Commander. When both Parties have arrived, they will mutually agree to the designation of the Incident Commander or the initiation of a Unified Command structure.

8. **COST SHARING** On multi-jurisdictional incidents and incidents which threaten or burn across direct protection boundaries, the Parties will jointly develop and execute a written cost share agreement which describes a fair distribution of financial responsibilities. Billing timeframes are dictated by the cost share agreement. These timeframes supersede the billing timelines identified in Clause 17.

9. **COMMUNICATION SYSTEMS** The Parties agree to share the use of communication systems, radios and radio frequencies for the implementation of this Agreement. Sharing of frequencies must be approved only by authorized personnel for each Party and documented in an Addendum attached hereto and incorporated herein by reference.

10. **FACILITIES, EQUIPMENT AND SUPPORT** The Parties may procure, loan, lease, share or exchange facilities, equipment, and support services. This may include, but is not limited to, such things as dispatch centers, training facilities, administrative offices, fire stations, air attack bases, lookouts, warehouses, vehicles, fire equipment, remote automated weather stations, lightning "detection" equipment and communications equipment. The OP may outline conditions for specific situations. Whenever it has been mutually agreed, fees for such use, as might be found in special use permits or other similar documents, may be waived. Any operational costs required for such proposed use may be shared and reimbursed by the using Party.

11. **JOINT PROJECTS** The Parties may jointly conduct appropriate mutual interest projects to maintain or improve the fire protection capability of the Parties. Such projects will be properly documented in a Supplemental Project Agreement signed by each Party prior to starting the project, which agreement shall include an explanation of the objectives of each undertaking and the role each Party will play in accomplishing that objective. Any shared cost or reimbursements will be governed in accordance with the Supplemental Project Agreement.

12. **REPLACEMENT OF FIRE SUPPLIES** Replacement of Party-owned supplies that are lost, damaged, or expended may be re-supplied at the incident prior to demobilization and according to established procedures. Items not available at the incident and that have been approved for replacement by the incident will be documented and an "S" number will be issued to authorize replacement after the resource leaves the incident.

    The following items are not reimbursable in the execution of this Agreement and are considered standard personal support supply/equipment.

    a) Incident position support kits
    b) Calculators
    c) Computers
    d) Printers
    e) GPS units
    f) Cell phones costs
    g) Personal telephone charges
    h) Support items normally available in Supply Unit, e.g., tents, sleeping bags, pads, water coolers, etc.

13. **PRESERVATION OF EVIDENCE** Both Parties will take action to protect and preserve the fire origin area and evidence pertaining to the fire cause. Both Parties will notify the other Party when they have located and secured the fire origin. Both Parties agree to share information during the investigation in cases of cost recovery/trespass when the fire is caused by a third party.

14. **TRAINING** The Parties will cooperate to ensure that jointly provided training will produce, maintain, or enhance safe and effective fire and aviation programs. The intent is to provide high quality training that will minimize training costs by sharing of resources, standardization of courses, improve firefighting efficiency and safety. Each Party will bear the cost of training for their respective employees unless specifically addressed in the OP.

15. **FIRE TRAINING CENTERS** The Parties agree to reimburse (or bill) for fire training rendered at training center(s). Billing and reimbursement procedures for this training will use the process identified at the respective fire training facility. Reimbursement and billing arrangements for the rent of either Party's training facilities is also considered part of this Agreement and billings will also be processed as identified by each training facility. Currently, neither Party has a training center.

16. **INDIRECT COST RATES** Indirect costs are those items of expense incurred as part of general management and administrative support of an organization. These costs are not attributable to a specific project, program, or output, but are distributed among many benefiting activities. Often, they are proposed as a percentage of direct project costs and are referred to as administrative costs, overhead, or burden. Examples may include office space, computer equipment, postage, utilities, salaries for administrative activities, such as procurement, personnel, accounting, and so forth. Direct charging of these costs, however, may be appropriate if they can be specifically identified to a project or program and the nature of the work performed creates a unique need or requires an extensive amount of support.

    The Parties agree to the following:

    1. If the payment recipient has never received or does not currently have a negotiated indirect cost rate, they are eligible for a de Minimis indirect cost rate up to 10% of Modified Total Direct Costs (MTDC). MTDC is defined as all salaries and wages, fringe benefits, materials and supplies, services, travel, and contracts up to the first $25,000 of each contract.

       For rates greater than 10%, the payment recipient shall provide either an applicable negotiated indirect cost rate agreement (NICRA) from a cognizant Federal agency, or an indirect cost rate summary in a format that clearly defines the indirect cost rate and
       MTDC.

       The payment recipient must maintain adequate documentation to support the methodology and computation of the indirect cost rate. Documentation must be made available to the Federal agency upon request.

       Failure to provide adequate documentation supporting the indirect cost rate could result in disallowed costs and repayment to the Federal agency.

17. **BILLING PROCEDURES** The Supporting Party will bill the Protecting Party for actual costs incurred for ABH. Reimbursements will be limited to the provisions of the Agreement and the applicable OP and will be authorized on the resource order or other documentation produced by the incident.

Reimbursable costs may include transportation, salary, overtime, per diem and other approved expenses of Supporting Party personnel.

Parties shall submit a bill within 90 days of the incident being declared out (i.e., the fire being controlled).

Parties must use their own invoice form for billing under this Agreement to avoid any confusion with other services that may have been ordered under other agreements.

Invoices must identify Supporting Party's name, address, UEI number, fire name, order and request number, and bill number and amount. Invoice supporting documentation must include description of services performed, period of services performed, and any applicable cost share agreements. Supporting documentation will itemize details of billing, listing personnel, equipment, travel and per diem, aircraft, supplies and purchases as approved in the attached OP. It will also include itemized deductions for maintenance and repair of equipment.

**Invoices for services under this agreement must be sent to:**

| Bureau of Land Management | City of Highland |
|---|---|
| **BUREAU OF LAND MANAGEMENT**<br>Email: BLM_CA_Fire_Payments@blm.gov | **City of Highland**<br>Attn: Finance Department<br>27215 Base Line<br>Highland, CA 92346<br><br>Email: Ap@cityofhighland.org |
| | Financial Contact:<br>**City of Highland**<br>**Chuck Dantuono**<br>(909) 864-6861 Ext:224<br><br>cdantuono@cityofhighland.org |

All bills will have a payment due date 30 days upon receipt.

Contested Billings: Written notice that a bill is contested will be mailed to the Party within 30 days of receipt of the invoice and will fully explain the contested items. Contested items should be resolved no later than 60 days following receipt of the written notice. Parties are responsible for facilitating resolution of contested billings.

18. **FIRE PREVENTION** Parties may agree to share responsibilities and materials for fire prevention activities. Materials may include posters for display in public buildings, businesses, and the like. Parties may share responsibility for fire prevention and rural fire safety presentations and demonstrations.

19. **FIRE RESTRICTIONS AND CLOSURES** Parties will notify each other of any restrictions or closures in or near each other's protection areas.

20. **PRESCRIBED FIRE AND FUELS MANAGEMENT** Parties will keep each other informed of Prescribed Fire operations when near the other Party's protection areas.

21. **NATIONAL EMERGENCIES** The Parties to this Agreement may respond upon request to National declared emergencies provided there are no statutory prohibitions against such use. Any requests for Highland resources outside of the California Desert District will be through the CFAA or another agreement.

22. **EMPLOYMENT POLICY** Employees of the Parties to this Agreement shall always be subject only to the laws, regulations, and rules governing their employment, regardless of incident location, and shall not be entitled to compensation or other benefits of any kind other than specifically provided by the terms of their employment.

23. **EXAMINATION OF RECORDS** Each Party shall give the other, or their authorized representative, access to, and the right to examine all records, books, papers, and documents related to this Agreement as provided by the Freedom of Information Act (FOIA) and Privacy Act. Parties shall retain and make supporting documents available for a period of 7 years after final payment.

24. **FUNDING LIMITATION** Nothing herein shall be considered as obligating either Party to expend, or as involving either in any contract or other obligation for the future payment of, money in excess of funding approved and made available for payment under this Agreement and any modification thereto.

25. **NATIONAL INTERAGENCY INCIDENT MANAGEMENT SYSTEM** The Parties to this Agreement will operate under the concepts defined in the National Interagency Incident Management System (NIMS) including: Incident Command System (ICS), qualifications system, certification system, training system, the management of publications, and participate in the review, exchange, and transfer of technology as appropriate for providing qualified resources, and for the management of incidents covered by this Agreement.

26. **FIREFIGHTER & OVERHEAD QUALIFICATIONS** The BLM agrees to send qualified personnel who meet all position requirements specified in PMS-310-1 to any Highland incident. Highland agrees to send qualified personnel who meet the training and qualification standards specified by their Policies.

27. **PERSONAL PROTECTIVE EQUIPMENT** The Parties agree to provide their respective responding personnel with approved personal protective equipment (PPE) suitable for the assignment. In the case of Federal Agency resources, NFPA standards apply in wildland fire situations. In the case of Department resources NFPA or CAL OSHA, title 8 specifications meet the requirement. At no time will personnel respond without the approved PPE.

28. **LAW ENFORCEMENT** The Parties shall render mutual assistance in law enforcement activities pertaining to wildfire investigations and the gathering of evidence, and in actual court prosecutions to the fullest extent practicable. Law enforcement investigations will follow CALFIRE LG1 agreement. Law enforcement efforts shall be coordinated to the maximum extent possible, at all levels by all Parties.

29. **EQUIPMENT** The Party that owns the equipment is responsible for the operation, service, and repair of such equipment. Notwithstanding the general waiver of claims against each other, the Protecting Party shall pay or reimburse for damage in excess of normal wear and tear, and shall replace or reimburse items lost or destroyed, except for damages occurring as a result of negligence by the Supporting Party. Special rates for Federal Excess Personal Property (FEPP) equipment will be displayed in the rate schedules, which eliminate any purchase or replacement costs for the apparatus.

30. **RECIPROCAL FIRE WAIVER OF CLAIMS** Except as expressly set forth in Section 12, Parties to this agreement shall each be responsible for their own losses arising out of the performance of this agreement, and
each Party hereby waives any claim against any other Party for compensation for any loss or damage of its property and/or personal injury or death of its employees or agents occurring as a consequence of performance of this agreement; provided, this provision shall not relieve any Party from responsibility for claims from third parties for losses for which the Party is otherwise legally liable.

31. **NONDISCRIMINATION** The Parties shall comply with all Federal statutes relating to nondiscrimination and all applicable requirements of all other Federal laws, Executive orders, regulations, and policies. These include but are not limited to Sections 119 and 504 of the Rehabilitation Act of 1973 as amended, which prohibits discrimination on the basis of race, color, religion, sex, age, national origin, marital status, familial status, sexual orientation, participation in any public assistance program, or disability.

32. **ACCIDENT INVESTIGATIONS** Whenever an accident occurs involving the equipment or personnel of a Supporting Party, the Protecting Party shall take immediate steps to notify the Supporting Party that an accident has occurred. As soon as practical, the Protecting Party shall initiate an investigation of the accident. A team made up of appropriate representatives from all affected agencies shall conduct the investigation. Costs for investigation personnel are Party-specific and will be borne by the Sending
Party. Other accident or incident investigation costs are the fiscal responsibility of the Party (ies) that has jurisdiction and/or investigative responsibility. The sharing of information between Parties on accident investigations and their findings and probable causes is a valuable tool for safety and must be encouraged.

33. **FREEDOM OF INFORMATION ACT (FOIA)** Any information furnished to the Federal Agencies under this instrument is subject to the Freedom of Information Act (5 U.S.C. 552).

34. **DEBT COLLECTION IMPROVEMENT ACT** Highland shall furnish their tax identification number (TIN) upon execution of this Agreement. Highland may wish to enroll in the Automatic Deposit program.

35. **UNIQUE ENTITY ID NUMBER** The Department shall furnish their Unique Entity ID (UEI) number upon execution of this agreement. The UEI was previously known as the Dunn and Bradstreet Number (DUN). You may obtain a UEI number by visiting www.sam.gov. Agencies that had a DUN prior to April 4th and were registered at www.sam.gov already have an assigned UEI identified in the program.

36. **ELECTRONIC FUNDS TRANSFER (EFT)** Highland shall designate a financial institution or an authorized payment agent through which a federal payment may be made in accordance with US Treasury Regulations, Money and Finance at 31 CFR 208, which requires that federal payments are to be made by EFT to the maximum extent possible. A waiver may be requested, and payments received by check by certifying in writing that one of the following situations apply:

    1. The payment recipient does not have an account at a financial institution.
    2. EFT creates a financial hardship because direct deposit will cost the payment recipient more than receiving a check.
    3. The payment recipient has a physical or mental disability, or a geographic, language, or literacy barrier.

    In order to receive EFT payments, the recipient/cooperator shall register in the System for Award Management (SAM). Highland may register by going to www.sam.gov and follow the instructions provided online. For assistance, contact the SAM User Help by contacting the supporting Federal Service Desk at (866) 606-8220 or www.fsd.gov .

37. **PREVIOUS AGREEMENTS CANCELED** This Agreement supersedes and cancels any prior Cooperative Fire Protection Agreement between the Parties.

38. **TERMINATION** Both Parties retain the right to terminate their participation under this Agreement by providing 30 days written notice to the other Party.

39. **MODIFICATIONS** Modifications within the scope of the instrument must be made by mutual consent of the Parties, by the issuance of a written modification, signed and dated by all parties, prior to any changes being performed. The Parties are not obligated to fund any changes not properly approved in advance.

40. **COMMENCEMENT/EXPIRATION DATE** This instrument is executed as of the date of last signature and is effective for five years from that date, at which time it will expire unless extended.

41. **POSSESSION OF AGREEMENT AND OP ON INCIDENTS** On incidents, the

Supporting Party shall furnish the Protecting Party, upon demand, a signed copy of this Agreement and current OP.

42. **ALTERNATE DISPUTE RESOLUTION** In the event of any issue of controversy under this Agreement, the Parties may pursue Alternate Dispute Resolution procedures to voluntarily resolve those issues. These procedures may include, but are not limited to, conciliation, facilitation, mediation, and fact finding.

43. **PRINCIPAL CONTACTS**. Individuals listed below are authorized to act in their respective areas for matters related to this instrument.

**Principal Highland Contacts:**

| City Program Contact | City Administrative Contact |
|---|---|
| **Sean Landavazo, Fire Chief**<br>26974 Base Line Street<br>Highland, CA 92346<br>Telephone: 909-680-9526<br>Email: sean.landavazo@fire.ca.gov | **Joseph Hughes, City Manager**<br>27215 Base Line<br>Highland, CA 92346<br>Telephone: 909-864-6861 Ext.221<br>FAX: 909-862-3180<br>Email: jhughes@cityofhighland.org |

**Principal BLM California Desert District Office Contacts:**

| Bureau of Land Management Contact | Bureau of Land Management Administrative Contact |
|---|---|
| Paul Gibbs, Fire Chief CA Desert District<br>4955 Canyon Crest Drive<br>Riverside, CA 92507<br>Telephone: 951-903-4135<br>Email: pgibbs@blm.gov | Sandra Nieman, Incident Business Specialist<br>1201 Bird Center Drive<br>Palm Springs, CA 92262<br>Telephone: 909-665-2490<br>FAX: 951-697-5299<br>Email: snieman@blm.gov |
| | Alternate Administrative Contact:<br>Vanessa Kobilis, State Fire Business Analyst<br>2800 Cottage Way, Ste W-1623<br>Sacramento, CA 95825<br>Telephone: 916-978-4446<br>FAX: 916-978-4438<br>Email: vkobilis@blm.gov |

44. **AUTHORIZED REPRESENTATIVES.** By signature below, each Party certifies that the individuals listed in this document as representatives of the individual Parties are authorized to act in their respective areas for matters related to this instrument. In witness whereof, the Parties hereto have executed this instrument as of the last date written below.

**APPROVAL:**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date written below:

| | |
|---|---|
| Sean Landavazo, Fire Chief<br>City of Highland | Date |
| MICHELL LYNCH, District Manager<br>U.S. Bureau of Land Management, California Desert District | Date |

The authority and format of this instrument have been reviewed and approved for signature.

VANESSA KOBILIS BLM STATE FIRE BUSINESS ANALYST Date

CITY MANAGER: JOSEPH HUGHES Date

CITY ATTORNEY: MARICELA E. MARROQUIN Date

CITY CLERK: BETTY HUGHES Date

# EXHIBIT A

# COOPERATIVE FIRE PROTECTION AGREEMENT OPERATING PLAN

## ANNUAL REVIEW

**HIGHLAND:** **2023**_____

**2024**_____

**2025**_____

**2026**_____

**BLM:** **2023**_____

**2024**_____

**2025**_____

**2026**_____

## I. IDENTIFICATION

This Operating Plan ("OP") is between City of Highland ("City") and the United States Department of the Interior Bureau of Land Management ("BLM"), California Desert District, sometimes referred to herein as the "parties" or "agencies." Undefined terms shall have the same meaning as that set forth by the parties in the Cooperative Fire Protection Agreement and Stafford Act Response Agreement.

## II. AUTHORITY

This Operating Plan is required by the local Cooperative Fire Protection Agreement ("CFPA"), referred to herein as the Agreement, between Highland and the Bureau of Land Management. This plan shall be attached to and become part of the Agreement upon signature of all the parties and should be reviewed annually each year.

## III. PURPOSE

This Operating Plan provides the officers and employees of the parties with guidelines and information necessary to properly execute the terms of the Agreement.

## IV. DELINEATION AND DESCRIPTION OF FIRE PROTECTION ELEMENTS

The Direct Protection Areas ("DPA") of the following protection units are covered by this plan:

- **City of Highland**
- **United States Department of the Interior – Bureau of Land Management**
  California Desert District

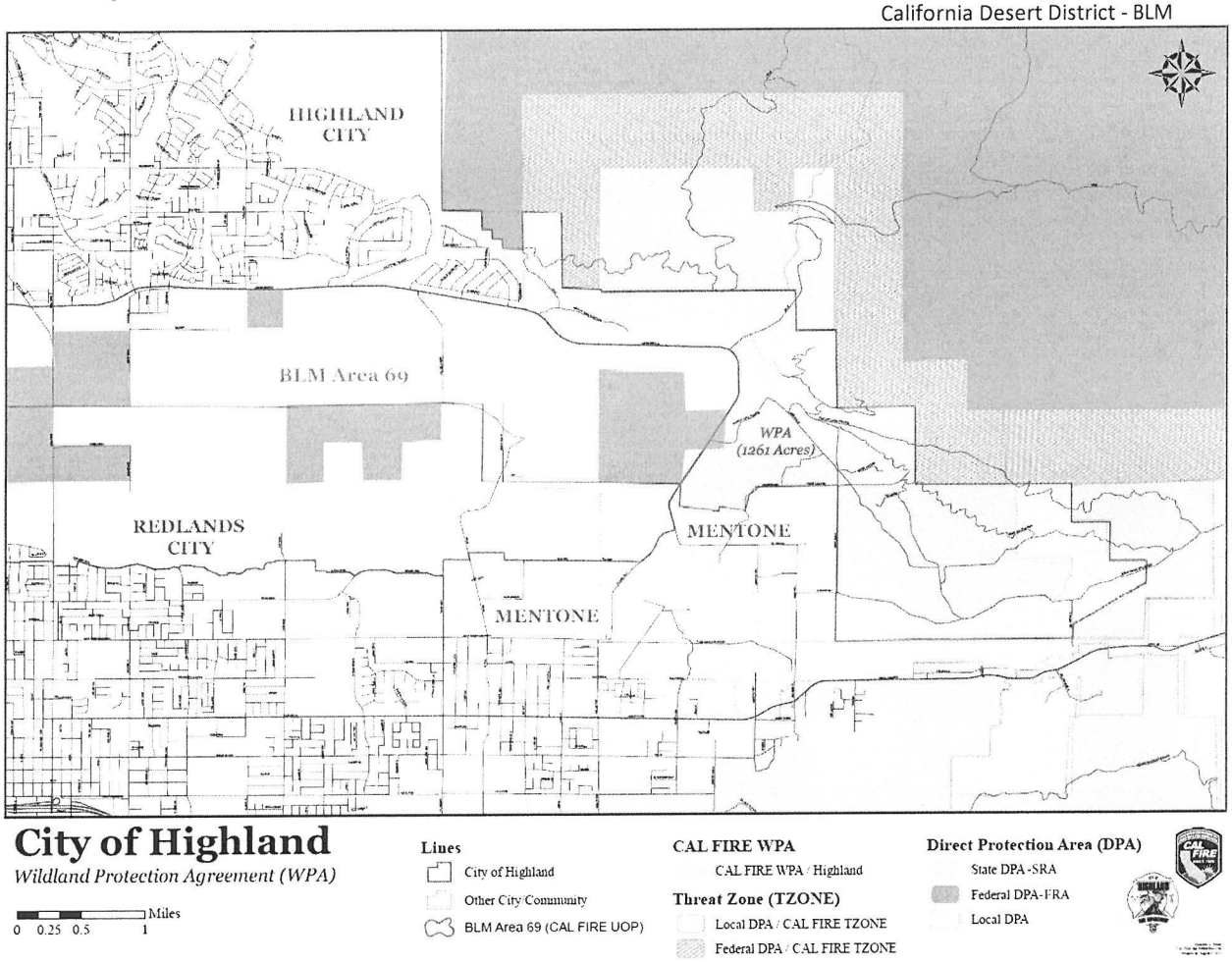
### A. Direct Protection Area Boundaries:

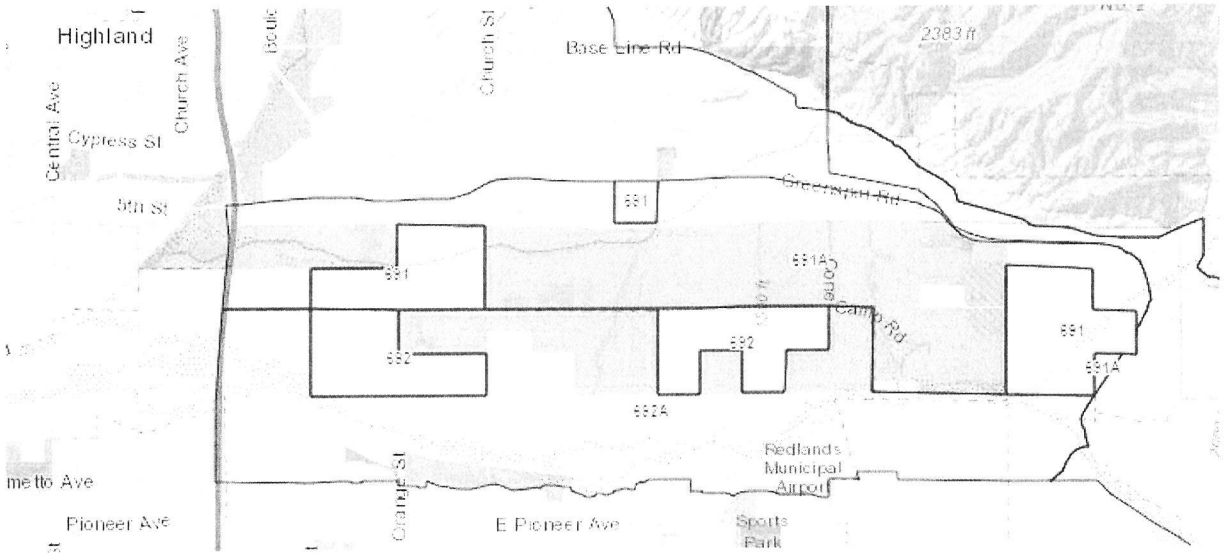
Boundaries will be delineated on a GIS layer. Link to the DPA maps:

http://www.arcgis.com/apps/View/index.html?appid=1484ce1c5824487da50f24b0369e9247

The First map below identifies the City of Highland /State of California, Wildland Protection Agreement (WPA/LG1-W).

The second map below identifies the BLM managed-lands (yellow parcels #691) within the City of Highland.




DPA boundaries will be reevaluated during preparation of each OP and field review. When the need to change the DPA boundary is identified, the Protecting Party will notify the Supporting Party of the need for a change in writing by email or letter.

B. **Reciprocal Fire Protection (Mutual Aid) and Closest Forces Concept:**

Protection units shall coordinate their Initial Attack ("IA") response by utilizing the "closest forces" to each planned response area, agreeing to which resources will be automatically dispatched, and entering that planned response in that party's individual dispatch database. All resources except aircraft listed in the initial attack planned response will be "Mutual Aid" for up to 12 hours from the time of initial dispatch. All other ordered resources will be Assistance by Hire. "Mutual Aid" periods, during which the Parties provide resources to each other on a non-refundable basis, carries the same meaning as that set forth in the Agreement.

C. **Move-up and Cover**:

If agreed to by the Supporting Party unit, fire engines may be used for move-up and cover assignments on a Mutual Aid basis. Otherwise, move-up and cover assignments will be on Assistance-By-Hire basis. Move-up and cover resources may be ordered directly between the Parties to this OP.

Move up and cover resources provided by the **Bureau of Land Management** are limited to wildland fire response, where vegetation is the primary fuel. BLM will not supplant local government responsibilities, or routinely serve as the primary emergency response to non-wildland fire emergencies (for example, medical aids, HAZMAT, automobile accidents, water rescue, and so forth). The Protecting Party may provide vehicle fuel, minor maintenance, and lodging at no cost to the Supporting Party, who is coming to the aid of the Protecting Party.

D. **Special Management Considerations**:

"Special Management Areas" where restrictions on normal suppression methods apply include such areas as Federal Wilderness Areas, Wilderness Study Areas, Federal Wild and Scenic Rivers, Areas of Critical Environmental Concern, Designated Critical Habitat for Threatened and Endangered Species, sensitive cultural sites, botanical areas and areas with naturally occurring asbestos. In most of these areas, the use of dozers for fireline construction is the most impacting action and should be avoided, except in situations where life and property are directly threatened. The use of dozers in Wilderness and/or Wilderness Study Areas requires authorization from the authorized Federal Agency Administrator prior to use.

It is essential to request an Agency Administrator Representative/Agency Representative and Resource Advisor from the jurisdictional agency to advise the protecting agency regarding specific modified suppression necessary in these areas. Specific objectives for protection of sensitive resources will be included in Wildland Fire Decision Support System (WFDSS) analyses and the Incident Commander will incorporate special management considerations into the incident planning process.

A list and map of Special Management Areas is included in Exhibits E1-E4. The Jurisdictional Agency will provide necessary instructions for suppression and other wildland fire management

actions in a supplement to this Operating Plan. The supplement and more detailed maps of Special Management Areas will be provided to all command centers and to appropriate local suppression units.

The Jurisdictional Agency will provide necessary instructions for fire management actions in a supplement to this Operating Plan for the following areas as applicable:

1. Wilderness Areas
2. Wild and Scenic Rivers
3. Research Natural Areas
4. Wilderness Study Areas
5. Cultural and Archeological Sites
6. Roadless Areas
7. Communities/Structures
8. Threatened and Endangered Species
9. State Parks with SRA located within Federal DPA
10. Other areas identified in land management planning documents or otherwise requiring special procedures.

## E. Non-Wildland Fire Emergencies:

When City resources are covering a Federal station, they may be dispatched to structure or other fires, medical aid calls, or other emergency incidents.

Federal resources may be requested to respond to non-wildland fire emergencies but will only provide assistance commensurate with the policies and training of the responding personnel and equipment. Highland shall notify the Federal Interagency Communication Center (FICC) of all Non-Wildland Fire Emergencies occurring on Federal Lands and provide necessary information required for agency reporting requirements.

## F. Wildfire Suppression Activity Damage Repair:

Repair of suppression activity damage (e.g., spreading of dozer berms, installation of water bars, minor road repairs, etc.) will normally be done by the agency with direct protection responsibility for the fire as an integral part of overhaul/mop-up. Protecting and Jurisdictional Agencies may develop written suppression repair plans (refer to addenda). Suppression repair work should occur with oversight from Resource Advisors.

Specialized equipment may be needed to complete necessary erosion control work, especially in highly erodible soils. Protecting Party will order proper equipment needed to repair damage such as excavators or masticators. In extraordinary circumstances, such as excessively wide dozer lines, excessive slopes, or significant damage in highly sensitive areas, additional efforts may be needed, e.g. providing adequate ground cover (pulling brush back over lines or spreading rice straw). Any rehabilitation beyond the level described herein is the responsibility of the landowner.

G. **Suppression Policy:**

For all fires within Federal Direct Protection Areas and on Federal lands, the basic Initial Attack objective will be to control the fire at 10 acres or less. If the objectives are determined by a Federal Agency (for FRA) to be different than the objective for the surrounding area, the area shall be considered a Special Management Area (see Section D above).

## V. FIRE PROTECTION ORGANIZATION

See Exhibits C and D

Both protection units will, to the extent possible, provide fire prevention programs and enforcement as necessary to adequately address the fire problem in their Direct Protection Areas. In addition, units are encouraged to undertake joint prevention activities in areas of mutual interest whenever practical.

## VI. QUALIFICATIONS/MINIMUM REQUIREMENTS:

All agencies (federal, state, local and tribal) accept each other's standards for personnel qualifications.

## VII. MAPS

The latest Federal agency map indicating land ownership will be used to display the information required in this Operating Plan. Maps will be kept on file in the headquarters office of each protection unit. The following items shall be shown on each map according to the attached standard legend:

A. Protection Boundary (DPA) and Mutual Threat Zones (MTZ's)
B. Protection Unit Facilities
C. Administrative Boundaries
D. Special Management Areas with approved suppression plans.

## VIII. OPERATING PROCEDURES

A. **Notification and Reports:**

Notification of fires burning or threatening the lands of another agency will immediately be made by the Protecting Party once the location of the fire is verified by calling the 24-hour phone number shown in Exhibit H.

B. **Mutual Dispatch Area Revisions or Establishment of IA dispatch needs:**

The preplanned Initial Attack responses will be reviewed annually prior to fire season and revised as necessary to assure immediate coordinated response of the closest available resources for Initial Attack. Dispatch levels will be determined using the most recently calculated level of the Protecting Party.

C. Joint Response Coordination:

In joint response or boundary fire situations, these guidelines should be followed to coordinate Initial Attack response between the agency's signatory to this operating plan:

1. The unit receiving the first report of the incident will immediately notify the other agency, giving:

    a) Response area designator
    b) Descriptive location
    c) Legal location, or latitude and longitude
    d) Aircraft radio frequency and contact
    e) Ground radio frequency and contact
    f) Responding resources

2. Each agency will dispatch its closest available resources according to the preplanned response criteria. Dispatchers of cooperating protection units should keep each other advised of the status of initial attack resources.

3. Any additional information obtained about the fire will be immediately shared with the other agency.

4. Once the location/jurisdiction is determined, affected agencies will go into unified command and the protecting agency with the greatest threat will become the Unified Ordering Point. If resources are needed from the Supporting Party, those resources may be kept by placing them on the Protecting Party's Order Number.

D. **Boundary Fires:**

The first arriving officer of the responding agency is responsible for immediately determining the exact location and jurisdiction of the incident. Once the location is determined and it is safe to do so the protecting agency(ices) will take over coordination. The Agency with DPA responsibility may use or return the incoming resources of the other agencies. Fires in areas of Mutual Threat will be determined by the MTZ Maps and responding Chief Officer(s). The following guidelines apply to initial attack, extended attack, or major fire situations:

1. Unified Command: A Unified Command organization will be implemented on all boundary fires. While in unified command, the Agency Administrators and/or Incident Commanders of the involved agencies shall mutually agree upon fire objectives, strategies, commitment of agency resources, priorities, and establishment of a Unified Ordering Point.

   When any agency operating on a Unified Command incident decides to change command and/or staff personnel it will inform and coordinate this action with all other agencies.

   If it is determined that the fire is confined to the DPA of Highland or the BLM, the protecting agency will designate an Incident Commander. If necessary, the protecting agency may request the supporting agency to assume command of the fire.

   Agencies in Unified Command must collocate at the Incident Command Post.

2. Incident Information: Incident information requests are to be referred to the protecting agency for single responsibility incidents. For joint responsibility incidents, appropriate unit line officers will jointly determine the need and procedures for operation of joint incident information centers. The participating agencies will attempt to reach agreement on origin and cause before release of fire cause information, or initiation of civil or criminal actions.

E. **Assistance by hire and resource order process beyond IA:**

All requests for fire suppression resources must be clear and precise (i.e. state the numbers and types of resources needed, the nature of the assignment, and the urgency of need), and processed and recorded through appropriate channels. Preplanned initial attack ordering will be as per Section IV above.

1. **Aircraft Use:**

Aircraft will be assistance by hire.

2. **Handcrews and Dozers:**

Handcrews and Dozers will be assistance by hire.

F. **Agency Representatives/Agency Administrator Representatives:**

It is mutually agreed that any agency providing resources may, at its own discretion, request an agency representative who will be ordered and paid for by the protecting agency. Any support staff required by an agency representative will be mutually agreed to and ordered by the protecting agency or will be considered a voluntary contribution.

An agency with jurisdictional interest, but not providing resources may, at its discretion, send an agency administrator representative who will be considered a voluntary contribution.

G. **Interagency Sharing of Communications Systems and Frequencies:**

A Cooperative Radio Frequency Plan specifying the radio frequencies available for shared use and any appropriate guidelines or restrictions for such use are attached as Exhibit F. Each responsible dispatch office shall retain control of, police the use of, and allocate frequency use as necessary.

In mutual aid situations, a common designated radio frequency identified in the OP should be used for incident communications. All incident resources should utilize and monitor this frequency for incident information, tactical use, and changes in weather conditions or other emergency situations. See Exhibit F for frequency list.

H. **Move-up and Cover Stations:**

1. A "Cover Crew Guide" will be available at each fire station facility and contain enough information to allow a cover engine to provide Mutual Aid if called upon.
2. There may be times when cooperators are involved in emergency operations and unable to

provide mutual aid. In this case other cooperators may be contacted for assistance.

I. **Shared Equipment Facilities and Services:**

Authorization and conditions for the use of shared equipment, facilities, or services will be jointly developed according to the provisions of the Agreement.

J. **Wildland Fire Decision Support System:**

Wildland Fire Decision Support System (WFDSS) entry is required whenever a wildland fire is on or threatening federal lands if a fire exceeds initial attack or is being managed for multiple objectives including resource benefit. It is the responsibility of the appropriate federal line officer/manager to ensure inclusion of all federal partners affected (or designee) to complete and document the WFDSS decision. A BLM Agency Administrator needs to be assigned in WFDSS if BLM management lands are within the WFDSS planning area of another agency. It is the responsibility of the Incident Commander (or designee) to participate in the WFDSS decision process and to develop an achievable WFDSS decision, and to use the WFDSS decision in developing the Incident Action Plan. The final responsibility for implementation of safe appropriate strategy and tactics rests with the Incident Commander. https://wfdss.usgs.gov/WfdssApp/faces/facelets/login/WFDSSLogin.xhtml

K. **Post-Incident Action Analysis:**

Upon the request of a Fire Chief or Designee, a post-incident action analysis (critique) will be initiated for any fire escaping initial attack to obtain information that may enhance the administration of the Agreement or this Operating Plan. Any such critique should involve members of the incident command and general staffs, and officers from each involved protection and jurisdictional unit. The appropriate next higher-level office of each agency may also be invited to participate in or facilitate the critique. Any critique, upon completion, will be shared between the Parties.

L. **Reimbursement and Compensation**

1. Refer to the Agreement

## IX. FIRE PREVENTION ACTIVITIES

A. **General Cooperative Activities:**

All protection units will, to the extent possible, provide fire prevention programs, inspections, and enforcement as necessary to adequately address the fire situations in their Direct Protection Areas. In addition, units are encouraged to undertake joint prevention activities in areas of mutual interest whenever practical.

B. **Information and Education:**

1. Fire Danger Operations: The protection units will advise each other of increased fire danger and will coordinate activities, including patrols, as necessary to avoid any duplication of effort or public confusion.

2. Smokey Bear Program: Protection units should cooperate in the coordinated delivery of Smokey Bear program in direct protection areas as well as areas close to the boundaries.

3. Local Educational Program: The use of interagency teams to conduct local educational programs is encouraged to facilitate improved public knowledge of the mission and responsibilities of all the cooperating agencies especially in direct protection areas.

4. Fire Prevention Signs: Coordination and placement of fire prevention signs should be used in order to prevent duplication of effort or sending of mixed messages. This is especially important for fire danger rating signs.

C. **Engineering:**

1. Railroads and Utilities: Where railroad or utility lines cross the protection boundary, the adjacent protection units should coordinate their inspections and contacts with the companies to achieve consistency in application of laws and regulations whenever possible.

D. **Enforcement:**

1. Burning and Campfire Permits:

   a. Only Federal personnel will issue permits, when required, for project burning (other burning) on Federal lands.

   b. City personnel may issue California Campfire permits on BLM managed lands.

   c. BLM and City officers issuing burn permits on their own jurisdiction should solicit the cooperative participation of a representative of the other agency whenever appropriate.

2. Restrictions and Closures: When any party plans, activates, or deactivates any suspension, closure, or restriction, the adjacent protection unit(s) will be notified, and a copy of the notice promptly provided. BLM restrictions and closures will not affect City, private, BIA or SRA lands.

3. Fire Origin and Cause Determinations: Authorized Federal agency personnel may conduct an origin and cause determination of any wildfire originating in Federal DPA. City agency personnel may conduct an origin and cause determination of any wildfire originating in City DPA. Agency personnel (administrators) may decide that a joint investigation under Unified Command is appropriate. After consulting with each other, authorized Agency administrators will determine whether the agency with original jurisdiction needs to assume the full responsibility for the overall investigation.

## X. GENERAL PROVISIONS

### A. Periodic Reviews:

BLM will make resources available to Highland at least one day during the fire season for an on-the-ground inspection of the federal operations under this Operating Plan. Highland will make resources available to the BLM at least one day during the fire season for an on-the-ground inspection of City operations under this plan. Parties shall provide at least five (5) calendar days' notice before their planned on-the-ground inspection.

### B. Updating of Plan:

Both Agencies should meet at least annually by June 15, or as soon as reasonably practicable, to review the Operating Plan and Addendums. These documents will be updated as necessary.

### C. Public Information:

Both Agencies will attempt to provide only current, accurate information on their own activities to the public or media, to refer inquiries to the appropriate agency, or to develop a joint response when the topic relates to cooperative efforts under this Operating Plan.

### D. Budget Changes:

If during the effective period of this Operating Plan any unit receives a budget change (increase or decrease) that could significantly modify the provisions of this plan, a revision to the plan will be jointly negotiated.

### E. Changes During the Year:

Any long-term change in the fire protection organizations which will directly affect the protection level of lands assigned to the direct protection of another unit under this Operating Plan must be agreed to in advance by the affected agencies. Discussions of potential changes should be initiated at the protection unit level and then referred to the next higher organizational level for approval or resolution.

### F. Agency Reviews and Investigations:

1. The BLM will follow the Interagency Standards for Fire and Aviation Operations for Agency reviews and investigations.
2. Highland will follow their agency policies & procedures and cooperate with federal agencies whenever possible.

G. **Information Exchange:**

In order to encourage the resolution of issues associated with this Agreement or this Operating Plan at the lowest possible organizational level, the California Desert District Fire Chief is designated as the primary contact for the BLM Agency Administrator and will serve as the BLM Agency Administrator Representative.

H. **Interagency Training:**

Interagency training activities can be mutually beneficial, and units are encouraged to:

1. Participate in shared local level training at each other's facilities on an ongoing basis.
2. Allocate available slots in appropriate formalized training sessions for personnel of the other agencies.
3. Utilize instructors from the other agencies when they are available.
4. Conduct fire officer meetings, tabletop exercise and field exercises when appropriate.

## XI. COOPERATING AGENCY CONTACT LISTINGS:

**See Exhibits G and H**

# EXHIBIT B

## Glossary

**ADMINISTRATIVE RATE**: That pre-established percentage charge that will be applied by the billing PARTY.

**AIRCRAFT**: Any firefighting fixed, or rotary-winged aircraft owned or contracted exclusively to Highland or BLM.

**ASSISTANCE BY HIRE**: Fire suppression resources and associated support resources needed to fill the incident order that are to be reimbursed by the Protecting Party to the Supporting Party.

**AVAILABLE**: Following the Incident Command System protocols, the status of a firefighting resource that indicates its availability for assignment on an incident.

**BACKFILLING:** The act of providing cover staffing at the station or administrative site that has been vacated by the resources provided to the incident

**BOUNDARY FIRE:** A fire burning on or directly adjacent to the Direct Protection Boundary between Highland and the BLM.

**CLOSEST FORCES CONCEPT:** The philosophy of committing the closest available appropriate resources, regardless of ownership, to a wildfire for initial response or for critical need.

**COOPERATIVE FIRE PROTECTION**: Specific fire protection services furnished by one party to the other on a reimbursable basis pursuant to the Operation Plan.

**COST SHARE AGREEMENT**: An interagency agreement describing the conditions and/or percentage of City and BLM financial responsibility for costs incurred as a result of jointly approved operations pursuant to the terms of this agreement.

**DETECTION**: The act or system of discovering and locating a fire.

**DIRECT PROTECTION AREA (DPA):** That area which, by law, is provided wildland fire protection by Highland or by the BLM. DPAs may include a mixture of City and BLM responsibility areas.

**DIRECT PROTECTION AREA MAPS**: Official maps which identify areas of direct wildland fire protection for each Party.

**FEDERAL AGENCY ADMINISTRATOR**: The managing officer of an agency, division thereof, or jurisdiction having statutory responsibilities for incident mitigation and management.

**FEDERAL EXCESS PERSONAL PROPERTY (FEPP) PROGRAM**: A program in which Federal property originally purchased for use by a Federal agency, but no longer needed by that entity, is acquired by the DOI for loan to one of the 50 States or the Territories for use in the State's rural or wildland fire protection program. As a result, the equipment stays in service to America, protecting lives and property across the nation. The term "personal" simply refers to any tangible property that is not real estate. This can include trucks, aircraft, personal protective equipment, fire hose, et cetera, but not buildings.

**FIRE HELICOPTER:** A rotary wing aircraft provided by Highland or the BLM for planned availability and initial fire response.

**FIRE PREVENTION**: Activities directed at reducing the number of fires that start, including public education, law enforcement, dissemination of information, and the reduction of hazards through engineering methods.

**FIRESCOPE** (Firefighting Resources of California for Potential Emergencies): A cooperative effort involving all agencies with firefighting responsibilities in California. Organized to create and implement new applications in fire service management, technology and coordination, with an emphasis on incident command and multi-agency coordination.

**HANDCREW**: A wildland fire suppression crew consisting of approximately 15 to 20 persons.

**HELITACK**: A firefighting module consisting of a "fire helicopter", helitender, and firefighting crew. The number of personnel in the crew may vary.

**HOSTING UNIT**: The organization or area responsible for the incident or the area where the incident occurs.

**INCIDENT:** An occurrence or event, either human-caused or natural phenomenon that requires action by emergency service personnel to prevent or minimize loss of life or damage to property and/or natural resources.

**INCIDENT COMMANDER:** The first company officer at the scene that is in charge of the incident and who has overall command at the scene.

**INITIAL RESPONSE or INITIAL ATTACK**: Resources initially committed to an incident.

**JURISDICTIONAL AGENCY:** The agency having overall land and resource management and/or wildland fire protection responsibility for a specific geographical or functional area as provided by federal, state or local law.

**JURISDICTIONAL PARTY**: The party which has overall land and resource management and/or protection responsibility as provided by law.

**LINE OFFICER/AGENCY REPRESENTATIVE:** A Supporting Party employee with full authority to make decisions on all matters affecting that Party's participation at the incident.

**MOVE-UP AND COVER:** Identifies a relocation of fire suppression resources from their established location to a temporary location to provide fire protection coverage for an initial response area.

**MUTUAL AID**: Automatic initial response by suppression resources (excluding aircraft and pilot[s]) as for specific pre-planned initial response areas and provided at no cost to the Protecting Party for the first specified hours from the time of initial report. Mutual Aid is limited to those Initial response resources or move-up and cover assignments that have been determined to be appropriate by the Supporting Party. Aircraft (fixed and rotary-winged, including pilot[s]) shall always be Assistance by Hire, EXCEPT when the response is under a unified command and the fire threatens both local and federal jurisdictions. Fiscal responsibility for all aircraft will be determined by the ordering process, utilization and cost share agreements.

**PRESCRIBED FIRE**: The planned use of fire on wildlands to accomplish specific objectives including reducing fire hazard, providing flood protection, enhancing wildlife and fisheries, or improving water yields and/or air quality.

**PROTECTING PARTY**: The Party responsible for providing direct wildland fire protection to a given area pursuant to this agreement.

**RECIPROCAL FIRE PROTECTION (MUTUAL AID):** Automatic initial response by suppression resources as specified in the Operating Plan for specific pre-planned initial response areas and provided at no cost to the Protecting Party for the specified mutual aid period. Aid is limited to those resources or move-up and cover assignments that have been determined to be appropriate in the Operation Plan.

**REIMBURSABLE WORK**: Reinforcements exceeding reciprocal fire protection services furnished by either Party, at the request of the other, or fire protection furnished as a chargeable cooperative fire protection service

**REPAIR OF SUPPRESSION ACTIVITY DAMAGE**: Those activities undertaken by fire suppression forces during or immediately after the control of a wildfire to ensure the prevention of erosion or to repair other damages resulting from fire suppression activities.

**RESOURCE ADVISOR (READ and/or REAF):** Provides guidance during the implementation of rehabilitation activities. Identifies potential resource issues that may occur as a result of the incident or incident activities. Develops a recommended fire suppression rehabilitation plan for the agency administrator and the incident commander.

**SENDING PARTY:** Either the Protecting Party of the Supporting Party.

**SUPPORTING PARTY**: The Party directly contributing suppression, rescue, and support or service resources to the Party possessing direct fire protection responsibility for the area upon which an incident is located.

**SUPPRESSION**: All the work of confining and extinguishing a fire beginning with its discovery.

**UNIFIED COMMAND:** The organizational structure implemented on multi-jurisdictional incidents. The Parties' Incident Commanders will jointly determine incident objectives.

**WILDFIRE**: An unwanted fire burning uncontrolled on wildland.

**WILDLAND**: Lands covered wholly or in part by timber, brush, grass, grain, or other flammable vegetation.

# EXHIBIT C
## RESOURCES CITY OF HIGHLAND FIRE DEPARTMENT

| LOCATION | IDENTIFIER | ICS TYPE | STAFFING | PERIOD |
|---|---|---|---|---|
| Station 541 | Medic Engine 541 | I | 3 | 12 Months |
| Station 542 | Medic Engine 542<br>Brush Engine 542 | I<br>III | 3<br>3 | 12 Months |
| Station 543 | Medic Engine 543 | I | 3 | 12 Months |

# EXHIBIT D
## RESOURCES BLM CALIFORNIA DESERT INTERAGENCY FIRE PROGRAM (CDIFP)

| LOCATION | IDENTIFIER | ICS TYPE | STAFFING | PERIOD |
|---|---|---|---|---|
| Apple Valley | Engine 7375 | III | 5 | May-Sept. |
| | Engine 7376 | III | 5 | May-Sept. |
| | WT-7990 | I | 1 | May-Sept. |
| | Engine 7662 | VI | 4 | 12 Months |
| | Helicopter 554 | II (205A1+++) | 14 | May-Sept. |
| | Patrol 7543 | N/A | 1 | Vacant |
| Hole-In-Wall | Engine 7373 | III | 5 | May-Sept. |
| | Engine 7374 (NPS) | III | 5 | May-Sept. |
| Salt Wells | Engine 7377 | III | 5 | May-Sept. |
| Yucca Valley | Engine 7371 (NPS) | III | 5 | May-Sept. |
| | Engine 7372 | III | 5 | May-Sept. |
| Olancha | Engine 7378 | III | 4 | May-Sept. |
| Morongo | Engine 7370 | III | 5 | May-Sept. |
| El Cajon | Patrol 7540 | N/A | 1 | 12 Months |
| Palm Springs | Engine 7660 | VI | 4 | 12 Months |
| Reserve | Engine 7661 | VI | 2 | As Needed |
| Riverside | Patrol 7542 | N/A | 1 | 12 Months |
| **Note: All BLM and NPS Engines are 4x4** | | | | |

# EXHIBIT E-1

## SPECIAL MANAGEMENT AREAS BLM

Special Suppression Requirements within BLM Wilderness Areas (WAs), Wilderness Study Areas (WSAs) and Area of Critical Environmental Concern (ACEC).

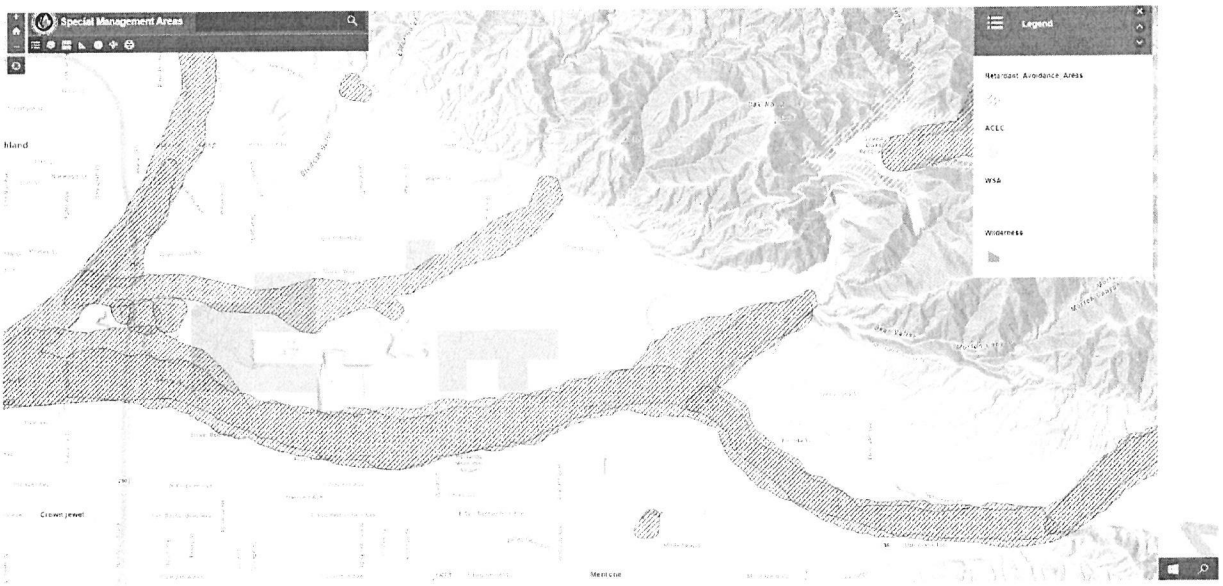
This addendum to the Operating Plan of the Cooperative Fire Management Agreement is to establish suppression requirements on BLM lands managed as Wilderness Areas, Wilderness Study Areas and Areas of Critical Environmental Concern. There are certain policy and practical differences in management of WAs, WSAs and ACECs with respect to other public land. These differences are based on the "Interim Management Policy and Guidelines for Lands under Wilderness Review" Handbook, Fire Management section. The main consideration is to eliminate surface disturbance associated with fire suppression activities. Areas of Critical Environmental Concern will be managed under the same criteria as Wilderness Areas and Wilderness Study Areas.

Attached are:

1. Special Suppression Requirements for WAs, WSAs and ACECs (Addendum E-2)
2. Wilderness Areas, Wilderness Study Areas and Area of Critical Environmental Concern Areas (see link below.
3. Maps of WAs, WSAs and ACECs by county (see link below).

Maps:

https://nifc.maps.arcgis.com/apps/View/index.html?appid=810ab59da5e749bc88e8ae10672eb07b


Special Management Areas
Legend
ACEC
WSA
Wilderness

# EXHIBIT E-2

## SPECIAL SUPPRESSION REQUIREMENTS WITHIN WILDERNESS AREAS, WILDERNESS STUDY AREAS (WSA), BLM WILDERNESS AREAS, AND AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)

The lands within the California Desert District have significant value to the BLM and to the public that uses them. Many special flora and fauna species exist in a delicate balance with their environment. Human disturbances to habitat and or the individual can have dramatic consequences whether intended or not. All fire activities are based on the requirements identified in agency planning documents that exist in each of our response areas. At a minimum, the BLM Zone Fire Management Officers (Division Chief) will have a copy of the BLM fire management plan. Agency Administrators will provide additional requirements in writing or in briefings.

Special Management Areas where restrictions on normal suppression methods apply include such areas as Federal Wilderness Areas, Wilderness Study Areas, Federal Wild and Scenic Rivers, Areas of Critical Environmental Concern, habitat for Threatened and Endangered Species, sensitive cultural sites, botanical areas, and areas with naturally occurring asbestos. In most of these areas, the use of dozers for fireline construction is the most impacting action and should be avoided, except in situations where life and property are directly threatened.

It is essential to request a Resource Advisor from the jurisdictional agency to advise the protecting agency regarding specific modified suppression necessary in these areas. Specific objectives for protection of sensitive resources will be included in Wildland Fire Decision Support System (WFDSS) analyses and the Incident Commander will incorporate special management considerations into the incident planning process. In the absence of an Agency Administrator, a qualified Agency Administrator Representative will be assigned to incidents to represent the political, social, and economic issues of the Agency Administrator to the incident commander.

The jurisdictional agency will provide necessary instructions for suppression and other wildland fire management actions. To provide the best information possible, information from unit and agency specific Fire Management Plans, Land Use Plans, and Resource Management Plans will be provided as necessary. These reference documents provide agency specific guidelines concerning each Special Management Area and considerations to be taken while engaging in fire suppression/ rehabilitation activities in the identified

areas, as well as maps of Special Management Areas. Maps of Special Management Areas should be provided to all command centers/dispatch centers and to appropriate local suppression units.

There are guidelines in place for "light hand on the land" and Minimum Impact Suppression Tactics (MIST) actions for fire suppression tactics in the California Desert. MIST Guidelines can be found in the IRPG.

The main consideration is to eliminate surface disturbances associated with fire suppression efforts as much as possible within BLM Wilderness, Wilderness Study Areas (WSA) and Areas of Critical Environmental Concern (ACEC). This also reduces rehabilitation costs associated with suppression activities. The BLM-managed lands near the Santa Anna Wash are in an ACEC.

Repair of suppression activity damage (e.g., spreading of dozer berms, installation of water bars, minor road repairs, etc.) will normally be done by the agency with direct protection responsibility for the fire as an integral part of overhaul/mop-up. Any rehabilitation beyond this level is the responsibility of the landowner or jurisdictional government agency.

## PRINCIPLES

1. When engaged in suppressing wildfires in wilderness, WSAs or ACECs, the following Special Suppression Requirements will be incorporated into the fire suppression action:

    a. Safety of fire-fighting personnel will receive the highest priority.
    b. All suppression actions will be carried out in a manner that least impairs wilderness values, i.e., minimum impact suppression techniques.

Any action necessary to prevent loss of life or real property may be taken, even if the action impairs wilderness values or ACEC values if such action is consistent with the values at risk and the safety of personnel.

    c. All fires in wilderness, WSAs or ACECs that are protected by a non-Interior agency will have an Interior Department Agency Representative and Resource Advisor (READ) assigned to the fire to advise the protecting

agency of Interior Department laws and policies, including the Wilderness Act.

d. Incident equipment (bulldozers/tractors) will not be used in wilderness areas or WSAs, except to prevent loss of human life or real property, or in extreme circumstances to protect specific or essential park resources, specifically authorized by the BLM State Director. Dozer use in ACECs needs approval of the Field Manager.

e. All rubber-tired suppression vehicles will be driven on existing residual ways of passage.

f. Engines and portable pumps may be used to support fire line construction through hose lays, where possible.

g. Suppression tactics will attempt to use foam, fire-line explosives, fugitive (uncolored) retardant and other new technologies in lieu of more surface-disturbing suppression tactics.

h. Retardant will be dropped no closer than 300 feet from any wetland or riparian area.

i. Where feasible, it will be acceptable to burn out ridges, washes, other natural barriers and roads to stop the spread of fire and serve as control lines. Fire lines may tie into but not proceed through meadows, spring areas, riparian zones, or cultural sites.

j. Helicopters and retardant aircraft may be used in initial attack and reinforcement as deemed necessary by the Incident Commander. Helicopters may be landed on existing heliports, helispots, or unimproved sites in wilderness, WSAs and ACECs.

k. Fire suppression repair requirements will be determined by the Incident Commander and the Agency Representative. Suppression repair will be determined during suppression activities while fire forces and equipment are still on incident.

2. A Wildland Fire Decision Support System (WFDSS) decision must be published for every wildfire burning BLM-managed lands that is not immediately suppressed. The WFDSS will prescribe the level of suppression action. The WFDSS may prescribe actions that range from surveillance/monitoring to full suppression. The WFDSS will be used to reconcile resource management issues as they relate to the wildfire.

3. The Agency Administrator or their delegated representative is responsible for developing and approving the WFDSS in conjunction with the Incident Commander.

4. Fire management and suppression will conform to the Fire Management Plan that is

in force for the lands in question.

5. The signatories will support standardized job performance requirements and qualification for agency representatives and READs between agencies.

# EXHIBIT E-3
## REHABILITATION GUIDELINES FOR FEDERAL LANDS

Rehabilitation is a critical need. This need arises primarily because of the impacts associated with fire suppression and the logistics that support it. The process of constructing control lines, transport of personnel and materials, providing food and shelter for personnel, and suppression activities has a significant impact on sensitive resources regardless of the mitigating measures used. Therefore, rehabilitation must be undertaken in a timely, professional manner. During implementation, the resource advisor should be available for expert advice and support of personnel doing this work as well as quality control.

**Rehabilitation Guidelines:**

a. Pick up and remove all flagging, litter and equipment. Dispose of trash appropriately.
b. Clean fire pit of unburned materials and fill back in.
c. Discourage use of newly established foot trails created during the suppression effort by covering with brush, limbs, small diameter poles, and rotten logs in a naturally appearing arrangement.
d. Replace dug-out soil and/or duff, and obliterate any berms created during suppression.
e. If impacted trails have developed on slopes greater that 6%, construct water bars according to the following spacing guide:

| ***FIRE LINE*** | ***EROSION HAZARD RATING FOR AREA (Assume very high is not available)*** | | | |
|---|---|---|---|---|
| ***Percent*** | ***Low*** | ***Medium*** | ***High*** | ***Very High*** |
| 1-6 | 400 ft. | 350 ft. | 300 ft. | 250 ft. |
| 7-9 | 300 ft. | 250 ft. | 200 ft. | 150 ft. |
| 10-14 | 200 ft. | 175 ft. | 150 ft. | 125 ft. |
| 15-20 | 150 ft. | 120 ft. | 90 ft. | 60 ft. |
| 21-40 | 90 ft. | 70 ft. | 50 ft. | 30 ft. |
| 41-60 | 50 ft. | 40 ft. | 25 ft. | 15 ft. |

**Dozer lines and hand lines:**

A. Pull dozer berms back onto the control lines.
B. Waterbars will be constructed when needed. The table above provides recommended spacing for these structures. As a rule of thumb, construct waterbars at an angle of approximately 5 degrees greater than the slope angle.
C. Reshape the control line to match the natural contour of the terrain where major disturbance has taken place. Be sure to maintain natural drainage patterns across lines.
D. If seeding is needed, use only locally collected native seed.
E. Consider using existing seed in native topsoil displaced in dozer berms to provide future plant coverage.
F. Where soil has been exposed and compacted, such as in camps, trails, helispots, and staging areas, scarify the top 2-4 inches and spread cut brush over the barren area.
G. Where trees were cut or limbed, cut stumps flush with ground level and scatter limbs out of sight in the unburned area.
H. Remove newly cut tree boles that are visible from trails or meadows. Drag other highly visible woody debris created during the suppression effort into timbered areas and disperse. Tree boles that are too large to move should be slant cut so a minimal amount of the cut surface is exposed to view.
I. Leave tops of felled trees attached. This will appear more natural than scattering the debris.
J. Break down dams where they have been used as fill sites and return area to natural conditions. Replace any displaced rocks or stream bed material that has been moved.
K. Walk through adjacent area and evaluate your rehab effort to determine additional needs.

*Source: Border Agency Fire Council - Natural Resources Protection Guidebook for Fire Management and Law Enforcement Officers, June 1998.*

# EXHIBIT E-4

## INTERAGENCY POLICY FOR AERIAL AND GROUND DELIVERY OF WILDLAND FIRE CHEMICALS NEAR WATERWAYS AND OTHER AVOIDANCE AREA

This policy is an expansion and update for the 2000 and 2009 updated Guidelines for Aerial Delivery of all wildland fire chemicals, including retardant, foam, and water enhancers, which were established and approved by the Department of the Interior (DOI). The policy includes additional avoidance areas (both aquatic and terrestrial) for aerial delivery of fire chemicals as designated by individual agencies.

This policy does not require the helicopter or airtanker pilot-in-command to fly in such a way as to endanger his or her aircraft, other aircraft, or structures or compromise ground personnel safety.

**Aerial Delivery Policy:**

Avoid aerial application of all wildland fire chemicals within 300 feet (ft.) of waterways.

- Additional mapped avoidance areas may be designated by individual agency.

**Ground Delivery Policy:**

Avoid application of all wildland fire chemicals into waterways or mapped avoidance

**Definition of Waterway:**

Any body of water (including lakes, rivers, streams, and ponds) whether or not it contains aquatic life.

**Definition of Waterway Buffer:**

300 ft. distance on either side of a waterway

**Guidance for pilots:**

Pilots will avoid all waterways and additional mapped avoidance areas designated by individual agencies. To meet the 300 ft. waterway buffer zone or additional mapped avoidance areas guideline, implement the following:

- All Aircraft: When approaching a waterway or other avoidance areas, the pilot shall terminate application of wildland fire chemical approximately 300 ft. before reaching the area. When flying over a waterway, the pilot shall not begin

application of wildland fire chemical until 300 ft. after crossing the far bank or shore. The pilot shall make adjustments for airspeed and ambient conditions such as wind to avoid the application of wildland fire chemicals within the 300 ft. buffer zone. Riparian vegetation may be an indicator of waterways and pilots should confirm to the extent possible that no water is present before dropping.

**Exceptions**:

- When alternative line construction tactics are not available due to terrain constraints, congested area, life and property concerns or lack of ground personnel, it is acceptable to anchor the wildland fire chemical application to the waterway. When anchoring a wildland fire chemical line to a waterway, use the most accurate method of delivery in order to minimize placement of wildland fire chemical in the waterway (e.g., a helicopter rather than a heavy airtanker).
- Deviations from the policy are acceptable when life or property is threatened, and the use of wildland fire chemical can be reasonably expected to alleviate the threat.
- When potential damage to natural resources outweighs possible loss of aquatic life, the unit administrator may approve a deviation from these guidelines.

# EXHIBIT F

## FREQUENCIES

Highland and BLM agrees to authorize use by the other Party frequencies listed in the current XBO Communications Plan (see below).

These frequencies will be used for fire/emergency only within or adjacent to the Parties' responsibility areas.

| 6-XBO6 BLM/NPS | | | | |
|---|---|---|---|---|
| **CH** | **RX** | **TX** | **Tone** | **Label** |
| 1 | 166.4875 | 167.0750 | 1 | CDDFIRE R |
| 2 | 166.3750 | 166.9750 | 1 | CDDADM R |
| 3 | 168.3000 | 168.3000 | | BLM SOA |
| 4 | 168.4875 | 168.4875 | | A/G 53 |
| 5 | 169.1125 | 169.1125 | | A/G 59 |
| 6 | 156.0750 | 156.0750 | | CALCORD |
| 7 | 154.0325 | 151.4750 | | BDC V4 R |
| 8 | 154.2950 | 154.2950 | 6 | VFIRE23 |
| 9 | 154.2725 | 154.2725 | 6 | VFIRE24 |
| 10 | 154.2875 | 154.2875 | 6 | VFIRE25 |
| 11 | 154.3025 | 154.3025 | 6 | VFIRE26 |
| 12 | 172.5000 | 166.2750 | 12 | JTP BELR |
| 13 | 171.6750 | 166.2750 | 13 | JTP ONXR |
| 14 | 170.1000 | 169.5500 | | DVP R |
| 15 | 169.9875 | 164.0875 | | MNP R |
| 16 | 168.6250 | 168.6250 | 1 | AIRGUARD |

# EXHIBIT G
## HIGHLAND FIRE DEPARTMENT
## CONTACTS

***HEADQUARTERS OFFICE***
***26974 Base Line***
***Highland, CA 92346 (909) 862-3031***

| *Name* | *Radio* | *Office Phone* | *Cell Phone* | *Email* |
|---|---|---|---|---|
| Shane Littlefield | Chief | (909) 881-6999 | (951) - 314-0402 | Shane.littlefield@fire.ca.gov |
| Ron Janssen | Deputy Chief | (909) 881-6959 | (909) 253-8114 | Ronald.janssen@fire.ca.gov |
| Sean Landavazo | Battalion Chief | (909) 862-3031 | (909) 680-9526 | Sean.landavazo@fire.ca.gov |

# EXHIBIT H
## BUREAU of LAND MANAGEMENT
## CONTACTS

***HEADQUARTERS OFFICE***
***4955 Canyon Crest Drive***
***Riverside, CA 92507***

| *Name* | *Radio Identifier* | *Office Phone* | *Cell Phone* | *Location* | *Email* |
|---|---|---|---|---|---|
| Paul Gibbs | Chief 7100 | NA | 951-903-4135 | Riverside | pgibbs@blm.gov |
| Freddie Espinoza | Chief 7101 | NA | 951-903-4137 | Riverside | fespinoza@blm.gov |
| Ray Ucha | DV 7106 | NA | 951-903-4136 | Lancaster | rucha@blm.gov |
| James Gannon | DV 7102 | NA | 951-903-4141 | Riverside | jgannon@blm.gov |
| Andrea Lannen-Littlefield | DV 7105 | 951-382-2917 | 951-269-9021 | San Bernardino FICC/ECC | alannenlittlefield@blm.gov |
| Vacant | DV 7104 | 760-367-3041 | 760-221-5801 | Yucca Valley | |
| James Aragon | DV 7103 | 760-252-6008 | 951-903-4139 | Apple Valley | jparagon@blm.gov |
| Jason Winbigler | BC 7120 | 760-219-5417 | 951-903-4140 | El Cajon | jwinbigler@blm.gov |
| Mitch Silvester | BC 7124 | NA | 760-499-9449 | Riverside | ssilvester@blm.gov |
| Robert Giovannetti | BC 7121 | NA | 951-567-1650 | Riverside | rgiovann@blm.gov |
| Garth Crow | BC 7122 | NA | 760-628-4422 | Riverside | |
| Eric Downard | BC 7125 | 760-240-8538 | 760-718-8048 | Apple Valley | edownard@blm.gov |

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**PREPARED BY:** Carlos Zamano, Public Works Director/City Engineer CZ

**SUBJECT:** Cooperative Agreement with Caltrans for Victoria Avenue Interchange/Project No. ich17006

**RECOMMENDATION:** It is recommended that that the City Council:

1. Approve a Cooperative Agreement with Caltrans for Implementation of the Project Approval/Environmental Document (PA/ED) Phase of the SR-210 Interchange; and

2. Authorize the Mayor to sign the Cooperative Agreement.

**FISCAL IMPACT:** The project cost will be funded as follows:

| | |
|---|---|
| San Manuel | $2,650,000.00 (Memorandum of Understanding) |
| City of Highland | 1,287,866.84 |
| | $3,937,866.84 |

The City's Project costs will be limited to $1,287,866.84 plus any interest incurred from the Indian Gaming Special Distribution Funds.

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

**BACKGROUND:** This project intends to construct a new interchange at SR-210/Victoria Avenue which will relieve traffic congestion at the existing interchange at SR-210/Highland Avenue/Arden Avenue and along Highland Avenue east of the existing interchange. To move this project forward, it is necessary for City to enter into a Cooperative Agreement with Caltrans to initiate the PA/ED Phase. Caltrans will serve as lead agency and provide Project oversight.

City Council Work Program

Approved _____ Motion _____ Second _____ Agenda Item No. 12

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

D Hughes

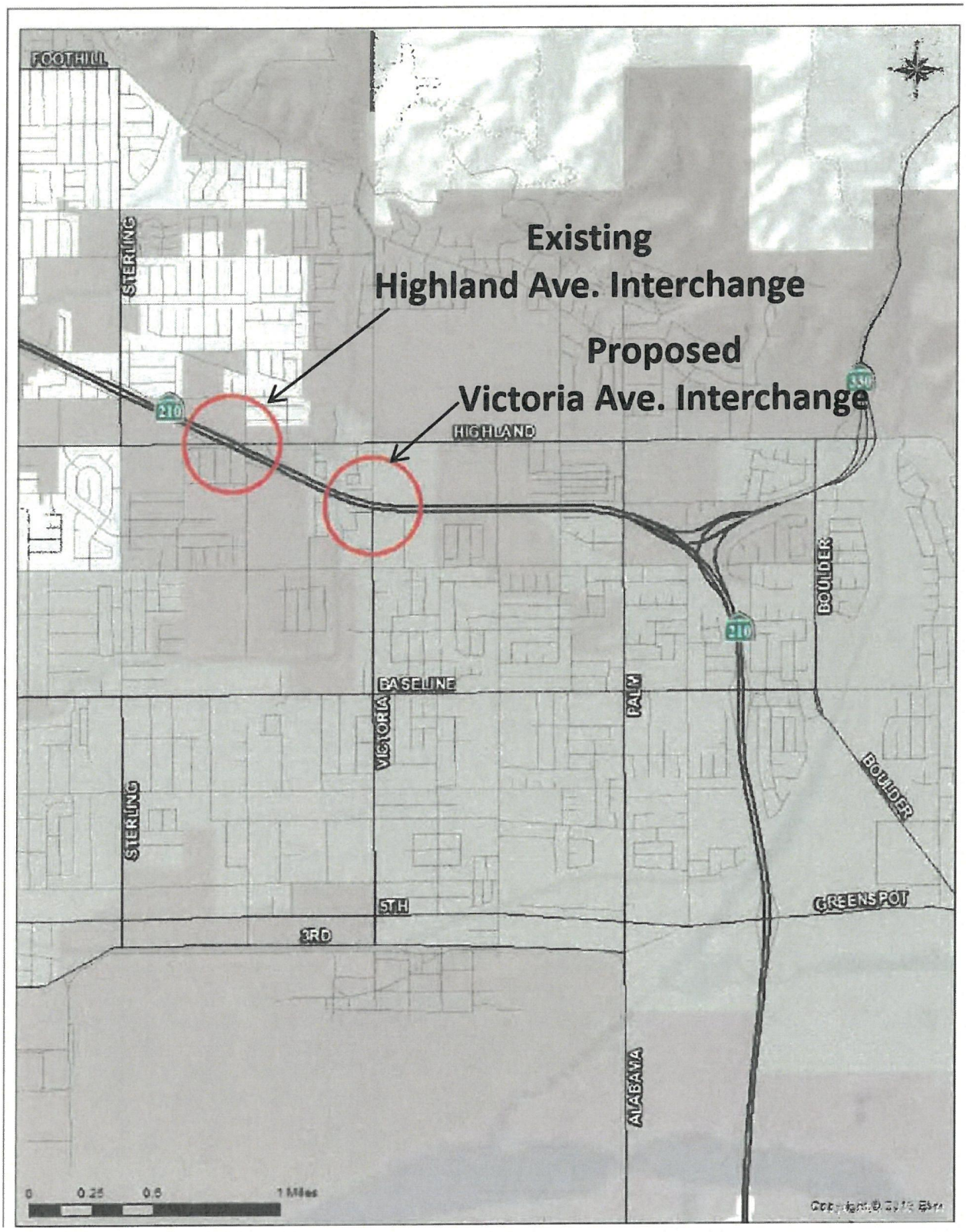
City Clerk

City Manager

Yuhaaviatum of San Manuel, formerly known as San Manuel Band of Mission Indians (San Manuel) and the City have agreed to enter into a Memorandum of Understanding for the City to serve as sponsor and implementing agency with Caltrans for managing the scope, cost, schedule and quality of work for preparation of the PA/ED Phase.

This is a HP priority item in the 2021/2022 Work Program. The Cooperative Agreement with Caltrans has been reviewed by the City Attorney. Staff recommends approval of the Cooperative Agreement with Caltrans to complete PA/ED Phase of the Project.

Attachments: Location Map
Cooperative Agreement




## LOCATION MAP

# COOPERATIVE AGREEMENT COVER SHEET

## Work Description

STUDY ALTERNATIVES IDENTIFIED IN THE PSR APPROVED ON APRIL 26, 2011 AND ALTERNATIVES IDENTIFIED IN THE FEASIBILITY STUDY REPORT PREPARED IN 2014. ADDITIONAL ALTERNATIVES MAY BE DEVELOPED TO MEET CURRENT STATE AND REGIONAL AGENCIES' GOALS FOR THE IMPROVEMENTS TO THE STATE ROUTE 210 (SR-210) VICTORIA AVENUE/HIGHLAND AVENUE CORRIDOR AND/OR A POSSIBLE NEW INTERCHANGE ON SR-210 AT VICTORIA AVENUE. THE SELECTED ALTERNATIVES WILL COMPLY WITH SB-743.

## Contact Information

*CALTRANS*

Ahmed Ghonim, Project Manager

464 West 4th Street

San Bernardino, CA 92401

Mobile Phone: (909) 665-3564

Email: ahmed.ghonim@dot.ca.gov

*CITY OF HIGHLAND*

Carlos Zamano, City Engineer

27215 Base Line

Highland, CA 92341

Office Phone: (909) 864-8732, ext. 254

Email: czamano@cityofhighland.org

**Table of Contents**

COOPERATIVE AGREEMENT ..... 1
RECITALS ..... 1
RESPONSIBILITIES ..... 3
Sponsorship ..... 3
Implementing Agency ..... 3
Funding ..... 3
CALTRANS' Quality Management ..... 4
CEQA/NEPA Lead Agency ..... **Error! Bookmark not defined.**
Environmental Permits, Approvals and Agreements ..... 5
Project Approval and Environmental Document (PA&ED) ..... 5
California Environmental Quality Act (CEQA) ..... 6
National Environmental Policy Act (NEPA) ..... 8
Schedule ..... 9
Additional Provisions ..... 10
Standards ..... 10
Qualifications ..... 10
Consultant Selection ..... 10
Encroachment Permits ..... 10
Protected Resources ..... 11
Disclosures ..... 11
Hazardous Materials ..... 11
Claims ..... 12
Interruption of Work ..... 13
Penalties, Judgements and Settlements ..... 13
Project Files ..... 14
GENERAL CONDITIONS ..... 14
Venue ..... 14
Exemptions ..... 14
Indemnification ..... 14
Non-parties ..... 15
Ambiguity and Performance ..... 15
Defaults ..... 15
Dispute Resolution ..... 16

Prevailing Wage ..... 16

SIGNATURES ..... 18

# COOPERATIVE AGREEMENT

This AGREEMENT, executed on and effective from _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Highland, a municipal corporation, referred to hereinafter as CITY.

An individual signatory agency in this AGREEMENT is referred to as a PARTY. Collectively, the signatory agencies in this AGREEMENT are referred to as PARTIES.

## RECITALS

1. PARTIES are authorized to enter into a cooperative agreement for improvements to the State Highway System per the California Streets and Highways Code, Sections 114 and 130.

2. For the purpose of this AGREEMENT, *study alternatives identified in the Project Study Report approved on April 26, 2011 and alternatives identified in the feasibility study report prepared in 2014. Additional alternatives may be developed to meet current state and regional agencies' goals for the improvements to the State Route 210 (SR-210) Victoria Avenue/Highland Avenue corridor and/or a possible new interchange on SR-210 at Victoria Avenue. The selected alternatives will comply with SB-743* and will be referred to hereinafter as PROJECT. The PROJECT scope of work is defined in the project initiation and approval documents (e.g. Project Study Report, Design Engineering Evaluation Report, Feasibility Study Report, and Project Report).

3. All obligations and responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENT will be referred to hereinafter as WORK:

   - PROJECT APPROVAL AND ENVIRONMENTAL DOCUMENT (PA&ED)

   Each PROJECT COMPONENT is defined in the CALTRANS Workplan Standards Guide as a distinct group of activities/products in the project planning and development process.

4. The term AGREEMENT, as used herein, includes this document and any attachments, exhibits, and amendments.

   This AGREEMENT is separate from and does not modify or replace any other cooperative agreement or memorandum of understanding between the PARTIES regarding the PROJECT.

   PARTIES intend this AGREEMENT to be their final expression that supersedes any oral understanding or writings pertaining to the WORK. The requirements of this AGREEMENT will preside over any conflicting requirements in any documents that are made an express part of this AGREEMENT.

   If any provisions in this AGREEMENT are found by a court of competent jurisdiction to be, or are in fact, illegal, inoperative, or unenforceable, those provisions do not render any or all other AGREEMENT provisions invalid, inoperative, or unenforceable, and those provisions will be automatically severed from this AGREEMENT.

   Except as otherwise provided in the AGREEMENT, PARTIES will execute a written amendment if there are any changes to the terms of this AGREEMENT.

   PARTIES agree to sign a CLOSURE STATEMENT to terminate this AGREEMENT. However, all indemnification, document retention, audit, claims, environmental commitment, legal challenge, maintenance and ownership articles will remain in effect until terminated or modified in writing by mutual agreement or expire by the statute of limitations.

5. The following work associated with this PROJECT has been completed or is in progress:

   - CITY completed the Project Initiation Document on April 26, 2011.
   - SBCTA Feasibility Study

6. In this AGREEMENT capitalized words represent defined terms, initialisms, or acronyms.

7. PARTIES hereby set forth the terms, covenants, and conditions of this AGREEMENT.

# RESPONSIBILITIES

## Sponsorship

8. A SPONSOR is responsible for establishing the scope of the PROJECT and securing the financial resources to fund the WORK. A SPONSOR is responsible for securing additional funds when necessary or implementing PROJECT changes to ensure the WORK can be completed with the funds obligated in this AGREEMENT.

   PROJECT changes, as described in the CALTRANS Project Development Procedures Manual, will be approved by CALTRANS as the owner/operator of the State Highway System.

9. City is the SPONSOR for the WORK in this AGREEMENT.

## Implementing Agency

10. The IMPLEMENTING AGENCY is the PARTY responsible for managing the scope, cost, schedule, and quality of the work activities and products of a PROJECT COMPONENT.

    - CITY is the Project Approval and Environmental Document (PA&ED) IMPLEMENTING AGENCY.

      PA&ED includes the completion of the Final Environmental Document and the Project Report (documenting the project alternative selection).

11. CITY will provide a Quality Management Plan (QMP) for the WORK in every PROJECT COMPONENT that they are the IMPLEMENTING AGENCY of. The QMP describes the IMPLEMENTING AGENCY's quality policy and how it will be used. The QMP will include a process for resolving disputes between the PARTIES at the team level. The QMP is subject to CALTRANS review and approval.

12. Any PARTY responsible for completing WORK will make its personnel and consultants that prepare WORK available to help resolve WORK-related problems and changes for the entire duration of the PROJECT including PROJECT work that may occur under separate agreements.

## Funding

13. The WORK does not use funds administered by CALTRANS. PARTIES will amend this AGREEMENT should this condition change.

14. Each PARTY is responsible for the costs they incur in performing the WORK.

**CALTRANS' Quality Management**

15. CALTRANS, as the owner/operator of the State Highway System (SHS), will perform quality management work including Quality Management Assessment (QMA), environmental document quality control, and owner/operator approvals for the portions of WORK within the existing and proposed SHS right-of-way.

16. CALTRANS' Quality Management Assessment (QMA) efforts are to ensure that City's quality assurance results in WORK that is in accordance with the applicable standards and the PROJECT's quality management plan (QMP). QMA does not include any efforts necessary to develop or deliver WORK or any validation by verifying or rechecking WORK.

    When CALTRANS performs QMA, it does so for its own benefit. No one can assign liability to CALTRANS due to its QMA.

17. CALTRANS, as the owner/operator of the State Highway System, will approve WORK products in accordance with CALTRANS policies and guidance and as indicated in this AGREEMENT.

18. Per National Environmental Policy Act (NEPA) assignment and California Environmental Quality Act (CEQA) statutes, CALTRANS will perform environmental document quality control and NEPA assignment review procedures for environmental documentation. CALTRANS quality control and quality assurance procedures for all environmental documents are described in the NEPA Assignments memorandums, available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/nepa-recordretention-policy-final-ally.pdf. This also includes the independent judgement analysis and determination under CEQA that the environmental documentation meets CEQA requirements.

19. CITY will provide WORK-related products and supporting documentation upon CALTRANS' request for the purpose of CALTRANS' quality management work.

20. CITY, including any employee, agent, consultant or sub-consultant retained by the CITY, shall implement uniform document control policies necessary to retain all records and electronically stored information associated with the WORK, including but not limited to those records identified in California Public Resources Code, Section 21167.6, and including email and attachments, in a manner consistent with the CALTRANS Uniform Filing System and the "Final Caltrans Environmental Records Retention Policy", available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/nepa-recordretention-policy-final-a11y.pdf. These records, along with an index of the records, shall be provided to CALTRANS within 60 days of CALTRANS' written request.

21. The cost of CALTRANS' quality management work is to be borne by CALTRANS.

22. CALTRANS is the CEQA Lead Agency for the PROJECT.

23. CALTRANS is the NEPA Lead Agency for the PROJECT.

**Environmental Permits, Approvals and Agreements**

24. CITY will comply with the commitments and conditions set forth in the environmental documentation, environmental permits, approvals, and applicable agreements as those commitments and conditions apply to City's responsibilities in this AGREEMENT.

25. Unless otherwise assigned in this AGREEMENT, the IMPLEMENTING AGENCY for a PROJECT COMPONENT is responsible for all PROJECT COMPONENT WORK associated with coordinating, obtaining, implementing, renewing, and amending the PROJECT permits, agreements, and approvals whether they are identified in the planned project scope of work or become necessary in the course of completing the PROJECT.

26. It is expected that the PROJECT requires the following environmental permits/approvals:

| ENVIRONMENTAL PERMITS/REQUIREMENTS |
|---|
| 404, US Army Corps of Engineers |
| 401, Regional Water Quality Control Board |
| 2081, Incidental Take Permit |
| National Pollutant Discharge Elimination System (NPDES), State Water Resources Control Board |

**Project Approval and Environmental Document (PA&ED)**

27. As the PA&ED IMPLEMENTING AGENCY, CITY is responsible for all PA&ED WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

28. CALTRANS will be responsible for completing the following PA&ED activities:

| CALTRANS Work Breakdown Structure Identifier (If Applicable) |
|---|
| 100.10.10.xx Quality Management |
| 165.15.15.xx Section 7 Consultation |
| 165.25.25 Approval to Circulate Resolution |
| 175.20 Project Preferred Alternative |
| 180.10.05.05.xx CEQA Lead Final Env. Doc QA/QC and Approval |
| 180.10.05.45 Section 7 Consultation |
| 180.15.05 Record of Decision (NEPA) |
| 180.15.10 Notice of Determination (CEQA) |

29. Any PARTY preparing environmental documentation, including studies and reports, will ensure that qualified personnel remain available to help resolve environmental issues and perform any necessary work to ensure that the PROJECT remains in environmental compliance.

30. CITY will provide written notice of the initiation of environmental studies to the CEQA and NEPA Lead Agencies prior to completing any other PA&ED phase work.

*California Environmental Quality Act (CEQA)*

31. Environmental documentation will be prepared in compliance with the California Public Resources Code §§ 21080.3.1(d)(e). CALTRANS will provide, and CITY will use, a letter template and a list of California Native American tribes requesting notification. CITY will prepare consultation documentation for CALTRANS' signature and transmittal in compliance with the statutorily required time frames.

32. The CEQA Lead Agency will determine the type of CEQA documentation and will cause that documentation to be prepared in accordance with CEQA requirements.

33. Any PARTY involved in the preparation of CEQA documentation will prepare the documentation to meet CEQA requirements and follow the CEQA Lead Agency's standards that apply to the CEQA process.

34. Any PARTY preparing any portion of the CEQA documentation, including any studies and reports, will submit that portion of the documentation to the CEQA Lead Agency for review, comment, and approval at appropriate stages of development prior to public availability.

35. CITY will submit CEQA-related public notices to CALTRANS for review, comment, and approval prior to publication and circulation.

36. CITY will submit all CEQA-related public meeting materials to the CEQA Lead Agency for review, comment, and approval at least ten (10) working days prior to the public meeting date.

    If the CEQA Lead Agency makes any changes to the materials, then the CEQA Lead Agency will allow CITY to review, comment, and concur on those changes at least three (3) working days prior to the public meeting date. The CEQA Lead Agency has final approval authority over all CEQA documentation.

37. The CEQA Lead Agency will attend all CEQA-related public meetings.

38. If a PARTY who is not the CEQA Lead Agency holds a public meeting about the PROJECT, that PARTY must clearly state its role in the PROJECT and the identity of the CEQA Lead Agency on all meeting publications. All meeting publications must also inform the attendees that public comments collected at the meetings are not part of the CEQA public review process.

    That PARTY will submit all meeting advertisements, agendas, exhibits, handouts, and materials to the CEQA Lead Agency for review, comment, and approval at least ten (10) working days prior to publication or use. If that PARTY makes any changes to the materials, it will allow the CEQA Lead Agency to review, comment on, and approve those changes at least three (3) working days prior to the public meeting date.

    The CEQA Lead Agency maintains final editorial control with respect to text or graphics that could lead to public confusion over CEQA-related roles and responsibilities.

*National Environmental Policy Act (NEPA)*

39. Pursuant to Chapter 3 of Title 23, United States Code, Sections 326 and 327, CALTRANS is the NEPA Lead Agency for the PROJECT. CALTRANS is responsible for NEPA compliance, will determine the type of NEPA documentation, and will cause that documentation to be prepared in accordance with NEPA requirements.

    CALTRANS, as the NEPA Lead Agency for PROJECT, is responsible for the review, comment, and approval of all environmental documentation (including, but not limited to, studies, reports, public notices, and public meeting materials, determinations, administrative drafts, and final environmental documents) at appropriate stages of development prior to approval and public availability.

    When required as NEPA Lead Agency, CALTRANS will conduct consultation and coordination and obtain, renew, or amend approvals pursuant to the Federal Endangered Species Act, and Essential Fish Habitat.

    When required as NEPA Lead Agency, CALTRANS will conduct consultation and coordination approvals pursuant to Section 106 of the National Historic Preservation Act.

40. Any PARTY involved in the preparation of NEPA documentation will follow FHWA and CALTRANS standards that apply to the NEPA process including, but not limited to, the guidance provided in the FHWA Environmental Guidebook (available at http://environment.fhwa.dot.gov/index.asp) and the CALTRANS Standard Environmental Reference.

41. Any PARTY preparing any portion of the NEPA documentation (including, but not limited to, studies, reports, public notices, and public meeting materials, determinations, administrative drafts, and final environmental documents) will submit that portion of the documentation to CALTRANS for CALTRANS' review, comment, and approval prior to public availability.

42. CITY will prepare, publicize, and circulate all NEPA-related public notices, except Federal Register notices. CITY will submit all notices to CALTRANS for CALTRANS' review, comment, and approval prior to publication and circulation.

    CALTRANS will work with the appropriate federal agency to publish notices in the Federal Register.

43. The NEPA Lead Agency will attend all NEPA-related public meetings.

44. CITY will submit all NEPA-related public meeting materials to CALTRANS for CALTRANS' review, comment, and approval at least ten (10) working days prior to the public meeting date.

45. If a PARTY who is not the NEPA Lead Agency holds a public meeting about the PROJECT, that PARTY must clearly state its role in the PROJECT and the identity of the NEPA Lead Agency on all meeting publications. All meeting publications must also inform the attendees that public comments collected at the meetings are not part of the NEPA public review process.

    That PARTY will submit all meeting advertisements, agendas, exhibits, handouts, and materials to the NEPA Lead Agency for review, comment, and approval at least ten (10) working days prior to publication or use. If that PARTY makes any changes to the materials, it will allow the NEPA Lead Agency to review, comment on, and approve those changes at least three (3) working days prior to the public meeting date.

    The NEPA Lead Agency has final approval authority with respect to text or graphics that could lead to public confusion over NEPA-related roles and responsibilities.

46. CITY will ensure that the PROJECT is included in the approved Federal Statewide Transportation Improvement Program (FSTIP) prior to the NEPA Lead Agency's approval of the environmental document.

**Schedule**

47. PARTIES will manage the WORK schedule to ensure the timely use of obligated funds and to ensure compliance with any environmental permits, right-of-way agreements, construction contracts, and any other commitments. PARTIES will communicate schedule risks or changes as soon as they are identified and will actively manage and mitigate schedule risks.

**Additional Provisions**

*Standards*

48. PARTIES will perform all WORK in accordance with federal and California laws, regulations, and standards; Federal Highway Administration (FHWA) standards; and CALTRANS standards. CALTRANS standards include, but are not limited to, the guidance provided in the:

- CADD Users Manual
- CALTRANS policies and directives
- Plans Preparation Manual
- Project Development Procedures Manual (PDPM)
- Workplan Standards Guide
- Standard Environmental Reference
- Highway Design Manual

*Qualifications*

49. Each PARTY will ensure that personnel participating in WORK are appropriately qualified or licensed to perform the tasks assigned to them.

*Consultant Selection*

50. A consultant has been selected via a Request for Proposals process and based on their qualifications to provide PA&ED services. These PA&ED services will be paid using 100% of local funds.

*Encroachment Permits*

51. CALTRANS will issue, upon proper application, the encroachment permits required for WORK within State Highway System (SHS) right-of-way. CITY, their contractors, consultants, agents and utility owners will not work within the SHS right-of-way without an encroachment permit issued in their name. CALTRANS will provide encroachment permits to CITY, their contractors, consultants, and agents at no cost. CALTRANS will provide encroachment permits to utility owners at no cost. If the encroachment permit and this AGREEMENT conflict, the requirements of this AGREEMENT will prevail.

52. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will coordinate, prepare, obtain, implement, renew, and amend any encroachment permits needed to complete the WORK.

*Protected Resources*

53. If any PARTY discovers unanticipated cultural, archaeological, paleontological, or other protected resources during WORK, all WORK in that area will stop and that PARTY will notify all PARTIES within 24 hours of discovery. WORK may only resume after a qualified professional has evaluated the nature and significance of the discovery and CALTRANS approves a plan for its removal or protection.

*Disclosures*

54. PARTIES will hold all administrative drafts and administrative final reports, studies, materials, and documentation relied upon, produced, created, or utilized for the WORK in confidence to the extent permitted by law and where applicable, the provisions of California Government Code, Section 6254.5(e) will protect the confidentiality of such documents in the event that said documents are shared between PARTIES.

    PARTIES will not distribute, release, or share said documents with anyone other than employees, agents, and consultants who require access to complete the WORK without the written consent of the PARTY authorized to release them, unless required or authorized to do so by law.

55. If a PARTY receives a public records request pertaining to the WORK, that PARTY will notify PARTIES within five (5) working days of receipt and make PARTIES aware of any disclosed public records.

*Hazardous Materials*

56. HM-1 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law, irrespective of whether it is disturbed by the PROJECT or not.

    HM-2 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

    The management activities related to HM-1 and HM-2, including and without limitation, any necessary manifest requirements and disposal facility designations are referred to herein as HM-1 MANAGEMENT and HM-2 MANAGEMENT respectively.

57. If HM-1 or HM-2 is found the discovering PARTY will immediately notify all other PARTIES.

58. CALTRANS, independent of the PROJECT, is responsible for any HM-1 found within the existing State Highway System right-of-way. CALTRANS will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

    CALTRANS, independent of the PROJECT will pay, or cause to be paid, the cost of HM-1 MANAGEMENT related to HM-1 found within the existing State Highway System right-of-way.

59. CITY, independent of the PROJECT, is responsible for any HM-1 found within the PROJECT limits and outside the existing State Highway System right-of-way. CITY will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

    CITY, independent of the PROJECT, will pay, or cause to be paid, the cost of HM-1 MANAGEMENT for HM-1 found within the PROJECT limits and outside of the existing State Highway System right-of-way.

60. The CONSTRUCTION IMPLEMENTING AGENCY is responsible for HM-2 MANAGEMENT within the PROJECT limits.

    CITY and CALTRANS will comply with the Soil Management Agreement for Aerially Deposited Lead Contaminated Soils (Soil Management Agreement) executed between CALTRANS and the California Department of Toxic Substances Control (DTSC). Under Section 3.2 of the Soil Management Agreement, CALTRANS and CITY each retain joint and severable liability for noncompliance with the provisions of the Soil Management Agreement. CITY will assume all responsibilities assigned to CALTRANS in the Soil Management Agreement during PROJECT COMPONENTS for which they are the IMPLEMENTING AGENCY except for final placement and burial of soil within the State right-of-way, per Section 4.5 of the Soil Management Agreement, which is subject to CALTRANS concurrence and reporting to DTSC which will be performed by CALTRANS.

61. CALTRANS' acquisition or acceptance of title to any property on which any HM-1 or HM-2 is found will proceed in accordance with CALTRANS' policy on such acquisition.

*Claims*

62. CITY may accept, reject, compromise, settle, or litigate claims of any consultants or contractors hired to complete WORK without concurrence from the other PARTY.

63. PARTIES will confer on any claim that may affect the WORK or PARTIES' liability or responsibility under this AGREEMENT in order to retain resolution possibilities for potential future claims. No PARTY will prejudice the rights of another PARTY until after PARTIES confer on the claim.

64. If the WORK expends state or federal funds, each PARTY will comply with the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards of 2 CFR, Part 200, and the PARTIES will ensure that any for-profit consultant hired to participate in the WORK will comply with the requirements in 48 CFR, Chapter 1, Part 31. When state or federal funds are expended on the WORK these principles and requirements apply to all funding types included in this AGREEMENT.

65. If the WORK expends state or federal funds, each PARTY will undergo an annual audit in accordance with the Single Audit Act in the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as defined in 2 CFR, Part 200.

66. When a PARTY reimburses a consultant for WORK with state or federal funds, the procurement of the consultant and the consultant overhead costs will be in accordance with the Local Assistance Procedures Manual, Chapter 10.

*Interruption of Work*

67. If WORK stops for any reason, IMPLEMENTING AGENCY will place the PROJECT right-of-way in a safe and operable condition acceptable to CALTRANS.

68. If WORK stops for any reason, each PARTY will continue with environmental commitments included in the environmental documentation, permits, agreements, or approvals that are in effect at the time that WORK stops, and will keep the PROJECT in environmental compliance until WORK resumes.

*Penalties, Judgements and Settlements*

69. The cost of awards, judgements, fines, interest, penalties, attorney's fees, and/or settlements generated by the WORK are considered WORK costs.

70. The cost of legal challenges to the environmental process or documentation are considered WORK costs.

71. Any PARTY whose action or lack of action causes the levy of fines, interest, or penalties will indemnify and hold all other PARTIES harmless per the terms of this AGREEMENT.

*Project Files*

72. CITY will furnish CALTRANS with the Project History Files related to the PROJECT facilities on State Highway System within sixty (60) days following the completion of each PROJECT COMPONENT. CITY will assure that the Project History File is prepared and submitted in compliance with the Project Development Procedures Manual, Chapter 7. All material will be submitted neatly in a three-ring binder and in PDF format.

## GENERAL CONDITIONS

73. All portions of this AGREEMENT, including the Recitals Section, are enforceable.

**Venue**

74. PARTIES understand that this AGREEMENT is in accordance with and governed by the Constitution and laws of the State of California. This AGREEMENT will be enforceable in the State of California. Any PARTY initiating legal action arising from this AGREEMENT will file and maintain that legal action in the Superior Court of the county in which the CALTRANS district office that is signatory to this AGREEMENT resides, or in the Superior Court of the county in which the PROJECT is physically located.

**Exemptions**

75. All CALTRANS' obligations under this AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, programming and allocation of funds by the California Transportation Commission (CTC).

**Indemnification**

76. Neither CALTRANS nor any of its officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under this AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

77. Neither CITY nor any of its officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under this AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

**Non-parties**

78. PARTIES do not intend this AGREEMENT to create a third party beneficiary or define duties, obligations, or rights for entities not signatory to this AGREEMENT. PARTIES do not intend this AGREEMENT to affect their legal liability by imposing any standard of care for fulfilling the WORK different from the standards imposed by law.

79. PARTIES will not assign or attempt to assign obligations to entities not signatory to this AGREEMENT without an amendment to this AGREEMENT.

**Ambiguity and Performance**

80. Neither PARTY will interpret any ambiguity contained in this AGREEMENT against the other PARTY. PARTIES waive the provisions of California Civil Code, Section 1654.

    A waiver of a PARTY's performance under this AGREEMENT will not constitute a continuous waiver of any other provision.

81. A delay or omission to exercise a right or power due to a default does not negate the use of that right or power in the future when deemed necessary.

**Defaults**

82. If any PARTY defaults in its performance of the WORK, a non-defaulting PARTY will request in writing that the default be remedied within thirty (30) calendar days. If the defaulting PARTY fails to do so, the non-defaulting PARTY may initiate dispute resolution.

**Dispute Resolution**

83. PARTIES will first attempt to resolve AGREEMENT disputes at the PROJECT team level as described in the Quality Management Plan. If they cannot resolve the dispute themselves, the CALTRANS District Director and the Executive Officer of CITY will attempt to negotiate a resolution. If PARTIES do not reach a resolution, PARTIES' legal counsel will initiate mediation. PARTIES agree to participate in mediation in good faith and will share equally in its costs.

    Neither the dispute nor the mediation process relieves PARTIES from full and timely performance of the WORK in accordance with the terms of this AGREEMENT. However, if any PARTY stops fulfilling its obligations, any other PARTY may seek equitable relief to ensure that the WORK continues.

    Except for equitable relief, no PARTY may file a civil complaint until after mediation, or forty-five (45) calendar days after filing the written mediation request, whichever occurs first.

    PARTIES will file any civil complaints in the Superior Court of the county in which the CALTRANS District Office signatory to this AGREEMENT resides or in the Superior Court of the county in which the PROJECT is physically located.

84. PARTIES maintain the ability to pursue alternative or additional dispute remedies if a previously selected remedy does not achieve resolution.

**Prevailing Wage**

85. When WORK falls within the Labor Code § 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code § 1771, PARTIES will conform to the provisions of Labor Code §§ 1720-1815, and all applicable provisions of California Code of Regulations, Title 8, Division 1, Chapter 8, Subchapter 3, Articles 1-7. PARTIES will include prevailing wage requirements in contracts for public work and require contractors to include the same prevailing wage requirements in all subcontracts.

    Work performed by a PARTY's own employees is exempt from the Labor Code's Prevailing Wage requirements.

    If WORK is paid for, in whole or part, with federal funds and is of the type of work subject to federal prevailing wage requirements, PARTIES will conform to the provisions of the Davis-Bacon and Related Acts, 40 U.S.C. §§ 3141-3148.

When applicable, PARTIES will include federal prevailing wage requirements in contracts for public works. WORK performed by a PARTY's employees is exempt from federal prevailing wage requirements.

# SIGNATURES

PARTIES are authorized to enter into this AGREEMENT and have delegated to the undersigned the authority to execute this AGREEMENT on behalf of the respective agencies and hereby covenants to have followed all the necessary legal requirements to validly execute this AGREEMENT. By signing below, the PARTIES each expressly agree to execute this AGREEMENT electronically.

The PARTIES acknowledge that executed copies of this AGREEMENT may be exchanged by facsimile or email, and that such copies shall be deemed to be effective as originals.

**STATE OF CALIFORNIA**
**DEPARTMENT OF TRANSPORTATION**

_____

Diane Morales
Acting District Director

**Verification of funds and authority:**

_____

Corina Harriman
District Budget Manager

**CITY OF HIGHLAND**

_____

Larry McCallon
Mayor

**Attest:**

_____

Betty Hughes
City Clerk

**Approved as to form and procedure:**

_____

Maricela E. Marroquin
City Attorney

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**PREPARED BY:** Carlos Zamano, Public Works Director/City Engineer CZ

**SUBJECT:** Revised Memorandum of Understanding with Yuhaaviatum of San Manuel Nation/Victoria Avenue Interchange

**RECOMMENDATION:** It is recommended that the City Council:

1. Approve the revised Memorandum of Understanding (MOU) with Yuhaaviatum of San Manuel, formerly known as San Manuel Band of Mission Indians (San Manuel), for Implementation of the Project Approval/Environmental Document Phase of the Victoria Avenue Interchange Project; and

2. Authorize the Mayor to sign the MOU.

**FISCAL IMPACT:** The City's costs associated with providing oversight of the Project Approval/Environmental Documents (PA/ED) Phase of the interchange project will be charged to the Indian Gaming Special Distribution Funds (IGSD) received by the City in 2011. The City placed the IGSD Funds in an escrow account which has been earning interested since 2011. The current IGSD Fund balance is $1,287,866.84. The City will retain $278,866.84 plus earned interest to cover its costs for serving as the sponsor and implementing agency with Caltrans on the PA/ED Phase of this project. The remaining balance of $1,000,000 will be paid to San Manuel, on a reimbursement basis, for preparation of the PA/ED.

San Manuel has agreed to be responsible for Project cost to up to but not exceeding $2,650,000. The City's Project costs shall be limited to $1,287,866.84, plus any interest incurred thereon. If the Project exceeds the estimated budget allocated by the City and San Manuel, the parties will meet to determine if the Project will proceed and how it will be funded.

City Council Work Program

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 13 |
| Denied _____ | Ayes _____ | | |
| Continued _____ | Noes _____ | | File No. _____ |
| Tabled _____ | Abstain _____ | | |
| | Absent _____ | | |
| B Hughes | | | |
| City Clerk | | City Manager | |

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

**BACKGROUND:** On March 10, 2020, the City Council approved a Memorandum of Understanding with San Manuel to serve as the sponsor and implementing agency on the PA/ED phase for the Victoria Avenue Interchange Project. The Memorandum of Understanding was signed by the Mayor but it was never executed by San Manuel due to staffing changes.

On March 9, 2021, the City Council approved a revised Memorandum of Understanding with San Manuel based on a request by the new staff at San Manuel for the City to contribute a portion of the IGSD Funds toward the PA/ED phase to San Manuel. However, this Memorandum of Understanding was not executed by both parties.

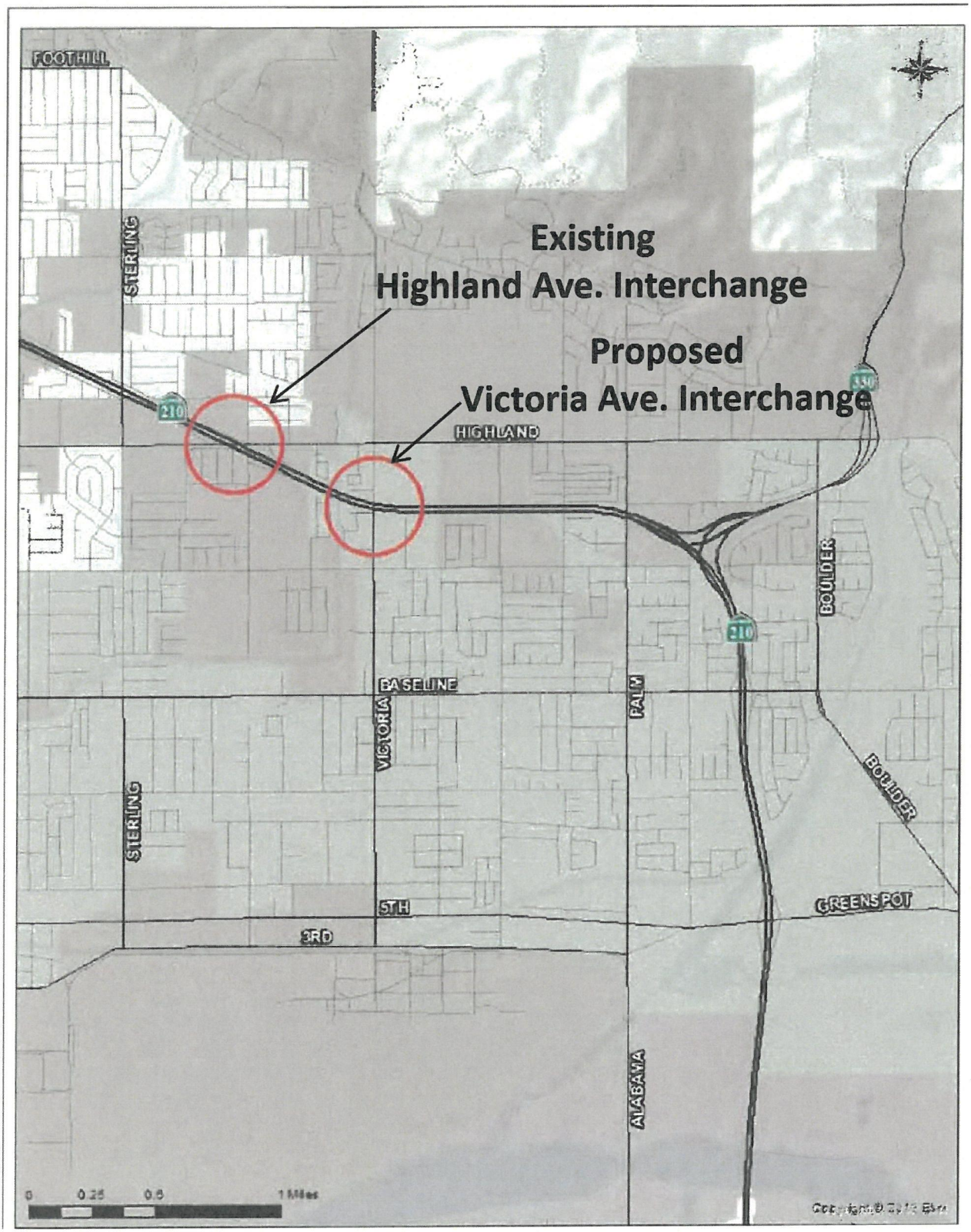
San Manuel and City staff desire to enter into a Memorandum of Understanding to document among other things, the City serving as sponsor and implementing agency with Caltrans for managing the scope, cost, schedule and quality of work of the Project. Because San Manuel is not recognized as a public agency by Caltrans, if San Manuel served as the sponsor and implementing agency on the PA/ED Phase, Caltrans would charge for all their oversight services on this Project. To avoid this extra Project cost, a Cooperative Agreement between Caltrans and Highland has been prepared for the City to serve as the Project sponsor and implementing agency. This Cooperative Agreement is also on tonight's agenda for City Council consideration and approval.

San Manuel has entered into a contract with Kimley-Horn and Associates, Inc. to provide Professional Environmental and Engineering services to prepare the PA/ED work. Project Management services are being provided by Willdan, one of the City's on-call engineering firms, to manage the work being done by Kimley-Horn and Associates, Inc. and provide project administration through Caltrans for environmental clearance.

The Memorandum of Understanding allows either entity to provide 30 days written notice to terminate the Memorandum of Understanding. Section G of the Memorandum of Understanding includes a clause for Early Unilateral Termination that allows the non-terminating entity to provide 15 days written notice that it will proceed with the Project, and the terminating entity would be required to continue to perform under existing contracts for the Project, with the non-terminating entity being responsible for all Project costs incurred after the termination date. The City Council has the discretion to keep this language as is, strikeout it out or request revisions by City staff. City staff does not object to keeping this language as is.

This is a HP priority item in the 2021/2022 Work Program. The revised Memorandum of Understanding has been reviewed by the City Attorney, and it is ready for City Council approval.

Attachments: Location Map
Memorandum of Understanding




**LOCATION MAP**

**MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF HIGHLAND AND SAN MANUEL BAND OF MISSION INDIANS FOR IMPLEMENTATION OF THE PROJECT APPROVAL/ENVIRONMENTAL DOCUMENT PHASE OF THE VICTORIA AVENUE INTERCHANGE PROJECT**

This Memorandum of Understanding **("MOU")** is made and entered into as of the date (the "Effective Date") the last party executes this MOU by and between City of Highland **("Highland")** and Yuhaaviatam of San Manuel Nation, formerly known as San Manuel Band of Mission Indians **("San Manuel")**, hereinafter collectively referred to as **"Parties"** or individually as a **"Party."**

**RECITALS**

**WHEREAS,** in April 2011, Caltrans completed a Project Study Report/Project Development Support to evaluate the feasibility of constructing a new interchange within Highland on SR-210 at Victoria Avenue (**"Victoria Avenue Interchange"**); and

**WHEREAS,** in January 2014, San Bernardino County Transportation Authority, under contract with Highland, completed a Feasibility Study to perform additional traffic operational analysis and alternatives evaluation of the new Victoria Avenue Interchange; and

**WHEREAS,** construction of a new Victoria Avenue Interchange on SR-210 will help relieve traffic congestion on the SR-210 freeway mainline and improve regional traffic circulation; and

**WHEREAS,** the next development phase of the Victoria Avenue Interchange is the Project Approval/Environmental Document **("PA/ED" and/or "Project");** and

**WHEREAS,** the Project requires review and approval under the National Environmental Policy Act **("NEPA")** and the California Environmental Quality Act **("CEQA")**; and

**WHEREAS,** Highland will enter into a Cooperative Agreement (the "**Cooperative Agreement**") with the California Department of Transportation ("**CALTRANS**") and serve under such agreement as the Sponsor and Implementing Agency to complete PA/ED phase of the Victoria Avenue Interchange; and

**WHEREAS,** CALTRANS will serve as lead agency under CEQA and NEPA for the Project under such Cooperative Agreement; and

**WHEREAS,** the Indian Gaming Local Community Benefit Committee previously allocated $1,000,000 in Indian Gaming Special Distribution Funds to Highland to be used on the Victoria Avenue Interchange, and Highland paid $100,000 to San Bernardino County Transportation Authority for preparation of the Feasibility Study; and

**WHEREAS,** Highland's Indian Gaming Special Distribution Fund's current balance is approximately $1,287,866.84 and is continuing to accrue interest (the "**IGSD Fund**"); and

**WHEREAS**, Highland will retain up to $287,866.84 of the IGSD Fund and any interest accrued on the IGSD Fund after the Effective Date of this MOU for Project oversight; and

**WHEREAS**, San Manuel has entered into a contract with a consultant to prepare the PA/ED; and

**WHEREAS,** the Parties anticipate that the Project costs will be approximately $4,000,000 and the Parties intend this MOU to memorialize how the Project will be funded.

**NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises made herein, the Parties agree as follows:**

A. **Agreement.** The Parties will work together and make reasonable efforts to complete the Project, including obtaining permits with resource agencies for the Project, within the Combined Total Funds (defined below). Pursuant to the Cooperative Agreement, Highland is responsible for obtaining all permits with resource agencies for the Project.

B. **Project Costs.** Project costs include any and all costs associated with the Project, including costs to pay for the PA/ED including costs for any permits needed for the Project, and the costs of awards, judgements, fines, interest, penalties, attorney's fees, and/or settlements and the costs associated with legal challenges to the Project (the "**Project Costs**"). The Parties agree that Highland's contribution towards the Project Costs shall be capped at the amount of the IGSD Fund, including any interest accrued thereon ("**Highland Funds**"). San Manuel shall be responsible for the payment of additional Project Costs up to but not exceeding $2,650,000.00 ("**San Manuel Funds**"). Either Party may contribute additional funding to the Project at its sole discretion. Each Party must submit a monthly update setting forth expenditures and commitments of funds for Costs (each a "**Cost Update**" and combined the "**Cost Updates**"). Within fifteen (15) days of any Cost Update indicating that the Project will exceed the total sum of the Highland Funds and San Manuel Funds (collectively, the "**Combined Total Funds**"), the Parties will meet in good faith and determine if they will proceed with the Project and, if the Parties determine that they will proceed with the Project, the sources of funding, including obtaining funding from other entities, to pay for the Project Costs that exceed the Combined Total Funds. Within seven (7) days of the Effective Date of this MOU, the Parties will approve a budget of Project Costs with a breakdown of the party responsible for payment of the various costs. The City Engineer is authorized to revise and approve the budget and any budget amendments that do not commit Highland to pay an amount that exceeds the amount of the Highland funds. A Party must obtain written approval of the other Party to amend the approved budget prior to incurring Project Costs not on the approved budget.

C. **Payment Processing.** From the Effective Date of this MOU, Highland shall debit its Project Costs for implementation of the Project up to $287,866.84 plus interest against the remaining IGSD Fund. Highland agrees to pay directly to San Manuel, on a reimbursement basis, the Project Costs incurred by San Manuel within 30 days after receipt of an itemized statement together with adequate documentation up to the amount of the IGSD Fund minus $287,866.84 plus interest accrued from the Effective Date of this MOU.

D. **Counterpart Signatures**. This MOU may be signed in counterparts, each of which shall constitute an original.

E. **Effective Date**. The effective date of this MOU is the latest date when all members of the Parties have executed the MOU.

F. **Term**. This MOU shall terminate upon Project closeout or pursuant to Early Unilateral Termination.

G. **Early Unilateral Termination**. This MOU may be terminated upon 30 days written notice by any Party ("**Early Unilateral Termination**"). Termination of the MOU by either Party shall not terminate any obligation to pay Project Costs incurred prior to the written notice to terminate. Notwithstanding anything to the contrary, the non-terminating Party may proceed with the Project at its sole cost by giving notice that it will proceed to the terminating Party within 15 days of the Early Unilateral Termination and the terminating Party will cooperate with the non-terminating Party, including continuing to perform under existing contracts for the Project, with any and all Project Costs incurred after notice of Early Unilateral Termination is given being borne by the non-terminating Party.

H. **Incorporation of Recitals**. The Recitals to this MOU are true and correct and are incorporated into this MOU.

I. **Signatory Authorization**. All signatories hereto warrant that they are duly authorized to execute this MOU on behalf of said Parties and that by executing this MOU, the Parties hereto are formally bound to this MOU.

J. **Choice of Law**. Except on subjects preempted by federal law, this MOU shall be governed by and construed in accordance with the laws of the State of California. All Parties agree to follow all applicable local, state, county and federal laws and ordinances with respect to performance under this MOU.

K. **Severability**. If any clause or provisions of this MOU is fully and finally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable under applicable present or future laws, then it is the intention of the Parties that the illegal, invalid or unenforceable clause or provision shall be deemed severed from this MOU and the remainder of this MOU shall not be affected but shall remain in full force and effect.

L. **Complete Agreement and Amendment**. This MOU represents the complete integrated agreement between the Parties as to the Project and cannot be amended or modified in any way except in writing, signed by all Parties hereto.

M. **Assignment**. Neither this MOU, nor any of the Parties' rights, obligations, duties, or authority hereunder may be assigned in whole or in part by either Party without the prior written consent of the other Party in its sole, and absolute, discretion. Any such attempt of assignment shall be deemed void and of no force and effect.

IN WITNESS THEREOF, this MOU has been executed by the Parties hereto:

**SIGNATURES ON FOLLOWING PAGE**

**City of Highland**

By: _____
Larry McCallon, Mayor

Date: _____

Approved as to form:

By: _____
Maricela E. Marroquin
City Attorney

Date: _____

**Yuhaaviatam of San Manuel Nation (formerly known as San Manuel Band of Mission Indians)**

By: _____
Laurens Vosloo, Chief Executive Officer

Date: _____

By: _____
J. Michelle Hickey
VP Associate General Counsel

Date: _____

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**PREPARED BY:** Matt Bennett, Assistant Public Works Director

**SUBJECT:** Second Reading of Ordinance No. 453 City of Highland Community Facilities District No. 2022-01 (Mediterra) Authorizing the Levy of a Special Tax Therein

**RECOMMENDATION:** Staff recommends that the City Council conduct a second reading, read by title only, waive further reading of Ordinance No. 453, an Ordinance of the City Council of the City of Highland, California Acting in its Capacity as the Legislative Body of City of Highland Community Facilities District No. 2022-01 (Mediterra) Authorizing the Levy of a Special Tax Therein.

**PREVIOUS ACTION:** On July 14, 2022, the City Council conducted the first reading and discussed the subject Ordinance, and no modifications were made, therefore staff recommends the City Council recognize the subject Ordinance and adopt as submitted.

**FISCAL IMPACT:** There is no fiscal impact to the City due to adopting the proposed Ordinance. The proposed Ordinance is attached hereto as "Attachment 1".

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 14 |
| Denied _____ | Ayes _____ | | |
| Continued _____ | Noes _____ | | File No. _____ |
| Tabled _____ | Abstain _____ | | |
| | Absent _____ | | |

City Clerk

City Manager

**PUBLIC NOTICE:** Prior to the first reading the legally required Ordinance was published on July 6, 2022 in the San Bernardino County Sun newspaper. The Ordinance is attached hereto as "Attachment 1". The City Clerk also posted the Agenda on the City's Website and at the City's three designated posting sites, as required by City Council Resolution.

**BACKGROUND:** On June 14, 2022 the City Council took the first step in the process of forming CFD 2022-01 (Mediterra) ("CFD No. 2022-01"). At that time the City Council adopted a Resolution of Intention, Resolution No. 2022-35, to form CFD No. 2022-01 and to authorize the levy of a special tax. Subsequent to the June 14, 2022 City Council meeting, the Rate and Method of Apportionment was amended per negotiations between the Developer and City staff. Pursuant to Section 53325 of the Act, which allows for modifications of the Rate and Method of Apportionment at the public hearing, the maximum Special Tax A, Special Tax B, Special Tax C and Special Tax D rates for Developed - Single Family - Medium Density Residential Property was reduced to the rate shown in the Amended Rate and Method of Apportionment attached as part of the CFD Report attached as Exhibit "C". At that meeting the City Council set July 14, 2022 as the date for this public hearing.

The State Legislature enacted the Mello-Roos Act of 1982 (the "Act") to assist public agencies in financing certain public services. The developer, (1) D.R. Horton Los Angeles Holding Company, Inc., (2) Vista Verde – Highland, L.P. and (3) Greenspot Corridor, LLC, requested that the City assist them in forming a district in order to cover the costs associated with the maintenance of public improvements within the proposed project area which is projected to include 149 single family units, 1 private park and 1 public park for Phases 1 & 2. Phases 3 & 4 are currently undeveloped. The CFD was formed in order to:

- Conduct maintenance, including energy charges, operation, maintenance and administrative costs of streetlights and park lights within the boundaries of the CFD;
- Conduct the maintenance of landscaping, including streetscape, slopes, and medians specifically identified within the CFD;
- Conduct the maintenance of parks including landscaping and park facilities such as play structures, public gathering spaces, multi-purpose tables, lighting, trash and recycling receptacles, barbeque areas and other related facilities;
- Conduct the maintenance, administration and inspections of stormwater facilities and BMPs including water quality basins and any other NPDES/WQMP/BMP related devices;
- Conduct litter and graffiti removal on soundwalls and other amenities, plus normal painting as required, within the CFD;
- All other related services necessary or useful for, or in connection with, the authorized services listed above, including building a reserve fund for replacement; and
- Levy and collect the special tax to fund these services.

The proposed district will be composed of Special Tax A, Special Tax B, Special Tax C and Special Tax D. Special Tax A provides funding for maintenance of the in-tract streetlights, landscaping in the medians and basin frontage on Greenspot Rd. Special Tax B provides funding for maintenance of the public park including landscaping, playground equipment, benches, trash receptacles, hardscape and other associated park equipment. Special Tax C provides funding for maintenance of Lot E (westerly slope), Lot F (parkway along Greenspot Road), private pocket park Lot A in TR 18893-1 and fuel modification. Special Tax D provides funding for maintenance of the detention basin and landscaping in the median and roundabout on Mediterra parkway. Maintenance of the Special Tax C and Special Tax D improvements shall be the responsibility of the Property Owner's Association which will enter into a Dormancy Agreement with the City. The Dormancy Agreement states that Special Tax B and Special Tax D will not be levied in any year, unless and until, the first year the City determines that the Special Tax B improvements have not been maintained by the Property Owner's Association to a standard acceptable to the City.

**DISCUSSION:** After the district is formed, a special tax lien was recorded on the property within the District and the individual property owners shall be responsible for the annual payments of special taxes. The City will file the annual special tax to be collected with the County Auditor-Controller for placement on the property tax bills. The City's cost to administer CFD No. 2022-01 annually will be reimbursed through the special taxes charged to property owners. The revenue from the annual special tax will be deposited into a fund for CFD No. 2022-01 and will be used to pay said administrative expenses and for the maintenance services listed above. There is no anticipated impact to the general fund in FY 2022-23. Approval of the actions set forth in this staff report do not in any way commit the City to any financial contribution or liability by CFD No. 2022-01.

If adopted, the ordinance will be effective and operative in thirty (30) days.

Attachments: 1. Ordinance No. 453

# ATTACHMENT 1

## ORDINANCE 453

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORDINANCE, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 2022-01 (MEDITERRA) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN.**

The City Council of the City of Highland the ("City Council") does resolve as follows:

**WHEREAS,** the City Council has previously adopted Resolution No. 2022-35 entitled "A Resolution of Intention of the City Council of the City of Highland, California, to Establish City of Highland Community Facilities District No. 2022-01 (Mediterra) and to Authorize the Levy of a Special Tax within City of Highland Community Facilities District No. 2022-01 (Mediterra)" (the "Resolution of Intention"), stating its intention to conduct proceedings to form City of Highland Community Facilities District No. 2022-01 (Mediterra) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act") to finance certain services (the "Services") including incidental expenses, to serve the CFD; and

**WHEREAS**, the Resolution of Intention set July 14, 2022, at 4:00 p.m., or as soon thereafter as practical, as the date of a public hearing on all matters pertaining to the formation of the CFD, the extent of the CFD, the furnishing of Services to serve the CFD, and the proposed rate and method of apportionment of the special tax within the CFD (the "Rate and Method"); and

**WHEREAS**, a notice of public hearing was published and sent to all landowners proposed to be included in the CFD in accordance with the Act; and

**WHEREAS**, at the public hearing, evidence was presented to the City Council on such matters before it, including a special report (the "Report") describing the services necessary to adequately meet the needs of the CFD and the estimated costs of financing such Services as required by Section 53321.5 of the Act; and

**WHEREAS**, at the public hearing, all persons desiring to be heard on all matters pertaining to the formation of the CFD, the extent of the CFD, the furnishing of Services to serve the CFD, and the Rate and Method were heard and a full and fair hearing was held; and

**WHEREAS**, subsequent to the public hearing, the City Council adopted a resolution entitled "Resolution of Formation of the City Council of the City of Highland, California, to Establish City of Highland Community Facilities District No. 2022-01 (Mediterra), to Establish an Appropriations Limit therefor, to Authorize the Submittal of the Levy of Special Taxes, and to Submit the Establishment of an Appropriations Limit, to the Qualified Electors of such Community Facilities District" (the "Resolution of Formation")

which established the CFD and authorized the levy of a special tax within the CFD; and

**WHEREAS**, subsequent to the public hearing, the City Council also adopted a resolution entitled "Resolution of the City Council of the City of Highland, California, Calling a Special Election and Submitting to the Qualified Electors of City of Highland Community Facilities District No. 2022-01 (Mediterra) Propositions Regarding the Establishment of an Appropriations Limit and the Annual Levy of a Special Tax Within the Community Facilities District" (the "Resolution Calling Election") which called a special election of the qualified electors within the CFD; and

**WHEREAS**, pursuant to the terms of the Resolution Calling Election, an election was held in which qualified electors of the CFD approved the establishment of an appropriations limit for the CFD and the levy of a special tax (the "Special Tax") within the CFD; and

**WHEREAS**, on June 14, 2022, the City Council adopted a resolution entitled "Resolution of the City Council of the City of Highland, California, Declaring the Results of a Special Election in the City of Highland Community Facilities District No. 2022-01 (Mediterra) and Directing the Recording of a Notice of Special Tax Lien" (the "Resolution Declaring Results of Election") which certified the results of the July 14, 2021 election conducted by the City Clerk, which results showed that more than two-thirds of the votes cast in the CFD were in favor of the proposition to levy the Special Tax and the proposition to establish an appropriations limit for the CFD;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HIGHLAND DOES HEREBY FIND AND RESOLVE TO:**

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Authorization of the Levy of a Special Tax. By the passage of this Ordinance, the City Council authorizes the levy of the Special Tax in the CFD in accordance with the Rate and Method set forth in the Exhibit "B" to the Resolution of Formation, which is on file in the office of the City Clerk and incorporated by reference herein. The Special Tax shall be levied commencing fiscal year 2023-24, and in each year thereafter pursuant to the Rate and Method.

Section 3. Annual Rate Determination. The City Council is hereby further authorized to determine on or before August 10 each year, or such other date as is established by law or by the County Auditor-Controller of the County of San Bernardino, the specific Special Tax to be levied on each parcel of land in the CFD, except that special taxes to be levied shall not exceed the maximum rates set forth in the Rate and Method, but the special tax may be levied at a lower rate.

Section 4. Exempt Property. Except as provided in Section 53340.1 of the Act and except for properties that a local agency is a landowner of within the meaning of subdivision (f) of Section 53317 of the Act, pursuant to Section 53340 of the Act, properties of entities of the state, federal and local governments shall be exempt from the levy of the Special Tax. Reference is hereby made to the Rate and Method for a description of other

properties or entities that are expressly exempted from the levy of the Special Tax.

Section 5. Use of Collections. All of the collections of the Special Tax shall be used only as provided by the Act and in the Resolution of Formation. The Special Tax shall be levied only so long as needed for the purposes as described in the Resolution of Formation.

Section 6. Collection. The Special tax shall be collected in the same manner as ordinary ad valorem taxes and shall be subject to the same penalties and the same procedure, sale and lien in any case of delinquency as applicable for ad valorem property taxes; provided, however, that the Special Tax may be collected by direct billing by the City of the property owners in the CFD or in such other manner as may be provided by the City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to any delinquent Special Tax payments.

Section 7. Authorization. The specific authorization for adoption of the Ordinance is Section 53340 of the Act.

Section 8. Severability. If for any reason any portion of the Ordinance is found to be invalid, or if the Special Tax is found inapplicable for any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this Ordinance, and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.

Section 9. Certification. The City Clerk shall certify the passage of this Ordinance and cause it to be published or posted in accordance with law.

Section 10. Publication. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

**INTRODUCED** at the regular meeting of Highland City Council on July 14, 2022.

**APPROVED AND ADOPTED** this ___ day of _____, 2022.

_____
Larry McCallon
Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**REVIEWED BY:** Lawrence A. Mainez, Community Development Director

**PREPARED BY:** Kim Stater, Assistant Community Development Director
Angela Tafolla, Assistant Planner

**SUBJECT:** Adoption of an Urgency Ordinance, Extending for an Additional 12 months through August 23, 2023, an Existing Moratorium on the Approval of Applications for Land Use Entitlements for New Service Station Uses or the Expansion in the number of Pumps of Existing Service Station Uses.

**RECOMMENDATION:** That the City Council adopt Ordinance No. _____, extending the moratorium on the approval of land uses entitlements for new service station uses and expansion in the number of pumps at existing stations for an additional 12 months.

**FISCAL IMPACT:** There is no fiscal impact related to this action other than staff and attorney time to prepare the staff report and interim ordinance, and staff time to study the matter.

**PUBLIC NOTICE:** The agenda was posted at the City's three (3) designated posting locations as required by Resolution and on the City's Website. A legal ad was published in the San Bernardino Sun newspaper on July 29, 2022.

**ENVIRONMENTAL REVIEW:** When adopting Interim Ordinance No. 449 on August 24, 2021 and related Urgency Ordinance No. 450 on September 28, 2021, the Council made findings that there was no possibility that its adoption would have significant effect on the environment, because the ordinance established a temporary moratorium on approvals of applications for service station uses in order to protect the public health, safety and general welfare, and will thereby serve to avoid potentially significant impacts during the term of the

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 15 |
| Denied _____ | Ayes _____ | | |
| Continued _____ | Noes _____ | | File No. _____ |
| Tabled _____ | Abstain _____ | | |
| | Absent _____ | | |

City Clerk

City Manager

moratorium. The actions were not subject to the California Environmental Quality Act review pursuant to Title 14, Chapter 3, Section 15061(b)(3) of the Code of Regulations. The current proposed action to issue a one-year extension does not require additional review.

**PREVIOUS ACTION:**

August 24, 2021 - The City Council adopted Interim Ordinance No. 449, effective for 45 days, establishing a moratorium to halt the approval of additional land use permits for new fueling service stations or expanding existing stations to consider short and long-term impacts to the City's commercial and residential land use composition, and economic development goals to preserve the City's health, safety and general welfare. The Council directed staff to allow entitlement processing for service station projects which had undergone the "Pre-Application" process in addition to those which had already formally filed a Conditional Use Permit or Design Review Application.

September 14, 2021 - The Council reviewed at 45-day status report of actions taken after the adoption of the Interim Ordinance.

September 28, 2021 - The Council adopted Urgency Ordinance No. 450, extending the 45-day Moratorium for an additional 10 months and 15 days, ending on August 23, 2022.

August 9, 2022 – The City Council reviewed a 1-year status report of actions taken after the adoption of the Interim Ordinance.

**STATUS REPORT:**

During the one-year Moratorium, staff prepared an analysis of the topic and draft Municipal Code Amendment. It is scheduled for review by the Service Station Review Ad Hoc Committee the third week of August. Shortly thereafter, any necessary revisions will be made, and the item will be scheduled for review by the Planning Commission and City Council, potentially on September 6, 2022, and City Council on October 11, 2022, respectively.

The Urgency Ordinance may be extended for an additional 1-year period [GC 65858(a)], expiring August 23, 2023, during which time staff will complete the draft Ordinance.

Attachments: 1. Urgency Ordinance Extending the Moratorium for 12 months

**URGENCY ORDINANCE NO. _____**

**AN INTERIM URGENCY ORDINANCE OF THE CITY OF HIGHLAND, CALIFORNIA ENACTED PURSUANT TO GOVERNMENT CODE SECTION 65858 EXTENDING FOR AN ADDITIONAL 12 MONTHS, THROUGH AUGUST 23, 2023, AN EXISTING MORATORIUM ON THE APPROVAL OF APPLICATIONS FOR LAND USE ENTITLEMENTS FOR NEW SERVICE STATION USES OR THE EXPANSION IN THE NUMBER OF PUMPS OF EXISTING SERVICE STATION USES IN THE CITY OF HIGHLAND, DECLARING THE URGENCY THEREOF AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HIGHLAND DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1**. Purpose, Findings, and Intent.

A. Service stations are currently permitted within the City's Commercial and Employment Districts subject to approval of a land use entitlement permit and conformance with development standards established in Highland Municipal Code Section 16.44.200 (Service stations).

B. There are currently thirteen (13) service stations in Highland and an additional two (2) stations with approved Conditional Use Permits which have not yet applied for building permits.

C. A disproportionate amount of the City's existing and entitled service stations are concentrated along two corridors, Base Line and Greenspot Road/5th Street. Five (5) stations are located along the Base Line corridor. Five (5) existing stations, and one (1) entitled station are located along Greenspot Road/5th Street corridor.

D. On January 13, 2021, the City received a Design Review Application to expand an existing station on Base Line with the addition of a car wash at the southwest corner of Base Line and the 210 Freeway.

E. On July 18, 2022, the City received a Conditional Use Permit Application for a service station at the northeast corner of 5th Street and Palm Avenue to include gasoline, high-speed diesel fueling, electric vehicle charging stations, a quick service restaurant, convenience market, and car wash. This project underwent the Pre-Application process on July 15, 2021.

F. The existing location and concentration of service stations in the City mean that drivers need only drive several minutes in order to reach most existing service stations in the City. Applications for additional service stations continue to be submitted to the City despite the already high concentration of service stations in the City and declining demand.

G. Vehicle technology is rapidly evolving such that reliance on gas is steadily declining. On September 23, 2020, Governor Newsom issued Execute Order N-79-20 to require that, by 2035, all new cars and passenger trucks sold in California be zero-emission vehicles. The order also directs the state to take more actions to address oil extraction and move the state further away from its reliance on climate change-causing fossil fuels. Additional measures will be taken to eliminate harmful emissions from the transportation sector.

H. The declining demand for gasoline may increase competition amongst existing service stations such that closures may occur over time. Due to their propensity to become brownfield sites, service stations require remediation for potential ground contamination prior to redevelopment. Closed sites may be abandoned and left unused for long periods of time and the removal of contaminants may present health risks for neighboring communities and sensitive receptors. This could result in blight and dangerous conditions throughout the City, threatening public health, safety and welfare. The City wishes to assess the appropriate concentration and locations of service stations given declining demand.

I. The City Council finds and determines that there is an immediate threat to the public health, safety, or welfare, and that new and expanded service station uses within the City, under the City's current regulations, constitutes a threat to the public health, safety or welfare. As described in this Section 1, the staff report accompanying this Interim Urgency Ordinance, and other evidence in the record, such continued service station development in the City could threaten the health, safety and welfare of the community through negative impacts that include, but are not limited to, increased police service, contaminant exposure, and police protection services. To preserve the public health, safety, and welfare, the City Council founds that it was necessary that an Interim Urgency be adopted to prevent such harm.

J. On August 24, 2021, the City Council approved Interim Urgency Ordinance No. 449, which imposed an initial 45-day moratorium on the approval of applications for land use entitlements for new service station uses or the expansion in the number of pumps of existing service station uses during the pendency of the City's review and adoption of permanent regulations governing service stations. The initial 45-day moratorium was scheduled to expire on October 8, 2021.

K. On September 14, 2021, the City Council approved Urgency Ordinance No. 450, which extended the moratorium for 10 months and 15 days, extending the expiration to August 23, 2022.

L. The City Council continues to believe that the time provided by the moratorium will allow for a comprehensive analysis on how to manage and reduce the impact of additional service stations in the City, or if additional service stations or the expansion of existing service stations should be permitted. During the extended period of the moratorium, the City will complete the analysis of potential impacts on the public health such as the potential for contaminant exposure near sensitive receptors and residential areas; impacts on public safety related to the provision of police services to service stations; and impacts on the public welfare due to the disproportionate concentration of service stations in certain areas of the City and

potential for blight in connection with declining demand for gas. The City Council finds that these studies will help the Council and the City's Planning Department determine how best to prevent impacts to the public health, safety and welfare. The City Council further finds that this extension will allow time to evaluate the General Plan, the Development Code, and the Zoning map and develop appropriate regulations and/or appropriate zones for service stations in the City to achieve a reasonable level of assurance that there will not be serious negative impacts to the overall community and ensure positive outcomes for the City's residents, business community, property owners, and developers.

M. Based on the foregoing, the City Council ultimately finds that if the City fails to extend the moratorium adopted pursuant to Interim Urgency Ordinance No. 449 and Urgency Ordinance No. 450, then new service stations may be allowed to develop within the City or be redeveloped or expanded within the City that do not reflect the demand for such services, are incompatible with neighboring residential areas and sensitive receptors, and exacerbate existing public safety issues at service stations. Therefore, a current and immediate threat to the public safety, health and welfare remains in existence.

N. A written report describing the measures taken to alleviate the conditions which led to the adoption of the aforementioned Ordinances was issued by the City Council on July 12, 2022, which was at least ten (10) days prior to the expiration of the Urgency Ordinance on August 23, 2022 in compliance with State law.

O. Pursuant to Government Code Sections 65858 and 65090, the City Council conducted a duly noticed public hearing on August 9, 2022, at which time the City Council considered this Interim Urgency Ordinance to extend the existing moratorium on the establishment or expansion of service stations for an additional 12 months.

P. All legal prerequisites to the adoption of this Ordinance have occurred.

**Section 2**. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying, or intends to study within a reasonable period of time. The City Council may also extend a moratorium adopted pursuant to such an interim ordinance for up to 10 months and 15 days, and subsequently for up to one year, pursuant to Government Code Section 65858(a).

**Section 3.** Urgency Findings.

The City Council finds and determines that there is an immediate threat to the public health, safety, or welfare, and that new and expanded service station uses within the City, under the City's current regulations, constitutes a threat to the public health, safety or welfare. As described in Section 1, the staff report accompanying this Interim Urgency Ordinance, and other evidence in the record, such continued service station development in the City could threaten the health, safety and welfare of the community through negative impacts that include, but are not limited to, public safety, contaminant exposure, and police protection services. To preserve the

public health, safety, and welfare, the City Council finds that it is necessary that this Interim Urgency Ordinance to extend the current moratorium on service stations take effect immediately pursuant to Government Code Sections 65858, 36934, and 36937 to prevent such harm

**Section 4.** Moratorium Extended. In accordance with Government Code Section 65858(a), and pursuant to the findings stated herein, the City Council hereby: (1) declares that the findings and determinations in Sections 1 through 3 are true and correct; (2) finds that there exists a current and immediate threat to the public health, safety, and welfare requiring this interim urgency ordinance; (3) finds that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety as set forth herein; and (4) extends the existing moratorium on the approval of land use entitlements for new service station uses or the expansion of the number of pumps of existing service station uses for the immediate preservation of the public health, safety, and welfare as set forth below:

A. This Ordinance shall expire, and its standards and requirements shall terminate, on and through August 23, 2023 unless further extended by the City Council at a regularly noticed public hearing, pursuant to Government Code Section 65858.

B. Notwithstanding any other ordinance or provision of the Highland Municipal Code or any Specific Plan, after August 24, 2021, no preliminary application shall be accepted for processing or approving a new service station, or for expanding additional fueling pumps at existing service stations. Projects for a new service station or for expanding additional fueling pumps at existing stations that have submitted preliminary applications prior to August 24, 2021 may submit formal applications during the pendency of this Interim Urgency Ordinance.

C. Nothing contained in this Interim Urgency Ordinance shall preclude the improvement, renovation, or demolition of an existing service station, provided that such development otherwise conforms to applicable law and does not result in an increase to the number of gas pumping facilities.

D. For the purposes of this Interim Urgency Ordinance, the term "service station" shall be limited to a retail business selling gasoline or other motor vehicle fuels derived from fossil fuels.

**Section 5.** Special Conditional Use Permit.

A. Notwithstanding any other provision of this Interim Urgency Ordinance, the City may accept, process and approve applications for special conditional use permits for development or use of property otherwise subject to this Interim Ordinance, if the City Council finds, after receipt of a recommendation from the Planning Commission, that an owner of property subject to the moratorium imposed by this Interim Urgency Ordinance will be deprived of all economically viable use of his or her land unless the property owner is allowed to develop or use the property for a service station, or that the law of California or of the United States otherwise requires the City to approve an application for a permit or an entitlement for the development or use. The special conditional use permit provided by the Section shall be an available entitlement process and permit for a property owner affected by the moratorium

whether or not a conditional use permit would otherwise be required by the Highland Municipal Code. A special conditional use permit submitted pursuant to this Section shall be processed in accordance with the Highland Municipal Code, except that the City Council shall serve as the final decision-making body, which shall make the additional findings required by this Section prior to approving the special conditional use permit.

**Section 6**. CEQA. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Interim Urgency Ordinance may have a significant effect on the environment, because the Interim Urgency Ordinance will establish a temporary moratorium on approvals of applications for service station uses in the City in order to protect the public health, safety and general welfare, and will thereby serve to avoid potentially significant adverse environmental impacts during the term of the moratorium. It is therefore not subject to the California Environmental Quality Act review pursuant to Title 14, Chapter 3, Section 15061(b)(3) of the California Code of Regulations.

**Section 7**. Severability. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**Section 8**. Savings Clause Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City, or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

**Section 9.** Effective Date; Approval and Extension of Ordinance.

This Interim Urgency Ordinance, being adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall continue in effect for a period of not longer than twelve months. After notice pursuant to Government Code Section 65090 and a public hearing, the City Council may extend the effectiveness of this Urgency Ordinance as provided in Government Code Section 65858.

**Section 10.** Term

This Interim Urgency Ordinance shall take effect concurrent with the expiration of Urgency Ordinance No. 450 at midnight on August 23, 2022, and shall remain in effect for a period of twelve (12) months, through and including August 23, 2023, in accordance with California Government Code Section 65858

**PASSED, APPROVED AND ADOPTED** this 9th day of August, 2022.

_____

Penny Lilburn
Mayor

ATTEST:

_____

Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____

Maricela Marroquin
City Attorney

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**REVIEWED BY:** Lawrence A. Mainez, Community Development Director &

Kim Stater, Assistant Community Development Director

**PREPARED BY:** Ash Syed, Associate Planner

**SUBJECT:** Specific Plan Revision (SPR 22-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count from 800 dwelling units to 946 dwelling units and Design Review Application (DRA 22-004) proposing the construction of 546 multi-family residential units, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site.

**LOCATION:** A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-30

**APPLICANT:** Alliance Residential California

**RECOMMENDATION:** The Planning Commission recommends the City Council:

1) Introduce Ordinance No. ____, to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001); and

2) Adopt City Council Resolution No. 2022-____ to approve Design Review Application (DRA 22-004), subject to the Conditions of Approval and Findings of Fact

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 16 |
| Denied _____ | Ayes _____ | | File No. _____ |
| Continue _____ | Noes _____ | | |
| | Abstain _____ | | |
| | Absent _____ | | |

City Clerk

City Manager

**FISCAL IMPACT:** The Applicant submitted the required deposit fee for processing a Specific Plan Revision and Design Review Application. Staff time spent working on the applications will be charged to this fee.

**PUBLIC NOTICE:** As required by the City Council, a notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the SB Sun on July 29, 2022. No further notice is required.

**PREVIOUS ACTION:** On July 5, 2022, the Planning Commission adopted Resolution No. 2022 - 013, recommending the City Council approve the Specific Plan Revision and Design Review Application for the proposed 546 unit apartment complex. The Planning Commission's review is summarized in the latter portion of this report.

**DESCRIPTION OF SITE:** The proposed Alliance Residential apartment complex is located on a vacant site of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue (Exhibit A – Area Map). Much of the land within Planning Area 2 of the Greenspot Village & Marketplace Specific Plan has remained vacant for many years with the exception of a recently approved 200-unit multi-family residential development by TREH Partners, LLC. Prior to the entitlement of the Greenspot Village & Marketplace Specific Plan, much of the vacant land was utilized for agricultural purposes that included a strawberry grove and poultry farm until the early 2000s.

Surrounding Land Uses

North: Existing Rural Residential Homes along Calhoun Road and Eucalyptus Avenue
South: Vacant Land & Several Commercial Structures fronting Boulder Avenue
East: United States Postal Service Facility east of Boulder Avenue
West: Vacant Land (200 Multi-family units approved in 2021) adjacent to the 210 Freeway

| Location | General Plan | Zoning |
|---|---|---|
| North: | Planned Development (PD) | Greenspot Village & Marketplace Specific Plan (SPR 06-001) |
| South: | Planned Development (PD) | Greenspot Village & Marketplace Specific Plan (SPR 06-001) |
| East: | Planned Commercial (PC) | Planned Commercial (PC) |
| West: | Planned Development (PD) | Greenspot Village & Marketplace Specific Plan (SPR 06-001) |

**BACKGROUND:** In 2014, the City Council approved the Greenspot Village & Marketplace (GVMP) Specific Plan, creating a zoning designation specific to the 105-acres located on the north side of Greenspot Road, between the 210 Freeway and

Boulder/Webster Avenues. The Specific Plan outlines the permitted land uses and development standards for residential and commercial development within GVMP. Concurrently, the Council considered a Design Review Application for Planning Area 2 on the northern boundary for a 3-story, 546 multi-family unit project. Due to unresolved concerns regarding fire protection services, the project was "denied without prejudice." The project being considered at this time is similar in nature. The fire protection issues have been resolved and no additional fees or services will be required by the project related to multi-storied structures.

More recently, on October 13, 2020, the City Council approved a Specific Plan Amendment and Design Review Application for Rexco Development at the southeast corner to accommodate a 200-unit townhome development. This project is currently under construction. On June 8, 2021 the Council approved a Specific Plan Amendment, Conditional Use Permit and Design Review Applications by TREH Partners, LLC for a 85,316 square foot multi-tenant commercial development and a 200-unit multi-family apartment project. This project is anticipated to be under construction before the end of the year.

**PROJECT REVIEW/ANALYSIS:** Alliance Residential is requesting the approval of a Specific Plan Revision (SPR 22-001) to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count within the Specific Plan from 800 dwelling units to 946 dwelling units. They are also requesting the approval of Design Review Application (DRA 22-004) for the construction of a 546-unit Multi-Family residential complex on the north side of Greenspot Road between the SR 210 and Boulder Avenue, within Planning Area 2 (Exhibit B – Site Plan). The 546 Multi-Family residences comprise of two types of developments: 'Townhomes' and 'Garden Flats'.

The Townhomes development consists of 144 units of one, two, and three bedroom layouts while the Garden Flats development consists of 402 units of one and two bedroom layouts. Per the proposed site design, the Townhomes, which are 3-story buildings and feature attached garages on the bottom level, are located generally toward the eastern end of the property and feature a Monterey style elevation. Meanwhile, the Garden Flats, which are 3-story buildings with detached garages and external carports, are located throughout the central and western portion of the site and feature a Spanish influenced elevations.

The Greenspot Village & Marketplace Specific Plan establishes standards by which commercial and residential developments are constructed. These development standards allow various clusters of units, the mixing of land uses, and design criteria with respect to certain features or conditions affecting a site. With regard to a residential development within the Greenspot Village & Marketplace Specific Plan, the proposed project must include site designs and architectural plans consistent with the approved designs within the Specific Plan.

## Specific Plan Revision

The Greenspot Village & Marketplace Specific Plan requires a density range of 20-30 dwellings per acre for Planning Area 2, a designated high density overlay designated in the City's Housing Element discussed below. At a minimum of 20 dwellings per acre, 500 dwellings would be required to be constructed on this 25 acre parcel to achieve the minimum density within the Planning Area if the entire site were to be utilized as multi-family housing and not another permitted use such as recreation or residential-service related. In addition, the Greenspot Village & Marketplace Specific Plan has a total anticipated buildout of 800 dwelling units. Currently, the Specific Plan permits a range of 500-700 units in Planning Area 2 and 100-300 units in Planning Area 3 (Attachment 1 – Greenspot Village & Marketplace Specific Plan). At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences.

By adopting a new Ordinance that amends the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the entire Specific Plan, the Applicant will be able to adequately size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards. This would then require the remaining 20+/- acres within Planning Area 3 to be completed with commercial and retail developments as originally envisioned for the Specific Plan.

Page 9 of the Greenspot Village & Marketplace Specific Plan states that the document "serves as a mechanism to implement the City's 2006-2014 Housing Element," with Planning Area 2 featuring a High Density Residential overlay with 20-30 dwelling units per acre by right. This is an incorporation of the High Density Residential Special Zoning Overlay for 20-30 dwelling units per acre by right that was in place prior to the adoption of the Greenspot Village and Marketplace Specific Plan.

The following modifications to the Greenspot Village & Marketplace Specific Plan are being proposed. The "800 units" will be modified to "946 units" on pages 5, 19, 20, 21, 22, 23, 24, 25, 26, 29, 31, 72, and 269. Additionally, the "700 units" will be modified to "746 units" on page 20, 24, 26, and 31. And lastly, the conceptual site plan on page 33 will incorporate the proposed 546 multi-family home layout in Planning Area 2.

## Design Review Application

The Applicant proposes to utilize a combination of the Specific Plan's 'Single-Family Attached' and 'Multi-Family' housing standards, as referenced on pages 97 & 105 of the Greenspot Village & Marketplace Specific Plan. The objective of the project is to provide a high-quality planned residential community that compliments the nearby commercial

land uses while creating an attractive, cohesive combination of architectural styles and landscaping with amenities maintained by the management team that will satisfy the needs of it residents.

As previously discussed, the layout of the 546-unit residential complex is divided into 144 Townhomes and 402 Garden Flats. Offering a variety of two-story and three-story floorplans, the Townhomes development features 51 one-bedroom units, 60 two-bedroom units, and 33 three-bedroom units that range in square footage from approximately 700 to 1200 square feet. Meanwhile while the Garden Flats development features 204 one-bedroom units and 198 two-bedroom units that range in square footage from approximately 750 to 1100 square feet (Exhibit C – Floorplans). Both types of developments are multi-family rental products with the primary difference being the Townhomes offering direct access attached garages and Garden Flats featuring traditional external carports with a select few detached garages. The Applicant has conveyed that this residential complex will feature market-rate pricing.

The 10-foot wide Village Paseo on the southern end of the property provides access for exercise and walkability for residents. As indicated on the proposed site and landscape plans, each cluster of residences satisfies the 10-foot front setback and 20-foot interior courtyard setback as required by the Single-Family Attached development standards as well as the 75-foot front setback requirement for Multi-Family residential developments. Additionally, the 50-foot distances between buildings and 26-foot wide internal drive aisles satisfy the respective requirements of 30 feet and 26 feet for Single-Family Attached development. No such requirements have been established for Multi-Family attached projects (Greenspot Village & Marketplace Specific Plan, Page 97- Exhibit 5-6: Single-Family Attached, Page 105 - Exhibit 5-9: Multi-Family Attached).

Access and Circulation

Primary access to the development will be provided through Access "C", a future private street that will be signalized at Greenspot Road by the Rexco Development project. A secondary access point is proposed onto Boulder Avenue at the end of the Village Paseo, toward the southeast corner of the site. Additionally, there will be an emergency/fire access gate at the southwest corner of the property connecting to the adjacent TREH development. The construction of interior roads, curbs and gutters within the community will be in accordance with the Specific Plan standards for both Single-Family Attached homes and Multi-Family residences. The City of Highland will be responsible for maintaining the new traffic signal at Eucalyptus Avenue and Boulder Avenue, lighting and public right-or-way and landscaped median along Boulder Avenue. Meanwhile, the complex management team shall be responsible for the internal roads, common open spaces, landscape buffers, parkway landscaping along Boulder Avenue, the Village Paseo, and community recreation areas.

Elevations

The Applicant has also submitted architectural plans for the proposed residences. The architecture consists of Spanish and Monterey influence with a combination of arched front patios wrought iron balcony railings, reddish-brown tone clay tile and composition shingle roofs, and two-tone stucco exteriors. The primary elevations are an off white color while the portions around the lower level windows and doorways are accented by a contrasting dark taupe tone (Exhibit D – Building Elevations). As depicted by the architectural elevations, the color patterns of the buildings help to provide both aesthetic variety within the development but also a complement to the architecture found within the Rexco Development complex to the south, creating a cohesive feel within the Specific Plan.

Lastly, as specified by the plans, a decorative 6-foot high tubular-steel fence with stone-faced pilasters will be placed around the southern, eastern, and western perimeters of the development with an 8-foot tall block wall along the northern boundary, a design that is compliant with the Specific Plan.

Landscaping

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. The easterly side along Boulder Avenue will feature Crape Myrtle trees with Evergreen Pear trees scattered within for aesthetic diversity. The southerly portion along with the Village Paseo will be adorned with California Sycamore trees with Coast Live Oak trees and Afghan Pine Trees scattered within and clusters of Raywood Ash Trees for additional floral diversity. The westerly and northerly boundaries of the complex will feature primarily Chinese Flame trees with clusters of Evergreen Pear and Afghan Pine Trees along the existing residential developments to the north. The primary access from Calhoun Road along will be lined with Fruitless Olive Trees and additional Coast Live Oak trees at the entrance. Likewise, the Boulder Avenue access will feature Coast Live Oak Trees along both sides as well as the median (Exhibit E – Conceptual Landscape Plan).

The responsibility and cost of ongoing maintenance of improvements is vital to the City of Highland. Alliance Residential will be conditioned to initiate the process of establishing a Community Facilities District (CFD) prior to occupancy for maintenance and upkeep of the landscaping in the median and right-of-way and frontage along Boulder Avenue. The complex's residents shall be required to provide the costs to maintain the CFD.

Parking

As previously mentioned, the proposed project is designed to offer the privacy aspect of living in a Single-Family home, with Townhomes offering attached two-car garages, while also offering the communal benefits of living in a Multi-Family complex, with Garden Flats featuring external unassigned carports and open stalls. The table below explains Parking Regulations for the Greenspot Village & Marketplace Specific Plan:

| **Residential Use** | **Required Number of Spaces** | | | |
|---|---|---|---|---|
| Multi-Family Attached | Covered | Uncovered | Guest | Total |
| 1 Bedroom | 1 | .4 | .2 | 1.6 |
| 2 Bedroom | 1 | .9 | .2 | 2.1 |
| 3 Bedroom | 1 | 1.1 | .2 | 2.3 |

The required number of parking spaces for the project is 1,026; 546 covered spaces, and 480 uncovered spaces including guests. The project provided 639 covered spaces (267 garages and 372 carports) and 371 uncovered spaces; a total of 1,010. While the project substantially exceeds the required number of covered spaces, it is short overall by 21 spaces. These would fall into the uncovered category.

The Specific Plan allows a reduction in the number of spaces if it can be demonstrated that the number provided is suitable for the proposed residential complex. Staff's analysis of the site layout, circulation, and land use can be adequately supported by the 1,010 spaces proposed.

Amenities

The proposed development offers a variety of amenities for the community. In addition to the Village Paseo that spans the entire southern portion of the community, the complex offers two (2) community pools and a gym inside the clubhouse at the center of the property. Additionally, there are two (2) tot lots, two (2) dog parks, an entertainment terrace featuring bbq grills on the west end of the site as well as a dining terrace, citrus garden, and game lawn around the central club house. Per the development standards for Multi-Family Attached dwellings, there is a requirement of 50 square feet of private open space per unit and an additional requirement for public open space measuring 40% of the respective setback distances. The proposed design of the residences satisfies this requirement by providing private patios ranging in size from approximately 72 square feet to 79 square feet for the Garden Flats and approximately 56 square feet to 62 square feet for the Townhomes, depending on unit location. Regarding public open space around the perimeters of the building clusters, the Applicant has provided 15 feet of landscaping around each building and adjacent to the interior walkways of the

complex, satisfying the requirement for 40% of the 20-foot setback areas to be landscaped. Lastly, per the Greenspot Village & Marketplace Specific Plan, the Paseo along the southern portion of the site may be utilized to fulfill the landscape requirement at the front of the property. Thus, the landscaping and open space provided along the walking trail satisfies the requirement that 40% of this 75-foot setback area be landscaped.

Water Quality Management Plan

The Conceptual Water Quality Management Plan (WQMP) was approved on February 10, 2022. The City's Public Works Division has deemed the proposed site and landscape plans to be in substantial conformance with the Water Quality Management Plan (WQMP) originally approved for Planning Area 2 of the Greenspot Village and Marketplace Specific Plan on February 1, 2013.

**ENVIRONMENTAL REVIEW:** The Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) 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 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre. The 2019 SEIR addressed updated information regarding the potential presence of the endangered San Bernardino kangaroo rat.

Thus, 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 Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no net increase in trip generation in the overall Specific Plan area as discussed and evaluated in the March 15th, 2022 Urban Crossroads Trip Generation Assessment for Greenspot Village Planning Area 2 (PA 2)." Further, the 2021 Specific Plan Revision (SPR 06-01A) by TREH Partners, LLC had reduced the originally envisioned commercial area within the Greenspot Village & Marketplace Specific Plan by approximately 2 acres and thereby reduced the comparative trips generated by the commercial use. City Staff concurs with the evaluation and assessment made by Urban Crossroads that states "the proposed additional 146 dwelling units could be supported within the analysis conducted in the 2013 Focused Analysis." This proposed Specific Plan Revision (SPR 22-001) by Alliance Residential California to increase the residential count within the Specific Plan is offset by the reduction in commercial trips that were reduced when TREH removed the commercial area to be developed. As such, none of the events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

In compliance with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV 09-003 and ENV 19-002, a current project-specific Biological Resource Study and Noise Study shall be prepared prior to the issuance of grading permits and building permits, respectively, as required by the MMRPs to check for the presence of the San Bernardino Kangaroo Rat and to provide details on sound levels.

Noise Study

As required by the Greenspot Village & Marketplace Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report, the Applicant will be required to conduct a site specific Noise Study prior to the issuance of building permits. Per the two (2) EIRs, short term impacts of project-related noise shall not exceed a 65 dBA CNEL noise standard outside the allotted construction hours of 7am to 7pm. Additionally, no excessive ground-borne vibration or noise may be generated by the proposed residential development after completion.

Existing homes to the north of the project site may be temporarily affected by short-term noise impacts associated with the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Noise reduction mitigation measures to further reduce construction noises via limited construction hours, limited equipment idling times, and rattling noise prevention have also been addressed in the Greenspot Village & Marketplace Specific Plan Environmental Impact Reports and Mitigation Monitoring and Reporting Programs.

Biological Resource Study

The Greenspot Village & Marketplace Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report had previously determined that the proposed development would not have a substantial impact on sensitive species including, but not limited to burrowing owl, California homes lark, or northwestern San Diego Pocket Mouse. The development would not pose a negative impact on the riparian habitat either. However, Biological Resource Mitigation Measures for the Supplemental Environmental Impact Report include conducting a Small Mammal Trapping Survey to determine the presence of the San Bernardino Kangaroo Rat. Per the Supplemental EIR, this survey shall be conducted and completed prior to the issuance of grading permits.

**PLANNING COMMISSION REVIEW:** On July 5, 2022, 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 residential development (Attachment 4 – Planning Commission Minutes from July 5, 2022 Meeting). Staff explained that the Specific Plan currently permits a range of 500-700 units in Planning Area 2 and 100-300 units in Planning Area 3. As aforementioned, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences. At a minimum of 20 dwellings per acre, this 25 acre parcel would require the

construction of 500 dwellings to achieve the minimum density within the Planning Area should the entire site be utilized as multi-family housing.

By adopting a new Ordinance that amends the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the entire Specific Plan, the Applicant will be able to adequately size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards. This would then require the remaining 20+/- acres within Planning Area 3 to be completed with commercial and retail developments as originally envisioned for the Specific Plan.

With regard to the 546-unit residential complex itself, the Planning Commission brought up a few directives for the Applicant to incorporate into the site design. To begin, the Applicant had initially proposed composition shingle roofs on both the Garden Flats and Townhomes, which feature Monterey and Spanish influenced elevations, respectively. The Planning Commission has directed the Applicant to include flat clay tiles on the Garden Flats and "S" barrel clay tiles on the Townhomes to provide a more upscale appearance.

Another item of discussion was for some additional architectural elements and accents around each of the building clusters. In particular, the Planning Commission directed the Applicant to include wrought iron accents and designs on the short sides of the Garden Flats as well as the entire frontage of the Recreation Building that faces community walkways and central recreation areas. The Commissioners also directed the Applicant to modify the support beams on the exterior canopies at the side exits on the Garden Flats. Increasing the circumference of the posts would not only give the canopy a more robust appearance but also allow the Applicant to incorporate some additional accent design elements.

As the July 5, 2022 Planning Commission Hearing was an opportunity for the general public to attend and comment on the project, several neighbors who reside just north of the project site did attend and express their concern about privacy and noise mitigation efforts. While the project had initially proposed a 6-foot tall tubular steel fence around the entire perimeter of the property, the Planning Commission accommodated the neighbors' concerns and directed the Applicant to construct an 8-foot tall CMU wall along the northern boundary of the site and install Afghan Pine Landscaping along the wall for increased privacy measures.

Lastly, the Planning Commission has expressed its desire to see a substantial entry statement at both the primary entrance off Access "C"/Calhoun Road and at the secondary entrance from Boulder Avenue. The Planning Commission included a Condition of Approval for the Applicant to prepare revised signage for the development and subsequent Planning Commission Approval.

The Planning Commission also provided several other directives that included incorporating Mediterranean design cues and accommodating a 2-foot setback along the northern boundary line between the detached garages and adjacent residential properties (Attachment 5 – Planning Commission Directives). Following additional discussion regarding the apartment complex's purpose and communal amenities, the Planning Commission adopted Resolution No. 2022-013, recommending that the City Council introduce an Ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001) and adopt a Resolution to approve Design Review Application (DRA 22-004).

**SUMMARY:** The proposed project is a residential development that is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. Increasing the maximum dwelling count from 500-**700** to 500-**746** within Planning Area 2 and the total buildout number from **800** to **946** for the whole Specific Plan will allow for the residential density with Planning Area 2 to remain at 20-30 du/ac. Moreover, this project complies with the Specific Plan requirements and development standards for Single-Family Attached homes and provides a superior level of Multi-Family residential amenities, a walking trail, and recreation areas.

**PUBLIC COMMENT:** At the July 5, 2022 Planning Commission Hearing, several neighbors who reside just north of the project site were in attendance to express general concerns over their privacy, security, noise mitigation measures, and if they will be included in the Community Facilities District (CFD) for the construction on Calhoun Road and Eucalyptus Avenue. The Planning Commission and Staff answered each of the residents' questions, ensuring that the Project had been thoroughly analyzed for its compliance with the Greenspot Village & Marketplace Specific Plan and Mitigation Monitoring & Reporting Program. Additionally, the Planning Commission accommodated the neighbors' concerns and directed the Applicant to construct an 8-foot tall CMU wall along the northern boundary of the site and install Afghan Pine Landscaping along the wall for increased privacy measures (Exhibit F – Public Comments).

At the time of preparing this report for City Council, Staff had not received any further written comments.

**EXHIBITS:**

A) Area Map
B) Site Plan / Fire Access Plan / Open Space Plan
C) Floorplans
D) Building Elevations
E) Conceptual Landscape Plan
F) Public Comments

**ATTACHMENTS:**

1) Greenspot Village & Marketplace Specific Plan (Under Separate Cover)
2) Draft Planning Commission Minutes from July 5, 2022 Hearing
3) Planning Commission Resolution No. 2022-013
4) Planning Commission Directives
5) City Council Ordinance No.____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)
   Exhibit 1: Proposed Specific Plan Amendments
6) City Council Resolution No. 2022-____ to approve Design Review Application (DRA 22-004)
   Exhibit 1: Conditions of Approval (DRA 22-004)
   Exhibit 2: Mitigation Monitoring & Reporting Program

# Exhibit A:

# Area Map



210
83
Boulder Ave
Eucalyptus Ave
Calhoun Rd
Griffith Ave
Webster St
Merridy Ave
Jonner Dr
Wisteria Ln
Wild Rose Ln
Sunflower St
Prairie Rose Way
Greenspot Rd
Thoroughbred Ln
Stoney Creek Ct
N

# Exhibit B:

# Site Plan

# Fire Access Plan

# Open Space Plan

| PROJECT SUMMARY | |
|---|---|
| SITE AREA | -/+ 25 AC |
| TOTAL UNITS | 546 |
| DENSITY (DU/AC) | 21.84 |
| TOTAL PARKING | 1010 |
| PARKING RATIO | 1.85 |

| APARTMENT TYPE 2 SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| UNITS | DU | RATIO | PARKING REQUIRED RATIO (SPECIFIC PLAN) | PARKING REQUIRED STALLS | PARKING PROVIDED RATIO | TOTAL PARKING PROVIDED STALLS |
| 1BR | 51 | 35% | 1.4 | 71 | 1.4 | 71 |
| 2BR | 60 | 42% | 1.9 | 114 | 2 | 120 |
| 3BR | 33 | 23% | 2.1 | 69 | 2.1 | 69 |
| GUEST | | | 0.2 | 29 | 0.13 | 19 |
| TOTAL | 144 | | 1.97 | 284 | 1.94 | 280 |

**NOTE:**
**APARTMENT TYPE 1:** "GARDEN FLAT" 24-UNITS PER BUILDING, TYP., STACKED FLATS, SURFACE PARKED.

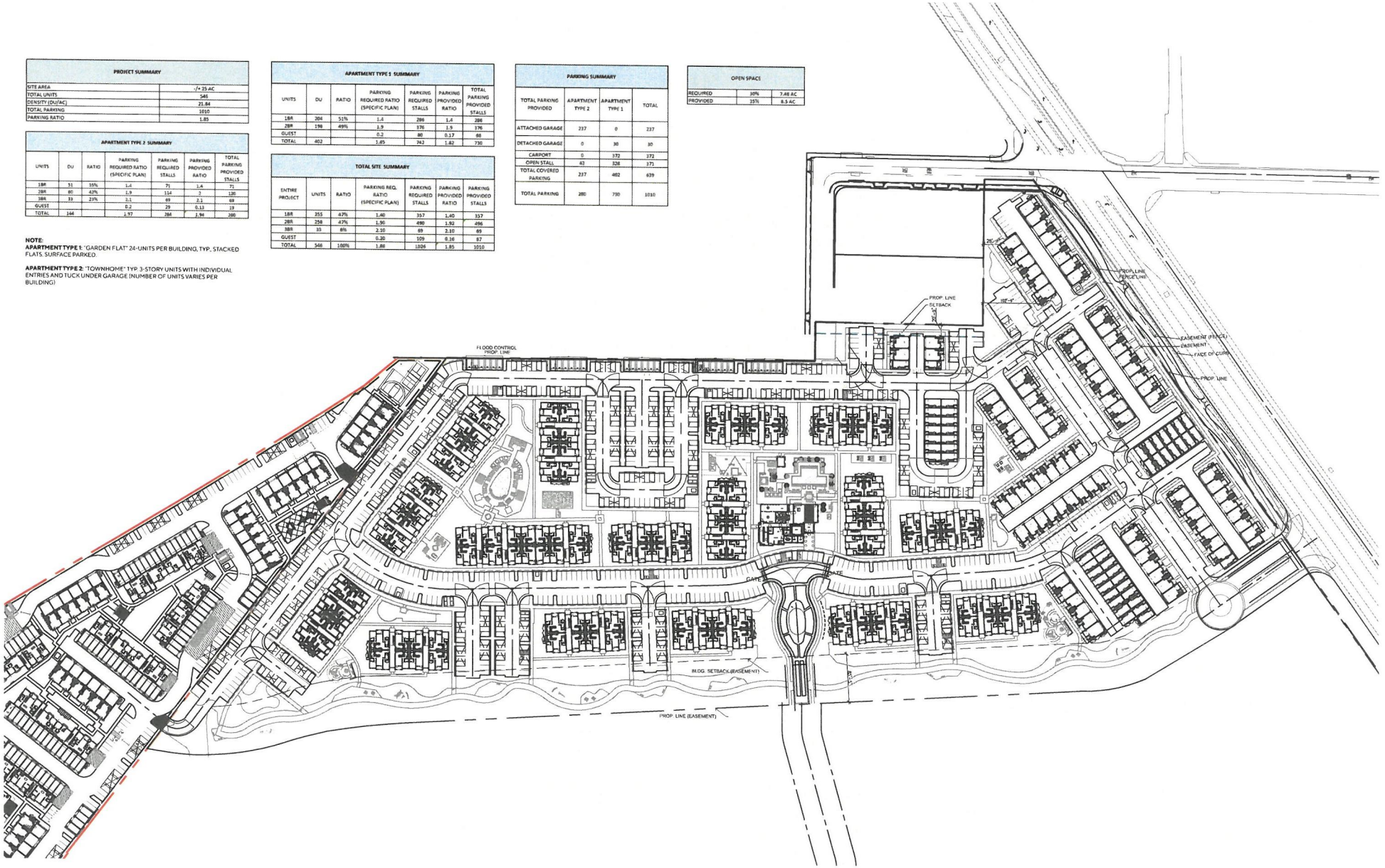
**APARTMENT TYPE 2:** "TOWNHOME" TYP. 3-STORY UNITS WITH INDIVIDUAL ENTRIES AND TUCK UNDER GARAGE (NUMBER OF UNITS VARIES PER BUILDING)

| APARTMENT TYPE 1 SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| UNITS | DU | RATIO | PARKING REQUIRED RATIO (SPECIFIC PLAN) | PARKING REQUIRED STALLS | PARKING PROVIDED RATIO | TOTAL PARKING PROVIDED STALLS |
| 1BR | 284 | 51% | 1.4 | 286 | 1.4 | 286 |
| 2BR | 198 | 49% | 1.9 | 376 | 1.9 | 376 |
| GUEST | | | 0.2 | 80 | 0.17 | 68 |
| TOTAL | 402 | | 1.85 | 742 | 1.82 | 730 |

| TOTAL SITE SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| ENTIRE PROJECT | UNITS | RATIO | PARKING REQ. RATIO (SPECIFIC PLAN) | PARKING REQUIRED STALLS | PARKING PROVIDED RATIO | PARKING PROVIDED STALLS |
| 1BR | 355 | 67% | 1.40 | 357 | 1.40 | 357 |
| 2BR | 258 | 47% | 1.90 | 490 | 1.92 | 496 |
| 3BR | 33 | 6% | 2.10 | 69 | 2.10 | 69 |
| GUEST | | | 0.20 | 109 | 0.16 | 87 |
| TOTAL | 546 | 100% | 1.88 | 1026 | 1.85 | 1010 |

| PARKING SUMMARY | | | |
|---|---|---|---|
| TOTAL PARKING PROVIDED | APARTMENT TYPE 2 | APARTMENT TYPE 1 | TOTAL |
| ATTACHED GARAGE | 237 | 0 | 237 |
| DETACHED GARAGE | 0 | 30 | 30 |
| CARPORT | 0 | 372 | 372 |
| OPEN STALL | 43 | 328 | 371 |
| TOTAL COVERED PARKING | 237 | 402 | 639 |
| TOTAL PARKING | 280 | 730 | 1010 |

| OPEN SPACE | | |
|---|---|---|
| REQUIRED | 30% | 7.46 AC |
| PROVIDED | 35% | 8.3 AC |




# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

Site Plan

0 25' 50' 100' 150'

SCALE: 1" = 50'-0"

Architecture. Design. Relationships.

02

Job No. 2021-343

Date 03-14-2022

LEGEND

FIRE TRUCK TURN RADIUS

26 FT. FIRE LANE

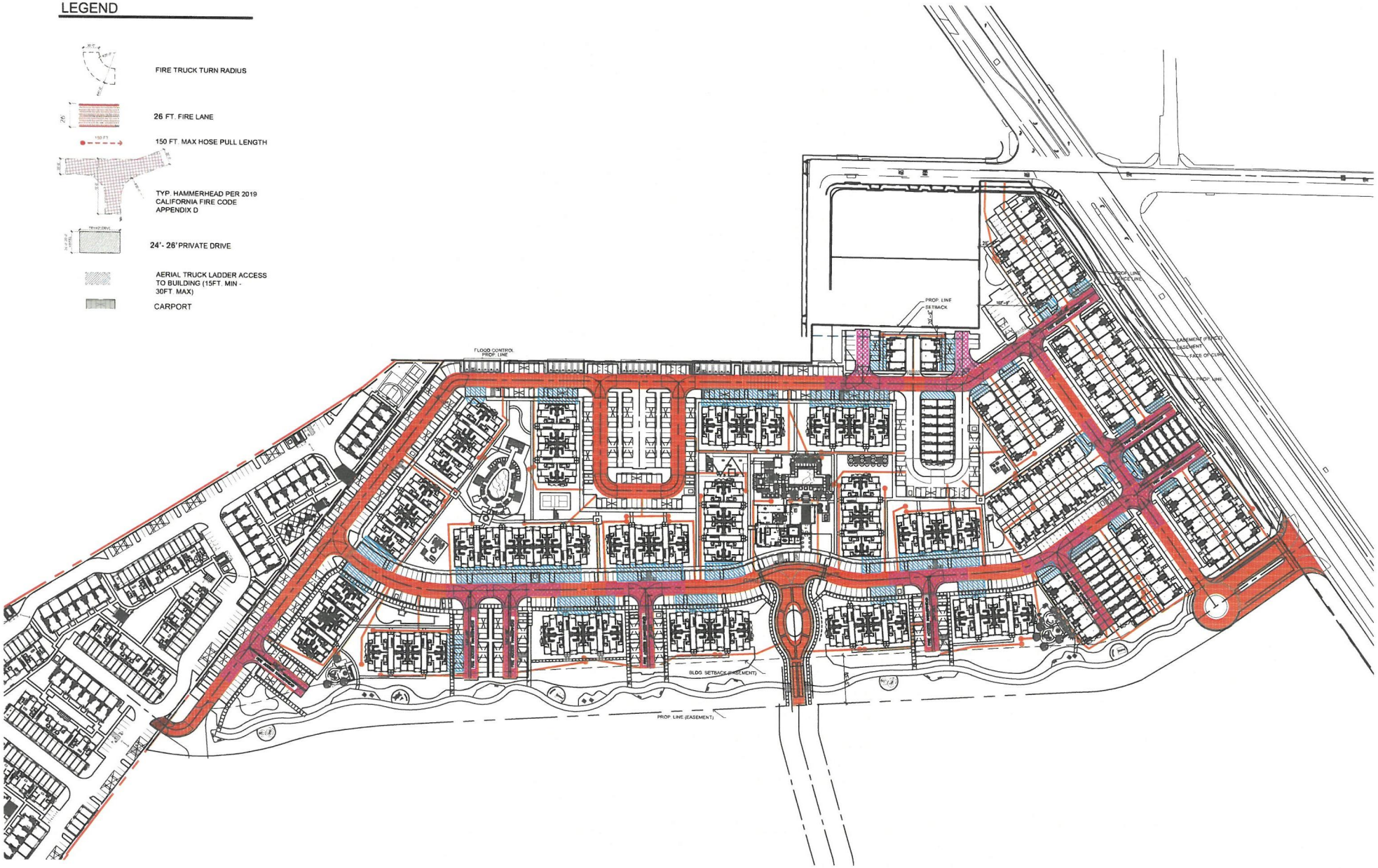
150 FT. MAX HOSE PULL LENGTH

TYP. HAMMERHEAD PER 2019 CALIFORNIA FIRE CODE APPENDIX D

24'- 26' PRIVATE DRIVE

AERIAL TRUCK LADDER ACCESS TO BUILDING (15FT. MIN - 30FT. MAX)

CARPORT




**GREENSPOT VILLAGE - PA2**

Highland, California

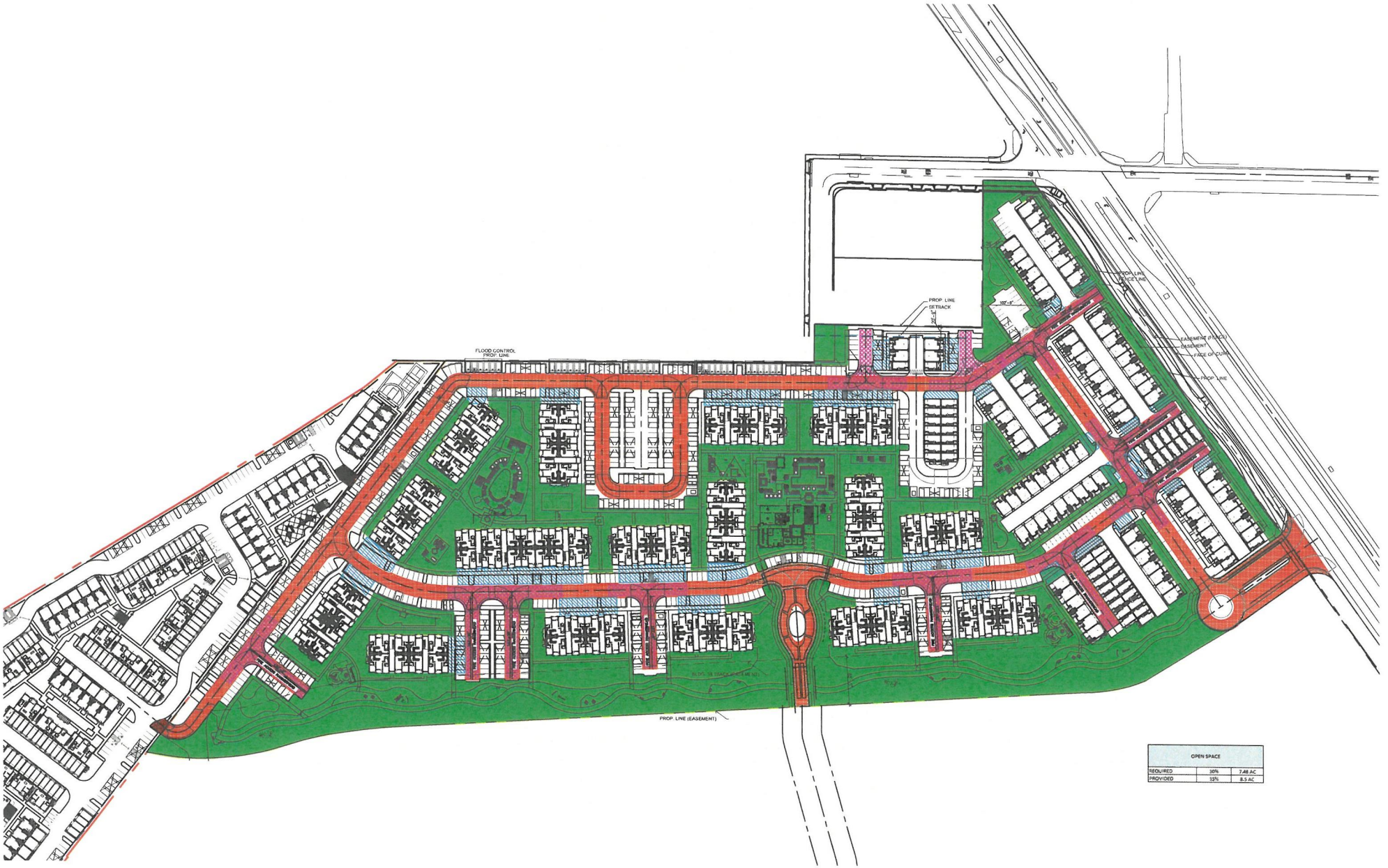
**ALLIANCE RESIDENTIAL CALIFORNIA**

**FIRE ACCESS**
Site Plan

AO Architecture. Design. Relationships.

03

Job No 2021-743
Date 03-14-2022




# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**OPEN SPACE**
Site Plan

0 25' 50' 100' 150'
SCALE: 1" = 50'-0"

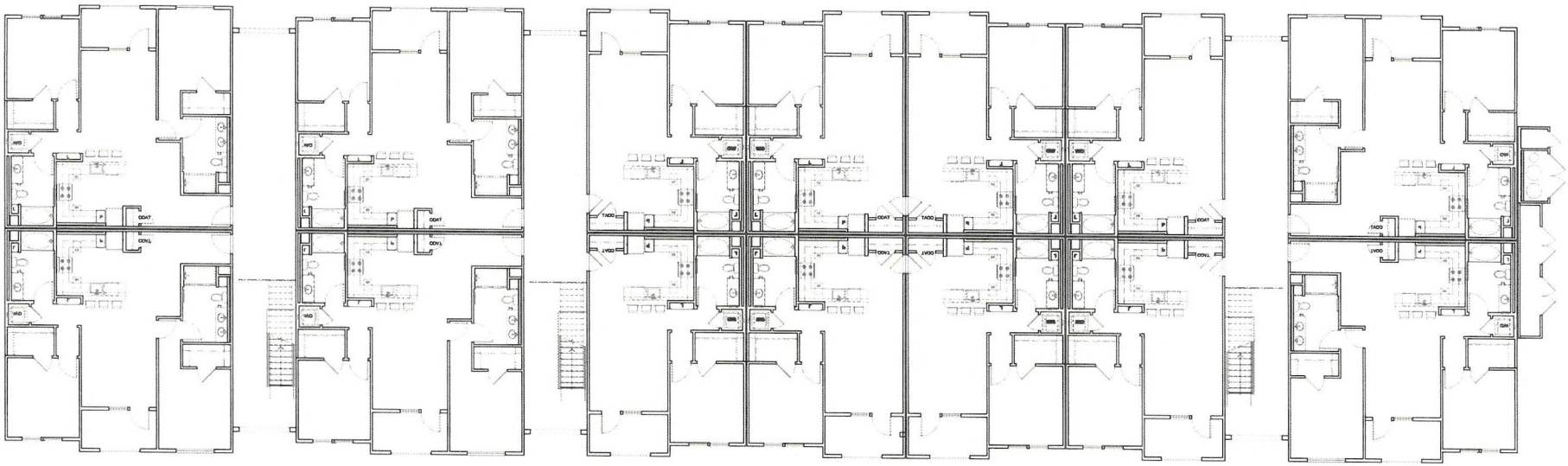
AO Architecture. Design. Relationships.

04

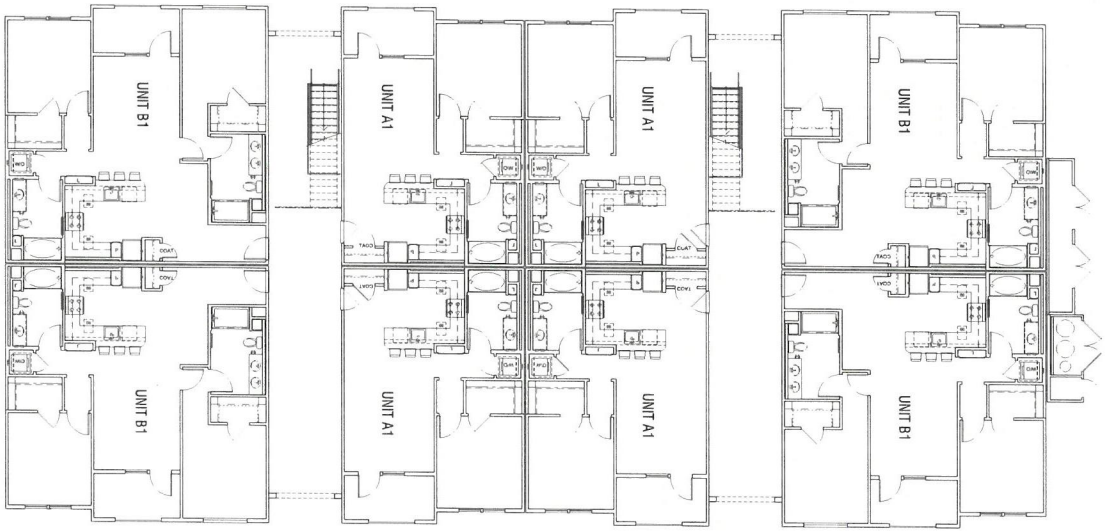
Job No. 2021-243
Date 03-14-2022

# Exhibit C:

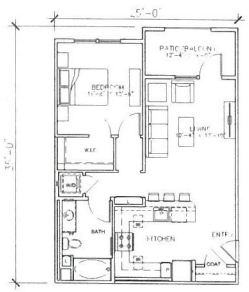
# Floorplans



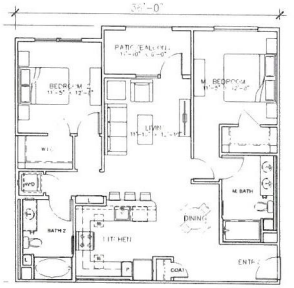
APARTMENT TYPE 1
BUILDING B




APARTMENT TYPE 1
BUILDING A



UNIT A1: 1BR / 1BA
772 SQ.FT



UNIT B1: 1BR / 1BA
1163 SQ.FT

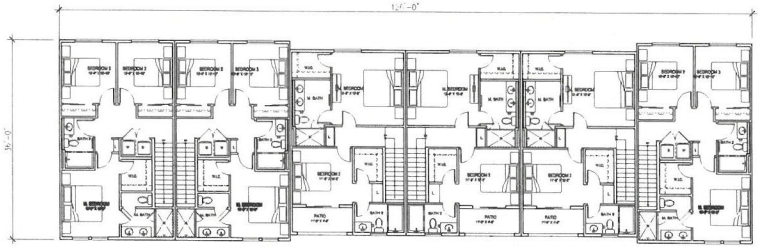
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A& B**
Building & Unit Plans

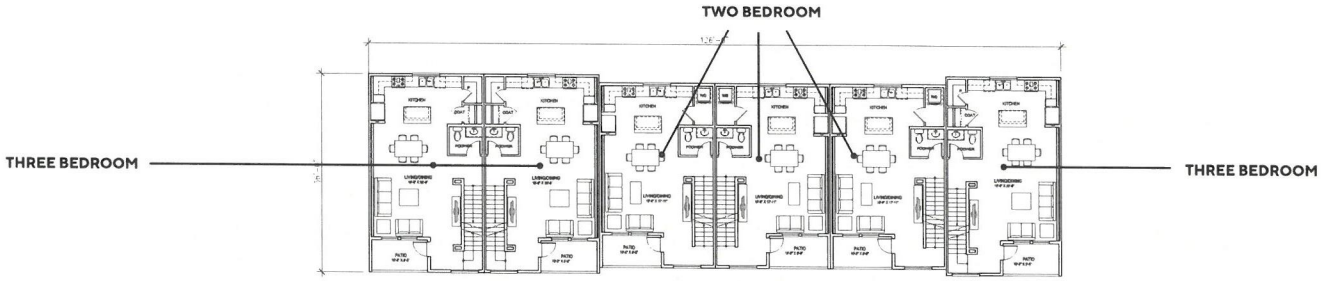
Architecture. Design. Relationships.

05

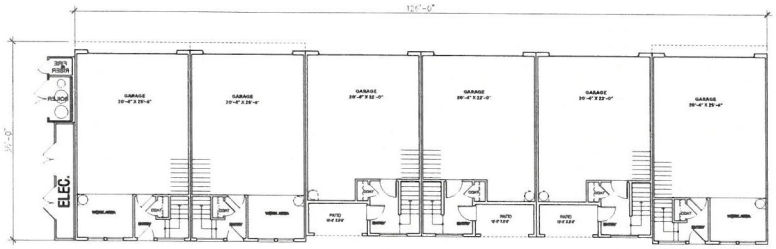
Job No. 2021-343
Date 03-14-2022



3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

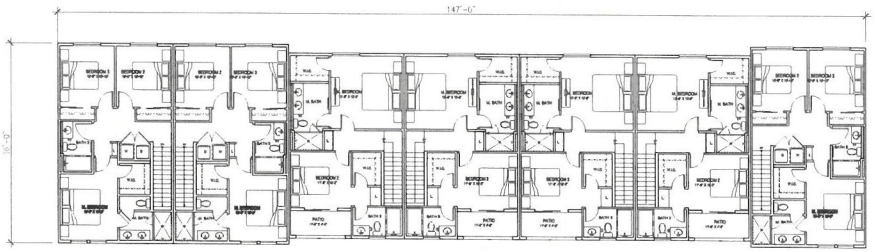
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING C**
Floor Plan

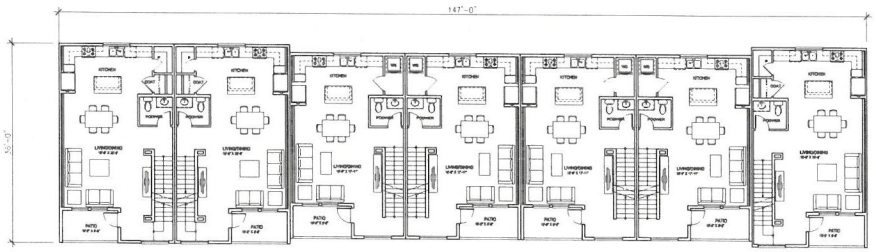
Architecture. Design. Relationships.

08

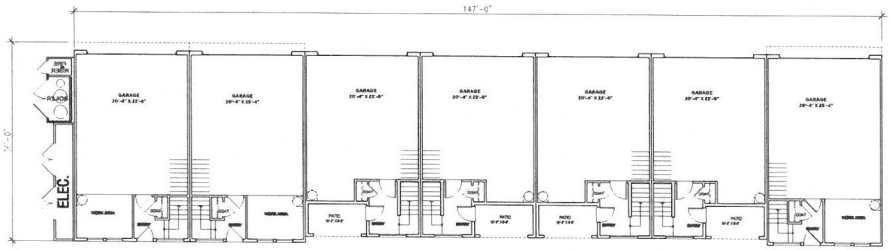
Job No 2021-743
Date 03-14-2022



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

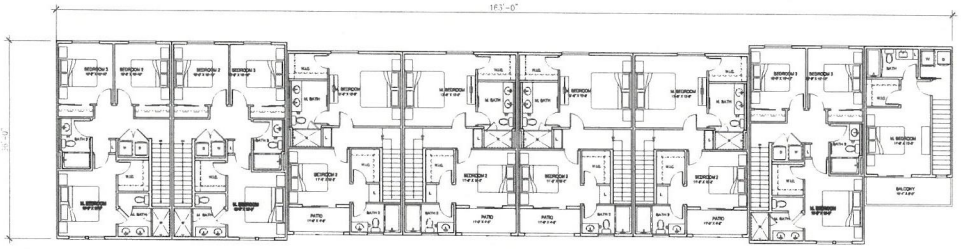
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING E**
Floor Plans

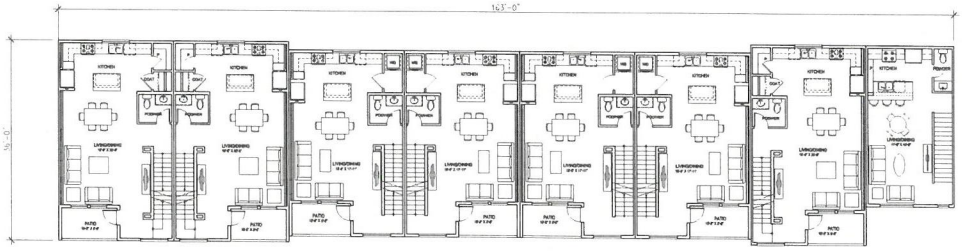
Architecture. Design. Relationships.

09

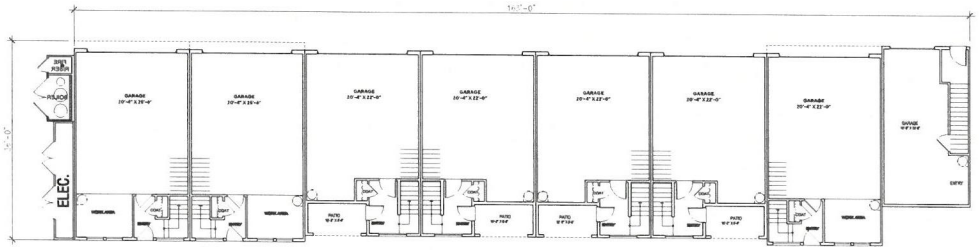
Job No. 2021-743
Date 03-14-2022



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

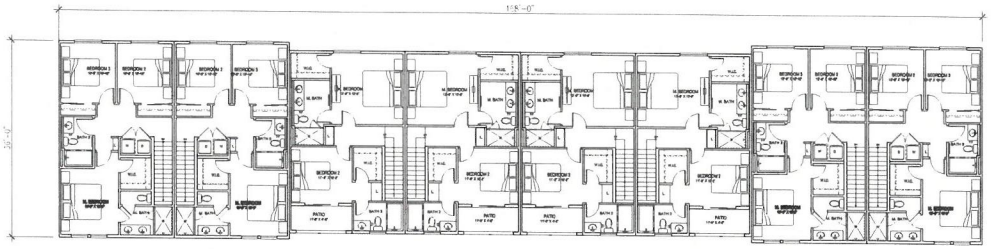
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING F**
Floor Plans

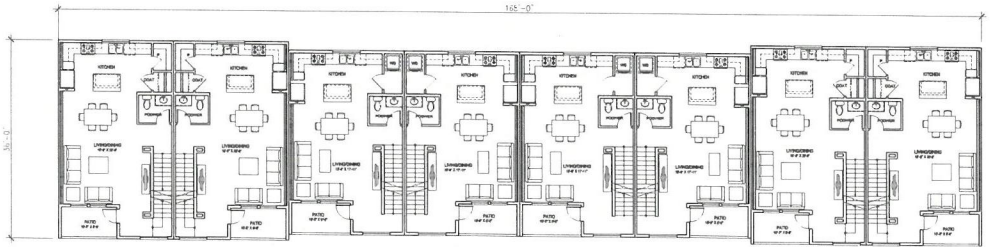
Architecture. Design. Relationships.

11

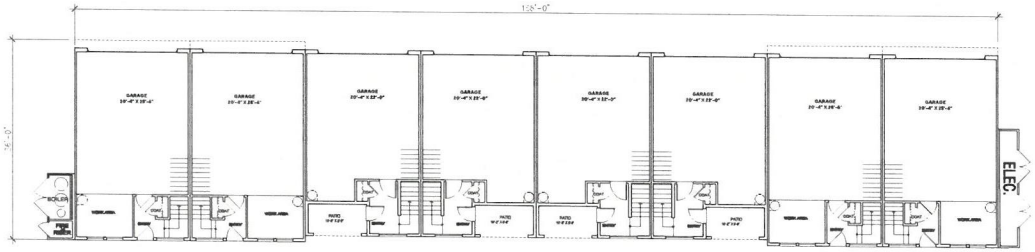
Job No 2021-343
Date 03-16-2022



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN



1ST LEVEL FLOOR PLAN

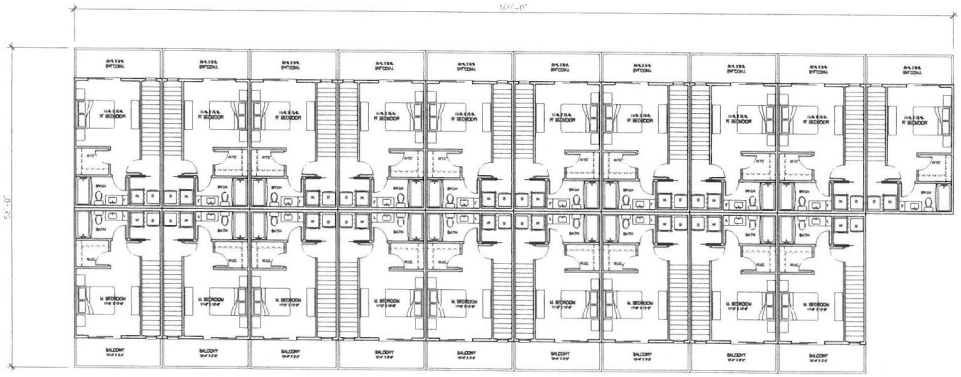
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**TOWNHOME**
**BUILDING K**
Floor Plans

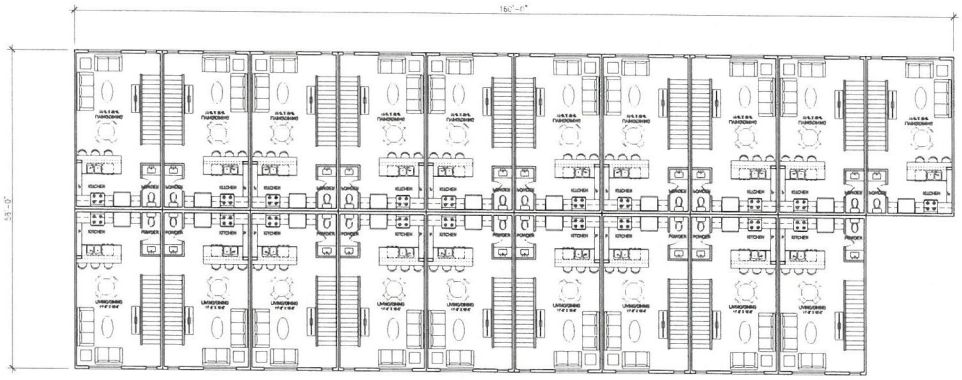
Architecture. Design. Relationships.

13

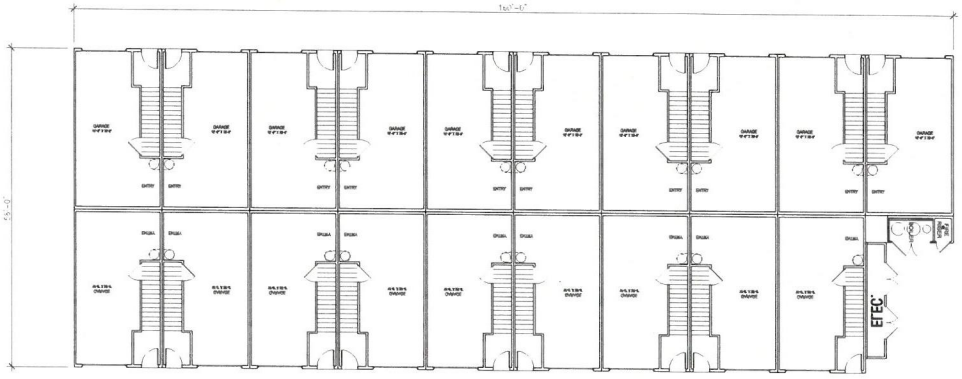
Job No. 2021-743
Date 03-16-2022



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

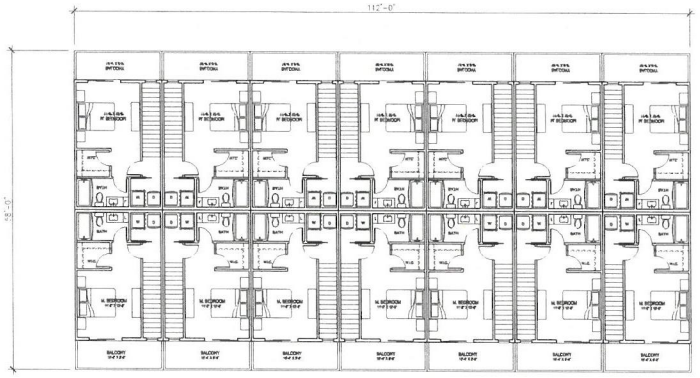
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING D**
Floor Plans

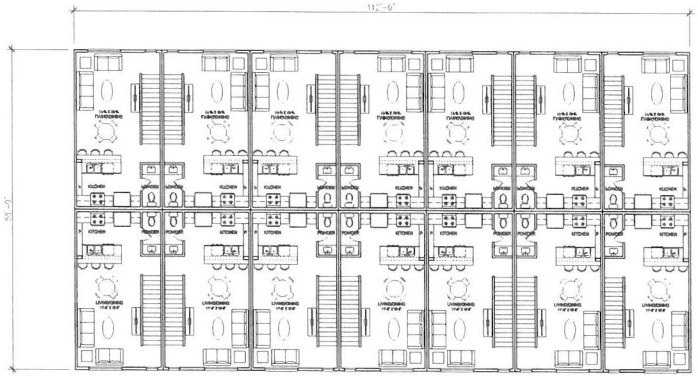
Architecture. Design. Relationships.

15

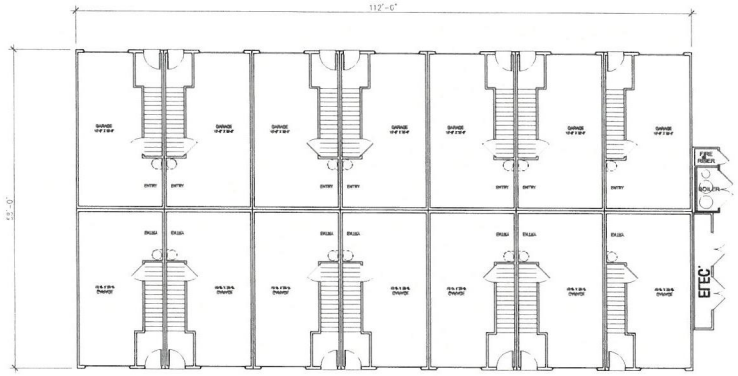
Job No 2021-743
Date 03-14-2022



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

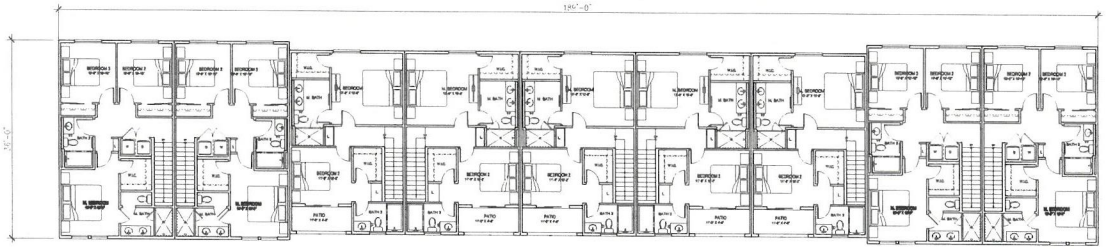
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDIN G**
Floor Plans

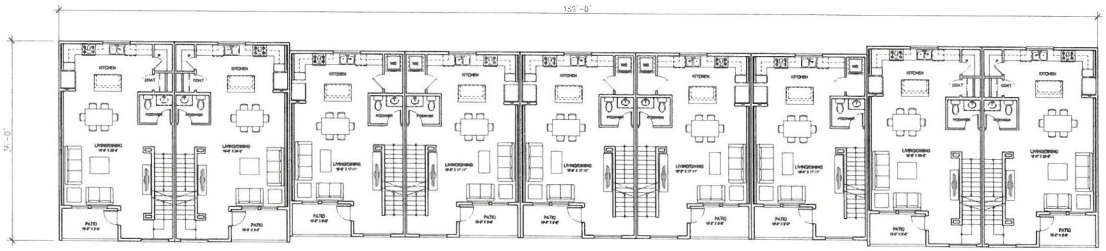
Architecture. Design. Relationships.

16

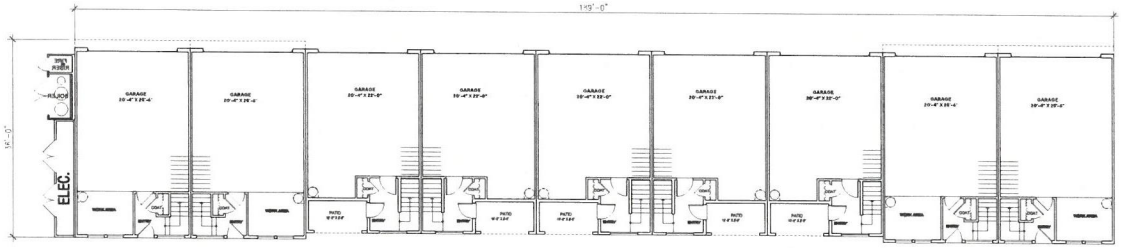
Job No 2021-343
Date 03-16-2022



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

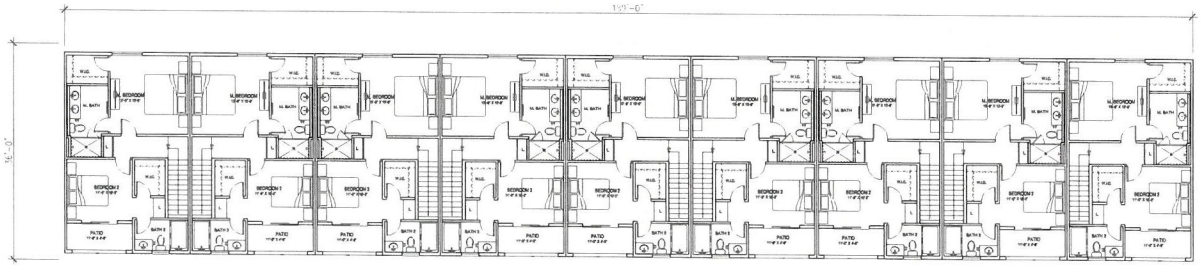
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING J**
Floor Plans

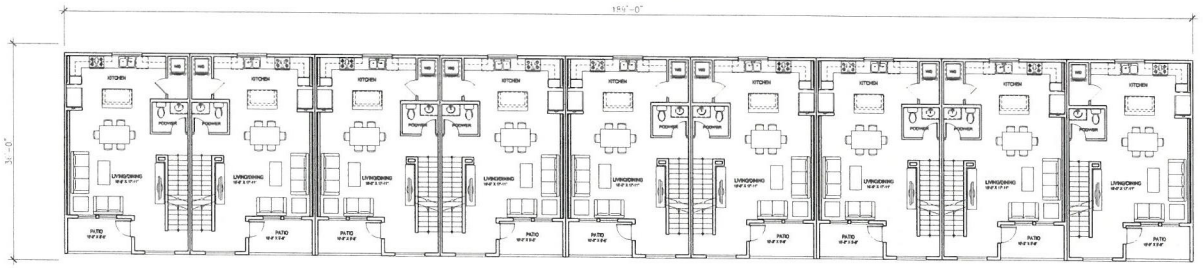
AO Architecture. Design. Relationships.

18

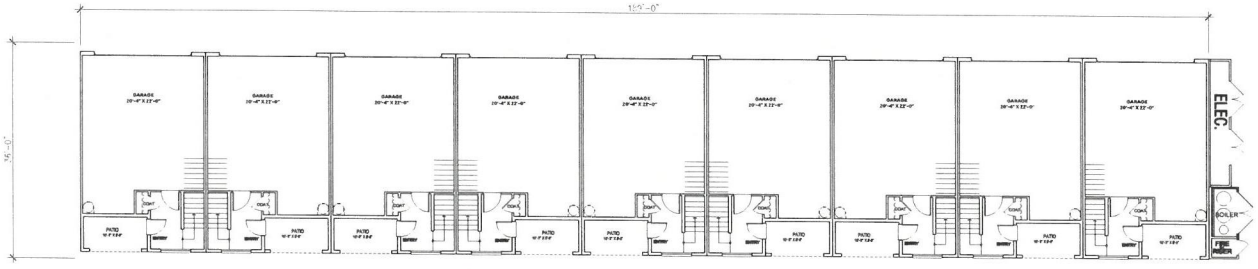
Job No 2021-343
Date 03-16-2022



3st LEVEL FLOOR PLAN



2st LEVEL FLOOR PLAN




1st LEVEL FLOOR PLAN

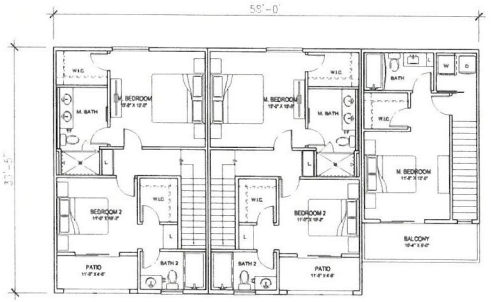
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING D**
Floor Plans

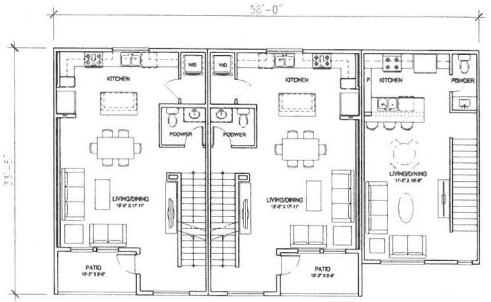
Architecture. Design. Relationships.

22

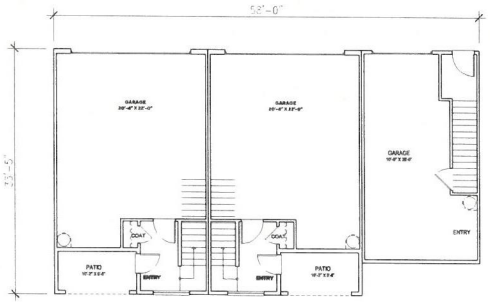
Job No 2021-243
Date 03-16-2022




3st LEVEL FLOOR PLAN




2st LEVEL FLOOR PLAN




1st LEVEL FLOOR PLAN

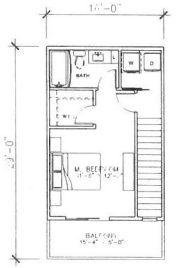
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING L**
Unit Plans

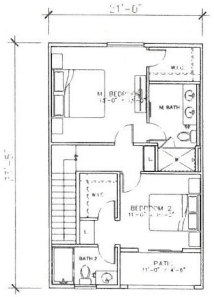
Architecture. Design. Relationships.

23

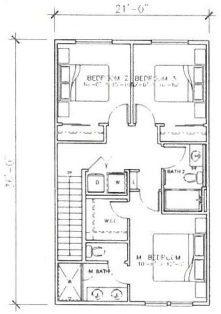
Job No 2021-743
Date 03-16-2022



1 Bed / 1.5 Bath
879 SF



2 Bed / 2.5 Bath
1282 SF



3 Bed / 2.5 Bath
1502 SF

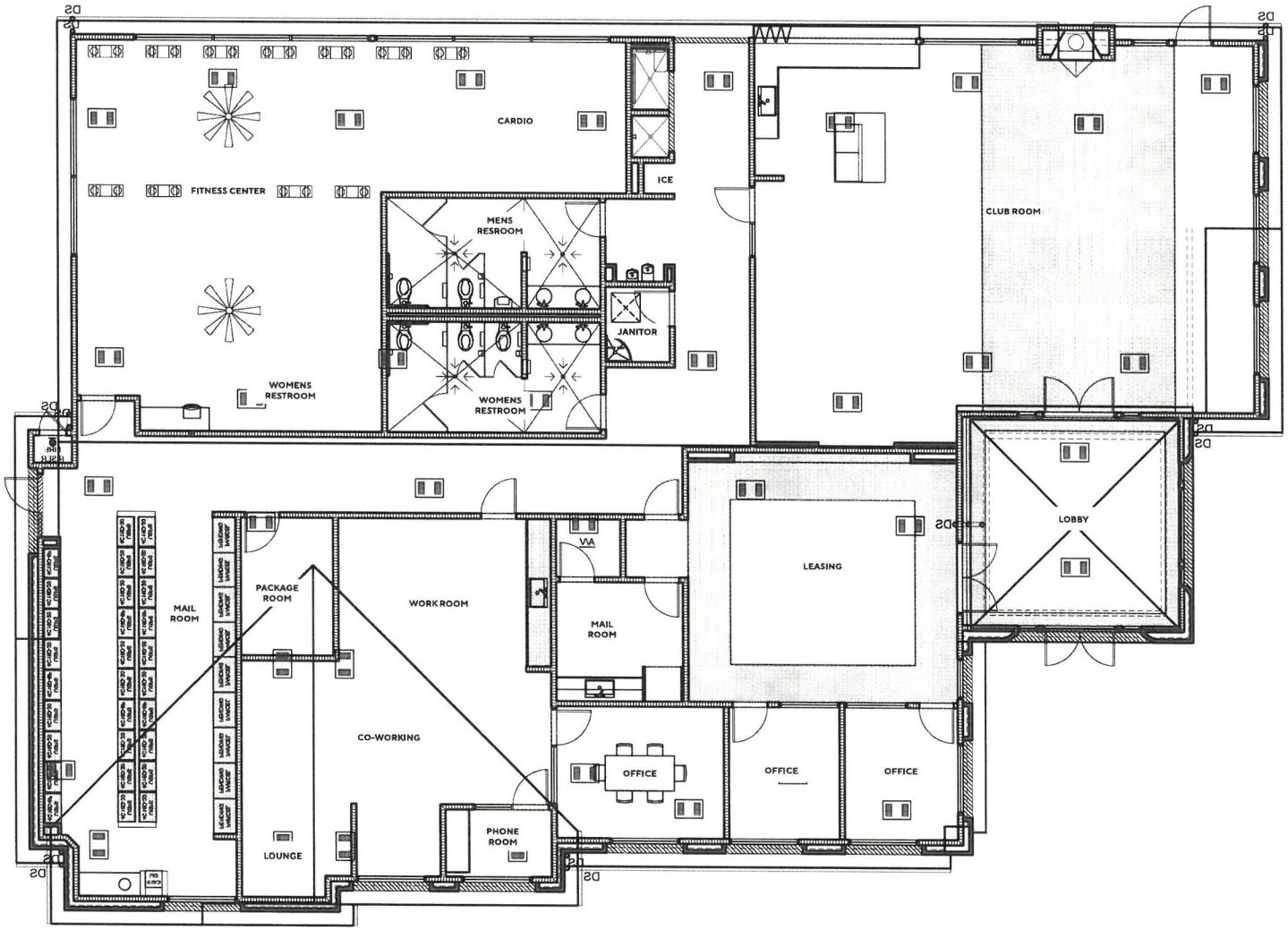
**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
Unit Plans

Architecture. Design. Relationships.

24

Job No 2021-143
Date 02-14-2022




**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**CLUBHOUSE**
Building Plan

Architecture. Design. Relationships.

25

Job No. 2021-143
Date 03-14-2022

# Exhibit D:

# Building Elevations



**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**PERSPECTIVE RENDERING**
Elevation

AO Architecture. Design. Relationships.

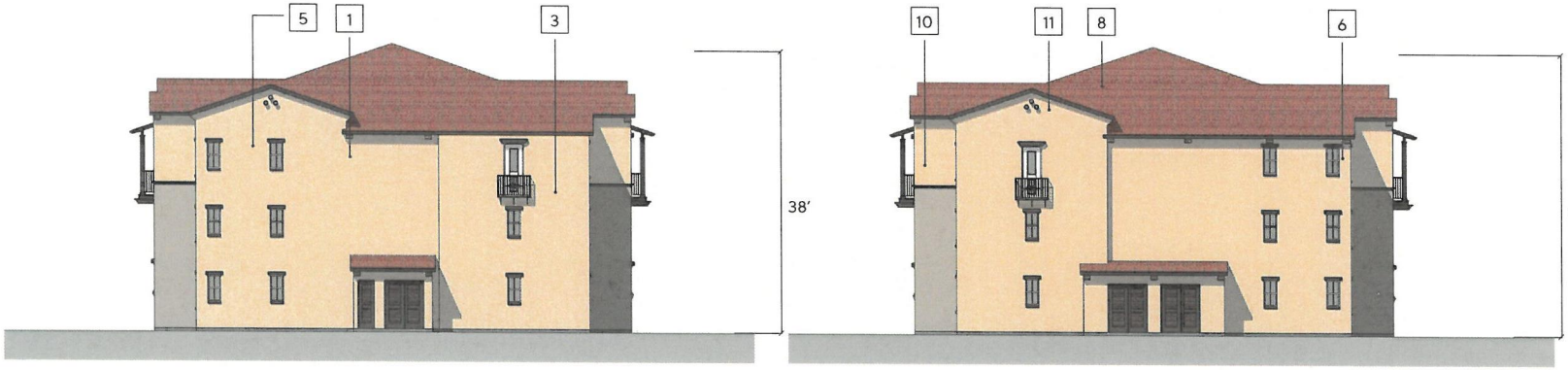
21

Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE POT SHELF
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS
7. FAUX WOOD SHUTTERS
8. FLAT COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. WOOD BALCONY FRAMING
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A**
Elevation Option 1

AO Architecture. Design. Relationships.

06

Job No 2021-143
Date 03-14-2022









**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED BUILDING TYPE A**
Elevations

Architecture. Design. Relationships.

06.1

Job No. 2021-743
Date 03-14-2022





**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED BUILDING TYPE A**
Perspectives

AO Architecture. Design. Relationships.

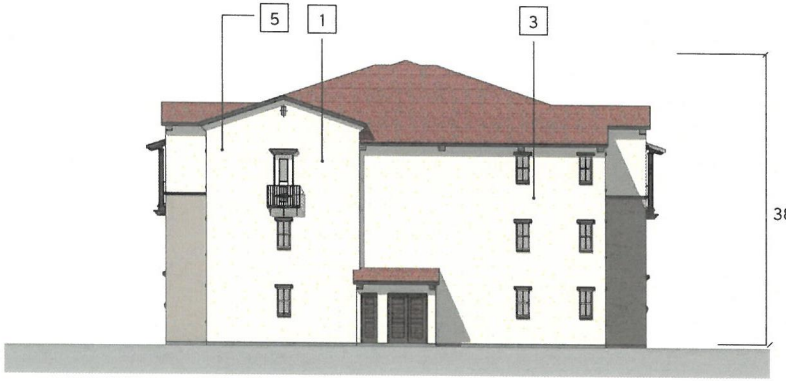
06.2

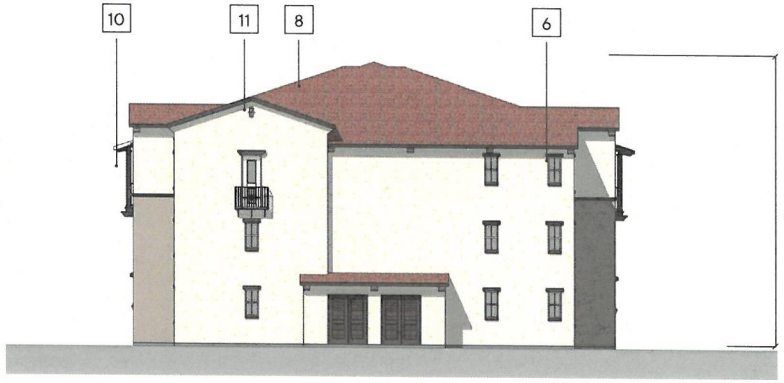
Job No 2021-143
Date 03-14-2022










**MATERIAL LEGEND**

1. EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE POT SHELF
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. WOOD BALCONY FRAMING
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A**
Elevation Option 2

AO Architecture. Design. Relationships.

07

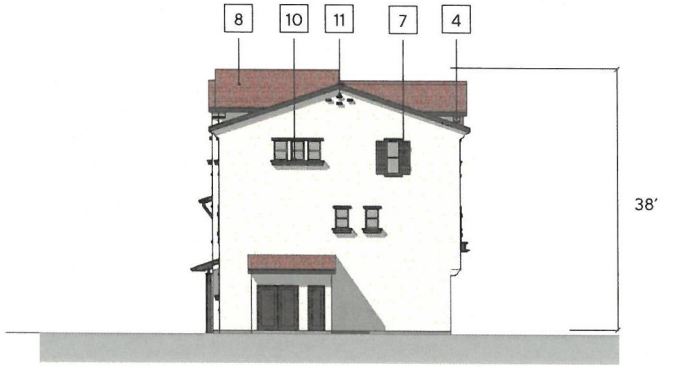
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING E**
Elevations

Architecture. Design. Relationships.

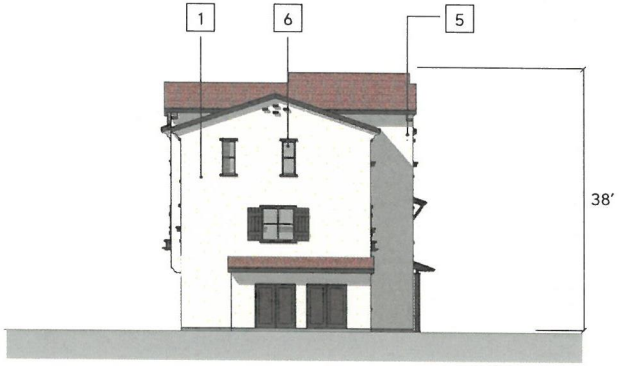
10

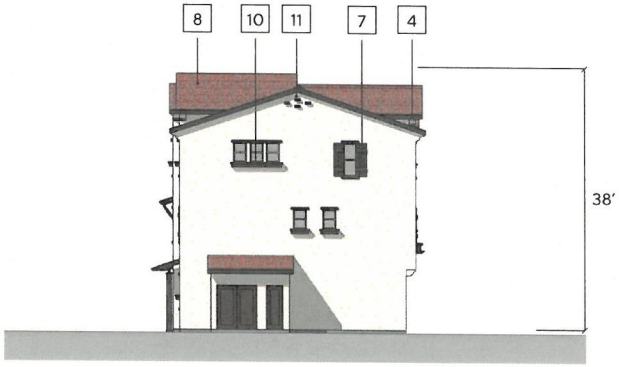
Job No 2021-143
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING F**
Elevations

Architecture. Design. Relationships.

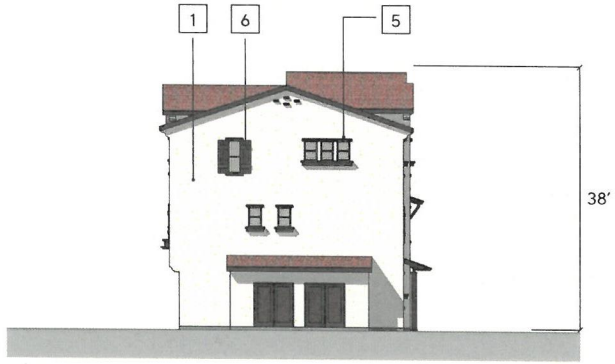
12

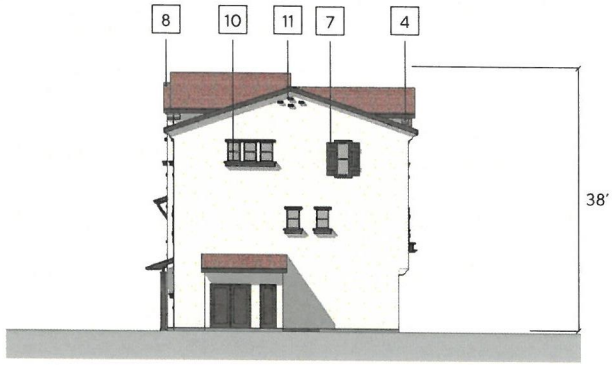
Job No 2021-763
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING K**
Elevations

AO Architecture. Design. Relationships.

14

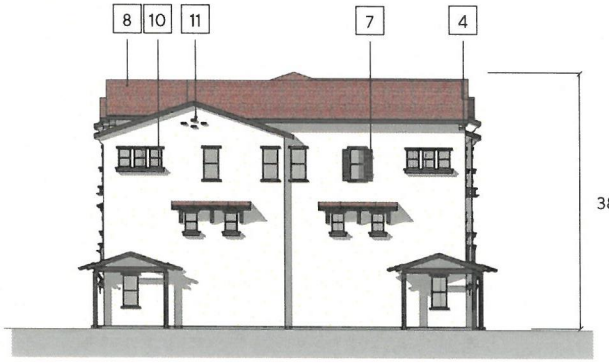
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING G**
Elevations

AO Architecture. Design. Relationships.

17

Job No 2021-343
Date 02-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. S BARREL CLAY TILE
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED 9 UNIT TOWNS**
**BUILDING TYPE J**
Elevations

Architecture. Design. Relationships.

17.1

Job No. 2021-243
Date 03-14-2022





**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED 9 UNIT TOWNS**
**BUILDING TYPE J**
Perspectives

Architecture. Design. Relationships.

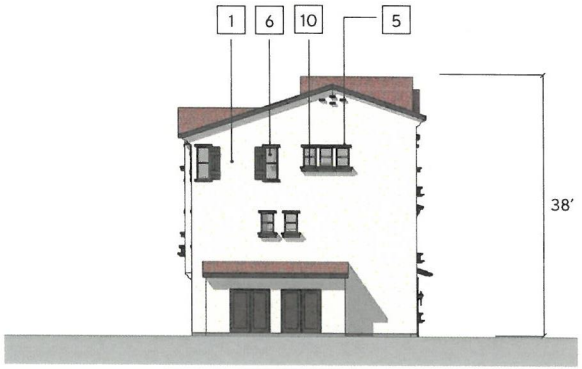
17.2

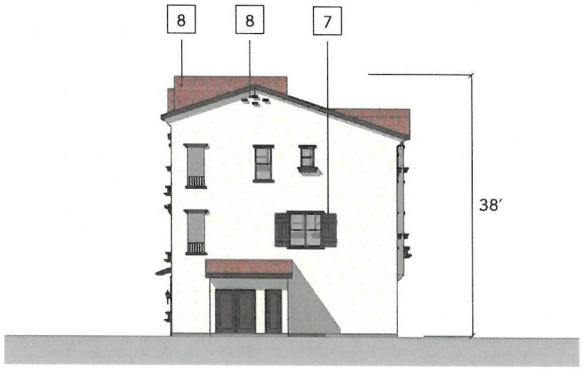
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING J**
Elevations

AO Architecture. Design. Relationships.

19

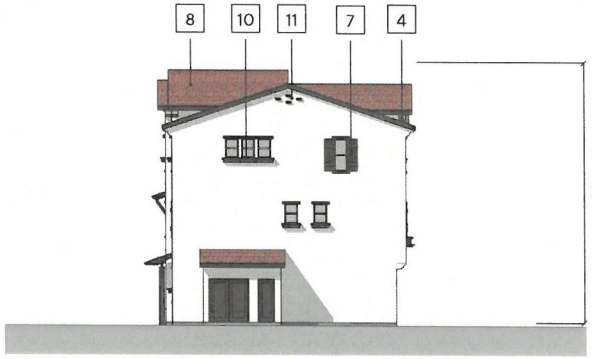
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**9UNIT**
Elevations

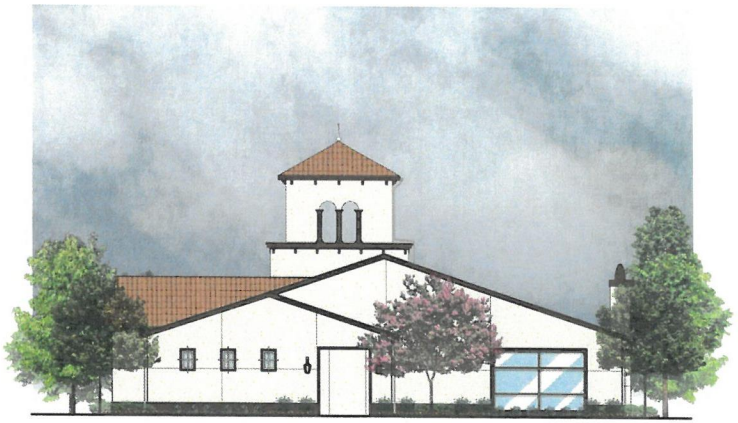
Architecture. Design. Relationships.

20

Job No 2021-143
Date 03-14-2022



FRONT



RIGHT



REAR



LEFT

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**CLUBHOUSE**
Elevation

AO Architecture. Design. Relationships.

26

Job No 2021-743
Date 03-14-2022

# Exhibit E:

# Conceptual Landscape Plan




**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

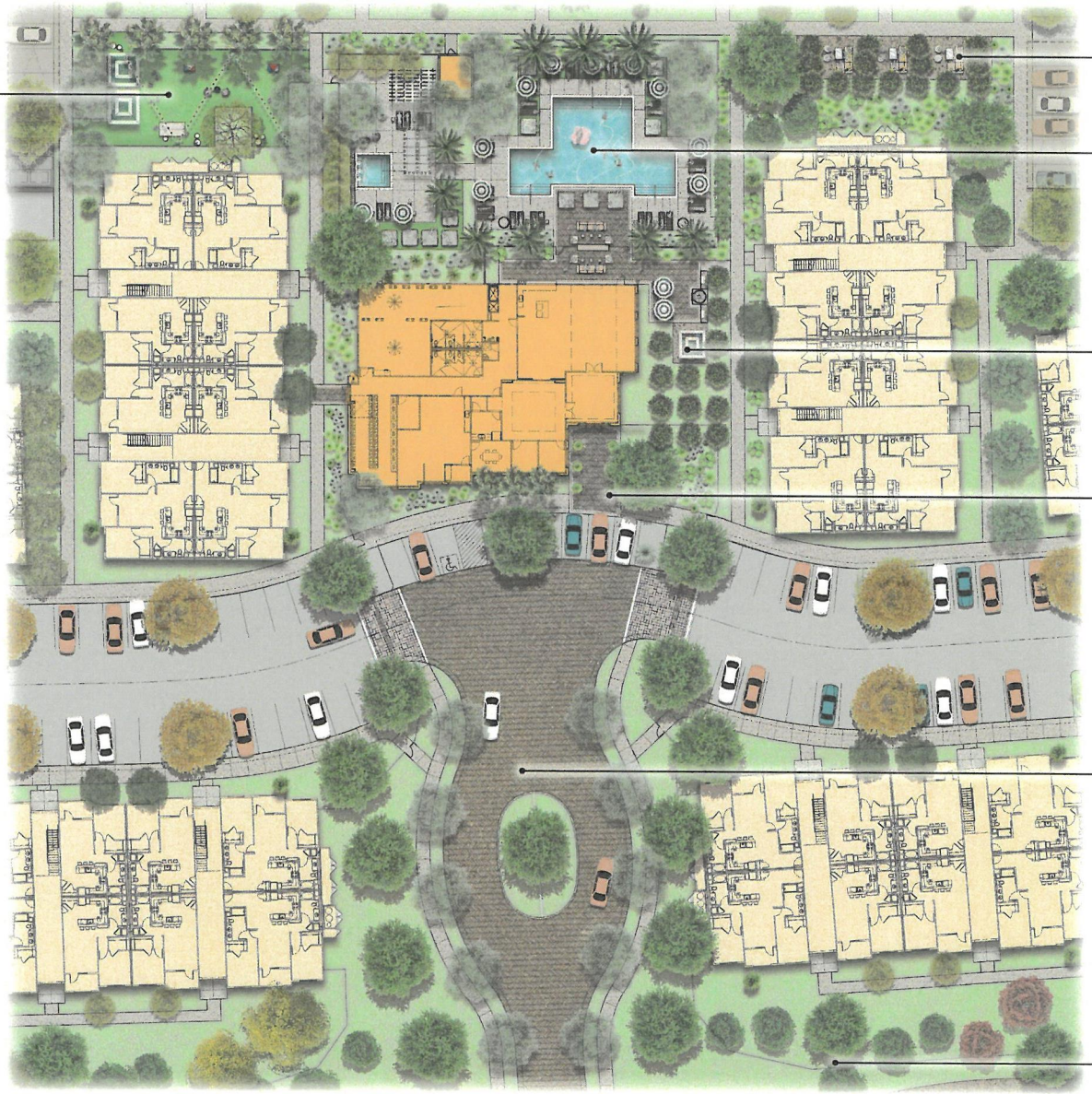
**CONCEPTUAL LANDSCAPE PLAN**
Landscape Plan

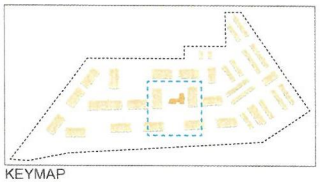
0 15 30 60 120

MJS LANDSCAPE ARCHITECTURE

**L-01**

Job No. 2021-743
Date 03-14-2022





KEYMAP

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**CENTRAL COURTYARD + ENTRY**
Landscape Plan

0 5 10 20 40

MJS LANDSCAPE ARCHITECTURE

**L-02**

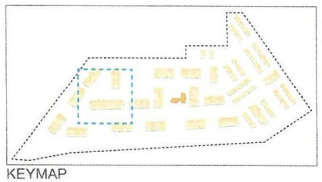
Job No. 2021-743
Date 03-16-2022



POOL DECK
- pool
- lounge chairs
- matching height palms
- daybeds
- umbrellas
- spa
- shade trellis

ENTERTAINMENT TERRACE
- bbq
- dining tables
- firepit
- shade trees

PICKETBALL
- (2) picket ball courts
- fenced perimeter
- benches
- matching height palms



KEYMAP

**GREENSPOT VILLAGE - PA2**

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**RECREATION AREA**

Landscape Plan

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

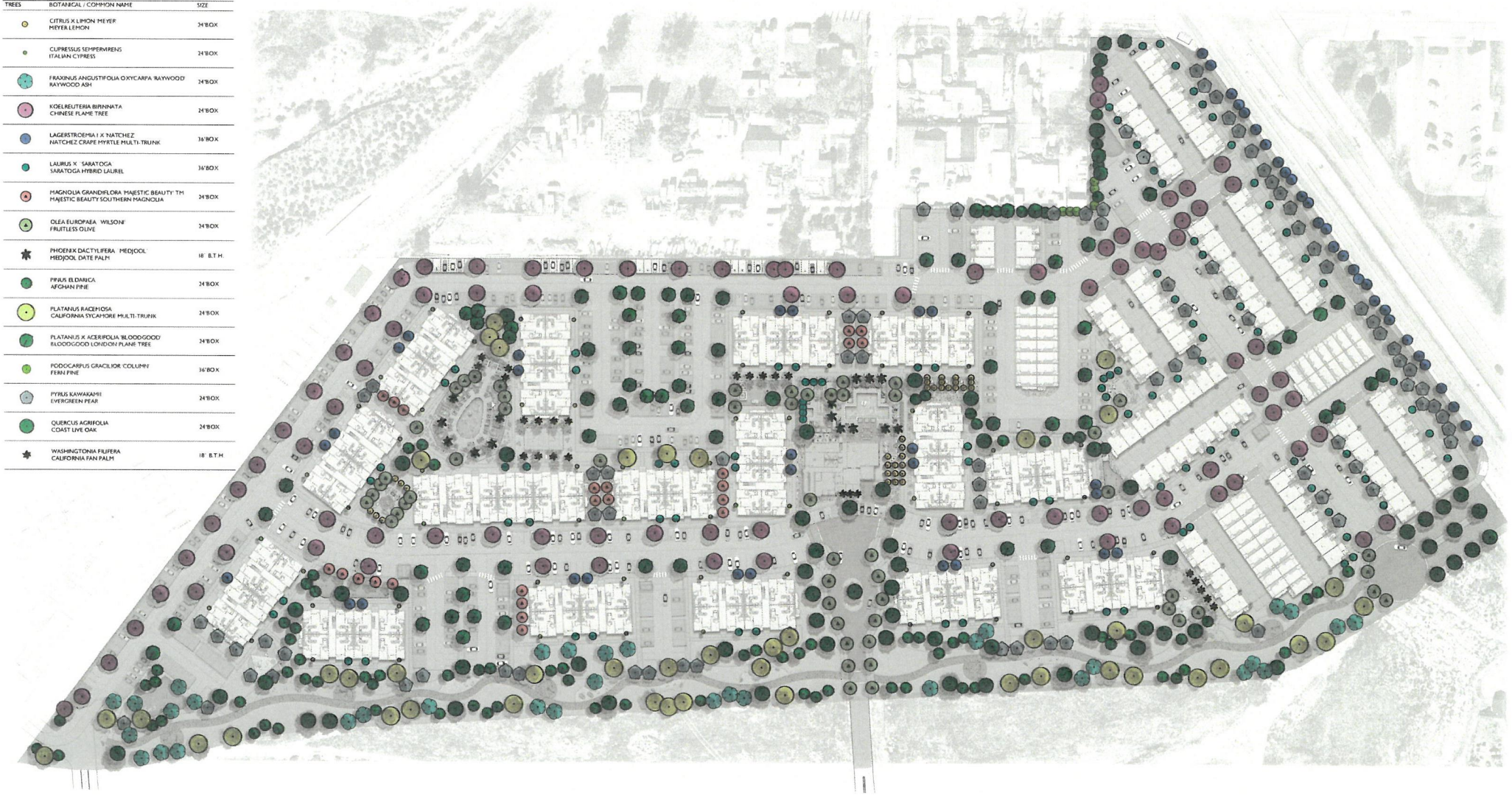
**L-03**

Job No. 2021-743

Date 03-14-2022

## TREE AND PALM LEGEND

| TREES | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|
| | CITRUS X LIMON 'MEYER'<br>MEYER LEMON | 24"BOX |
| | CUPRESSUS SEMPERVIRENS<br>ITALIAN CYPRESS | 24"BOX |
| | FRAXINUS ANGUSTIFOLIA OXYCARPA 'RAYWOOD'<br>RAYWOOD ASH | 24"BOX |
| | KOELREUTERIA BIPINNATA<br>CHINESE FLAME TREE | 24"BOX |
| | LAGERSTROEMIA I X 'NATCHEZ'<br>NATCHEZ CRAPE MYRTLE MULTI-TRUNK | 36"BOX |
| | LAURUS X 'SARATOGA'<br>SARATOGA HYBRID LAUREL | 36"BOX |
| | MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM<br>MAJESTIC BEAUTY SOUTHERN MAGNOLIA | 24"BOX |
| | OLEA EUROPAEA 'WILSONII'<br>FRUITLESS OLIVE | 24"BOX |
| | PHOENIX DACTYLIFERA 'MEDJOOL'<br>MEDJOOL DATE PALM | 18' B.T.H. |
| | PINUS ELDARICA<br>AFGHAN PINE | 24"BOX |
| | PLATANUS RACEMOSA<br>CALIFORNIA SYCAMORE MULTI-TRUNK | 24"BOX |
| | PLATANUS X ACERIFOLIA 'BLOODGOOD'<br>BLOODGOOD LONDON PLANE TREE | 24"BOX |
| | PODOCARPUS GRACILIOR 'COLUMN'<br>FERN PINE | 36"BOX |
| | PYRUS KAWAKAMII<br>EVERGREEN PEAR | 24"BOX |
| | QUERCUS AGRIFOLIA<br>COAST LIVE OAK | 24"BOX |
| | WASHINGTONIA FILIFERA<br>CALIFORNIA FAN PALM | 18' B.T.H. |



**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

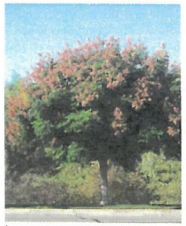
**TREE & PALM PLAN**
Landscape Plan

0 5 10 20 40

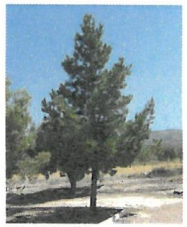
MJS LANDSCAPE ARCHITECTURE

**L-04**

Job No. 2021-763
Date 03-14-2022



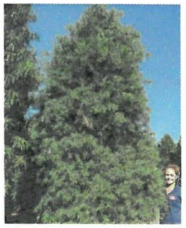
)KOELREUTERIA BIPINNATA
CHINESE FLAME TREE



PINUS ELDARICA
AFGHAN PINE



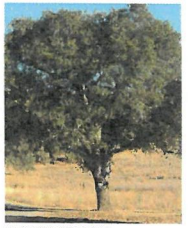
PLATANUS X ACERIFOLIA
'BLOODGOOD' - LONDON PLANE



PODOCARPUS GRACILIOR
FERN PINE



PYRUS KAWAKAMII
EVERGREEN PEAR



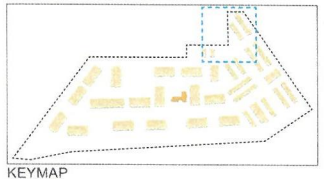
QUERCUS AGRIFOLIA
COAST LIVE OAK

EXISTING ADJACENT FOLIAGE

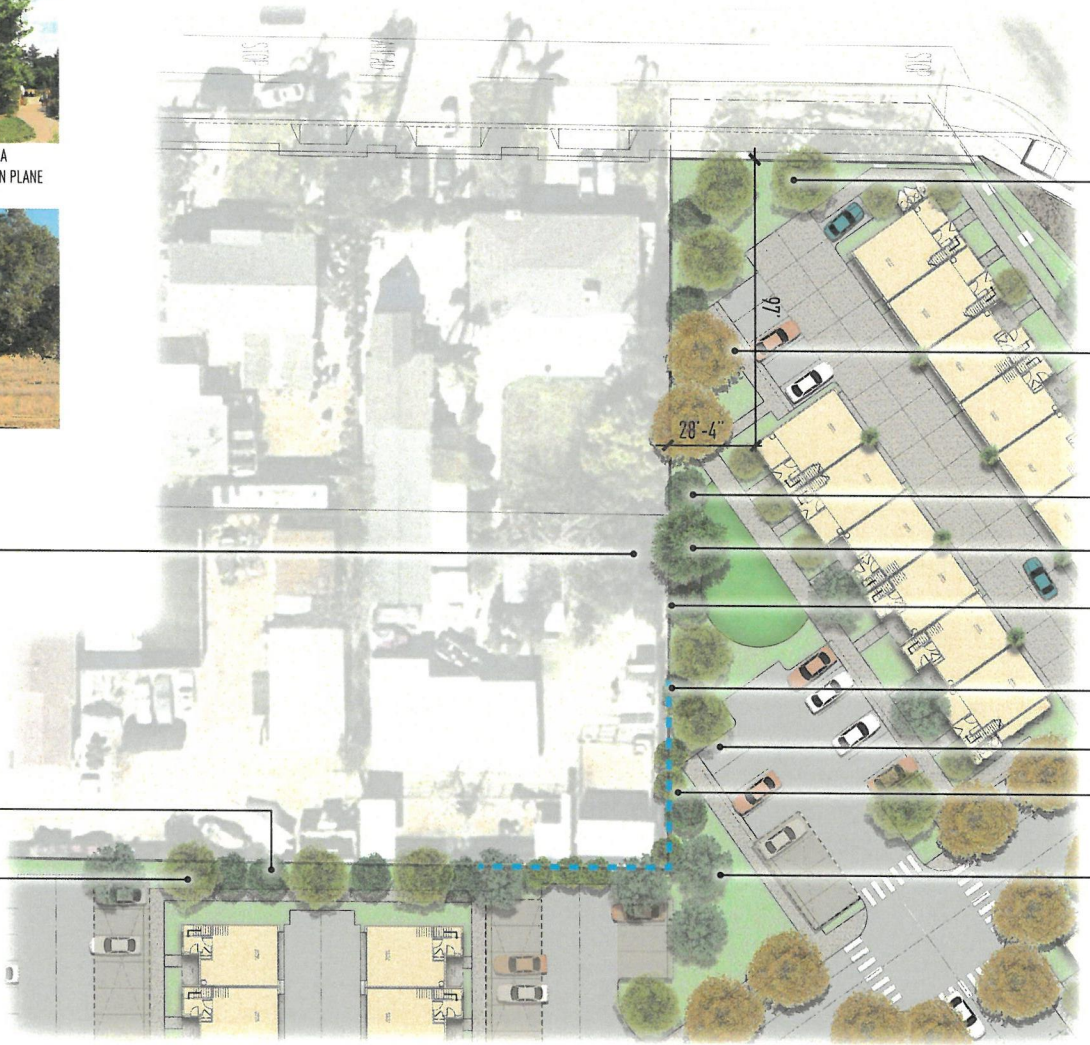


PROPOSED SCREENING TREES (4)
- pinus eldarica - afghan pine

PROPOSED SCREENING TREES (3)
- platanus x acerifolia 'bloodgood' - london plane tree



KEYMAP






6' HT. & 8' HT. SPLIT-FACE BLOCK WALL

PROPOSED SCREENING TREES (3)
- platanus x acerifolia 'bloodgood' - london plane tree

PROPOSED SCREENING TREE (1)
- koelreuteria bipinnata - chinese flame tree

PROPOSED SCREENING TREES (5)
- pinus eldarica - afghan pine

PROPOSED SCREENING TREE (1)
- quercus agrifolia - coast live oak

6' HT. SPLIT-FACE BLOCK WALL

APPROX. 140' OF 8' HT. SPLIT FACE BLOCK WALL AS INDICATED IN BLUE

PROPOSED SCREENING TREES (2)
- platanus x acerifolia 'bloodgood' - london plane tree

PROPOSED SCREENING TREES (7)
- podocarpus gracilior - fern pine

PROPOSED SCREENING TREES (4)
- pyrus kawakamii - evergreen pear

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**ADJACENT NEIGHBOR SCREENING EXHIBIT**
**-EAST OF CALHOUN STREET**
Landscape Plan

MJS LANDSCAPE ARCHITECTURE

**L-07**
Job No. 2021-743
Date 03-14-2022

# Exhibit F:

# Public Comments

## Camille Goritz

**From:** ali bezo <flyingali@hotmail.com>
**Sent:** Saturday, July 2, 2022 1:33 PM
**To:** Public Comment
**Subject:** Spr 22-001

[You don't often get email from flyingali@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

To whom this may concern,

I am a long time resident of city of Highland. I've seen almost every little change come and go in city of Highland since the beginning of the 90s. I've been a resident pretty much all my life started school here in second grade and moved for college Came back because because we own property here and started my family. Working with our Great state I've had the privilege of working throughout LA county, Orange County, Riverside County And San Bernardino County. Believe me when I say this cities with too many apartments and little retail entertainment businesses never a good outcome. My concern is having more apartments eventually apartments cause nothing good a new fancy apartment looks great and all for the first 10-12 years after that you see apartments change and residents moving in that have different demeanor. The city keeps excepting changes and having developers come in build more and more apartments while they're living away far away from here perfect lifestyle while monopolizing on small cities like us. While we're dealing with the wrath of what older apartments bring later.And these days newer ones also. New apartments bring tons of new residence many good and at the same time many bad. With limited sheriffs patrol the city of Highland crime rates going up in city of Highland. Limited schools students the future of America and Highland. You may sit there and say well it's apartments not too many students will be moving in but there are more single parents this day in age unfortunately then they were decades ago. And as we all know kids grow into being teenagers and young adult. With little to do in city of Highland and next to no jobs. I don't have to tell you the rest this can be bad concoction for any group of teenagers and adults with a little to do in the city we have no focus on youth no focus on retail or entertainment which can bring jobs to city of Highland and future model citizen. We keep growing as a residential only with absolutely little to none retail and jobs being introduced to the city. And yet we watch our neighboring cities keep growing in retail introducing more jobs and more recreational activities literally a stones throw away and yet city of Highland why are we different but highland has been doing nothing i've seen changes coming in Highland in the last 10 years that was it. But the past just sleep all these years focusing on residential. when people move in they need certain things to do and have entertainment and retail businesses to go why should we go spending our cash to other cities helping them grow bigger while we sit back and just have residential units going up brings absolutely no revenue to the city. And it's not like where the biggest city but what land we have left we should focus on bringing in more retail and entertainment businesses. I'm far against having apartments lets not forget the traffics thousands of cars are going to be introduced to this area in constant rotations of residence. I would feel far more comfortable if one was to say these are going to be condominiums or houses. Take a look simple click with your thumb in cities that have more apartments and little businesses and retail along with entertainment you can see the outcome or what the future of Highland has to look forward to which is not good. Having 800 units it's plenty even a thought too many so I ask you all future residents and residents of Highland please take a look at each other and do something that's going to be beneficial to city of Highland. Not more apartments!

Thanks and have a pleasant day.

## Camille Goritz

**From:** ali bezo <flyingali@hotmail.com>
**Sent:** Sunday, July 3, 2022 9:46 PM
**To:** Public Comment
**Subject:** Local residents opposing apartments homes

[You don't often get email from flyingali@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Good evening,

I seen the plans for apartments home and I feel it's invading our privacy I don't like that fact I have to sit in own property while people are looking at me or my family whe have had our privacy for over 20 years and now this is not right I feel like we have been robbed. Of my privacy there needs to be a set back you should put parking behind my property I will not have this where I'm being pushed and invading my privacy.

Thanks and have a pleasant day.

July 5, 2022
To: City of Highland Planning Commission
Re: Greenspot Village and Marketplace Specific Plan proposed revisions

Dear Commissioners and staff,

As a resident of Calhoun Rd and Eucalyptus Ave in Highland, our families have lived here for many years and have been aware of the proposed project throughout its many different forms. This latest revision gives us cause for concern and an opportunity for the developer and the city to address those concerns.

Firstly, we were only made aware of the latest revision in a mailed notice received by us on July 1, 2022. We have reviewed this revision and note several changes in planning area 2 that directly or indirectly affect our properties as well those of our neighbors.

In the previous plan approved by the city council, the area closest to our properties was depicted as parking and other less intense uses at our property lines. The new revision indicates 3 story residential rental units will be adjacent to our side yard areas. Our concerns are outlined as follows:

1. The site plan does not show any type of fence or garden wall structures at our property lines. What is the intended type of perimeter fencing proposed to separate our properties from the new project?
2. The landscape plan does show proposed vegetation as a buffer at these same locations but does not indicate if there are any lights proposed that will illuminate our homes and yards at night. What is the plan for lighting at these locations?
3. We are unclear whether our properties are included within the Specific Plan area. Previous site maps of the Specific plan area showed our properties within the area and the current amendment seems to show our properties outside of the Specific Plan area. Which is correct?
4. If we are in the Plan area, there is language to suggest that our properties will be subject to the Specific Plan ordinance in the future. Will this restrict our current residential land use or is it only if a new use or density is proposed in the future for our properties?
5. There are indications that Eucalyptus and Calhoun will be widened to a great degree wider than they are currently built. If a 44 ft. street width plus sidewalk width is to be built, then who is to pay for and maintain them? Who will pay for and reimburse our loss of property, fencing, driveways, landscaping, etc.? Will we be requested to annex to the city's Lighting and Landscaping District?
6. Some of our homes are still on septic systems. Will we be required to connect to the East Valley Water District's sewage collection system? If so, how will that be accomplished/ Who will pay for the physical connections, abandonment of the old system and payment for system capacity charges and connection fees?
7. In regard to the 1000+ unit project, what is being done for the already overpopulated schools and acquiring additional staff for emergency services? What about entertainment?

We are not in opposition to the new project. To the contrary, we believe it will add a new upscale appeal to the city and our area. However, our ask is that along the current resident property lines, is to have parking and a 2 story building that does not tower and overlook into the current resident homes.

To ensure the quiet enjoyment of the long-term ownership of our homes, we respectfully request these issues be answered before this amendment is approved. We do not believe we should be burdened with the cost of this new development, nor should our property be burdened by any negative outcomes as a result of its approval and development.

Respectfully Submitted.

The Impacted Residents

# Attachment 1:

# Greenspot Village & Marketplace Specific Plan

# (Under Separate Cover)

# SPECIFIC PLAN




## City of Highland

JUNE 2013

# Greenspot Village & Marketplace Specific Plan

Prepared for:
City of Highland
27215 Baseline Street
Highland, CA 92346

Submitted by:
Mission Development Company, LLC
Neighborhood Creators
1030 Nevada Street, Suite 201
Redlands, CA 92374

Prepared by:
MIG | Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

June 2013



# Acknowledgements


### City of Highland City Council

Larry McCallon
Penny Lilburn
Sam Racadio
Jody Scott
John P. Timmer

### City of Highland Planning Commission

Randall Hamerly
Trang Huynh
John Gamboa
Richard Haller
Milton Sparks
Michael Stoffel
Michael Willhite

### City of Highland Project Team

Joseph Hughs, City Manager
John Jaquess, Community Development Director
Ernie Wong, Public Works Director/City Engineer
Kim Stater, Economic Development Specialist
Bruce Meikle, Senior Planner
Lawrence A. Mainez, City Planner

# Table of Contents


1. Introduction ..... 1
   1.1. Specific Plan Purpose ..... 1
   1.2. Planning Authority ..... 2
   1.3. Specific Plan Objectives ..... 3
   1.4. Specific Plan Summary ..... 5
   1.5. Specific Plan Setting ..... 6
   1.6. General Plan and Development Code Consistency ..... 8
2. Land Use Plan ..... 19
   2.1. Introduction ..... 19
   2.2. Residential Dwelling Unit Limitation ..... 19
   2.3. Summary of Land Uses ..... 19
   2.4. Land Use Plans ..... 22
   2.5. Conceptual Land Use Plan - Scenario Two ..... 26
3. Circulation Plan ..... 35
   3.1. Introduction ..... 35
   3.2. Vehicular Circulation & Access ..... 35
   3.3. Non-Vehicular Circulation & Access ..... 40
   3.4. Village Paseo/Multi-Purpose Trails ..... 40
4. Infrastructure Plan ..... 51
   4.1. Water ..... 51
   4.2. Sewer ..... 51
   4.3. Solid Waste ..... 51
   4.4. Storm Water Drainage ..... 52
   4.5. Utilities ..... 52
   4.6. Public Services ..... 59




# TABLE OF CONTENTS


5. Use and Development Standards ..... 61
   5.1. Purpose ..... 61
   5.2. Land Uses ..... 62
   5.3. Permitted Uses ..... 62
   5.4. Development Plans ..... 71
   5.5. Commercial and Mixed Use Development Standards ..... 77
   5.6. Residential Standards ..... 85
   5.7. Additional Development Standards ..... 108
   5.8. Sign Standards (for more information see Section 6.5 of the Design Guidelines) ..... 112
   5.9. Defensible Space Guidelines ..... 115
6. Design Guidelines ..... 117
   6.1. Purpose and Intent ..... 117
   6.2. Commercial & Mixed-Use Design Guidelines ..... 117
   6.3. Residential Design Guidelines ..... 133
   6.4. Parking Structure Design Guidelines ..... 161
   6.5. Signage and Environmental Graphics Program ..... 162
7. Landscape Guidelines ..... 199
   7.1. Overall Landscape Concept ..... 199
   7.2. Open Space Concept ..... 202
   7.3. Commercial Landscape Concept ..... 202
   7.4. Residential Landscape Concept ..... 203
   7.5. Edge Treatments ..... 215
   7.6. Parking Lot Landscaping ..... 215
   7.7. Community Walls and Fences ..... 216
   7.8. Paving ..... 221
   7.9. Site Furniture ..... 221
   7.10. Planting Design ..... 221
   7.11. Plant Material ..... 224

7.12. Plant Palette ..... 226
7.13. General Landscape Provisions ..... 259
7.14. Irrigation Systems ..... 260
8. Implementation Plan ..... 261
8.1. Phasing ..... 261
8.2. Financing and Fees ..... 261
8.3. Project Maintenance ..... 265
9. Administration ..... 267
9.1. General Provisions ..... 267
9.2. Specific Plan Revisions ..... 268
9.3. Permits ..... 270
9.4. General Plan Consistency ..... 270
Appendix A: General Plan Consistency ..... 271
Land Use Element ..... 271
Housing Element ..... 274
Circulation Element ..... 275
Conservation and Open Space Element ..... 276
Public Health and Safety Element ..... 277
Community Design Element ..... 278
Appendix B: Definitions ..... 285



# TABLE OF CONTENTS

## Exhibits


Exhibit 1-1: Regional / Context Map ..... 13
Exhibit 1-2: Aerial Photograph / Specific Plan Area ..... 15
Exhibit 1-3: Existing General Plan Land Use Designations ..... 17
Exhibit 2-1: Conceptual Land Use Plan, Scenario 1 ..... 29
Exhibit 2-2: Conceptual Land Use Plan, Scenario 2 ..... 31
Exhibit 2-3: Conceptual Site Plan ..... 33
Exhibit 3-1: Conceptual Circulation Plan ..... 43
Exhibit 3-2: Conceptual Street Sections (Collector Streets) ..... 45
Exhibit 3-3: Conceptual Street Sections (Primary Arterial & Modified Primary Arterial) ..... 47
Exhibit 3-4: Conceptual Trails Plan ..... 49
Exhibit 4-1: Conceptual Infrastructure: Water and Sewer Plan ..... 55
Exhibit 4-2: Conceptual Infrastructure: Gas and Electrical Plan ..... 57
Exhibit 5-1: Planning Area 1 – Highland Marketplace ..... 79
Exhibit 5-2: Planning Area 3 – Village Center ..... 81
Exhibit 5-3: Single-Family Detached Courtyard – 4-8 Pack ..... 87
Exhibit 5-4: Single-Family Detached Courtyard ..... 89
Exhibit 5-5: Single-Family Detached (Alley/Rear Loaded) ..... 93
Exhibit 5-6: Single-Family Attached ..... 97
Exhibit 5-7: Single-Family Attached Greencourt ..... 99
Exhibit 5-8: Single-Family Attached Motorcourt ..... 101
Exhibit 5-9: Multiple-Family Attached ..... 105
Exhibit 6-1: Conceptual Recreational Amenities ..... 159
Exhibit 6-2: Conceptual Signage Location Plan ..... 173
Exhibit 6-3: Freeway Pylon Sign ..... 175
Exhibit 6-4: East Gateway Monument Sign ..... 177
Exhibit 6-5: Multi-Tenant Monument Sign ..... 179

Exhibit 6-6: Pad Monument Sign ..... 181
Exhibit 6-7: Vehicular Directional Sign ..... 183
Exhibit 6-8: Pedestrian Directional Signs ..... 185
Exhibit 6-9: Pedestrian Directory Signs ..... 187
Exhibit 6-10: Pageantry Signs ..... 189
Exhibit 6-11: Regulatory Signs ..... 191
Exhibit 6-12: Interpretive/Exploratory Signs ..... 193
Exhibit 6-13: Tenant Identity Sign Examples ..... 195
Exhibit 6-14: Gateway Sign Examples ..... 197
Exhibit 7-1: Residential Villages Conceptual Landscape Plan ..... 205
Exhibit 7-2: Conceptual Landscape Plan: Recreation Areas ..... 207
Exhibit 7-3: Conceptual Landscape Plan: Paseo and Entry Point ..... 209
Exhibit 7-4: Conceptual Landscape Amenities ..... 211
Exhibit 7-5: Conceptual Landscape Plan: Residential Villages Plant Palette ..... 2113
Exhibit 7-6: Perimeter Fence and Wall Plan ..... 219
Exhibit 7-7: Conceptual Roadway Landscape Plan: Greenspot Road ..... 229
Exhibit 7-8: Conceptual Landscape Plan: Major Entry ..... 231
Exhibit 7-9: Conceptual Landscape Plan: Minor Entry ..... 233
Exhibit 7-10: Conceptual Roadway Landscape Plan: Boulder Avenue ..... 237
Exhibit 7-11: Conceptual Roadway Landscape Plan: Webster Street ..... 239
Exhibit 7-12: Conceptual Roadway Landscape Plan: Calhoun Street (Interim Condition) ..... 243
Exhibit 7-13: Conceptual Roadway Landscape Plan: Calhoun Street ..... 245
Exhibit 7-14: Conceptual Roadway Landscape Plan: Eucalyptus Street ..... 249
Exhibit 7-15: Conceptual Roadway Landscape Plan: Promenade ..... 251



## Tables

Table 1-1: Zoning Designations ..... 11
Table 2-1: Planning Areas and Land Uses, Scenario 1 ..... 23
Table 2-2: Planning Areas and Land Uses, Scenario 2 ..... 26
Table 5-1: Permitted Uses ..... 64
Table 5-2: Commercial Development Standards ..... 78
Table 5-3: Commercial and Mixed Use Parking Requirements ..... 83
Table 5-4: Single-Family Detached ..... 86
Table 5-5: Single-Family Detached (Alley/Rear Loaded) ..... 91
Table 5-6: Single-Family Attached ..... 95
Table 5-7: Multiple-Family Attached ..... 103
Table 5-8: Residential Parking Requirements ..... 107
Table 6-1: Spanish Colonial Style Elements ..... 138
Table 6-2: Monterey Style Elements ..... 141
Table 6-3: Craftsman Bungalow Style Elements ..... 144
Table 6-4: Folk Victorian Style Elements ..... 147
Table 6-5: Colonial Revival Style Elements ..... 150

# 1. INTRODUCTION

## 1.1. Specific Plan Purpose

"The Greenspot Village & Marketplace Specific Plan" (Specific Plan) provides a land use plan (for two potential development scenarios), design guidelines, and development regulations for a mixed-use development within approximately 104-acres of the Golden Triangle Community Policy Area of the City of Highland. The Specific Plan includes retail, office, entertainment and restaurant development, designated open space and residential units.

The Specific Plan defines the uses that are permitted and their locations, as well as the design guidelines for buildings and related improvements on the site. The Specific Plan ensures that the area develops in a coordinated fashion with adequate consideration of infrastructure, services, public safety, and project financing.

The purpose of the Specific Plan is:

- To implement the goals and policies of the General Plan of the City of Highland through more detailed, site-specific use and development standards;
- To establish new zoning designations for the Specific Plan area that recognize its unique place in the Highland community;
- To establish design principles for the Specific Plan area; and
- To set the standard for amenities provided and the quality of development within the Specific Plan area.

Tentative and final tract maps, and parcel map(s) or development plans shall be prepared and submitted to the City pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Sections 66410 et seq.), the City of Highland Subdivision Ordinance, the City of Highland Development Code and consistent with the applicable

provisions contained within the Specific Plan. The development plans shall be submitted for City review prior to development of the Specific Plan area.

## 1.2. Planning Authority

### 1.2.1. State of California Government Code Consistency

Section 65450 et seq. of the Government Code sets forth basic requirements and provisions for specific plans. The Government Code specifically states:

> "After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan."

Section 65451 of the Government Code requires that specific plans include text and a diagram or diagrams that specify all of the following:

- The distribution, location and the extent of the uses of land, including open space within the area covered by the plan;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specific plan;
- A statement of the relationship of the specific plan to the general plan.

The Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Highland General Plan. The Specific Plan is adopted by ordinance and thereby establishes the zoning regulations for the development of the Specific Plan area.

## 1.3. Specific Plan Objectives

This Specific Plan addresses long term objectives, including the expansion of the City's economic base and meeting future commercial and residential housing needs. The following objectives, achieved through implementation of the Specific Plan, have been identified for the Specific Plan area:

### 1.3.1. Community Design

- To preserve a distinguishable community identity by creating an architectural image that builds upon Highland's historic link to the citrus industry.
- To create an identifiable "sense of place" within the City by using community landscaping, architectural design and signage to define the commercial, mixed-use and residential planning areas.
- To create a visually attractive development through consistent application of architectural and landscape standards/guidelines that will encourage commercial sales and a unique residential experience.
- To provide easy pedestrian connections between residential neighborhoods and shopping opportunities.



### 1.3.2. Land Use

- To create a focal point of retail, commercial, and recreational activity for the local community as well as for residents, businesses and visitors from throughout the area.
- To provide high quality housing that will attract a broad spectrum of residents, including attractive, modern, upper end housing that will provide "move-up"



Landscaped medians and crosswalks provide safe and efficient vehicular and pedestrian movement.

opportunities for local residents within the Specific Plan vicinity and the City of Highland.

- To establish distinctive residential neighborhoods, each with safe and convenient pedestrian access to a central open space area, as well as to commercial opportunities.
- To establish 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 210 (SR210).
- To provide daytime and nighttime shopping and entertainment opportunities in a safe and secure environment.
- To create employment-generating opportunities for the citizens of Highland and surrounding communities.
- To augment the City's economic base by providing a variety of sales tax-generating uses which minimize the leakage of sales from Highland.

### 1.3.3. Circulation

- To provide for safe and efficient vehicular, pedestrian, and bicycle movement within and through the Specific Plan area.
- To provide safe and convenient pedestrian and bicycle connections between residential neighborhoods, the open space areas and commercial uses within the Specific Plan area.
- To augment major roadway improvements along Greenspot Road and Boulder Avenue.

### 1.3.4. Open Space

- To encourage outdoor activity by providing trails and open space that is connected by pedestrian walkways to residential and non-residential areas.

### 1.4. Specific Plan Summary

The Specific Plan area is located east of State Route 210, off of Boulder Avenue and Greenspot Road in the City of Highland. The Specific Plan area is developed with a complementary mix of residential, commercial/retail, and office uses all linked by a central Village Paseo. Development plans include two potential land development scenarios, depending upon the ultimate size of the Specific Plan area pending potential acquisition of additional property. This Specific Plan allows for the development of up to 769,600 square feet of building space and 800 residential units. The Specific Plan is designed to provide a broad range of commercial opportunities and a variety of housing types, styles, and sizes that attract a diversity of residents into a well-balanced, master-planned community.

The site is divided into three (3) sections based on unique land use, access and circulation requirements. These sections of the site are hereafter referred to as "Planning Areas," and are shown on Exhibit 2-1, Land Use Plan. The residential Planning Area (Planning Area 2) allows a variety of residential opportunities designed with sufficient recreation facilities to serve the residents of the Specific Plan area. The remaining two Planning Areas (Planning Areas 1 and 3) are developed with mixed-use and commercial land uses. The Specific Plan is designed to provide flexibility in the arrangement of land uses to respond to the market at the time development occurs.

For the entire Specific Plan area, a dwelling unit cap of 800 units has been assigned. Additionally, a maximum number of dwelling units to be constructed in Planning Areas 2 and 3 have been established. Total dwelling units in the entire Specific Plan area shall not exceed 800 units. For example, if 525 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 275 units.



## 1.5. Specific Plan Setting

### 1.5.1. Specific Plan Location

The Specific Plan area is located in the City of Highland, California. The City of Highland is located in the southwestern corner of San Bernardino County, north of the Santa Ana River and the Cities of Redlands and Loma Linda and between the City of San Bernardino and the San Bernardino National Forest. Exhibit 1-1, Regional/Vicinity Context Map, provides the location of the Specific Plan area in its regional context.

Exhibit 1-2, Aerial Photograph, provides an aerial photograph depicting the existing conditions of the Specific Plan area. As shown, Scenario One encompasses approximately 104-acres, and includes an approximate 21-acre parcel currently owned by the San Bernardino County Flood Control District (SBCFCD). Scenario Two totals approximately 83-acres. The majority of the Specific Plan area is located within the 165-acre Golden Triangle Community Policy Area of the City of Highland, County of San Bernardino, California. Nestled between the City's two creeks, the Golden Triangle is located in the southwestern central portion of the City and is bounded by the City Creek drainage channel on the northwest, SR210 on the west, Plunge Creek on the south, and Boulder Avenue on the east/northeast. The Specific Plan area is generally bounded by Greenspot Road (formerly 5th Street) on the south, Eucalyptus Avenue on the north, Boulder Avenue on the northeast, Webster Street on the east, the City Creek drainage channel on the northwest, and SR210 on the west.

### 1.5.2. On-Site Land Uses

The approximate 83-acres, which is included in land development plans for both Scenario One and Scenario Two (see Exhibit 1-2), is relatively flat and generally slopes downward toward the west at a gradient of approximately one to two percent. Elevations within this portion of the property range from approximately 1,215 feet above mean sea level (msl) in the western portion of the site to 1,265 feet above msl in the eastern portion of the site.

Existing occupied single-family residential dwelling units are located in the northern portion of the Specific Plan area. Access to these residences is provided via Eucalyptus Avenue (paved road) and Calhoun Street (partially paved road). A single-story commercial building is located on an isolated parcel in the southeastern portion of the Specific Plan area. Access to the building is provided via an access drive along Webster Street. The building is occupied by a convenience store, an insurance business, and a beauty salon. A small surface parking area is located adjacent to the commercial building. Just north of the commercial building are a handful of small single-story commercial and storage/warehouse buildings. One of the commercial buildings is occupied. The remainder of the commercial buildings and the storage/warehouse buildings are vacant. Access to these buildings is provided via an unpaved road along Webster Street. A large paved area is located adjacent to these commercial and storage/warehouse buildings. This paved area was utilized for the storage of large containers/bins.

Under Scenario One, the Specific Plan area includes the approximate 21-acre flood control property. During the rain storms following the October 2003 wildfires in Southern California, City Creek had been subject to substantial damage and sedimentation. The San Bernardino County Flood Control District identified a serious threat of property damage and risks to public health and safety in the Specific Plan vicinity and began emergency clean up work in City Creek, immediately adjacent to the Specific Plan area. The material removed from the creek was stock piled and processed within flood control owned parcels located north of Greenspot Road, east of SR210, adjacent to City Creek. The approximate 21-acre flood control property included under Scenario One was a part of the stock pile area. All of the sediment stock pile was removed by 2006 and all that remains is compacted dirt devoid of any vegetation. The City has entered into an agreement with the County to buy the stock pile area. As a result, an agreement has been entered into between the City and Greenspot Marketplace LLC to negotiate purchase of the stockpile area by Greenspot Marketplace LLC.



### 1.5.3. Surrounding Land Uses

South of the Specific Plan area, across Greenspot Road, is vacant land, a commercial center with Lowes and Staples as anchor tenants, a mini-storage facility, and a Southern California Edison (SCE) substation. East of the site across Webster Street is a triangular shaped strip commercial center consisting of a carwash facility, gas station, a restaurant, and other commercial uses. Northeast of the site, across Boulder Avenue, are vacant land and the Highland Grove Elementary School and Beattie Middle School. North of the site, across Eucalyptus Avenue, are vacant land and two occupied single-family residential dwelling units. South of Eucalyptus Avenue there are eight occupied single-family residential dwelling units that are included in the Specific Plan area but are not owned by the developer. West and northwest of the site are the City Creek and SR210. Surrounding land uses are depicted on Exhibit 1-2, Aerial Photograph.

## 1.6. General Plan and Development Code Consistency

The Specific Plan serves as the planning tool for the systematic implementation of the City of Highland General Plan. The Specific Plan was developed based on important guiding principles set forth in the Highland General Plan and is in compliance with provisions of the General Plan. The current General Plan land use designations of the Specific Plan area are Planned Development (PD) and Open Space (OS) for Scenario One and PD for Scenario Two per the City's General Plan Land Use Element (Exhibit 1-3, General Plan Land Use Designations). Within the PD designated areas, all residential land uses are considered to be appropriate, as are support uses (e.g., open space and recreation, public facilities, commercial, and all employment-generated uses) that may be appropriate, subject to applicable General Plan policies and ordinances of the City of Highland. Pursuant to the General Plan, development within PD areas is processed through the use of a specific plan, a planned unit development, a conditional use permit, or a similar device. The preparation of a specific plan, therefore, is consistent with the General Plan and no amendment is required for the PD designated portion of the site. The portion of the Specific Plan area designated as OS requires a General Plan Amendment to change

the current designation from OS to PD. As such, a General Plan Amendment was adopted concurrently with the adoption of this Specific Plan.

As envisioned, the Specific Plan attains the City's General Plan objectives for the Golden Triangle Community Policy Area of which it is a part. The General Plan recognizes unique development opportunities for this policy area because of its access, visibility, size, and location. The General Plan's intent for this area is 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." The Specific Plan area encompasses approximately 104-acres and 83-acres (Scenario One and Two, respectively) of this policy area and involves the development of a master planned community consisting of mixed uses as described in the General Plan.

It is important to note that the Specific Plan serves as a mechanism to implement the City's 2006-2014 Housing Element. The northern portion of the Specific Plan area (Planning Area 2) was identified as an opportunity site within the Housing Resources section of the Element and in 2011 the City adopted a Residential High Density Special (HDS) zoning overlay for that portion of the Specific Plan area. The HDS zoning overlay permits 20 – 30 residential units per acre by right. This Specific Plan is designed to comply with and help to implement the HDS zoning overlay. The Specific Plan proposes housing at minimum 20 units per acre, higher than any other development in the City, and facilitates potentially affordable housing by permitting mixed use and higher density residential uses by right-of-zone, where similar uses at lower densities elsewhere in the City require a conditional use permit to evaluate compatibility. Innovative housing products permitted by right in the Specific Plan include row houses, condominiums, live/work units, apartments, and townhomes. The adoption of the Specific Plan is crucial to ensure the City can accommodate its 2008-2014 RHNA allocation and to facilitate the development of a variety of housing types. Further compliance with the City of Highland General Plan is demonstrated in Appendix A of this Specific Plan. This Specific Plan establishes Zoning Designations to be implemented within the Specific Plan area.



The Specific Plan accomplishes the purposes of the Planned Development, Golden Triangle Policy Area set forth in Section 16.12.010 of the City of Highland Municipal Code. Section 16.12.010 of the City of Highland Municipal Code establishes the provisions for the Planned Development District. It is stated that purpose of the Planned Development District is:

- To establish regulations which implement the General Plan goals, objectives and policies which provides for superior development by allowing a greater degree of design and land use flexibility within the framework of a site specific development plan.
- To establish procedures which provide for large scaled, multi-phased residential, commercial or industrial mixed use developments. These provisions permit the clustering of units, the mixing of land use and building types and the formulation of specific development standards and design criteria which respond to the particular features or conditions affecting the site.

The PD and OS zoning designations for the Specific Plan area per the City's Zoning Map converts to a Specific Plan zone, which designates permitted land uses. For each Planning Area within the Specific Plan, potential land uses are classified as permitted, conditionally permitted, prohibited, temporary, or accessory uses. Development standards and design guidelines for each Planning Area are also detailed in the Specific Plan. Current and proposed Specific Plan zoning designations are shown in Table 1-1. The Specific Plan Zoning Designations are illustrated in Exhibits 2-1 and 2-2.

**Table 1-1: Zoning Designations**

| Specific Plan Component | Zoning Designation | |
|---|---|---|
| | Prior to Adoption of Specific Plan | After Adoption of Specific Plan |
| Planning Area 1 - Highland Marketplace | Planned Development (PD) & Open Space (OS) – Scenario One<br><br>Planned Development (PD) – Scenario Two | SPR-006-001 |
| Planning Area 2 - Residential Villages | Planned Development (PD) & Open Space (OS) – Scenario One<br><br>Planned Development (PD) – Scenario Two | SPR-006-001 |
| Planning Area 3 - Village Center | Planned Development (PD) – Both scenarios | SPR-006-001 |

[This page intentionally left blank]

**Exhibit 1-1: Regional / Context Map**

## Regional Context Map




## Vicinity Map



[This page intentionally left blank]

**Exhibit 1-2: Aerial Photograph / Specific Plan Area**



[This page intentionally left blank]

**Exhibit 1-3: Existing General Plan Land Use Designations**




*Source: City of Highland General Plan, Updated March 14, 2006*

[This page intentionally left blank]

# 2. LAND USE PLAN

## 2.1. Introduction

The Specific Plan allows up to 769,600 gross square feet of retail, office, entertainment and restaurant development, 800 dwelling units and open space. The Specific Plan provides employment, shopping, dining, entertainment, office space, recreation and housing opportunities. The goal is to create an environment catering to the needs of residents with differing lifestyles. Pedestrian pathways, signage, and landscaping provide a unifying element for the Specific Plan and work in concert with the adjacent uses to create a new gathering place for the residents of Highland and surrounding communities.





Residential, commercial, and mixed uses are accommodated in the Specific Plan area.

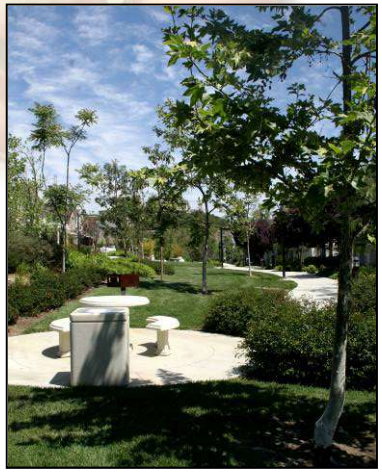
## 2.2. Residential Dwelling Unit Limitation

The maximum number of units to be developed in the entire Specific Plan area shall not exceed 800 units. Dwelling units may be transferred between Planning Areas 2 and 3. For example, if 525 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 275 units. Similarly, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed 500 units. Allowing flexibility for the number of residential units to be developed in the Planning Areas provides the opportunity to meet market demands. At the same time, the limit on the total number of units gives assurance to decision-makers and the community that the Specific Plan preserves open space, provides amenities, and promotes the village and mixed use design concepts for Planning Areas 2 and 3.

## 2.3. Summary of Land Uses

### 2.3.1. Planning Area 1 - Highland Marketplace

Neighborhood, community and sub-regional commercial uses are conveniently located adjacent to the SR210 freeway with direct access from Greenspot Road. This location provides high



The Village Paseo provides a connection between the three Planning Areas.



visibility and convenient access to and from SR210. Development of commercial uses provides retail goods and services for Specific Plan residents and regional consumers, and acts as a buffer between SR210 and residential uses located to the east.

- Planning Area 1 - Highland Marketplace allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants such as Target, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office. Pedestrian oriented design is encouraged in Planning Area 1.

### 2.3.2. Planning Area 2 - Residential Villages

Planning Area 2 – Residential Villages provides for a mix of housing products with a maximum of 700 units to be developed.[1] The Planning Area may also include parks, recreation facilities, and water elements (fountains, ponds, and/or small lakes).

- Planning Area 2 - Residential Villages permits a minimum 20 and up to 30 dwelling units per gross acre and allows single-family detached and attached housing including townhomes, duplexes, and small to large multiple-family attached structures.

Planning Area 2 – Residential Villages may include features such as neighborhood parks, water elements, "pocket parks" and greenbelts with locations to be determined by the developer. Private neighborhood recreation centers may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots. The private parks and amenities contained in

[1] Dwelling units may be transferred between Planning Areas 2 and 3; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed 800 units. For example, if 525 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 275 units.

each individual recreation center are designed to meet the specific recreation and community facility needs of the neighborhood in which they are located.

### 2.3.3. Planning Area 3 - Village Center

The Specific Plan provides the opportunity for a mix of commercial, retail, office and residential uses within Planning Area 3 – Village Center:

- Planning Area 3 – Village Center permits a variety of retail, government, and commercial services, including but not limited to restaurants, offices, hotels, and entertainment uses. Residential uses (18 to 40 dwelling units per gross acre) can be provided in the form of live-work, residential above commercial or in free-standing buildings with a maximum of 300 units to be developed in the Planning Area. Innovative housing options, integration with commercial and office uses, and pedestrian oriented design are encouraged within Planning Area 3.

Residential components within Planning Area 3 may include private neighborhood recreation centers that may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots.



Planning Areas 2 and 3 may include features such as "pocket parks."

### 2.3.4. Village Paseo

In order to provide local flood control to achieve storm water run-off quality standards, as well as to provide recreational amenities, the Specific Plan incorporates a centralized Village Paseo which bisects the Specific Plan area from east to west. The Village Paseo is located within

[2] This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed 800 units. For example, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed 500 units.

Planning Area 2; it is designed for storm water treatment and retention as well as for picnicking, jogging, hiking, and bicycle riding for the public. The Village Paseo provides convenient access among neighborhoods and commercial areas.

## 2.4. Land Use Plans

Conceptual land use plans have been developed for two land use scenarios, depending on whether the approximate 21-acre SBCFCD property is acquired by the project applicant. The land use plan for each scenario is described below.

### 2.4.1. Conceptual Land Use Plan – Scenario One

The Specific Plan allows development of approximately 104-acres of the 165-acre Golden Triangle Community Policy Area in the City of Highland. In accordance with the Specific Plan, the site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses. As shown in Exhibit 2-1, Conceptual Land Use Plan, Scenario 1, the Specific Plan has been delineated into three Planning Areas, based on unique land use, access, circulation, and/or location within the Specific Plan area. The Planning Areas may be developed in a single phase or in multiple phases. Scenario One allows up to 769,600 square feet area of commercial space and 800 dwelling units. Permitted land uses and related development densities are summarized in Table 2-1, Planning Areas and Land Uses, Scenario 1.

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 | 34.8 | N/A | N/A | 595,600 sf |
| 2 | Residential Villages Open Space / Parks | 38.6 | 20 – 30 du/ac | 500-700 du | N/A |
| 3 | Village Center | 30.6 | 25 – 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 34.8 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.

Planning Area 1 will be anchored by a major commercial retail store such as Target. The major anchor store includes a building footprint of approximately 150,000 square feet. Up to an additional estimated 445,600 square feet of retail uses is allowed. Planning Area 1 will also contain several outparcel buildings for restaurants, drive-through restaurant facilities, a service station, a bank and retail shops. The outparcel buildings will range from about 1,800 square feet to 10,000 square feet. Building heights may not exceed sixty feet (60') to roofline. Outdoor vendors/carts/kiosks/temporary uses/activities and events such as a farmers market or festivals, are also envisioned throughout the Highland Marketplace. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 1.

Under Scenario One, approximately 17 acres of the 21-acre vacant, undeveloped land currently owned by SBCFCD in the southwestern portion of this planning area would be within the Specific Plan boundary, and would be included within the Planning Area 1 boundary. The remaining 4 acres of the SBFCD property would be within the Planning Area 2 boundary as described below. The Zoning designation for the planning area shall be changed to Specific Plan (SPR-006-001).

### 2.4.3. Planning Area 2 - Residential Villages

Planning Area 2 - Residential Villages consists of approximately 30-acres and is located in the northern portion of the Specific Plan area. This Planning Area is bordered by Eucalyptus Avenue to the north, Planning Area 1 to the south, Boulder Avenue to the east, and City Creek to the west. Planning Area 2 allows a variety of for-sale and for-lease residential products including single-family detached residences, single-family attached residences, small or large multiple-family attached structures, and appurtenant recreational uses including the Village Paseo (approximately 3.0 acres of open space, greenbelt, pocket parks and multi-use trail that is part of Planning Area 2). Building heights shall not exceed three (3) stories or forty feet (40'). The density within the Residential Villages shall be a minimum 20 and up to 30 dwelling units per gross acre. A maximum of 700 units may be developed in this Planning Area. However, the

maximum number of units to be developed in the entire Specific Plan area shall not exceed 800 units. For example, if 525 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 275 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 2.

Under Scenario One, existing single-family homes located off of Calhoun Street within this Planning Area will remain. These homes (south of Eucalyptus Avenue) and approximately 4-acres in the western portion of the Planning Area are within the Specific Plan boundary. The Zoning designation for these properties shall be changed to Specific Plan (SPR-006-001). Existing residential uses along the north side of Eucalyptus are within the Golden Triangle Policy Area and zoned PD. All future use of these properties will be subject to the City's PD Development Standards and procedures per Development Code Chapter 16, Section 16.12.010.

### 2.4.4. Planning Area 3 - Village Center

Planning Area 3 consists of approximately 31-acres and is located in the southeastern portion of the Specific Plan area. This Planning Area is bordered by Greenspot Road on the south, Boulder Avenue and Webster Street on the east, the Village Paseo on the north and Planning Area 1 on the west. Planning Area 3 is a mixed use area and may feature uses such as hotels, restaurants, retail, residential, and professional offices. Up to 174,000 gross square feet of commercial, retail, office and hotel uses may be developed within this Planning Area. Building heights shall not exceed sixty feet (60') to roofline. The density within the Village Center shall be 18 to 40 dwelling units per gross acre. A maximum of 300 units may be developed in this Planning Area. However, the maximum number of units to be developed in the entire Specific Plan Area shall not exceed 800 units. For example, if 300 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed 500 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 3.

## 2.5. Conceptual Land Use Plan - Scenario Two

A second land use scenario is provided based on the possibility that approximately 21-acres may not be included in the Specific Plan Area. In land use Scenario Two, the Specific Plan allows development of approximately 83-acres of the 165-acre Golden Triangle Community Policy Area of the City of Highland. The site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses, as shown in Exhibit 2-2, Conceptual Land Use Plan, Scenario 2. Scenario Two allows up to 554,600 square feet of commercial space and 800 dwelling units. Proposed land uses and related development densities for the land use Scenario Two are summarized in Table 2-2, Planning Areas and Proposed Land Uses, Scenario 2.

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

| Planning Area | Land Uses | Approximate Acreage | Density Range (du/ac) | Maximum Dwelling Units* | Approximate Gross Square Feet |
|---|---|---|---|---|---|
| 1 | Highland Marketplace | 27.5 | N/A | N/A | 380,600 sf |
| 2 | Residential Villages Open Space / Parks | 24.9 | 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 | | 83 acres | | Total shall not exceed 800 units | 554,600 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 does not exceed 800.

The following provides a more detailed description of each Planning Area under land use Scenario Two.

### 2.5.1. Planning Area 1 - Highland Marketplace

Planning Area 1 - Highland Marketplace will remain the same as Scenario One with changes in acreage (approximately27.4-acres) and commercial area (approximately 380,600 sf).

### 2.5.2. Planning Area 2 – Residential Villages

Planning Area 2 - Residential Villages will remain the same as Scenario One with changes in acreage (approximately 25-acres) and Village Paseo acreage (approximately 2.4 acres of open space, greenbelt, pocket parks and multi-use trail that is a part of Planning Area 2).

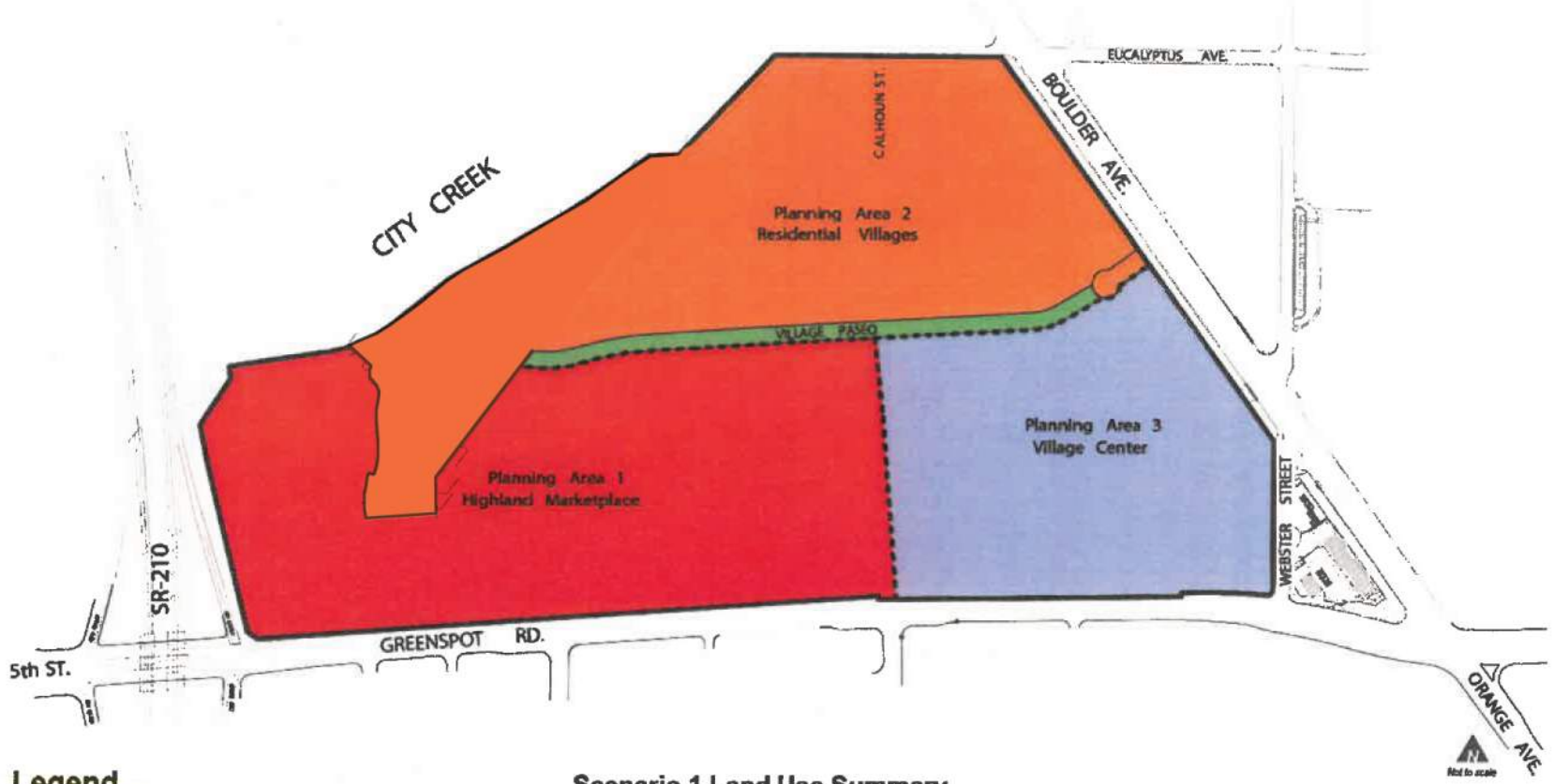
### 2.5.3. Planning Area 3 – Village Center

Planning Area 3 – Village Center will remain the same in both land use scenarios.

[This page intentionally left blank]

## Exhibit 2-1: 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

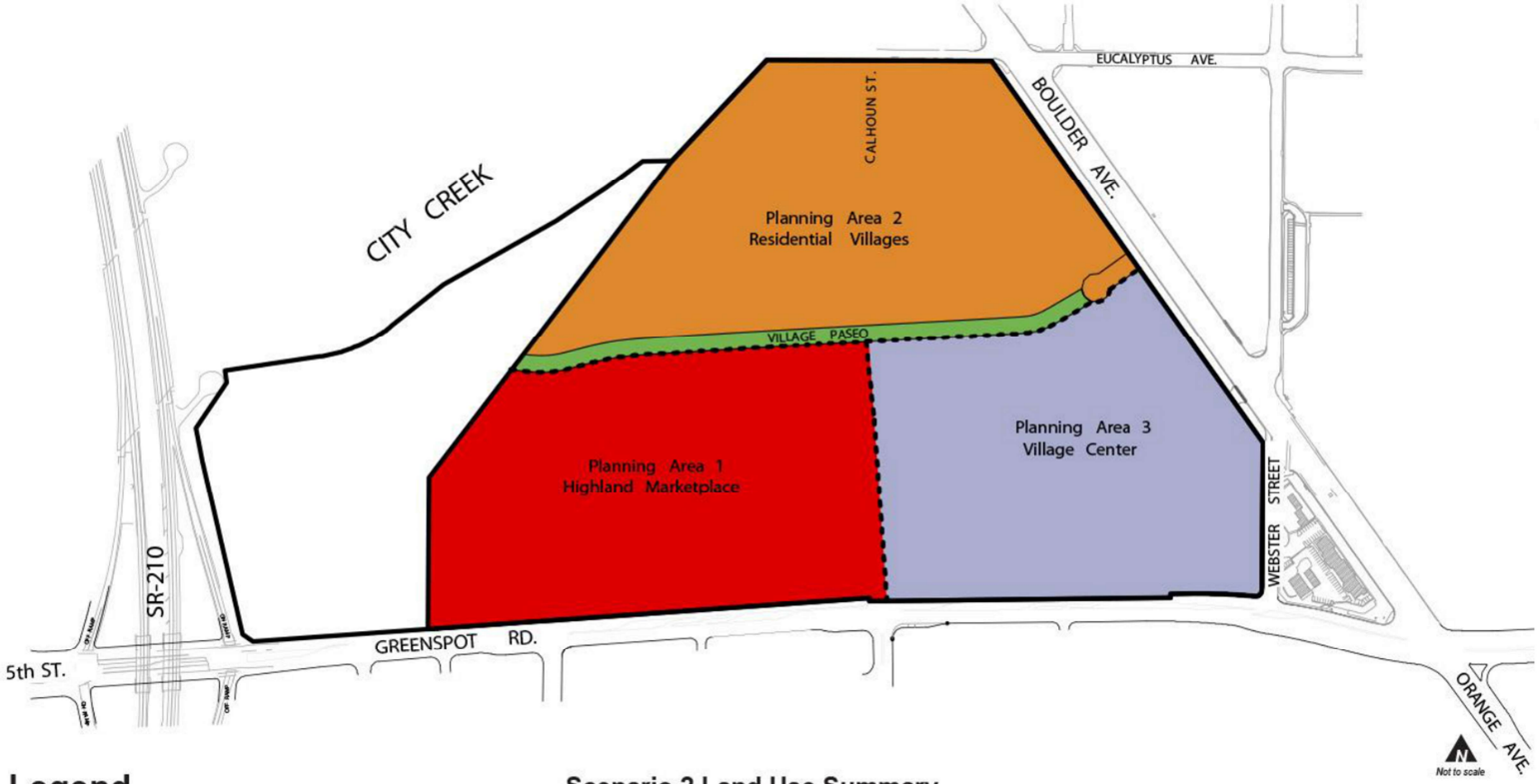
| Planning Area | Proposed Land Use | Approximate Acreage | Maximum Density | Number of Dwelling Units | Gross Square Feet |
|---|---|---|---|---|---|
| 1 | Commercial | 34.8 ac | N/A | N/A | 595,600 sf |
| 2 | High Density Residential<br>Open Space/Parks | 35.6 ac<br>3.0 ac | 30 du/ac<br>N/A | 500-700 du<br>N/A | N/A<br>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.

[This page intentionally left blank]

**Exhibit 2-2: Conceptual Land Use Plan, Scenario 2**






## 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 2 Land Use Summary

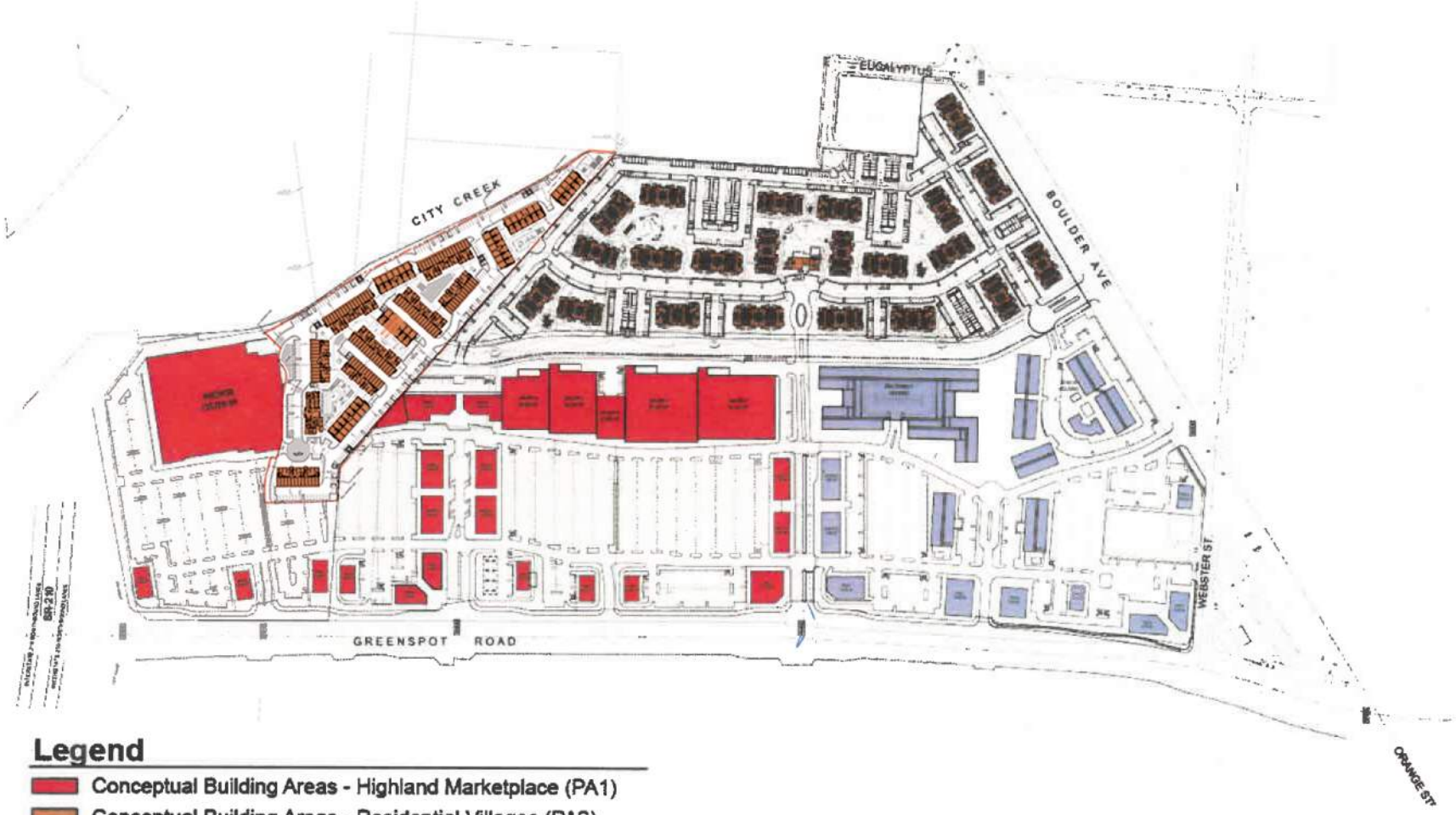
| Planning Area | Proposed Land Use | Approximate Acreage | Density Range | Number of Dwelling Units | Gross Square Feet |
|---|---|---|---|---|---|
| 1 | Commercial | 27.4 ac | N/A | N/A | 380,600 sf |
| 2 | High Density Residential<br>Open Space/Parks | 22.5 ac<br>2.4 ac | 20-30 du/ac<br>N/A | 500-700 du<br>N/A | N/A<br>N/A |
| 3 | Mixed Use | 30.6 ac | 18-40 du/ac | 100-300 du | 174,000 sf |
| **Total** | | **83 ac** | | **800 du[1]** | **554,600 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.

[This page intentionally left blank]

**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*

[This page intentionally left blank]

# 3. CIRCULATION PLAN

## 3.1. Introduction

The Circulation Plan complements the Land Use Plan by linking commercial, mixed-use and residential land uses to each other. The circulation system consists of roadways, trails and a Village Paseo designed to enhance connectivity, walkability and facilitate the movement of pedestrians, bicyclists and vehicles.

Please note that this Specific Plan includes exhibits that illustrate what is anticipated after roadway improvements are complete. However, the responsible party for roadway improvements will be determined upon adoption of a Development Agreement between the developer(s) and the City of Highland. Sequencing (phasing) and maintenance of roadways is discussed in Chapter 8, Implementation Plan, of this Specific Plan.

## 3.2. Vehicular Circulation & Access

Greenspot Road forms the southern boundary of the Specific Plan area, Eucalyptus Avenue serves as the northern boundary, and Boulder Avenue and Webster Street form the eastern boundary of the Specific Plan area. The Conceptual Circulation Plan for the Specific Plan area is shown in Exhibit 3-1.

Roadways within the Specific Plan area are described according to street type as defined in the Circulation Element of the City of Highland General Plan and the Greenspot Road Master Plan. Street types and street master plans are defined according to anticipated traffic volumes and lane widths and configurations. A cross-section illustrating each boundary street in the Specific Plan area is shown in Exhibit 3-2. Note that the cross-sections show the streets when fully improved.

Streets within the Specific Plan area not fully improved at the time this Specific Plan was prepared are described under "Base Year Condition." Street improvements required for new development in the Specific Plan area are described in "Future Year Improvements."

### 3.2.1. Base Year Conditions

- **Boulder Avenue – Public, Modified Primary Arterial**
  Designated a Public, Modified Primary Arterial in the City of Highland General Plan Circulation Element, Boulder Avenue is a public, north-south, four-lane, divided roadway forming the eastern boundary of the Specific Plan area.
- **Greenspot Road – Public, Primary Arterial**
  Defined as a Public, Primary Arterial in the City of Highland General Plan Circulation Element, Greenspot Road is a public, four-lane roadway oriented in an east-west direction.
- **Webster Street – Public, Collector**
  Defined as a Public, Collector in the City of Highland General Plan Circulation Element, Webster Avenue is a public, two-lane roadway oriented in a north-south direction.
- **Eucalyptus Avenue – Public, Local**
  Defined as a Public, Local in the City of Highland General Plan Circulation Element, Eucalyptus Avenue is a public, two-lane roadway oriented in an east-west direction.
- **Calhoun Street – Public, Local**
  Defined as a Public, Local in the City of Highland General Plan Circulation Element, Calhoun Street is a two-lane, partially paved roadway oriented in a north-south direction.

### 3.2.2. Future Year Improvements

As indicated earlier, the party responsible for future roadway improvements will be determined upon adoption of a Development Agreement between the City and the developer(s).

- **Boulder Avenue – Public, Modified Primary Arterial**
  The portion of Boulder Avenue along the Specific Plan frontage is a four-lane, divided roadway with a twenty-two foot (22') median. At full improvement, Boulder Avenue has a one hundred and sixty feet (160') right-of-way consisting of two roadway sections, each thirty-eight feet (38') wide with two (2) travel lanes and one (1) bike lane in each direction. There is a thirty-one foot (31') parkway on each side of the street. On the western edge of the Boulder Avenue, Southern California Edison has negotiated a thirty foot (30') easement of which sixteen feet (16') is within the right-of-way and fourteen feet (14') encroaches into the Specific Plan area. Exhibit 3-3, Street Sections, illustrates the fully improved cross-section for Boulder Avenue.

  In order to provide access to the Village Center (Planning Area 3) via Boulder Avenue, a major entry/exit will be provided. This will be in conjunction with the relocation of an existing traffic signal at Webster. To provide access to the residences in Planning Area 2, a right-in/out, left-in only access point will be constructed consistent with development of the Planning Area. At the intersection of Eucalyptus Avenue at Boulder Avenue, a traffic signal will be erected.

- **Greenspot Road – Public, Primary Arterial**
  At full improvement, Greenspot Road, a Primary Arterial, will be a six-lane, divided roadway with a twenty-six to thirty foot (26'-30') wide landscaped, raised median. At its ultimate width, the portion of Greenspot Road along the

Specific Plan frontage generally consists of a one hundred forty to one hundred forty-two foot (140'-142') wide right-of-way with an eighty-two to eighty-four foot (82'-84') wide roadway consisting of three (3) driving lanes and one (1) bike lane in each direction.[3] There is a twenty-five foot (25') parkway consisting of a fifteen (15') wide right-of-way (measured from curb face) and a ten (10') foot wide landscape easement including a sidewalk and landscaping on each side of the street. Exhibit 3-3, Street Sections, illustrates the fully improved cross-section for Greenspot Road. The width of the street may vary at locations to accommodate turn lanes.

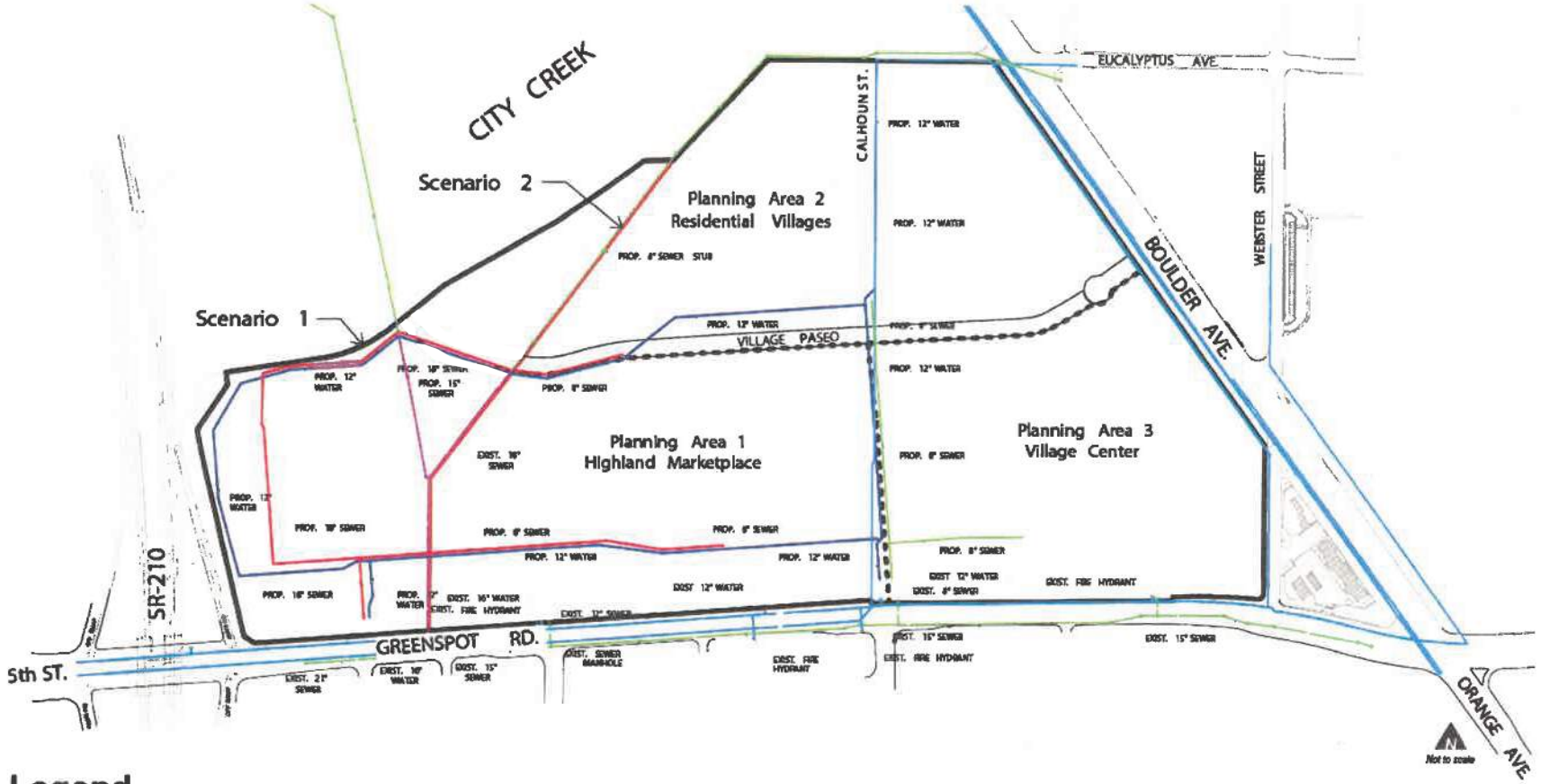
A minimum of three (3) fully signalized vehicular entry/exit points from Greenspot Road will serve the Specific Plan area. Greenspot Road will also accommodate right-in/out, left-in only access points if justified in the Traffic Impact Analysis.

- **Webster Street – Public, Collector**

  Webster Street is fully improved as a Collector Street. A Collector is designated as a two-lane, undivided, roadway designed to carry traffic between residential neighborhoods and the larger street network. Webster Street consists of a sixty-six foot (66') right-of-way with a curb-to-curb pavement width of forty-four feet (44'). There is an eleven foot-five inch (11'-5") parkway including sidewalk and landscaping on the west side of the street and an eleven foot (11') parkway including sidewalk and landscaping on the east side of the street.

[3] The ultimate right-of-way width for Greenspot Road will exceed the average of 142' width at the turn pockets. These dimensions will be determined by the traffic report.

**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.*

Webster Street (North) at Boulder Avenue will allow right-in/out only movement. Webster Street will also accommodate a right-in/out, left-in only access point at the intersection of Greenspot Road if justified in the Traffic Impact Analysis. Exhibit 3-2, Street Sections, illustrates the fully improved cross-sections for Webster Street.

- **Eucalyptus Avenue – Public, Collector**

  Eucalyptus Avenue provides access, via Calhoun Street, to the residential neighborhoods in Planning Area 2. At full improvement, Eucalyptus Avenue will be a Collector from the easterly Specific Plan boundary to the west side of Calhoun Street. The intent of the roadway is to provide access to new residential neighborhoods in Planning Areas 2 and possible future development to the north of the Specific Plan area. The portion of Eucalyptus Avenue along the Specific Plan frontage is a two-lane, undivided roadway. At full improvement, Eucalyptus Avenue has a sixty-six foot (66') right-of-way with a curb-to-curb pavement width of approximately forty-four feet (44'). There is an eleven foot (11') parkway including sidewalk and landscaping on each side of the street. Eucalyptus Avenue may be extended further west to the westerly Specific Plan boundary in the future. Exhibit 3-2, Street Sections, illustrates the fully improved cross-section for Eucalyptus Avenue.

- **Calhoun Street – Public, Collector**

  Calhoun Street provides access, via Eucalyptus Avenue, to the residential neighborhoods in Planning Area 2. At full improvement, Calhoun Street will be a Collector that has a sixty-six foot (66') right-of-way with a curb-to-curb pavement width of forty-four feet (44'). There is an eleven foot (11') parkway including sidewalk and landscaping on the east side of the street. Calhoun Street (South) in Exhibit 3-2 illustrates the fully improved cross-section for

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 0.4 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

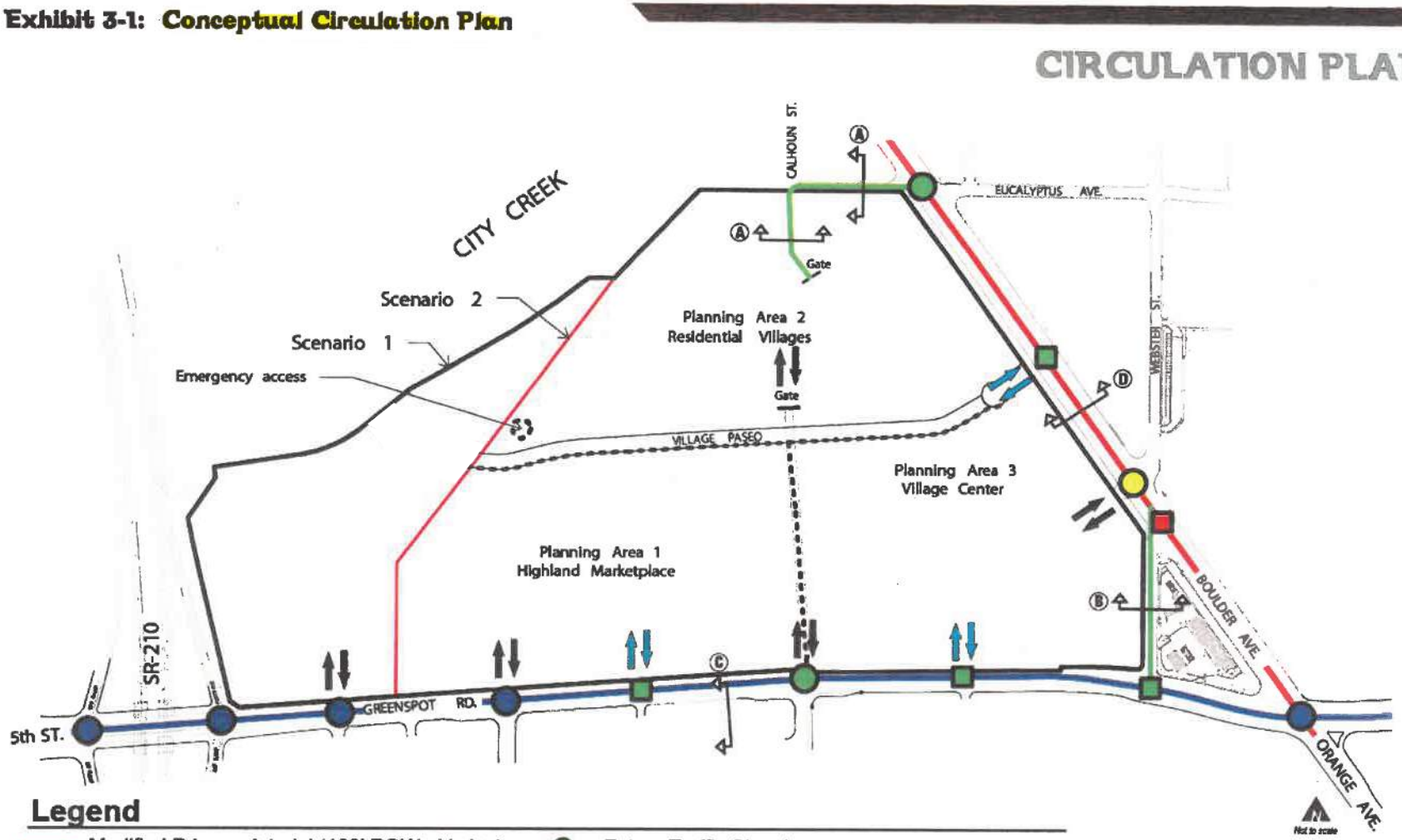
include rest areas with amenities such as benches, trash receptacles and trellis structures/arbors for shade.

### 3.4.1. Sidewalks

Minimum five foot (5') wide separated sidewalks are provided within the roadway rights-of-way (unless otherwise noted). Due to the proximity of the elementary and middle schools east of the project site, the developer shall provide a "Safe Route to School" crossing over Boulder Avenue. The precise design and technology of the crossing shall be determined in conjunction with the City Public Works department.

[This page intentionally left blank]

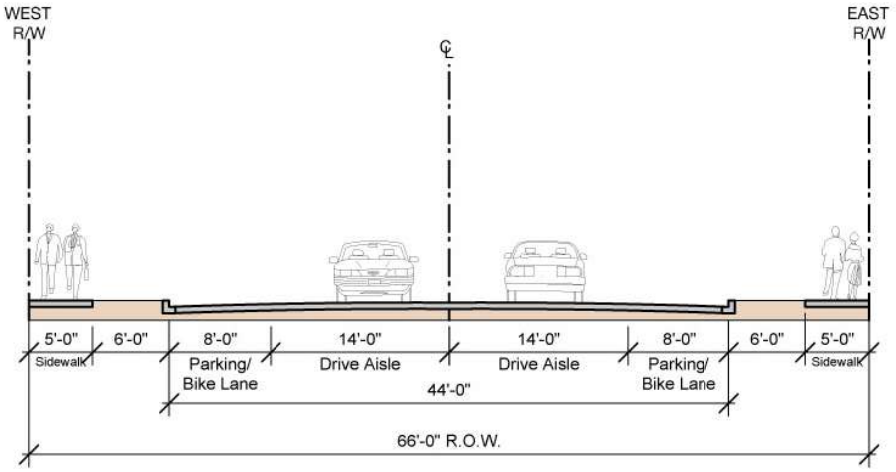
**Exhibit 3-1: Conceptual Circulation Plan**



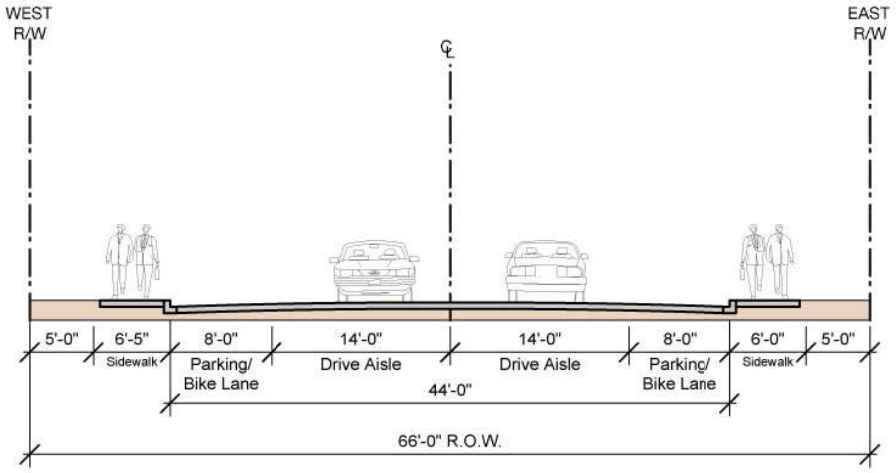

Note: This circulation plan is conceptual in nature; the party responsible for roadway improvements will be determined upon adoption of a Development Agreement between the City and the developer(s).

[This page intentionally left blank]

**Exhibit 3-2: Conceptual Street Sections (Collector Streets)**




**A** **Collector Street**
(Eucalyptus and Calhoun)
* Calhoun Street - Sidewalk on the east side only.

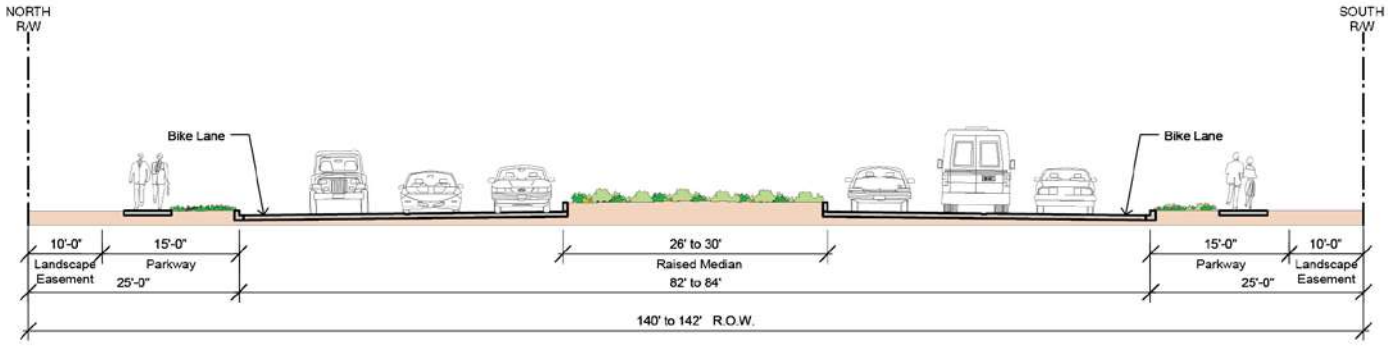



**B** **Collector Street**
(Webster Street)

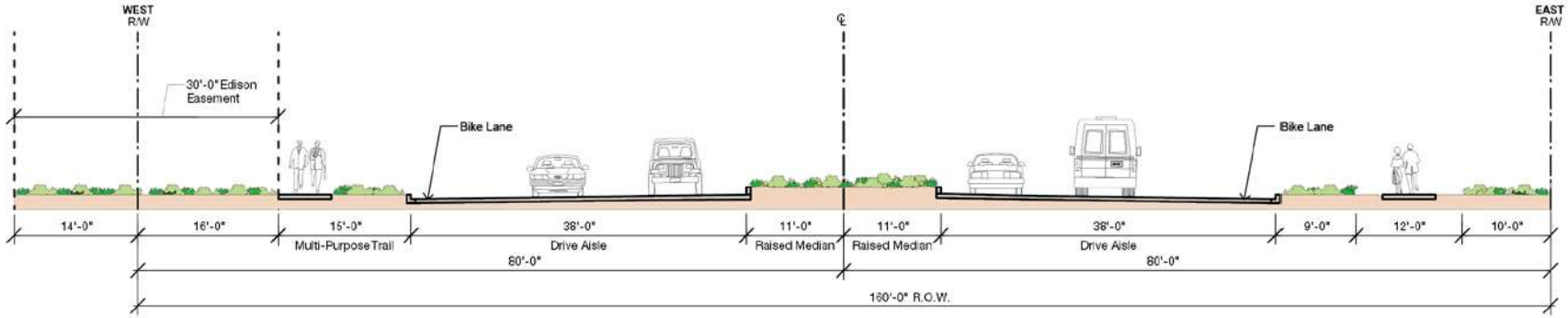
Note: These street sections are conceptual in nature; the party responsible for roadway improvements may be determined upon adoption of a Development Agreement between the City and the developer(s).

[This page intentionally left blank]

**Exhibit 3-3: Conceptual Street Sections**
**(Primary Arterial & Modified Primary Arterial)**




**C** **Primary Arterial**
(Greenspot Road)

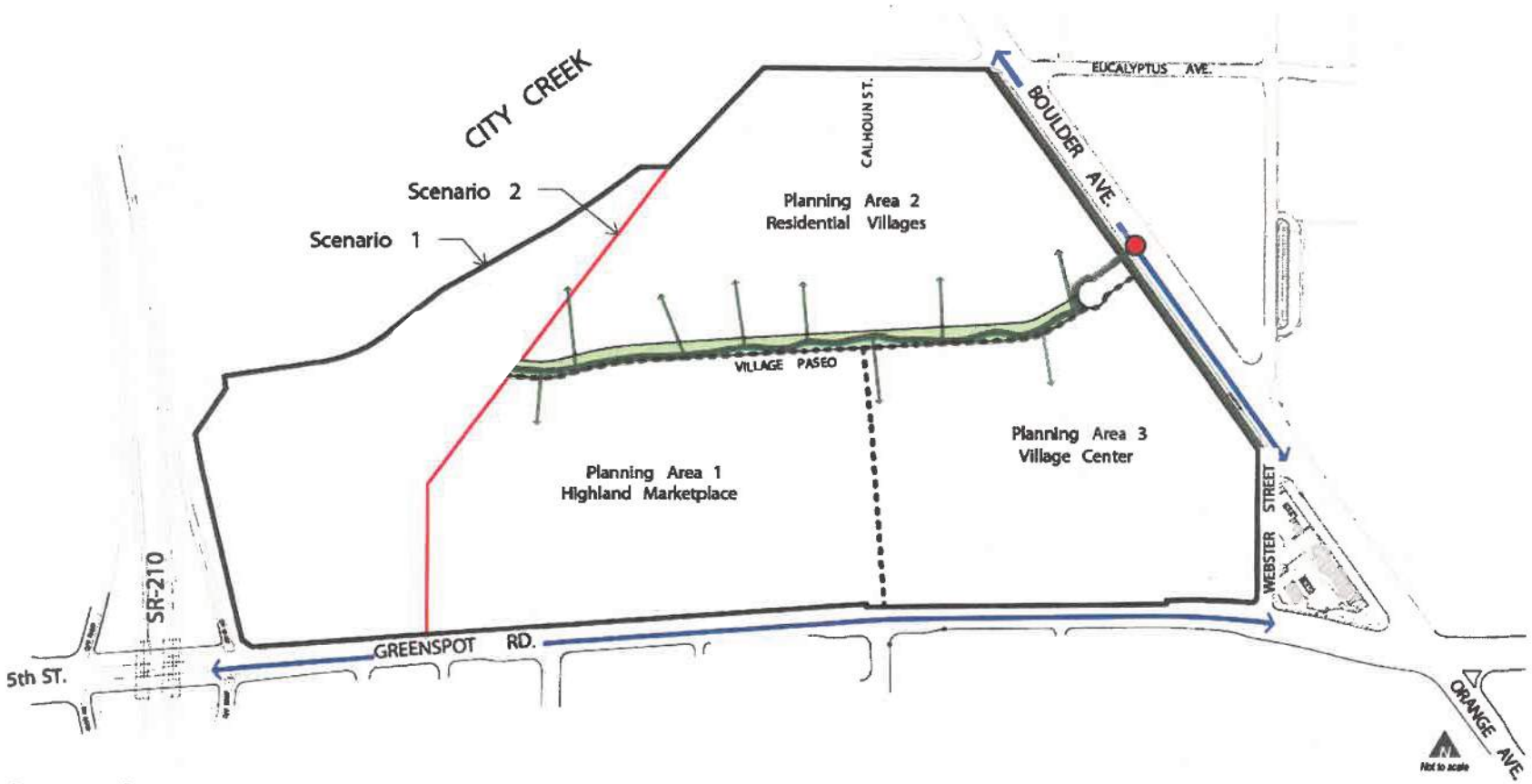



**D** **Modified Primary Arterial**
(Boulder Avenue)

Note: Construct a 5' tall wrought iton fence in the landscape median on Boulder Avenue between Webster Street and Eucalyptus Avenue or as approved by the City.

[This page intentionally left blank]

**Exhibit 3-4: Conceptual Trails Plan**




## Legend

- Greenspot Specific Plan Village Paseo
- Highland General Plan Bike Lane (Class II)
- Greenspot Specific Plan Multi-Use Trail
- Trail/Bike Path Linkage
- Planning Area Boundary
- Specific Plan Area

[This page intentionally left blank]

# 4. INFRASTRUCTURE PLAN

The purpose of this section is to define the utilities and services that will be provided to the Specific Plan area. This section defines the major components of water, sewage, storm water drainage, solid waste disposal, energy and other essential facilities proposed to be located within or adjacent to the Specific Plan area. Sequencing (phasing) and maintenance of infrastructure is discussed in Chapter 8, Implementation Plan, of this Specific Plan.

## 4.1. Water

Potable water is provided to the Specific Plan area by the East Valley Water District (EVWD). The Specific Plan area is served by the Upper Pressure Zone of the EVWD's water system, which derives its supplies from the Bunker Hill Groundwater Basin and the Santa Ana River. New water lines are proposed within the Specific Plan area and will connect to existing water lines in Boulder Avenue and Greenspot Road. The locations of existing and conceptual water lines are shown in Exhibit 4-1. Water lines are sized to meet anticipated fire flow and projected domestic water demands. The conceptual water plan, as shown on Exhibit 4-1 includes twelve inch (12") water lines running through the Specific Plan area and connecting to existing water lines along Greenspot Road and Boulder Avenue.

## 4.2.Sewer

Sewer services for the Specific Plan area are provided by the East Valley Water District (EVWD) and San Bernardino City Waste Water Treatment facility. New sewer lines ranging in size from eight inches (8") to eighteen inches (18") are proposed within the Specific Plan area and will tie to an existing sewer line in Greenspot Road. Existing sewer lines and the conceptual sewer plan for the Specific Plan area are shown in Exhibit 4-1.

## 4.3.Solid Waste

The City of Highland contracts its solid waste collection service to the private sector through a comprehensive franchising agreement. The contract services will be extended to provide solid

waste collection and disposal services for the Specific Plan area. Solid waste and disposal shall comply with applicable State and local regulations.

### 4.4. Storm Water Drainage

The Specific Plan area will have storm drain facilities consisting of drainage pipes, infiltration facilities and vegetated swales. In addition to serving as a recreational amenity, the Village Paseo would be designed for stormwater treatment and retention purposes. The Village Paseo would include a bioswale that would be designed to accommodate stormwater flow generated by a portion of the site development. The bioswale would be an open, shallow-channel with vegetation covering the side slopes and bottom. In addition to water detention, the swale would treat runoff through filtering by the vegetation in the channel and/or infiltration into the underlying soils. The bioswale design would include on-site detention. Additionally, several underground infiltration basins would be constructed under parking lots in the southern half of the project site.

### 4.5. Utilities

#### 4.5.1. Electricity

Southern California Edison (SCE) provides electricity to the Specific Plan area. SCE has a local office in the City of Redlands and operates a substation in Highland just south of Greenspot Road. SCE maintains above ground power lines within the limits of the Specific Plan area. Improvements associated with development of Specific Plan area include relocation and undergrounding the overhead power lines that, at the time the Specific Plan was prepared, traverse the center of the site in a north-south and east-west direction. Additionally, new electrical lines will be placed underground along portions of Boulder Avenue and Webster Street fronting the Specific Plan area. Exhibit 4-2 shows the proposed location of underground and overhead electrical lines before and after Specific Plan implementation. An easement for the power lines in the Specific Plan area is located adjacent to Boulder Avenue, along the Specific Plan area's eastern boundary.

### 4.5.2. Natural Gas

The Southern California Gas Company (TGC) provides natural gas to the Specific Plan area and indicated that sufficient capacity exists within existing infrastructure along Greenspot Road to accommodate the development of the Specific Plan area. Conceptual gas lines serving the Specific Plan area are shown in Exhibit 4-2.

### 4.5.3. Telecommunications Facilities

Telecommunication infrastructure is a vital part of the success and enjoyment of the Highland community. SBC plans include installation of fiber optic lines under Greenspot Road to provide new communication technology to the residents and modernize the way residents in the City communicate, work and live.

### 4.5.4. Telephone

Telephone service is offered in the area by numerous telecommunications companies. AT&T services the Greenspot Village & Marketplace Specific Plan. Telephone infrastructure and service is provided and installed along with other utilities.

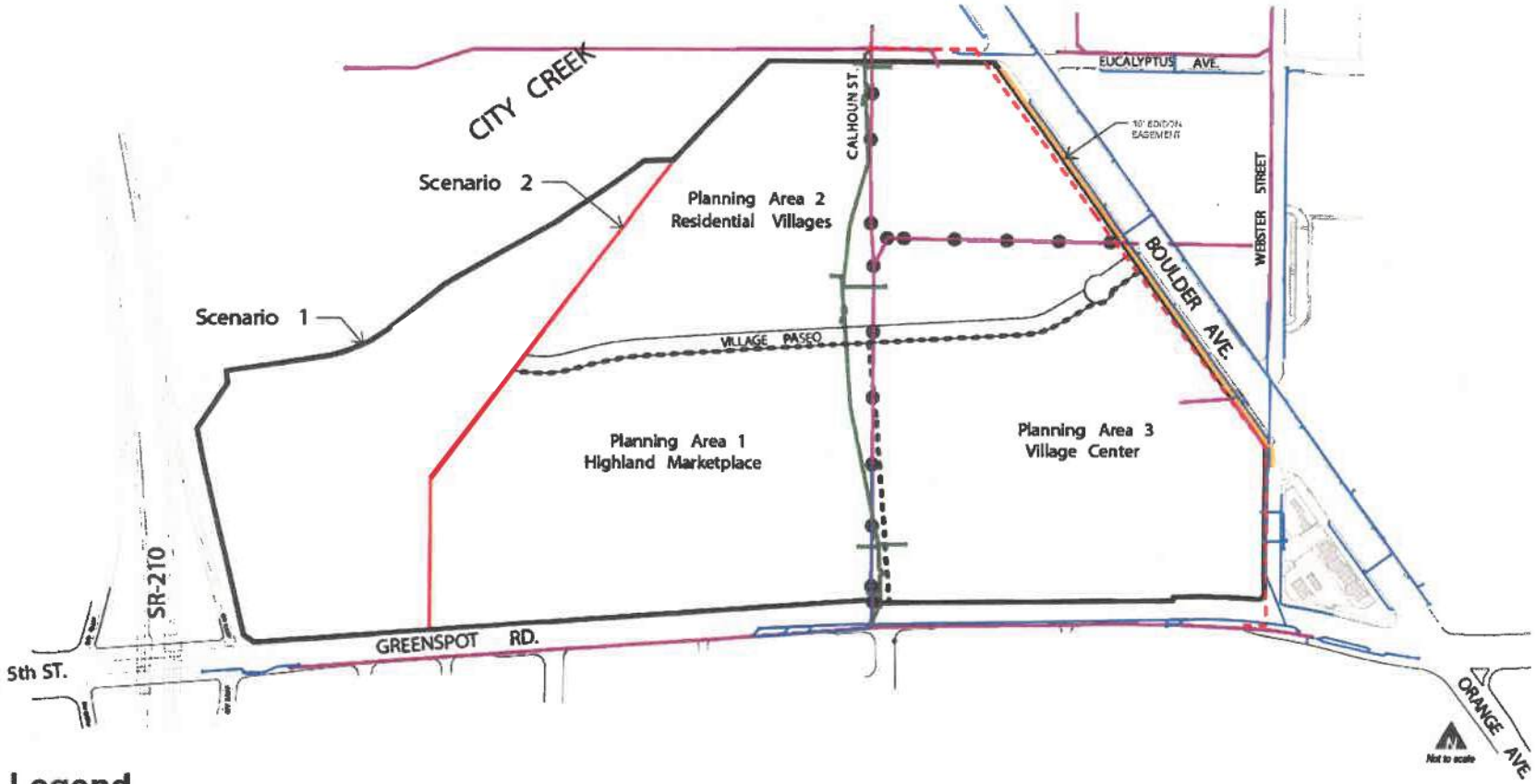
### 4.5.5. Cable

Cable service is offered in the area by numerous companies including Comcast Cablevision and Southland Cable Television. Wireless cable is available through Cross Country Wireless Cable Television.

[This page intentionally left blank]

[This page intentionally left blank]

**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.*

[This page intentionally left blank]

## 4.6. Public Services

### 4.6.1. Police Protection

The San Bernardino County Sheriff's Department provides law enforcement and police protection services to the City of Highland that will be extended to the Specific Plan area. The Sheriff's Department has one patrol station in the City of Highland located at 26985 Base Line near City Hall, approximately 2.2 miles from the Specific Plan area.

### 4.6.2. Fire Protection & Paramedics

The City of Highland provides fire protection and emergency medical services to the Specific Plan area. Fire Station 1 is located at 26974 Base Line (east of Central Avenue) approximately 2.2 miles from the Specific Plan area and Fire Station 2 is located at 29507 Base Line (east of Weaver Street) approximately 2.6 miles from the Specific Plan area.

### 4.6.3. Public Transportation

Public transportation service is provided near the Specific Plan area by Omnitrans. Disabled residents may also use Omnitran's Access Services for transport throughout San Bernardino County.

### 4.6.4. Schools

The Redlands Unified School District (RUSD) serves the Specific Plan area. The Specific Plan area is assigned to Highland Grove Elementary School and Beattie Middle School which are adjacent to the Specific Plan area and Redlands East Valley High School which is nearby in Redlands. Development within the Specific Plan area is subject to the payment of school fees at the time of building permit issuance in accordance with fees authorized under applicable laws except as otherwise provided for in a separate agreement between the developer and the school district.

### 4.6.5. Library Services

At the time of Specific Plan preparation, the City of Highland had one public library, the Highland Branch of the San Bernardino County Library, located at 27167 Base Line. The Highland Branch Library serves residents in the City of Highland and in the neighboring City of San Bernardino. A new library and Environmental Learning Center located at 7863 Central Avenue has been built to replace the current Highland Branch Library and celebrated its Grand Opening on May 31, 2008.

# 5. USE AND DEVELOPMENT STANDARDS

## 5.1. Purpose

The Specific Plan Use and Development Standards define uses permitted within the Specific Plan area and regulate the sizes and locations of buildings that may house those uses. The Use and Development Standards also provide minimum requirements for other on-site physical improvements such as parking, landscaping, sidewalks and vehicular driveways. The Use and Development Standards identify the framework within which the Specific Plan Land Use Plan will be implemented.

### 5.1.1. Resolution of Issues

A. Whenever Specific Plan Use and Development Standards differ from or conflict with the regulations and standards contained in the City of Highland Land Use and Development Code or any other applicable City regulation, rule or policy, the Specific Plan Use and Development Standards shall prevail unless otherwise indicated herein. The Specific Plan Use and Development Standards apply only within the Specific Plan area.

B. Any issues that may arise with interpretation of Specific Plan Use and Development Standards consistent with the purpose of this Specific Plan may be resolved by the Community Development Director or his/her designee. An applicant may appeal a decision of the Community Development Director to the Planning Commission where the Community Development Director's decision would otherwise be final. Similarly, an applicant may appeal any decision of the Planning Commission to the City Council. Any decision by City Council is considered final. All appeals are pursuant to City of Highland Land Use and Development Code Section 16.08.210.

### 5.1.2. References

Any reference to Development Standards shall mean "The Greenspot Village & Marketplace Specific Plan Use and Development Standards." Any reference to Development Code shall mean the City of Highland Land Use and Development Code.

## 5.2. Land Uses

Exhibit 2-1 and Exhibit 2-2 show the location and extent of properties within each Planning Area category as defined in the Specific Plan. The three Planning Areas that compose the Specific Plan are as follows:

- Planning Area 1 - Highland Marketplace
- Planning Area 2 - Residential Villages
- Planning Area 3 - Village Center

## 5.3. Permitted Uses

Permitted Uses for each Planning Area are identified in this section. Following an application submittal, the Community Development Director shall make the determination as to whether the proposed use is permitted, conditionally permitted, prohibited, temporary or accessory to a permitted use on site in each of the three Zoning Districts.

- A Permitted Use (P) is one that can be established as the primary use of a building without need of a discretionary approval. If exterior modifications and/or new construction is anticipated, a permitted use shall require approval by the City of Highland Planning Commission prior to issuance of a building permit.
- A Conditionally Permitted Use (C) requires discretionary approval e.g. a Conditional Use Permit is issued after the Planning Commission reviews and determines that the nature of the proposed use, at the location proposed, is subject to conditions of use and

occupancy that may be set, and can be conducted without detriment to nearby properties and uses.

- A Prohibited use (*) refers to a use or activity that is not permitted in the Planning Area.
- A Temporary Use (T) refers to a use of limited duration that may be permitted as a primary or accessory use of a property. A temporary use shall require approval by the Community Development Director or his/her designee prior to issuance of a temporary use permit and/or special event permit.[4] A temporary use permit and/or special event permit application shall be submitted no later than one (1) week prior to the opening date of the temporary use and/or event.
- An Accessory Use (A) refers to a use customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use or building. If exterior modifications and/or new construction is anticipated, an accessory use shall require approval by the City of Highland Planning Commission prior to issuance of a building permit.

[4] City Council approval shall be required for issuance of a special event permit for any event anticipated to accommodate 2,500 or more persons at any given time.

Table 5-1: Permitted Uses

| Land Use | Zoning District | | |
|---|---|---|---|
| | Planning Area 1 - Highland Marketplace | Planning Area 2 - Residential Villages | Planning Area 3 - Village Center |
| **Boarding/Lodging** | | | |
| Hotel, Motels, Lodges | P | * | P |
| **Eating/Drinking Establishments**[5] | | | |
| Alcohol Sales (50% or less of total sales) | P | * | P |
| Alcohol Sales (greater than 50% of total sales) | C | * | C |
| Catering Services | P | * | P |
| Drinking Establishments | C | * | C |
| Fast-food/Drive through Restaurant | P | * | P |
| Take-out Restaurant | P | * | P |
| Eating Establishments | P | * | P |
| Outdoor Patio Seating/Dining | A | * | A |
| **Educational** | | | |
| Schools, Business and Professional, Vocational, Art, Sports and Traffic | P | * | P |

[5] The sale of alcohol shall be subject to licensing by the State of California Department of Alcoholic Beverage Control (ABC).

| Land Use | Zoning District | | |
|---|---|---|---|
| | Planning Area 1 - Highland Marketplace | Planning Area 2 - Residential Villages | Planning Area 3 - Village Center |
| **Entertainment Recreational** | | | |
| Athletic Fields | * | * | * |
| Auditoriums, Conference Halls, Convention Centers, Theaters | P | * | P |
| Commercial Recreation | P | * | P |
| Multi-Purpose Recreational Trails | P | P | P |
| Private Community Association Facilities | * | A | A |
| Public Parks, Playgrounds and Associated Structures | P | A | A |
| Recreation Centers/Facilities | P | A | A |
| Theme Parks/Family Entertainment Centers | P | * | P |
| **Financial** | | | |
| Banks, Brokerage Offices, Credit Unions, Loan Agencies, Checks Cashing, Free Standing ATMs | P | * | P |
| **Government** | | | |
| Government Facilities | P | * | P |
| **Media Services** | | | |
| Audio-Visual and Video Production Services | P | * | P |
| Recording Studios and Recording Services | P | * | P |

| Land Use | Zoning District | | |
|---|---|---|---|
| | Planning Area 1 - Highland Marketplace | Planning Area 2 - Residential Villages | Planning Area 3 - Village Center |
| **Medical/Social Services** | | | |
| Clinics | P | * | P |
| Laboratories, Medical and Dental | P | * | P |
| Optician Service and Optical Goods | P | * | P |
| Rehabilitation Centers, Outpatient | P | * | P |
| **Offices** | | | |
| Administrative, Business and Professional Offices | P | * | P |
| **Open Space** | | | |
| Fishing and Recreational Lake | * | P | * |
| Pocket Park | P | P | P |
| Public Park | * | P | P |
| Regional Park | * | * | * |
| **Personal Services** | | | |
| Dry Cleaning and Laundry Services | P | * | P |
| Hair/Nail Salons, Day Spas | P | * | P |
| Tailor Shops, Shoe Repair Shops | P | * | P |
| Tourist Information Centers | P | * | P |

| Land Use | Zoning District | | |
|---|---|---|---|
| | Planning Area 1 - Highland Marketplace | Planning Area 2 - Residential Villages | Planning Area 3 - Village Center |
| **Residential** | | | |
| Assisted Living | * | * | P |
| Condominiums | * | P | P |
| Home Occupations | * | A | A |
| Live/Work [6] | * | P | P |
| Multiple-Family Dwellings | * | P | P |
| Residential Accessory Structures | * | P | P |
| Second Units | * | P | P |
| Senior Housing | * | P | P |
| Single-Family Dwellings | * | P | P |
| Townhome | * | P | P |
| **Resource Conservation** | | | |
| Interpretive Center | P | P | P |
| **Retail Commercial** | | | |
| Alcoholic Beverage Sales, Off-Premises | C | * | C |
| Convenience Stores | P | * | P |
| Drug Stores/Pharmacies | P | * | P |

[6] Live/Work as permitted by the City's Home Occupation Standards

| Land Use | Zoning District | | |
|---|---|---|---|
| | Planning Area 1 - Highland Marketplace | Planning Area 2 - Residential Villages | Planning Area 3 - Village Center |
| Drive-through Retail for Banks and Drug Stores | P | * | P |
| General Retail and Specialized Retail | P | * | P |
| Grocery Stores/Markets | P | * | P |
| Home Improvement/Goods/ Supplies/Appliances | P | * | P |
| Liquor Stores | C | * | C |
| Newsstands | P | * | P |
| **Service Commercial** | | | |
| Animal Hospitals | P | * | C |
| Equipment Rental Services (Indoors Only) | C | * | C |
| General Commercial Services | P | * | P |
| Mail, Cargo, Packaging Services | P | * | P |
| Pet Grooming | P | * | P |
| Veterinary Office | P | * | P |
| **Service Residential** | | | |
| Child Care Centers | C | C | C |
| Family Day Care , Small | * | P | P |
| Family Day Care , Large | * | * | * |
| **Vehicle/Vessel Related Uses** | | | |

| Land Use | Zoning District | | |
|---|---|---|---|
| | Planning Area 1 - Highland Marketplace | Planning Area 2 - Residential Villages | Planning Area 3 - Village Center |
| Car Washes (Accessory use to Vehicle Fueling Stations) | A | * | A |
| Vehicle Fueling Stations | C | * | C |
| Vehicle Fueling Stations with Alcohol Sales | C | * | C |
| Vehicle Service and Parts | P | * | * |
| Vehicle/Vessel Sales and Rentals | C | * | * |
| Park & Ride Facility | * | * | * |
| **Other** | | | |
| Farmers Markets and Sidewalk Sales | T | * | T |
| Outdoor Special Event Venues | T | * | T |
| Parking Lots and Parking Structures/Garages | P | A | P |
| Sexually Oriented Business (See Chapter 16.72 Development Code) | * | * | * |
| Flea Markets/Swap Meets | T | * | T |
| Telecommunication Facilities, Concealed or Co-located | P | * | P |
| Telecommunication Facilities, Disguised | C | * | C |

### 5.3.1. Outdoor Temporary Uses, Activities and Events

The Highland Marketplace and Village Center (Planning Areas 1 and 3) allow and permit opportunities for a variety of temporary uses, some that are associated with the adjoining businesses and others that create activity to encourage pedestrian uses. Other locations within the Specific Plan area may also be appropriate for temporary uses. Temporary uses may include: civic ceremonies, farmers markets, festivals, carnivals with rides, promotional events, live performances, fairs, and seasonal events and activities, such as sporting exhibitions, competitions, and other similar activities found in regional indoor and outdoor malls. Temporary uses shall require approval by the Community Development Director or his/her designee, and a temporary use and/or special event permit application shall be submitted no later than one (1) week prior to the opening date of the temporary use and/or event.

### 5.3.2. Outdoor Vendors/Carts/Kiosk

Throughout the Highland Marketplace and Village Center (Planning Areas 1 and 3), to create an atmosphere that encourages pedestrian traffic and invites people to walk between uses, outdoor vendors are permitted as an accessory use. While the vendors' carts or kiosk may appear to be temporary in nature, they shall be designed to complement the architectural style of the other buildings in the site and be integrated into site design to provide for easy pedestrian access. Moving vendor carts require written approval by property management or similar entity to operate. The size and location of vendor carts shall be limited to ensure that each is oriented to the pedestrian and not the surrounding streets and to provide for adequate pedestrian circulation around the use.

### 5.3.3. Telecommunication Facilities

Typical uses include but are not limited to monopoles, antennas, and rooftop dishes. The following provisions shall apply:

- Communication equipment (i.e. monopoles, antennas, dishes) shall comply with the provisions of the Development Code Chapter 16.45 (Wireless Telecommunication Facilities).
- Stealth facilities and concealed antennas are required.
- Wiring shall be placed underground and obscured from view whenever possible.
- Wireless telecommunication facilities shall be located where the existing topography, vegetation, building or other structures provide the greatest amount of screening.
- Wireless telecommunication facilities shall be located in the following order of preference:
    1. On existing structures such as a signs, buildings, communication towers or utility facilities;
    2. On existing traffic signal, power, light or similar kinds of permanent poles;
    3. Co-located with other major wireless telecommunication facilities.

### 5.4. Development Plans

Attention to detail, design quality and consistency between Planning Areas are fundamental aspects of the Specific Plan. To ensure quality development consistent with the objectives of this Specific Plan, exterior tenant improvements and building shells constructed in the Specific Plan area shall be reviewed by both the Community Development Director and City of Highland Planning Commission, and conditioned accordingly to ensure Specific Plan consistency and EIR mitigation measures implementation. Interior tenant improvements shall be reviewed by the Community Development Director and a City of Highland building official.

If required, the Planning Commission shall review the application for consistency with the Specific Plan with the intent of ensuring that each project conveys the desired Specific Plan objectives, character and quality, and complies with the standards set forth in this Specific Plan. In no instance shall proposed tenant improvements or new building constructions exceed the total building area or exceed 800 residential units.

### 5.4.1. Building Shells

Development plans for building shells shall apply to any new building shell that is constructed within the Specific Plan area. The Specific Plan area consists of various building shells, some connected to other building shells and some freestanding. Development of the Specific Plan may require phased construction of building shells. A development plan shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director. Following the Community Development Director's review, the development plan must be reviewed by the City of Highland Planning Commission to ensure that the proposed building shell shall be arranged, designed, constructed and maintained to be compatible with the character of the Specific Plan area. The following outlines the review procedure for building shells.

#### 5.4.1.1. Building Shell Plan check, Permit Issuance, and Completion

A. Plan check

1. After adoption of this Specific Plan, the City shall accept plans for each building shell for plan check and proceed with such plan check in a timely manner, including rechecks, without regard to the status of plans or plan check submittals for any other building shell or tenant improvements on the project site. In no event may the City require that plans for all or some combination of building shells be submitted simultaneously as a condition of plan check submittal and plan check review. Concurrent with the plan check review process, the development plans will also be reviewed by the City of Highland

Planning Commission. Approval by Planning Commission is valid for ten (10) years from date of approval.

B. Permit Issuance

1. Upon approval by both City staff and the Planning Commission, a building permit and associated trade permits shall be issued after Development Impact and Fairshare Fees are paid in accordance with development plan conditions and/or adopted Development Agreement if applicable, without regard to the status of plans, plan check submittals, building permit applications, building construction, or building completion for any other building shell or tenant improvements.

C. Completion

1. The City's building official shall deem a building shell complete when improvements consistent with the respective approved building plans are completed and a City of Highland building inspector has provided a final sign-off on the respective inspection card.

### 5.4.2. Exterior Tenant Improvements

Exterior tenant improvements include exterior modifications to an existing building within the Specific Plan area. Development plans for exterior tenant improvements shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director or his/her designee. If a change of use is proposed, then the Community Development Director shall determine whether the proposed use is permitted, conditionally permitted, prohibited, temporary or accessory to a permitted use on site in each of the three Planning Areas within the Specific Plan area. A conditionally permitted use will be subject to additional review by the Planning Commission. Any proposed exterior tenant improvement, which in its initial review indicates an increase in land use intensity, e.g., an increase in parking demand, may be

subject to additional review as determined by the Community Development Director. Following review by the Community Development Director, the development plan must be reviewed by the City of Highland Planning Commission to ensure the exterior improvements comply with the design requirements, provisions and intentions of this Specific Plan. The following outlines the review procedure for exterior tenant improvements.

#### 5.4.2.1. Exterior Tenant Improvement City Staff Review, Permit Issuance, and Completion

A. Plan check

1. The City shall accept exterior tenant improvement plans and application for plan check. Plan check shall occur in a timely manner. In no event may the City require completion of a building shell, issuance of any Certificate of Occupancy, or similar milestone for the respective building as a condition of submittal of any exterior tenant improvement plans for plan check. Concurrent with the plan check review process, the application and development plans will also be reviewed by the City of Highland Planning Commission. Approval by the Planning Commission is valid for ten (10) years from date of approval.

B. Permit Issuance

1. Upon approval by both City staff and the Planning Commission, a building permit and associated trade permits shall be issued after Development Impact and Fairshare Fees are paid in accordance with development plan conditions and/or adopted Development Agreement if applicable, without regard to the status of plans, plan check submittals, building permit applications, building construction, or building completion for any other building shell or tenant improvements.

C. Construction

1. Exterior tenant improvement construction may commence upon issuance of a building permit for the respective exterior tenant improvements even if the respective building shell has not been deemed complete as defined herein.

2. The City of Highland building official shall deem tenant improvements for any store space complete when improvements consistent with the respective approved building plans for such tenant improvements are completed and a City of Highland building inspector has provided a final sign-off on the respective inspection card. Completion of the respective building shell shall not be a condition for determination that the exterior tenant improvements are complete.

### 5.4.3. Interior Tenant Improvements

Interior tenant improvements include interior modifications to an existing building within the Specific Plan area. Development plans for interior tenant improvements shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director. If a change of use is proposed, then the Community Development Director shall determine whether the proposed use is permitted, conditionally permitted, prohibited, temporary or accessory to a permitted use on site in each of the three Planning Areas within the Specific Plan area. A conditionally permitted use will be subject to additional review by the Planning Commission. Any proposed interior tenant improvement, which in its initial review indicates an increase in land use intensity, may be subject to additional review as determined by the Community Development Director. Following review by the Community Development Director, the development plan may be approved by a City of Highland building official if the development plan complies with the requirements, provisions and intentions established in Development Code Section 16.08.140. The following outlines the review procedure for interior tenant improvements.

#### 5.4.3.1. Interior Tenant Improvement Plan check, Permit Issuance, and Completion

A. Plan check

1. The City shall accept interior tenant improvement plans for plan check and shall proceed with such plan check in a timely manner, including rechecks, after adoption of this Specific Plan, without regard to the status of construction of any building shell or other tenant improvements. In no event may the City require completion of a building shell, issuance of any Certificate of Occupancy, or similar milestone for the respective building as a condition of submittal of any tenant improvement plans for plan check.

B. Permit Issuance

1. A building permit and associated trade permits shall be issued for interior tenant improvements upon approval of building plans by the City's plan checker, and after Tenant Improvement fees have been paid, without regard to the status of plans, plan check submittals, building permit applications, building construction, or building completion for any other building shell or tenant improvements. In no event may the City require completion of a building shell, issuance of any Certificate of Occupancy, or similar milestone for the respective building as a condition of permit issuance for tenant improvements.

C. Construction

1. Interior tenant improvement construction may commence upon issuance of a building permit for the respective interior tenant improvements even if the respective building shell has not been deemed complete as defined herein.

2. The City of Highland building official shall deem the interior tenant improvements for any store space complete when improvements consistent with

the respective approved building plans for such tenant improvements are completed and a City of Highland building inspector has provided a final sign-off on the respective inspection card. Completion of the respective building shell shall not be a condition for determination that tenant improvements are complete.

### 5.5. Commercial and Mixed Use Development Standards

Table 5-2 provides a summary of standards applicable to structures and related improvements to be developed within Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center. Exhibits 5-1 and 5-2 illustrate how the standards identified in Table 5-2 may be applied to commercial and mixed use building types.

Table 5-2: Commercial Development Standards

| Development Standards[1] | Planning Area 1 - Highland Marketplace | Planning Area 3 – Village Center |
|---|---|---|
| Minimum Lot Size | 5,000 sf | 5,000 sf |
| Maximum Building Height | 60' to roofline[2] | 60' to roofline[2] |
| Maximum Floor Area Ratio | .75 | 2.0 |
| Minimum Streetside Setbacks[3]: | | |
| Boulder Avenue | 10' | 10' |
| Greenspot Road | 10' | 10' |
| Village Road | 10' | 10' |
| Webster Street | 10' | 10' |
| Other Streets and Drives | 10' | 10' |
| Minimum Interior Side Setback | 0' | 0' |
| Minimum Rear Setback | 5' | 5' |

Abbreviations: sf = square feet

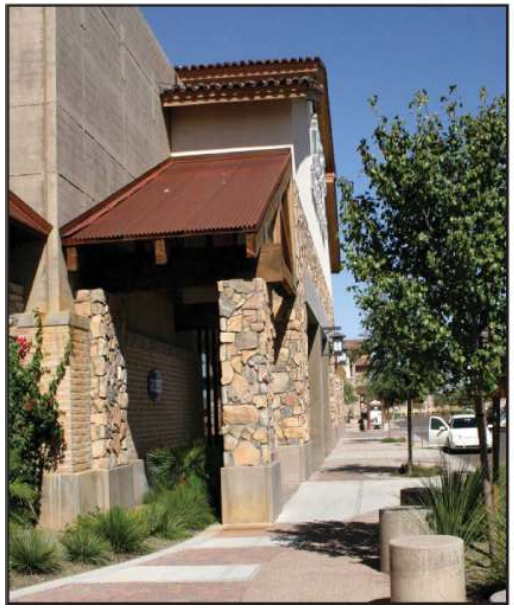
[1] See Section 5.6 for additional standards

[2] Maximum 75' for architectural projections including elevator towers, cupolas, clocks, roof vents, and other architectural projections and focal elements.

[3] Setback shall be measured from street right-of-way to building or parking lot.

**Exhibit 5-1: Planning Area 1 – Highland Marketplace**



| Standards[1] | | |
|---|---|---|
| Minimum lot size 5,000 s.f. | | |
| A | Building Set Back | |
| | Boulder Avenue | 10' Min. |
| | Greenspot Road | 10' Min. |
| | Webster Street | 10' Min. |
| | Other Streets and Drives | 10' Min. |
| Maximum Building Height | | 60' Max.[2] |
| Maximum Floor Area Ratio | | 0.75 |
| Minimum Rear Setback | | 5' Min. |

Notes:
1 See Section 5.6 for additional standards
2 Maximum 75' for architectural projections including elevator towers, cupolas, clocks, roof vents, and other architectural projections and focal elements





[This page intentionally left blank]

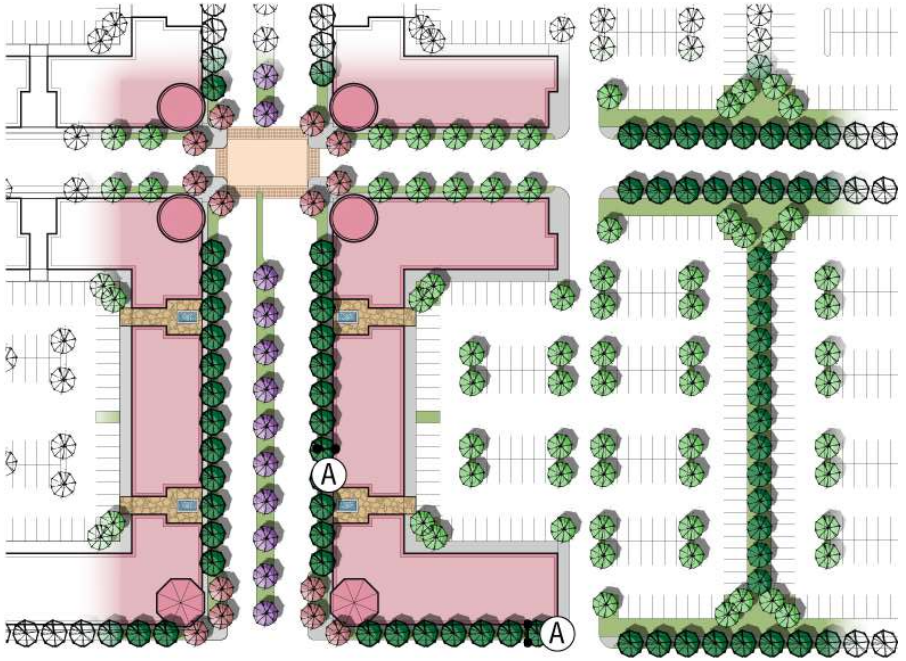






| Standards[1] | | |
|---|---|---|
| Minimum lot size 5,000 s.f. | | |
| A | Building Set Back | |
| | Boulder Avenue | 10' Min. |
| | Greenspot Road | 10' Min. |
| | Webster Street | 10' Min. |
| | Other Streets and Drives | 10' Min. |
| Maximum Building Height | | 60' Max.[2] |
| Maximum Floor Area Ratio | | 2.0 |
| Minimum Rear Setback | | 5' Min. |

Notes:
1 See Section 5.6 for additional standards
2 Maximum 75' for architectural projections including elevator towers, cupolas, clocks, roof vents, and other architectural projections and focal elements



[This page intentionally left blank]

### 5.5.1. Required Parking

The Specific Plan integrates a variety of office and retail goods and services uses with varying parking requirements, peak hour demands and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through inclusion of on-site parking areas as part of the common area shared by tenants and occupants of the Highland Marketplace (Planning Area 1) and Village Center (Planning Area 3). Access to and use of common area shared parking shall be maintained through real property agreements applicable to all uses in the Highland Marketplace and Village Center.

In recognition of these circumstances, the requirements of Section 16.52, "Parking Regulations" of the Highland Municipal Code are not applicable unless stated otherwise. Table 5-3 sets forth the specific number of spaces to be provided in Planning Areas 1 and 3.

**Table 5-3: Commercial and Mixed Use Parking Requirements**

| Use | Required Number of Spaces |
|---|---|
| Retail/Commercial/Entertainment/Office/Restaurant Mix | Minimum 4.0 spaces/1,000 sf |

Abbreviations: sf = square feet

A. Reduced Parking Standards – To encourage development that complies with the design elements of this Specific Plan, such as including pedestrian paseos, the required off-street parking requirements for new development in the commercial and mixed use zoning districts may be reduced in conjunction with site development review and approval. Previous parking studies conducted by the builder for other similar development projects may provide a substantial basis for reduced parking standards. The reduced parking standards may be approved by the Community Development Director or his or her designee.

B. Valet Parking – Valet parking shall be permissible within the Highland Marketplace (Planning Area 1) and Village Center (Planning Area 3). Such valet parking shall meet the requirements set forth in Development Code Section 16.52.050 F.

C. Minimum Parking Dimension Requirements – Please see Section 5.7.3.2 for the minimum dimensions for required off-street parking and loading spaces.

### 5.5.2. Walls and Fences

A. Adjacent to the street: Architectural walls are permitted along any street provided they do not exceed six feet (6') in height and are setback a minimum of just behind the ROW line. Walls may exceed six feet (6') in height for noise mitigation or screening of visual impacts such as loading zones.

B. Adjacent to an interior or rear lot line: Walls and fences are discouraged between properties in order to allow pedestrian access. Proposed locations shall be reviewed and approved by the Community Development Director and shall not exceed six feet (6') in height. Screen walls of greater height may be required when visual impacts such as loading zones must be mitigated.

C. The materials and construction of walls and fences shall otherwise comply with the requirement of the Development Code and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Emergency access gates shall be provided and are subject to fire department approval.

D. See Section 7.7 for additional standards.

### 5.6. Residential Standards

Tables 5-4 through 5-7 set forth the development standards for Planning Area 2 – Residential Villages. The residential uses within Planning Area 2 allow a broad range of residential product types including single-family detached, single-family attached and multiple-family attached dwellings. Residential development within the Residential Villages and the Village Center, used exclusively for residential use, shall comply with the development standards set forth in the following tables and in Sections 5.6 and 5.7. Mixed use development (residential over commercial and live/work) in Planning Area 3 shall comply with the standards set forth in Sections 5.4, 5.6 and 5.7 of this Specific Plan.

Conceptual plotting examples are provided in Exhibits 5.3 through 5.9 to illustrate minimum setbacks and one typical layout for each residential type. These exhibits illustrate how the standards identified in Tables 5-4 through 5-7 may be applied to different residential product types. They are not intended to be mandated layouts. Permitted product types include, but are not limited to, the following:

- Single-Family Detached
- Single-Family Attached (townhomes, duplexes)
- Multiple-Family Attached (condominiums, multiple-family dwellings)

Additional product types that comply with the setbacks and standards set forth for any of the above-listed product types shall be permitted.

The following standards shall apply for all residential units within the Specific Plan area:

- One-bedroom units shall be a minimum of 650 square feet
- Two-bedroom units shall be a minimum of 800 square feet
- Three-bedroom units shall be a minimum of 1,000 square feet
- Four-bedroom units shall be a minimum of 1,200 square feet



Table 5-4: Single-Family Detached

| Development Standard | Single-Family Detached (Front/Street Loaded) |
|---|---|
| Maximum building height | 3 stories[1]/ 40' |
| Minimum Setbacks: | |
| Front - to property line: | |
| Porch/Patio | 5' |
| Living space (main structure) | 10' |
| Garage | Setbacks greater than 20' or less than 3' are permitted. No setbacks between 3' and 20' are permitted. |
| Side - to property line: | |
| Porch on corner unit | 3' |
| Living space/garage | 3' |
| Living space/garage on corner lot | 8' |
| Rear - to property line: | |
| Garage (deep recessed or corner lot) | 5' |
| Living space | 5' minimum - 10' average |
| Living space over garage | 8' |

[1] 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 sq. ft. per unit

Exhibits 5-3 and 5-4 illustrate how the standards identified in Table 5-4 may be applied to different single-family detached product types.

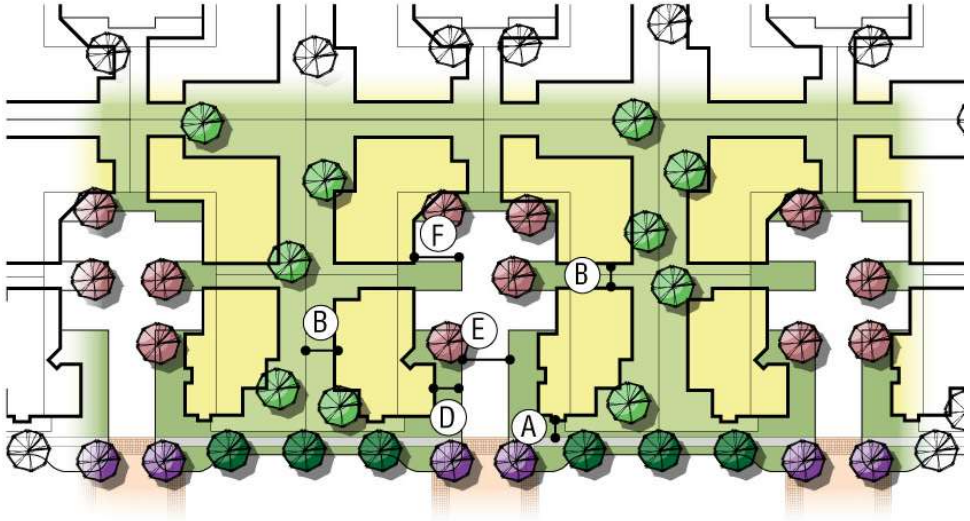
| Character | |
|---|---|
| Typical Character | • Four single-family detached homes clustered around an interior courtyard |
| Garage Orientation | • Into interior courtyard |
| Alleys | • Yes |
| Front Door Orientation | • Street Facing for homes along street<br>• Into interior courtyard or onto greenbelts, paseos, parks for interior homes |

| Standards | | | |
|---|---|---|---|
| A | Front Setback | Porch/Patio | 5' Min. |
| | | Living Space (Main Structure) | 10' Min. |
| B | Interior Setback | Side to Side | 8' Min. |
| | | Opposing Porches/ garden wall/patio | 6' Min. |
| C | Side Street Setback | 8' Min. | |
| D | Alley Setback | 3' Min. | |
| E | Alley Width | 26' Min. | |
| F | Garage Setback | ≤ 3' or ≥ 20' | |
| Building Height | | 3 Strories[1] / 40' Max. | |

Notes:
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit







[This page intentionally left blank]

**Exhibit 5-4: Single-Family Detached Courtyard**

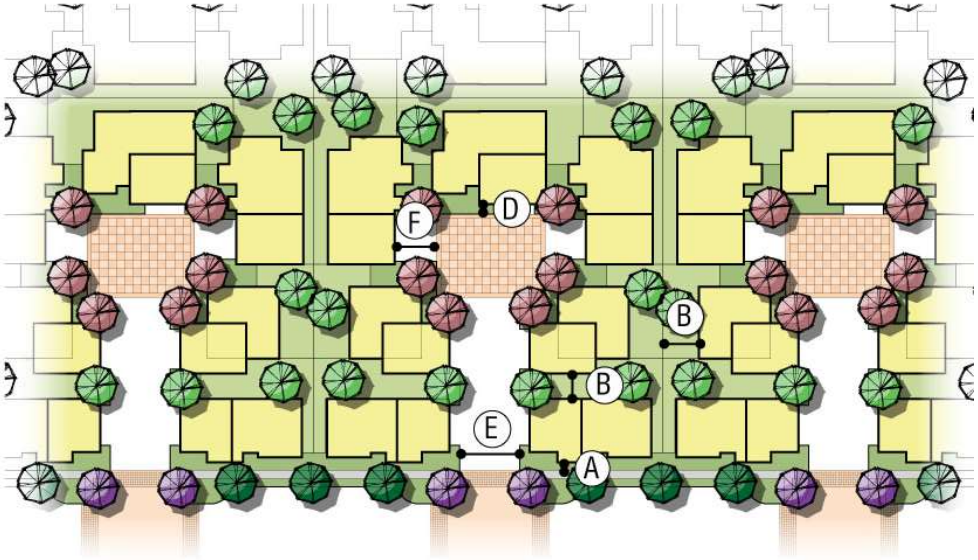
| Character | |
|---|---|
| Typical Character | • Single-family detached homes clustered around an interior courtyard |
| Garage Orientation | • Into interior courtyard |
| Alleys | • Yes |
| Front Door Orientation | • Street Facing for homes along street<br>• Into interior courtyard or onto greenbelts, paseos, parks for interior homes |

| Standards | | | |
|---|---|---|---|
| A | Front Setback | Porch/Patio | 5' Min. |
| | | Living Space (Main Structure) | 10' Min. |
| B | Interior Setback | Side to Side | 8' Min. |
| | | Opposing Porches/ garden wall/patio | 6' Min. |
| C | Side Street Setback | 8' Min. | |
| D | Alley Setback | 3' Min. | |
| E | Alley Width | 26' Min. | |
| F | Garage Setback | ≤ 3' or ≥ 20' | |
| Building Height | | 3 Strories[1] / 40' Max. | |

Notes:
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit







[This page intentionally left blank]

Table 5-5: Single-Family Detached (Alley/Rear Loaded)

| Development Standard | Single-Family Detached (Alley/Rear Loaded) |
|---|---|
| Maximum building height | 3 stories[1] / 40' |
| Minimum Setbacks | |
| Front – to property line: | |
| Porch/Patio | 5' |
| Living space | 10' |
| Side – to property line: | |
| Porch at corner units | 3' |
| Living space/garage | 3' |
| Living space/garage at corner lot | 8' |
| Rear – from alley: | |
| Garage face to garage face | 30' |
| Garage face to alley | 3' |
| Living space to living space | 26' |
| Living space over garage – offset | 2' |

[1] 3rd story shall only be 35-50% of the total building floor area with a maximum of 500sq. ft. per unit

Exhibit 5-5 illustrates how the standards identified in Table 5-5 may be applied to a single-family detached product type with alley/rear loading.



[This page intentionally left blank]

**Exhibit 5-5: Single-Family Detached (Alley/Rear Loaded)**

| Character | |
|---|---|
| Typical Character | • Townhomes Clustered around central courtyards<br>• Homes face into greenbelts, paseos, parks, or courtyards<br>• Separated by pedestrian paseos |
| Garage Orientation | • Interior alley |
| Alleys | • Yes |
| Front Door Orientation | • Street Facing for homes along street<br>• Onto greenbelts, paseos, parks or courtyards for interior homes |

| Standards | | |
|---|---|---|
| A | Front Setback | 10' Min. |
| B | Side Yard Setback | 3' Min. |
| C | Courtyard | 20' Min. |
| D | Porch Encroachment | 5' Max. |
| E | Alley (curb to curb) | 26' Min. |
| F | Alley (face to face) | 30' Min. |
| Building Height | | 3 Stories[1]/40' Max. |

Notes:
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit







[This page intentionally left blank]

Table 5-6: Single-Family Attached

| Development Standard | Single-Family Attached |
|---|---|
| Maximum building height | 3 stories[1] / 40' |
| Minimum Setbacks: | |
| Building Separation: | |
| Front to Front - central paseo/open space | 20' |
| Front to Front - up to max 15% of entire building width | 12' |
| Side to Side | 8' |
| Opposing porches, garden walls, balconies | 6' |
| Front Setbacks – to back of sidewalk: | |
| Porch/balcony/garden wall/patio | 5' |
| Living space | 10' |
| Side Setbacks – to back of sidewalk: | |
| Porch/balcony/garden wall/patio | 5' |
| Living space | 10' |
| Rear Building Setbacks – alley | |
| Garage face to garage face | 30' |
| Garage face to alley | 3' |
| Living space to living space | 26' |
| Living space over garage – offset | 2' |
| Minimum Private Storage Space (per unit) | 100 cubic feet |
| No Private Open Space required | |

[1] 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 sq. ft. per unit

Exhibits 5-6 through 5-8 illustrate how the standards identified in Table 5-6 may be applied to different single-family attached product types.

[This page intentionally left blank]

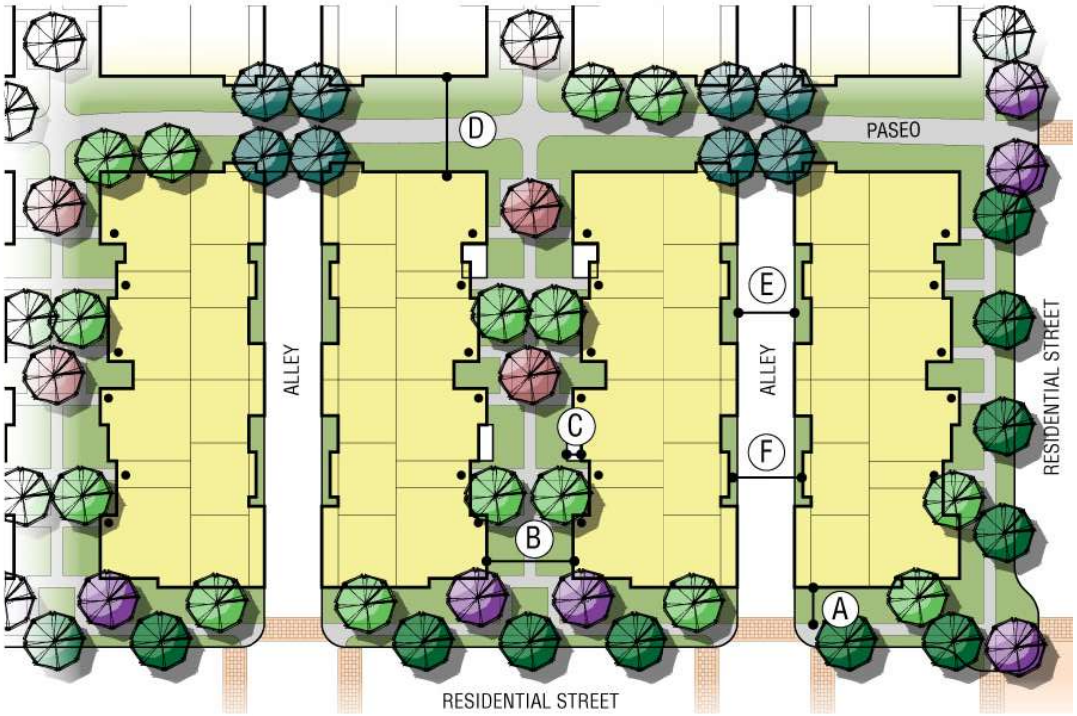
| Character | |
|---|---|
| Typical Character | • Townhomes Clustered around central courtyards<br>• Homes face into greenbelts, paseos, parks, or courtyards<br>• Separated by pedestrian paseos |
| Garage Orientation | • Interior alley |
| Alleys | • Yes |
| Front Door Orientation | • Street Facing for homes along street<br>• Onto greenbelts, paseos, parks or courtyards for interior homes |

| Standards | | |
|---|---|---|
| A | Front Setback | 10' Min. |
| B | Courtyard | 20' Min. |
| C | Porch Encroachment | 5' Max. |
| D | Building to Building | 30' Min. |
| E | Alley (curb to curb) | 26' Min. |
| F | Alley (face to face) | 30' Min. |
| Building Height | | 3 Stories[1]/40' Max. |

Notes:
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit







[This page intentionally left blank]

**Exhibit 5-7: Single-Family Attached Greencourt**

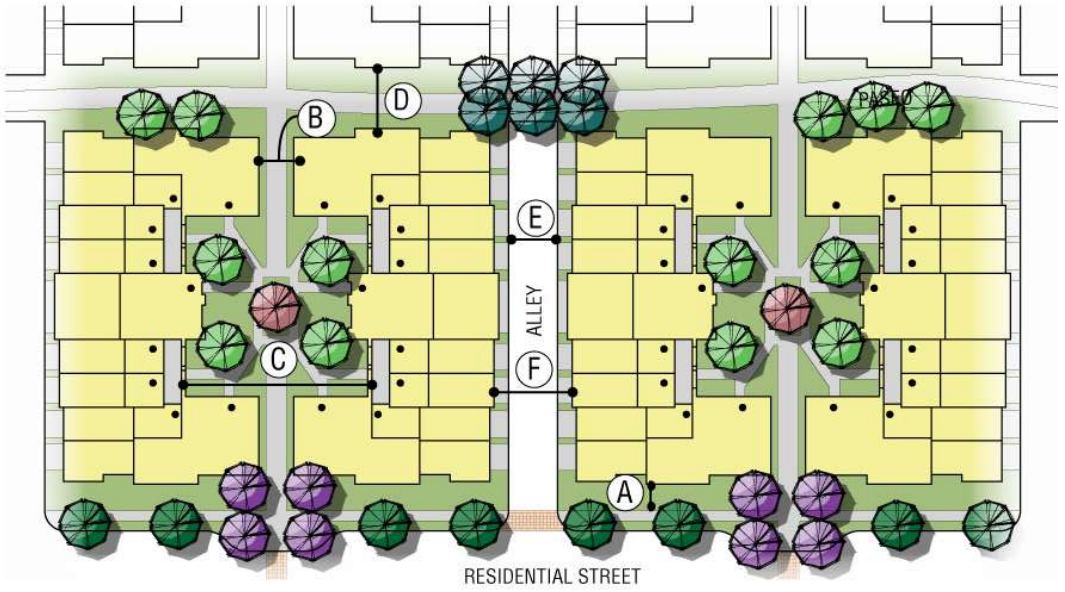
| Character | |
|---|---|
| *Typical Character* | • *Townhomes Clustered around central courtyards*<br>• *Homes face into greenbelts, paseos, parks, or courtyards*<br>• *Separated by pedestrian paseos* |
| *Garage Orientation* | • *Interior alley* |
| *Alleys* | • *Yes* |
| *Front Door Orientation* | • *Street Facing for homes along street*<br>• *Onto greenbelts, paseos, parks or courtyards for interior homes* |

| Standards | | |
|---|---|---|
| A | *Front Setback* | *10' Min.* |
| B | *Courtyard Entry* | *10' Min.* |
| C | *Courtyard* | *20' Max.* |
| D | *Building to Building* | *30' Min.* |
| E | *Alley (curb to curb)* | *26' Min.* |
| F | *Alley (face to face)* | *30' Min.* |
| *Building Height* | | *3 Stories[1]/40' Max.* |

Notes:
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit







[This page intentionally left blank]

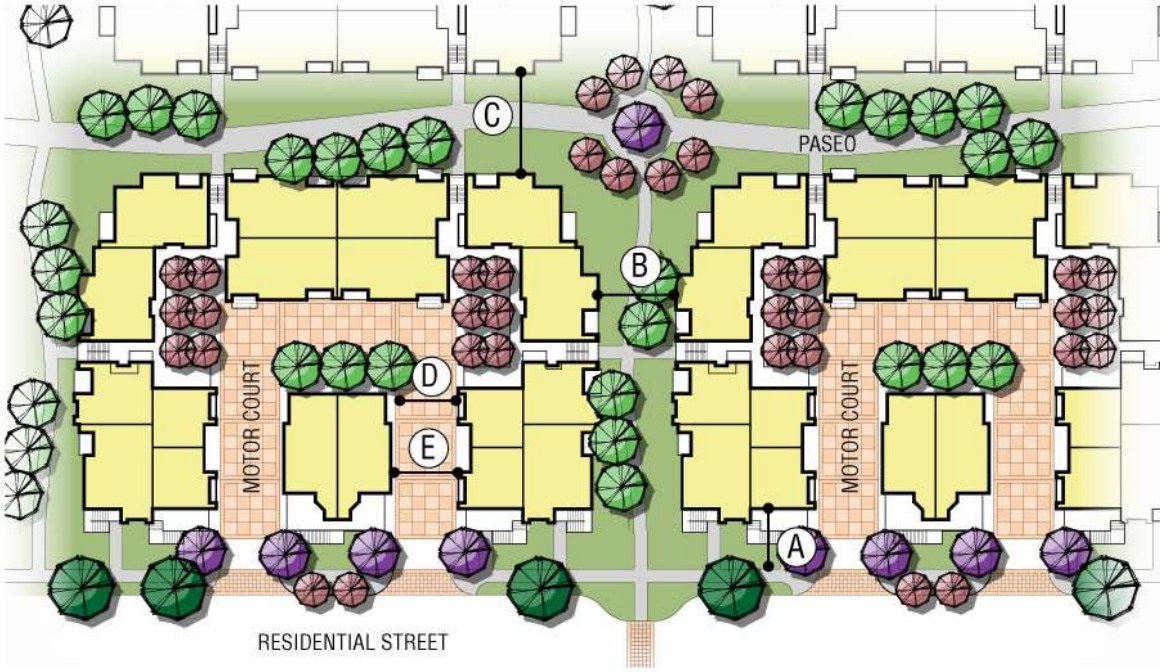
| Character | |
|---|---|
| *Typical Character* | • *Townhomes Clustered around central courtyards*<br>• *Homes face into greenbelts, paseos, parks, or courtyards*<br>• *Separated by pedestrian paseos* |
| *Garage Orientation* | • *Interior alley* |
| *Alleys* | • *Yes* |
| *Front Door Orientation* | • *Street Facing for homes along street*<br>• *Onto greenbelts, paseos, parks or courtyards for interior homes* |

| Standards | | |
|---|---|---|
| *A* | *Front Setback* | *10' Min.* |
| *B* | *Side (face to face)* | *30' Min.* |
| *C* | *Back (face to face)* | *20' Min.* |
| *D* | *Alley (curb to curb)* | *26' Min.* |
| *E* | *Alley (face to face)* | *30' Min.* |
| *Building Height* | | *3 Stories[1]/40' Max.* |

Notes:
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit







[This page intentionally left blank]

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.

[This page intentionally left blank]





| Standards | |
|---|---|
| Front Yard Setback | 75' Min. |
| Side Yard Setback | 20' Min. |
| Rear Yard Setback | Conditional |
| Private Storage Space (Per Unit) | 81 Cubic feet min. |
| Building Height | 3 Stories/40' Max. |



[This page intentionally left blank]

### 5.6.1. Required Parking

Required parking for residential uses is identified in Table 5-8, Residential Parking Requirements. The required parking shall be the total of that for all uses on the site. The Community Development Director or his/her designee may allow a reduction in the total number of required parking stalls for any use, provided that the applicant provides a parking study which demonstrates that a reduction in parking is warranted and that adequate parking will be provided.

**Table 5-8: Residential Parking Requirements**

| Residential Use | Required Number of Spaces/Stalls | | |
|---|---|---|---|
| Accessory Dwelling Unit /Second Unit Housing | 1 Covered | | |
| Live/Work Units: | | | |
| Residential Unit | 2 assigned stalls (tandem or non-tandem) | | |
| Commercial Retail/Office | *See Table 5-3, Commercial and Mixed Use Parking Requirements<br>**See Section 5.5.1. and 5.7.3 for additional parking standards | | |
| Multiple-family Attached units: | Covered[1] | Uncovered | Guest |
| Studio | 1 | 0 | 1 per 5 units |
| 1 bedroom | 1.0 | 0.4 | |
| 2 bedrooms | 1.0 | 0.9 | |
| 3 bedrooms | 1.0 | 1.1 | |
| More than 3 bedrooms | 2.0 | 1.0 | |
| Single-family, detached and attached | 1 assigned stall within a fully enclosed garage or parking structure, plus 0.3 stalls unassigned per dwelling unit<br>*See section 5.7.3 for additional parking standards | | |
| Single-family, detached | 2 in fully enclosed garage | | |

[1] Minimum 25% of covered parking spaces may be provided in an enclosed garage.

### 5.6.2. Walls and Fences

A. Adjacent to the street: Architectural walls, garden walls or fences shall not exceed six feet (6') in height in any required front yard setback and must comply with the architectural design guidelines set forth in Chapter 6.

B. No wall or fence shall exceed six feet (6') in height in a required side or rear yards setback.

C. The materials and construction of wall and fences shall otherwise comply with the requirement of the Development Code and the intent of the applicable Design Guidelines within this Specific Plan. Wood fencing shall be prohibited. Walls and fences shall not interfere with fire department operation. Emergency access gates shall be provided and are subject to fire department approval.

D. See Section 7.7 for additional standards.

## 5.7. Additional Development Standards

### 5.7.1. Mechanical and Security Equipment

A. Air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be screened, shielded and/or sound buffered from adjacent properties by landscape or structures, such as screen walls. Screening should be architecturally compatible with main building.

B. Roof mounted equipment shall be screened by a parapet wall and shall not be visible from the public right-of-way.

C. Above ground utility boxes, telephone boxes, water lines, back flow preventers, cable boxes or similar structure within public view shall be screened by landscape or structures, such as screen walls. Screening should be architecturally compatible with main building. No above ground utility boxes in front setback will be allowed.

D. Commercial and residential development shall include the installation, maintenance and operation of security cameras pursuant to the applicable provisions of the Highland Municipal Code and applicable Conditions of Approval.

### 5.7.2. Trash Enclosures

A. Enclosures shall be required for refuse and recycling bins and shall be screened from view from public rights-of way.

B. Enclosures shall be in accordance with City standards and be architecturally compatible with the main building.

C. Enclosures are not permitted within any required street side setback.

D. Areas for trash enclosures shall be adequate in capacity, number, and distribution to serve the development project (Development Code section 16.40.400). Location of trash enclosure shall be shown on all site plans at the time of new project submittal.

E. One (1), three (3) cubic yard trash bin per every twenty-four (24) residential units, and one (1), three (3) cubic yard recycle bin per twenty-four (24) residential units.

### 5.7.3. Parking and Access Standards

#### 5.7.3.1. Off-Street Parking Design Requirements

A. Applicability. The standards of this Section shall apply to all land uses, buildings, and structures and replaces Section 16.52, "Parking Regulations" of the Development Code, unless noted herein. These standards shall also apply to additions, enhancements, and modifications to existing structures which increase floor area. At the time a building or structure is added onto, enlarged, or modified, parking and loading spaces shall be provided for both the existing structure and uses and the modified or enlarged portions to conform to provisions of this Section. For any use not specified in this Section, the Community Development Director or his/her designee shall have the authority to determine the appropriate parking requirements

based upon similarities between parking generation characteristics of the proposed use with other similar uses identified in this Section.

B. General Provisions. The following general provisions shall apply to development and use of parking facilities:

1. Accessibility/Usability. All access, parking, and loading facilities shall be usable and shall be permanently maintained for access, parking, and loading for the permitted and intended use(s).
2. Lighting. All parking lots, parking structures, and loading areas shall be provided with adequate lighting to enhance security and safety. All commercial lighting shall be shielded and directed away from residential properties.
3. Landscaping for Parking Facilities.

- Within all parking areas, at least ten percent (10%) of any common parking area shall be landscaped.
- Landscaping shall be distributed throughout the entire parking lot. Not more than sixty percent (60%) shall be included as perimeter landscaping. A minimum of forty percent (40%) shall be distributed throughout the interior to the parking lot.
- All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment, or overhang.
- All landscaping shall be provided with permanent irrigation systems.
- Parking lot landscaping shall include shade trees located so as to provide for shade canopies.
- Tandem parking is allowed and may be counted toward the required parking for residential single-family attached or live-work residential housing types. However, for all other housing types, tandem parking may only be counted towards requirements for guest parking.
- Paving shall be required for all permanent parking, access, and loading facilities.

### 5.7.3.2. Minimum Dimensions for Required Off-Street Parking and Loading Spaces

A. Parking Spaces. The minimum individual parking space or stall size shall be nine feet (9') wide by nineteen feet (19') deep including the two foot (2') curb overhang, if applicable.

B. Up to twenty percent (20%) of required parking spaces may be compact spaces with a minimum dimension of eight feet (8') by sixteen (16') feet deep.

C. Tandem Spaces. Each tandem space shall be nine feet (9') wide by twenty-one feet (21') deep.

D. Loading Spaces. The minimum loading space size shall be thirty-five feet (35') long and ten feet (10') wide, with a minimum vertical clearance of fourteen feet (14').

E. Handicap spaces shall be of a size, number and location that comply with all State and Federal requirements. Two percent (2%) of ground floor units in addition to five percent (5%) of required guest parking is required for the total number of handicap accessible spaces on site.

### 5.7.3.3. Minimum Dimensions of Parking Bays and Aisles

The minimum dimensions for parking bays and aisles shall be subject to the requirement of Section 16.52.060.B, "Dimensions of Parking Bays and Aisles" of the Development Code. Deviations from Section 16.52.060 may be approved by the Community Development Director or his or her designee at the time of site plan review.

### 5.7.3.4. Gating of Roadways (Private Access Gates)

All proposed permanent vehicular access gates, except gates providing access to a single residential lot, shall be subject to the requirements contained in this Section. Temporary barriers erected for emergency response, repair or special event purposes are not subject to these

requirements. Driveways are considered to be roadways for the purpose of these gating requirements.

A. City Owned Roadways. Gating of City-owned roadways is prohibited.

B. Stacking Distance. Adequate stacking distance, turnaround areas, public safety elements and signage shall be included in the gate design and shall be approved by the City and all impacted agencies. All gates shall meet the Fire Department requirements and provide passage with unobstructed vertical clearance. A minimum stacking distance of two cars shall be provided.

C. Public Safety Access. Access shall be provided at all times for law enforcement agencies, the Fire Department, City inspection, utility and other health and safety related vehicles.

## 5.8. Sign Standards (for more information see Section 6.5 of the Design Guidelines)

The following sign standards have been established for the purpose of maintaining the quality and aesthetics of signs throughout the Specific Plan area for the mutual benefit of all tenants and residents, and to comply with the approved Comprehensive Sign Plan for the development. Sign standards are subject to final approval by the City of Highland as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between the sign standards in this Specific Plan and the final sign standards established in the Comprehensive Sign Plan approved by the City of Highland, the latter shall prevail. Please refer to Section 6.5, Signage and Environmental Graphics Program, for additional Specific Plan signage program standards.

### 5.8.1. Freeway Pylon Signs

Located along the freeway, the pylon signs shall not exceed ninety feet (90') in height and will be internally illuminated. One (1) of the freeway pylon signs may also include an electronic message board for on- and off-premise advertising that may be twenty-four feet tall by eighteen feet wide (24' x 18'). Any proposal for a freeway oriented electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval

prior to submitting of building permits. The pylon signs may include the names of tenants, with each tenant cabinet being no more than eight feet (8') tall.

### 5.8.2. East Gateway Monument Sign

Located at the southeast corner of the Specific Plan along Greenspot Road, the monument sign shall not exceed thirty-eight feet (38') in height and will be internally illuminated. The monument sign may include an electronic message board for on- and off-premise advertising that may be nine feet tall by fourteen feet wide (9' x 14'). Any proposal for an electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval prior to submitting of building permits. The monument sign may include the names of tenants, with each tenant cabinet being no more than four feet (4') tall. The East Gateway Monument Sign is not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road.

### 5.8.3. Multi-Tenant Monument Signs

Located along Greenspot Road, multi-tenant monument signs may be up to thirty feet (30') tall and will be internally illuminated. Multi-tenant monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road.

### 5.8.4. Pad Monument Signs

The pad monument signs will be pedestrian scale, with a maximum height of ten feet (10'). Pad monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road.

### 5.8.5. Tenant Identity Signs

Tenant identity signage can exhibit the logos, look and feel of the stores they represent; however signage shall also maintain consistency with the Comprehensive Sign Plan.

#### 5.8.5.1. General Requirements

A. Tenant shall submit, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design, color, illumination materials and method of attachment.
B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
C. All signs shall be constructed and installed at Tenant's sole expense.
D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Highland.
E. All signs shall be reviewed for conformance with the standards established in the Comprehensive Sign Plan. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should the Tenant's sign require maintenance or repair, the Developer shall give the Tenant thirty (30) days written notice to effect said maintenance or repair. Should the tenant fail to do the same, the Developer may undertake repairs and the Tenant shall reimburse the Developer within ten (10) days from receipt of the Developer's invoice.
G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

#### 5.8.5.2. Specifications

A. General Specifications:
    1. No animated, flashing or audible signs shall be permitted.
    2. All signs, including temporary signs and their installation shall comply with all City of Highland's building and electrical codes.
    3. No exposed raceways, crossovers or conduit shall be permitted. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Tenant signage shall not include any background color, material

and/or structure used to delineate tenant's signage. The Developer shall have the sole and separate discretion in varying any provision of these specifications.

4. All cabinets, conductors, transformers and other equipment shall be concealed.
5. Temporary signs and painted lettering shall not be permitted except as approved by the City of Highland.
6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
7. Upon removal of any sign by Tenant, and damage to the sign band face shall be repaired by the Tenant or by the Developer at the Tenant's cost.
8. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by the Developer.

### 5.9. Defensible Space Guidelines

In response to concerns of the Police Department and the Fire Department, this Specific Plan incorporates design elements to discourage criminal activity and facilitate the provisions of emergency services. The Specific Plan elements that address "Defensible Space" or "Crime Prevention through Environmental Design" include:

A. Landscape design that avoids dense plantings immediately adjacent to buildings that could inhibit the ability of the Fire Department to use emergency equipment and create hiding places.

B. Landscape design that focuses on creating usable spaces within outdoor areas to encourage outdoor activity.

C. Parking design that maximizes visibility and surveillability.

D. Directories located to ensure quick access and site orientation by emergency personnel.

E. Residential units oriented toward the street, paseos and/or open space areas for maximum visibility.



[This page intentionally left blank]

# 6. DESIGN GUIDELINES

## 6.1. Purpose and Intent

Previous chapters of the Specific Plan have addressed the Specific Plan's land use and infrastructure plans. The purpose of this chapter is to ensure that all individual development undertaken pursuant to this Specific Plan will conform to high standards of design excellence. The following guidelines establish a design framework that individual developers of commercial centers and residential neighborhoods will use as a guide for new construction. The guidelines encourage creativity in site planning and architectural design, and promote a cohesive community by integrating commercial areas and residential neighborhoods with open space uses.

This chapter identifies design guidelines for commercial and residential architecture, as well as for site planning, outdoor mechanical equipment, lighting and signage. They provide criteria for design that include written statements, sketches, photographic illustrations, and examples which will be used to evaluate every design proposal.

Design should clearly reflect the "place making" techniques described in this Chapter. Through careful planning, the Specific Plan area is destined to be an attractive and desirable place for its new residents to live, work and play, as well as a destination for Highland residents to shop, eat and be entertained.

## 6.2. Commercial & Mixed-Use Design Guidelines

The purpose of the Commercial and Mixed Use Design Guidelines is to establish planning and design parameters that will allow both design controls and design flexibility for the future development of Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center. The following guidelines shall apply to the development of retail, entertainment, office, hotel, and other non-residential uses within Planning Areas 1 and 3. These guidelines provide design

criteria for site planning, theming, building mass and organization, architecture, circulation, screen walls and fences, retaining walls, service facilities, mechanical equipment, trash enclosures, outdoor storage, outdoor lighting, pedestrian areas, and special uses including drive-through facilities.



Architectural design and details are critical for all structures within public view.



### 6.2.1. Site Planning

Within the Specific Plan area, site design should first address the nature and function of the use and structure. Architectural design and details are critical for all structures within public view. Landscaping, including entry features, is to be provided to highlight positive visual features, and to provide a pleasant outdoor environment. Design within the Specific Plan area should meld function and form, not one to the exclusion of the other. Consequently, each development plan submittal will be reviewed for its overall design, with emphasis on individuality and allowance for unique functional needs.

To facilitate design integrity among the structures within the Specific Plan area, the following should be incorporated into the design of commercial and mixed use developments:

- Require comprehensive master planning of the proposed development to ensure integrated site-planning including logical connection to adjacent uses.
- Compatibility should be promoted through appropriate location and orientation of buildings.
  - Placement of buildings should consider the context of the commercial area, the location of nearby residential land uses, the location of major traffic generators, and circulation routes.
  - Buildings should be sited so that architectural focal points can be provided at strategic locations.
  - Building storefronts should face pedestrian walks, public parking or adjacent buildings.

- Physical and psychological security for patrons should be enhanced through appropriate design, such as locating buildings and windows to maximize "eyes" on entryways and pedestrian pathways, and parking lots; adequate lighting should be provided throughout; and design and enhancement of landscaping should not block views of entries and pedestrian pathways.



### 6.2.2. Design Theme

The general design theme for Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center is established through guidelines that promote an agrarian character that creates an overall "Sense of Place".

Planning Areas 1 and 3 contain a mixture of uses and an agrarian architectural style. These Planning Areas emphasizes the agrarian style that provides vitality and interest to the project with a simple and elegant design. Listed below are objectives that should be followed:

- A building should be designed for its particular site conditions, whether abutting the Village Paseo, or fronting Greenspot Road.
- Diversity can also be accomplished with a balanced mix of tenants. The size and quality of the tenants, the indoor and outdoor display concepts, and the quality of the building exteriors are all factors of design diversity.
- If visible from SR210, public streets, central parking lots, primary circulation routes or adjacent buildings, side and rear building elevations should be designed with attention to the agrarian style design theme.
- Creation of a unique "Sense of Place" and community should be encouraged.
- Details should enhance the design or character of a building.
  - Windows and openings should be consistent with the architectural style of the buildings and maintain similar proportions and rhythm with those on adjacent buildings.



- Structures should incorporate design details that create a warm and inviting appearance with functional elements such as courtyards, plazas, gateways, colonnades and portals. Courtyards and plazas will be designed near smaller scale commercial buildings, and not near large scale commercial buildings. These elements help to define and organize space into smaller elements.
- The design of outdoor patios (i.e. enclosures, landscaping, furnishings) should be compatible with the architectural style of the building.

### 6.2.3. Building Mass and Scale

The site is seen from SR210 along the west and south that is raised about twenty-five (25) feet above adjacent grade. Therefore, the buildings will be seen from different angles and heights. As a result, roof top equipment will not be able to be screened from view of SR210 due to the height of the State Route compared to the buildings in the Specific Plan area. The building forms should be treated in a three dimensional, sculptural way, with the possibility of a variety of roof forms. In addition, roofs need to be designed with mechanical equipment in mind. Equipment should be screened from street level with raised parapets, or other equivalent solutions.

- Pedestrian-scale should be provided on ground levels especially in multi-storied buildings.
- Pedestrian-scaled building details, such as windows, doors and entry features will also enhance the human scale to the project.

### 6.2.4. Articulation and Entrances

A. Articulation. Buildings should be articulated to provide architectural interest and reduce large massing elements. Articulation of horizontal and vertical surfaces, along with fenestration and openings, color, texture and the use of varied materials, should be used to reduce the appearance of undifferentiated massing. Large smooth, unarticulated surfaces should be avoided.

- Design buildings with three-dimensional quality; building facades should be based upon a pleasing set of proportions.
- Differentiate between the three traditional parts of a building: base, mid-section, and top through the use of wall articulation and/or contrasting materials and colors.

B. Building Entries. A building entry provides the opportunity to create a detailed point of arrival for pedestrian users.

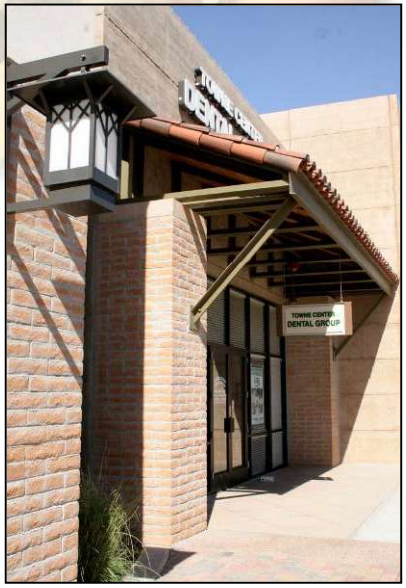
- Building entries should be pronounced and easily recognizable, contribute to the building's design character, and provide climate protection.
- Provide highly visible building entrances, preferably oriented to the streets and outdoor spaces; entrances may be clearly expressed with, overhangs, special materials and/or detailing to enhance the architecture.
- Openings should be designed to maximize natural light into the building and to allow visibility of interiors from the outside.
- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.




Materials and colors harmonious with the agrarian style should be used to create visual interest.

### 6.2.5. Materials and Colors

Materials and colors harmonious with the agrarian style should be used in order to create visual interest. Exterior materials and color scheme should be consistent with the agrarian style architecture in Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center. An example includes exposed concrete or stucco with stone or brick base in neutral colors such as beige, tan, and/or brown. Diversity and richness of architectural expression will be achieved with a variety of material choices that are seen in proximity to one another. Materials such as stone, wood, tile, concrete, metal and glass can be introduced in different facade treatments to ensure that a single material such as cement plaster is not dominating the palette.





Visual roof elements should be designed consistent with the general building character.

- Avoid large expanses of smooth surfaces such as concrete or glass. A mixture of smooth and textured blocks for exterior building walls is encouraged.
- Use materials that exhibit permanence and quality, and that unify a buildings appearance on all sides that face the public view and main parking fields; materials and colors should promote visual harmony and preserve the agrarian architectural style. Stone veneers, brick, tile, pre-cast architectural concrete, or stucco are preferred.
- To maintain the agrarian appearance and to create a historic interest, building materials should be consistent with the agrarian style for each block of storefronts. Materials may be used to highlight building entrances or distinguish the building base.
- Material and color change should occur at a change in the building plane, and reinforce the buildings massing concept.
- Colors on all facade elements should be coordinated, including awnings and trim.

### 6.2.6. Roof / Rooftop Equipment

Visual roof elements should be designed consistent with the general building character. Materials and colors should complement the architectural style.

- Locate and/or screen rooftop equipment so that it is not visible from streets and publicly accessible spaces; Methods of rooftop screening should be integral to the building's form.
- When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match the finished roof material.

### 6.2.7. Climate Protection

Given the hot summer weather, buildings should contribute towards the creation of shaded walkways using trellises, awnings, canopies, loggias, colonnades and other similar devices. Street trees and landscaping should also provide shade during the hot summers.

- Shading devices should be designed as an integral part of building facades and should be integrated into the aesthetics of the architecture.
- A variety of materials with a sense of permanence should be used for shading devices, e.g. wood louvers. At the same time, less durable materials that exploit the qualities of light with their transparency, like matte finished fabrics used in awnings, may be used.
- Screening devices and other elements of building design need to buffer against occasional strong winds.



Canopies provide shade from the hot summer weather.

### 6.2.8. Green Building Techniques

Green Building is a benefit to the community and the region. It provides for resource efficiency and is an environmentally safe approach to building. Higher energy efficiency means less utility operation, and less utility operation means less air and water pollution. It also encourages conservation of water resources, preserving of the old growth forests, and recycling as much construction waste as possible. Green building techniques shall be utilized by the builder(s) and include:

- Design and build commercial buildings to exceed 2005 California Title 24 standards by a minimum of five percent (5%).
- Residential areas will meet Title 24 requirements and include green building and site planning techniques such as listed below in Residential Green Building Strategies.
- Reduce water consumption by utilizing innovative indoor plumbing designs.
- Reduce wood use by employing engineered wood systems where practicable.

- Building design should exploit the use of natural light with light shelves and similar devices to minimize the dependence on artificial light.
- Greenspot Village is an infill and mixed-use developments that will increase economic vitality and make the most of existing infrastructure.

***Residential Green Building Strategies*** - will include exploring the following and implementing, where feasible and practical, for the Greenspot Village overall specific plan and consideration for the specific plan area location. The plan may also include third party verification through California Green Builder, Build It Green GreenPoint rated, National Association of Home Builders (NAHB) Guidelines, employ elements from the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) rating system, or other recognized green building strategy:

- Policies and designs that make it easier for people to drive less.
- Planning and design decisions that encourage neighborliness and outdoor activities.
- Durable and low-maintenance materials and design strategies that help keep homes affordable year after year.
- Cool site strategies that reduce the urban heat island effect.
- Passive solar heating, overhangs on south windows, deciduous trees on west and south sides.
- Upgraded insulation, structural insulated panels, and high performance low-energy windows.
- High efficiency heating and air conditioning equipment, and energy efficient Energy Star appliances.
- Solar water heating for space heating and domestic hot water, photovoltaics for on-site electricity generation.
- Reuse/recycling of construction and demolition waste.
- Recycled fly ash in concrete.

- Advanced framing techniques, engineered lumber, Forest Stewardship Council (FSC)-certified framing lumber.
- Recycled-content decking, ceramic tiles, carpet and other products.
- Flooring made from rapidly renewable resources such as cork, linoleum, bamboo.
- Low-water landscaping and high efficiency irrigation.
- Green roofs.
- High efficiency faucets and showerheads with below-standard flow rates.
- Water submeters to encourage conservation.
- Water-efficient dishwashers and washing machines.
- Noise and vibration controls.
- Kitchen and bathroom fans that exhaust to the outside to remove moisture from the home.
- Low- or no-VOC paints, coatings and adhesives.
- Pressed-wood products with reduced formaldehyde and flooring with low VOC emissions.
- Explore innovative and new technologies that enhance energy efficiency, conserve resources and reduce environmental impacts.

### 6.2.9. Lighting

Light should be considered as an integral part of building design. Proper lighting design will have a positive effect on the appearance of the building and the perception of users and promote a safe and enjoyable nighttime pedestrian environment.

Lighting that is visible on the inside and outside of a building contributes to the quality of mood and can provide a sense of being inhabited and safe. Lighting can enhance and enrich the character of the entire project.

Within the Specific Plan area there will be a need for several exterior lighting types:

- Area Lighting – for public and private parking lots, alley ways, parkways, pedestrian paseos and walkways. Such lighting should be set in a manner that assures maximum lighting benefit without allowing stray light to intrude into windows of nearby residents or to create glare problems for nearby automobile traffic.
- Ornamental Lighting – not intended to light large area or wall surfaces. Ornamental lighting plays an important role in bringing visual life to streets at night. Colors, finishes and design, or ornamental lighting should be compatible with the agrarian style design characteristics of the architecture.
- "Hidden Source" Lighting – for certain prominent architectural features, hidden source lighting can be used to create dramatic effects, illuminating towers or other unique architectural features. Such lighting can be concealed in soffits, behind kedges or parapets, or even set into landscape areas with the light directed at the element to be highlighted.
- In addition, the following "rules of thumb" should apply:
  - Lighting levels should be sufficient for the safety and security of vehicular and pedestrian traffic, but should not spill onto adjacent properties.
  - Lighting should be provided in all parking, vehicular, and pedestrian circulation, loading, and storage areas.
  - Lighting in parking lots should be located to assure adequate light levels and create an even level of illumination.
  - Exterior lighting should be architecturally integrated with the building style, materials, finishes and colors.
  - Building design should exploit the use of natural light with windows, skylights, light shelves and similar devices, minimizing dependence on artificial light.



### 6.2.10. Access and Parking Facilities

Parking lot design should include an efficient traffic movement pattern, adequate turning radii, convenient parking locations, a useful pedestrian circulation system and landscaping to enhance appearance.

- Textured or colored pavement materials may be used to draw attention to pedestrian circulation paths.



### 6.2.11. Pedestrian Areas and Linkages

Pedestrian areas should provide an environment that invites visitors, workers and residents to stores and creates an informal social area. Courtyards, patios, plazas, enhanced paving, water features, street furniture, and similar pedestrian amenities should be incorporated into pedestrian oriented building areas whenever possible.

- Sidewalks and pedestrian paths should provide convenient connections between storefronts, outdoor spaces, and parking, as well as to adjacent residential uses. It is especially important to provide clearly marked and direct pedestrian pathways that connect parking areas with sidewalks and storefronts.
- Use landscaping to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections by establishing a visual separation between vehicular and pedestrian routes.
- Place street furniture and pedestrian amenities so that they do not interrupt connecting walkways and paths.
- Provide side walks with street trees, pedestrian-scaled light fixtures and street furniture.



Plazas may be located throughout the Specific Plan area. A plaza is defined as mostly hardscape, outdoor public space oriented toward the pedestrian and in which cars are excluded. Its main function is to allow for a place for sitting, strolling, eating and interacting with other people. General characteristics are as follows:

- Plazas should include amenities such as benches, outdoor eating areas, landscaping, accent lighting, public art, shade, trash receptacles, and water fountains.
- Design plazas with:
  - Ample seating space;
  - A central focal point such as public art, landscaping, or fountain;
  - Areas in both sun and shade;
  - Public space framed by surrounding buildings.

### 6.2.12. Service Facilities, Mechanical Equipment and Trash Enclosures

A. Service areas (i.e. areas for loading/unloading, unpacking of goods, auto service, etc.) should be simple, efficient, and functional.

- Support facilities for utilities, transformers, generators, mechanical equipment, loading areas, and trash enclosures should be adequately screened from view from main circulation routes, parking areas, and adjacent buildings. Screening should be of a material complementary to the structure and or landscaping and berming.
- Utility equipment such as electric meters, electrical panels and similar equipment should be located either in a utility room within the building or should be enclosed within an exterior cabinet or screened from view using architecturally compatible walls or landscaping. Utility equipment can be located outside of a utility room if the utility equipment faces a service drive aisle.
- Loading doors should not be located on a building facade directly facing a street. All loading doors within public view of a public street should be screened with walls, berms or landscaping or blend in with the architecture of the building.

B. Trash bins and compactors should be stored in an approved enclosure or service yard and placed between or within buildings wherever possible.

- Refuse bins should be provided in sufficient number, and placed in convenient location(s).
- Landscaping should be used to screen trash enclosures. Vines planted to obscure enclosure walls can also deter graffiti. The use of chain link fencing, barbed wire or razor wire is not permitted.
- Trash enclosures should be constructed with materials that are architecturally compatible with the main building.
- Trash areas should not be used for storage. The premises should be kept in a neat and orderly condition at all times, and all improvements should be maintained in a condition of good repair and appearance.
- Fire risers and roof access ladders shall be placed inside the building screened from public view.

### 6.2.13. Special Uses

#### 6.2.13.1. Multiple Store Retailers ("Chain Retailers")

Design guidelines for Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center recognize the value of brand recognition for retailers with multiple stores locations. A retailer with multiple stores typically employs a retail format that is common among locations and may include standardized signs, architecture, design, interior and exterior colors, forms, shapes, materials, and the display of standardized logos to promote and enhance the company's image, products or services.

Multiple store retailers include those whose market areas may be the local area or regional, national, or international markets. Accordingly, each tenant that is part of a multiple location retail organization shall be permitted to construct and improve premises within the Specific Plan




Multiple store retailers shall be permitted to construct and improve premises that are consistent with that company's retail prototype format.

area that are consistent with that company's retail prototype format, including but not limited to: standardized signs, architecture, design, interior and exterior colors, forms, shapes, and materials, and the display of standardized logos, sign text, script, color, awnings and text thereon, lighting, and landscaping and shall be subject to review by the City of Highland Planning Commission.




Themed restaurants shall be permitted to construct and improve premises that are consistent with that company's restaurant prototype format.

### 6.2.13.2. Themed Restaurants

Design guidelines for Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center recognize the value of brand recognition for themed restaurants with multiple locations. A themed restaurant typically utilize a restaurant format that is common among locations and may include standardized signs, architecture, design, interior and exterior colors, forms, shapes, materials, and the display of standardized logos to promote and enhance the company's image and product.

Themed restaurants include those whose market areas may be the local area or regional, national, or international markets. Accordingly, each tenant that is part of a themed restaurant organization shall be permitted to construct and improve premises within the Specific Plan area that are consistent with that company's restaurant prototype format, including but not limited to: standardized signs, architecture, design, interior and exterior colors, forms, shapes, and materials, and the display of standardized logos, sign text, script, color, outdoor eating areas and patios, awnings and text thereon, lighting, and landscaping and shall be subject to review by the City of Highland Planning Commission.

### 6.2.13.3. Drive-Through Facilities

- The siting of drive-through facilities, including ingress and egress, should be integrated to function within the circulation patterns of the surrounding commercial center and should minimize conflicts.

- Drive-through lanes should be sited to minimize conflicts with walk-in patrons traveling from the parking lot to the building entrance.
- Drive-through uses should provide similar architectural elements as other buildings.
- Drive-through windows that face major circulation routes or primary views within a commercial center shall be adequately screened with landscaping.
- Landscaping should be designed and located to soften the visual impact of vehicle stacking areas for drive-through windows.
- Outdoor seating areas, play equipment, and perimeter fencing should have an attractive design that is compatible with the architecture of the main building.

### 6.2.13.4. Vehicle Fueling Stations

- On-site circulation and ingress/egress should be integrated to function with the circulation patterns of the surrounding commercial center.
- The design of on-site circulation patterns should take into account vehicular and pedestrian circulation for all on-sites uses, i.e. fuel pumps, convenience store, car wash, etc.
- Vehicle fueling station buildings should provide the same architectural quality and elements as other buildings in the commercial center and be compatible with surrounding buildings.
- Accessory structures, i.e. canopies, cashier booths, car wash tunnels, should feature architectural design and detail consistent with the main building and adjacent buildings
- Vehicle fueling stations that include car wash facilities in which customers exit their cars should provide an indoor or shaded waiting area.

### 6.2.13.5. Large Volume Buildings



- Reduce the apparent scale and uniformity of facades in order to make larger buildings seem more inviting.
- Long, undifferentiated surfaces, facades, or building frontages are strongly discouraged. At least three features that add visual interest, such as arcades, decorative cornices, display windows, windows articulated with trim, and entry awnings should be used on front facades.
- In situations where blank walls are necessary for structural reasons, these surfaces shal be enhanced with decorative materials, colors, trellis structures, murals or other detail elements that complement the building.
- Varying rooflines and forms should be used to create interest and reduce the apparent scale of large volume buildings.
- Roofline variations should be used to provide architectural style or character for large volume buildings that are limited in wall configuration due to functional constraints.
- Cornice treatments, parapet wall details, overhanging eaves, and similar methods should be used to enhance the architectural character of the roof.
- Color schemes should be neutral and help reduce apparent size and bulk of buildings.

### 6.3. Residential Design Guidelines

The goal of the following residential design guidelines is to create a community that is unique within the Inland Empire and reminiscent of Highland's heritage. Looking back on Highland's older established neighborhoods for inspiration, the intent of the Specific Plan is to recapture the charm and essence of these original home styles expressed in a simple manner adapted to modern functions.



These homes will demonstrate individuality, and a high quality of design and construction. Overall compatibility throughout neighborhoods and the community will be achieved through a community wide landscape program. Natural features, such as City Creek along the northwestern boundary of Planning Area 2 – Residential Villages, may create opportunities for view corridors that overlook City Creek. Planning Area 2 may provide future access to regional trails that run parallel to City Creek.

#### 6.3.1. Design Principles

The following guiding principles for the residential design guidelines is to create a sense of community and a sense of place that is open, safe, walkable, well maintained, has excellent connectivity, well landscaped and promotes community gathering places such as parks, recreation areas and trails.

- Creating community identity/character.
- Create an "open" feel through the use of open space, building setbacks, building separation, landscape, site planning and minimizing groupings of garages.
- Apply sound environmental design techniques, creating a garden atmosphere.
- Avoid alleyways lined by garages without windows on the street.
- Create walkability through safe pedestrian pathways that are well lit and pleasantly landscaped.



Existing homes in Highland

- Assure easy connectivity throughout the community to retail areas, the Highland Marketplace and Village Center.
- Create tree-lined shaded narrow streets.
- Create a management and maintenance plan that will ensure long term sustainability of the community, maintaining structural and aesthetic integrity of the buildings and a healthy, clean and attractive landscape environment.
- Provide for community gathering places, i.e. pocket parks, recreation areas, tot lots, courtyards, etc.
- Create an aesthetically pleasing atmosphere through landscape and architectural design.

### 6.3.2. Safety

Safety, both perceived and real is an important goal of the Specific Plan. To achieve this, the following principles are encouraged:

- Maximize residents' ability to view public spaces.
- Encourage residents' use of community gathering spaces.
- Provide appropriate lighting for streets, paths, alleys, and parks.
- Encourage resident interaction and ability to watch out for each other.
- Maintain a safe environment by promoting clear visual connections to sidewalks, parking lots and parks while avoiding the use of solid fences, garage lined alleyways and other barriers.
- Locate open spaces and recreational areas so they are visible from nearby homes and streets.
- Avoid landscaping that might create blind spots or hiding places.
- Create a sense of community ownership.

### 6.3.3. Architectural Style and Plan Mix

An important goal in this community is to develop varied and interesting street scenes. In order to achieve this, the following architectural style and plan requirements should be met:

In all neighborhoods provide:

- Minimum of 3 plans
- Minimum of 2 elevations per plan
- Minimum of 2 different color schemes per plan
- Minimum of 2 different architectural styles per neighborhood.

Builders will select from the palette of architectural styles explained in the following section.

### 6.3.4. Architectural Style

The Specific Plan residential design guidelines are intended to promote visual compatibility and individuality for the neighborhood and home. The residential guidelines do not promote rigid adherence to architectural styles, but assist in the design and quality of the end product.

Achieving variety and diversity in neighborhood architecture is a key community objective. For concept and inspiration, the Specific Plan has turned to Southern California's past. The "early California" heritage is one that embraces a lineage of architectural styles throughout California from the 1900s through the 1940s. Each style has historical precedence in southern California, and is capable of contemporary interpretation. The intent is to encourage application of detail and materials authentic to the spirit and character of the style.

Each neighborhood should utilize the architectural styles selected from the list below.

- Spanish Colonial
- Monterey

- Craftsman Bungalow
- Folk Victorian
- Colonial Revival

Each residential style is presented on the following pages in the form of an image collage and a matrix description of its main components.

## Spanish Colonial

Spanish Colonial style is distinguished by tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork. The architectural courtyards of the Spanish Colonial heritage include hanging pots, a flowering garden and shade trees as the foreground design elements.

Key features of this style were adapted to the southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the contrast of materials and textures.



Table 6-1: Spanish Colonial Style Elements

| Style Elements | | |
|---|---|---|
| **Form** | - Three story massing with one story elements<br>- Deep recessed arches<br>- Boxed out elements on second floor<br>- Varied plan forms |  |
| **Roof** | - Low pitch roof<br>- Predominantly gabled side to side roof with forward facing hip roof element<br>- Unenclosed eave overhang with elaborate exposed rafter tails<br>- Concrete "s" barrel tiles<br>- Overhangs with tight rakes and 12" eaves |  |
| **Walls** | - Smooth or sand stucco finish<br>- Surface to reflect waviness or unevenness |  |
| **Windows** | - 9 and 12 pane windows with colonial accent rim<br>- Rectangular shape feature windows on front elevation- single or ganged curve top shape |  |

| | | |
|---|---|---|
| **Color** | - White and earth toned body with bright accent trim<br>- Wood toned or dark brown trims |  |
| **Details** | - Ornate black wrought iron accent details at walls, windows, light fixtures and gutters<br>- Carved wood style entry door<br>- Full length porch<br>- Black wrought iron balconies<br>- Decoratively shaped rafter tails are preferred over tight eves<br>- Decorative tiles recessed in wall plane<br>- Garage door patterns complementary to style<br>- Old world - metal hardware |  |

## Monterey

The Monterey style is a combination of the original Spanish Colonial adobe construction methods and the basic two-story New England colonial house. Prior to Monterey, all Spanish colonial houses were one story. This innovation combined with double-height roofed porches around the structure created a new style. This style introduced two-story residential construction and shingle roofs to California.



Table 6-2: Monterey Style Elements

| Style Elements | | |
|---|---|---|
| **Form** | - Three story horizontal massing, simple form<br>- 2nd or 3rd story balcony across the front elevation |  |
| **Roof** | - Main hip roof with balcony shed roof break at $3^{1/2}$ to $4^{1/2}$ slope<br>- Shingle texture flat tile, barrel or "s" concrete roof tile<br>- Extended eaves with shaped rafter tails |  |
| **Walls** | - Smooth stucco walls with horizontal and vertical siding accents at gable ends |  |
| **Windows** | - Vertical window shape with multiple panes often used in groupings<br>- Gothic shaped feature window at first floor<br>- Colonial window and trim<br>- Curved top feature window<br>- Small beveled or stained glass accent window at front elevations |  |

| | | |
|---|---|---|
| **Color** | - White and light earth toned bodies<br>- Wood or dark brown trims, balconies |  |
| **Details** | - Wood framed balcony and railing<br>- 4" to 6" diameter round gable tile vents<br>- Simple wood column detail<br>- Shuttered windows<br>- Eclectic accent details<br>- Chimney top detailing |  |

## Craftsman Bungalow

The Craftsman Bungalow style originated in California in the 1890s and is characterized by natural building materials and colors, broad overhangs with exposed rafter tails at the eaves, and porches supported by chunky square columns. In southern California, the Craftsman style evolved from bungalows that were the production home of the time.

Detailed Guidelines for Craftsman Bungalow Style Attached Products.

- Each individual dwelling should be clearly expressed as a single identifiable unit through the use of pronounced roof forms, changes in building mass, pronounced entryways and feature windows, such as bay or large divided picture windows.
- Each dwelling should have a front porch covered and partially enclosed by a decorative rail.
- Traditional elements such as trellises, decorative chimneys and dormer windows should be incorporated into the design.





Table 6-3: Craftsman Bungalow Style Elements

| Style Elements | | |
|---|---|---|
| **Form** | - Cross gabled or gable fronted three story box or rectangular like massing under main roof |  |
| **Roof** | - Low pitched gabled roof<br>- Unenclosed eave overhang with elaborate exposed rafter tails<br>- Decorative ridge beams<br>- Overhangs at 16" to 24"<br>- Hip and gable roofs<br>- Shingle texture flat roof tile |  |
| **Walls** | - Horizontal siding<br>- Plain wood shingle siding<br>- Stone or Brick base<br>- Stucco with stone base<br>- Blended stucco with siding |  |
| **Windows** | - Ribbon windows 3 or more ganged<br>- Single hung window<br>- Mullions in upper half |  |

| Style Elements | | |
|---|---|---|
| **Color** | - Earth tone colors (light or deep)<br>- Playful, dark accent |  |
| **Details** | - Black wrought iron or copper accents<br>- Entry porches with heavy square columns or posts in stone or brick piers<br>- Carved wood style entry door with geometric patterns<br>- Arts and Crafts or Mission lighting fixtures<br>- Classically styled columns |  |

## Folk Victorian

The spread of Folk Victorian was made possible by railroads expanding into smaller towns and cities. Mass-produced wood features could be transported quickly and cheaply almost anywhere. Home builders often simply added trim and ornament to traditional folk houses. The symmetrical, casual look with a more decorated appearance is typical of the Folk Victorian.







Table 6-4: Folk Victorian Style Elements

| Style Elements | | |
|---|---|---|
| **Form** | - Three story square symmetrical shape with simple gabled, cross-gabled, hipped or pyramidal roof forms |  |
| **Roof** | - Flat tiles or shingles<br>- Standard roof pitch<br>- Overhangs at 12" to 18" with applied cornice line brackets |  |
| **Walls** | - Stucco is smooth to light sand finish<br>- Stucco eave details<br>- Lap siding applied as a full wrap or on the front, side and rear as enhancements |  |
| **Windows** | - Simple window designs<br>- Wood or stucco trim used on front elevation windows<br>- Shutters may be used on front elevations |  |

| | | |
|---|---|---|
| **Color** | - Wide range of earth tones or tertiary colors such as olive<br>- White detailing or contrasting trims |  |
| **Details** | - Entry covered with front porch<br>- Porches on the front elevation with flat, jigsaw cut trim along roof and at square posts<br>- Italianate or Queen Anne inspired details<br>- Simple detailed doors with wood surrounds and integrated sidelights.<br>- Chimneys are stucco<br>- Brackets or spindle work on porches |  |

## Colonial Revival

The Colonial Revival style is distinguished by elaborate entry statements such as a porch or portico, articulation of the roof shape with element such as a formal dormer window. Second stories with overhangs, dormers, and gabled roofs are favored, which evolved into classic elements of this traditional American style. Later, wings or smaller continuous gable forms were added to each side of the house, becoming a lasting characteristic. Wood shutters and an enhanced entry element and/or trim are the finishing details for an otherwise simple and functional form.







Table 6-5: Colonial Revival Style Elements

| Style Elements | | |
|---|---|---|
| **Form** | - Simple rectangular massing of one, one-and-a-half, two, or three stories stacked wall planes |  |
| **Roof** | - Medium pitch roofs with little or no overhang<br>- Dominant gable or hip roof<br>- Flat smooth concrete or composition tile<br>- Cornice at gables<br>- Gambrel roof<br>- Boxed eaves |  |
| **Walls** | - Smooth stucco finish or horizontal lap siding |  |
| **Windows** | - Vertical multi-paned windows in groupings<br>- White vinyl wrapped aluminum frames<br>- Decorative round or half round windows |  |

| | | |
|---|---|---|
| **Color** | - Wide range of earth tones or off-whites<br>- Playful / dark accents<br>- White or contrasting trim and details |  |
| **Details** | - Brick veneer accents on walls<br>- Chimney detailed with brick veneers<br>- Dormers<br>- Shutters on front elevations<br>- Entry door porches<br>- Columns<br>- Corbels |   |

### 6.3.5. Colors and Materials

The colors and materials used within the Specific Plan's residential neighborhoods should reflect a general theme of environmental harmony with the surrounding community, topography, and neighborhood character. The palette of architectural styles selected for the residential guidelines contributes to this goal, as each style has an historic lineage that shares this common sense approach to the use of materials and colors indigenous to the region. Color palettes that reflect traditional architectural themes are the basis for successful modern interpretations. New interpretations of these classic combinations of materials and inherent colors are encouraged as they relate to a general feeling of neighborhood unity.

A variety of natural materials and earth toned base colors provides the diversity for visual interest while unifying the buildings with their settings and creating a timeless appeal. The primary purpose of the architectural style palette selection is to avoid monotony, provide a variety of colorful schemes and promote visual diversity. To further this goal of diversity, the following criteria should be met:

- Each elevation should have a minimum of three colors (For example, one body color, one trim color, and one accent color).
- Individual color schemes must be appropriate to the architectural styles with a selection of accent materials, roof profiles and colors.

### 6.3.6. Building Orientation

The "living" portions of the house should be pulled forward on the lot so that animated architecture can visually dominate the street scene. House designs should place entries, windows, front porches, covered terraces, and living areas directly facing the street or paseo on most plan variations.

### 6.3.7. Massing and Plotting

Creating a street scene that functions well and has visual variety is a key community objective. To provide more interesting neighborhood street scenes, variable front yard setbacks are required and variable side yard setbacks are encouraged.

The following massing and plotting criteria are intended to develop variation in appearance and a sense of individuality for each home. Projects with nearly identical buildings and streets without variation in placement and form are discouraged.

A. Vary Massing
- Provide variable setbacks to different parts of the home to encourage vertical and horizontal massing breaks, in addition to alternative garage layouts and alternate plan configurations.

B. Site Design
- Reduce the scale and size of each neighborhood by creating "sub-neighborhoods": through the use of short street segments, short cul-de-sac streets, grade separations between housing clusters and other clustering concepts.
- Plot alterative plan types and/or elevations styles on contiguous lots.
- Refrain from strict compliance to minimum garage setbacks to avoid contributing to a repetitious street scene. Typically, plans should be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony.

C. Rear Articulation
- The rear elevation of all structures that back onto either roads or public open space should incorporate varied wall planes, roof forms and orientation, and window treatments.

- Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights.

### 6.3.8. Garage Treatments

- The home and front yard, rather than the garage, should be the primary emphasis on the front elevation. House designs should place entries, windows, front porches, and living areas directly adjacent to the street on most plan variations, while recessing garages.
- Minimize the impact of garages facing the street by varying garage door setback patterns and utilizing a deep recessed door, varying colors, splitting doors into two single doors and using alternative garage configurations such as corner lot garages and alley loaded garages.
- Minimize driveway widths as much as possible.

### 6.3.9. Design Elements

- The use of patio structures is encouraged. They should be integrated into the building form to add articulation to otherwise large unbroken wall masses.
- Exterior stairs that are designed for access to second story living areas should be designed to be incorporated into the architectural theme of the home.
- Exterior chimneys should match the style, detailing, color and materials of the home. False chimneys may be considered from concealing gas vents and should appear as consistent with other chimneys on the building.
- All gutters and downspouts should be painted. Color of exposed gutters and downspouts should complement the surfaces they are attached to.
- Dormer roof vents should be minimized. Ridge vents, gable end vents and soffit vents are preferred methods of providing the required ventilation.
- Space should be provided in an adjacent side yard or interior portion of garage to house at least two trash/recycling containers.

## 6.3.10. Attached Residential Concepts

### 6.3.10.1. Architectural Style

Individual developers should select multiple styles from those illustrated in the Architectural Styles section of this Specific Plan (Section 6.3.4) for each multi-family neighborhood. If a single style is selected each building type/plan should have at least 2 substantially different building elevations. Each elevation should have at least two (2) different color schemes that are consistent with each selected architectural style.

### 6.3.10.2. Building Orientation

- As many units as possible should be oriented to the street or paseo to help create an active streetscape. Dwelling units not facing the street should be orient around interior open space courtyard elements.
- The configuration of buildings, streets, parking, open space and landscaping must balance the needs of the pedestrian and the automobile. Parking should not dominate the experience along any required path.

### 6.3.10.3. Articulation of Building Forms and Elevations

- Elevations must be treated with adequate articulation, materials, and color in keeping with their individual architectural styles to enhance their appearance. Large blank expanses of wall are to be avoided.
- A variety of stacked massing arrangements in keeping with the selected architectural style should be used to vary individual buildings to enhance the pedestrian scale of those spaces.

The following suggests a number of ways to accomplish this:

- Articulate the buildings to vary both vertical and horizontal planes.
- Improve the articulation of the plan forms by offsetting upper floor and wall planes.
- Provide enhanced trim and details at primary focal points such as building entries, doors, porches or patios to emphasize their importance.
- Minimize large, blank masses through articulation of surfaces and wrapping of trim.
- Design unique window treatments including shutters, awnings, etc. to provide sources of shade, articulate wall surfaces and contribute to the architectural character of the building and the neighborhood.
- Use elements appropriate to the style and scale, such as false shuttered windows, decorative louvered vents and horizontal banding to further articulate and characterize the building elevation.

#### 6.3.10.4. Entries

Entries should locate and frame the doorway and act as an interface between public and private spaces and further identifies individual unit entries. The entry design should emphasize these prime functions.

- Wherever possible, site plans should orient the front door and principal access toward the public street.
- Entrances should be clearly marked with architectural elements such as porches, arcades, ornamental lighting, landscaping and other elements.
- Entrances from public sidewalks should be prominent, visible from the street and connected by a walkway to the sidewalk.

#### 6.3.10.5. Windows

Typically the location of windows is determined by the practical considerations of room layout, views, and privacy. Design emphasis should be of particular concern as windows play an important role in the exterior architectural character of multi-family buildings.

- Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and sense of order.
- Where possible and appropriate to style, use of multi-paned windows is encouraged.
- Windows should be recessed if appropriate to style.
- Design unique window treatment to include shutters to provide shade and wind protection, articulate wall surfaces and enhance the chosen architectural style.

#### 6.3.10.6. Balconies

The inclusion of balconies is encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, creating visual interest, and adding human scale to the building. They provide outdoor living areas and elevated open space.

- Balconies may be covered or open. They may be either recessed into the mass of the building or serve as a projecting element.
- Design balconies as an integral element of the building using details, eaves, supports, and railings in keeping with the architectural style and elements of the building.

#### 6.3.10.7. Garages and Carports

Use the same style as the primary buildings as well as compatible materials. This will help to tie the garage or carport facilities into the overall project design while reducing their visual impact.

- Avoid stretches of garages lining the street creating an alleyway "tunnel effect."

- Garages must have a minimum of ten feet by twenty feet (10' x 20') clear interior dimension.
- The number of continuous carport parking spaces should not exceed ten (10).
- Provide landscaped breaks in the planes of garage or carports

### 6.3.10.8. Parking

In multi-family buildings adjacent to primary streets, the focus should be street front image and pedestrian access. While accommodating vehicular and parking needs, the intent is to de-emphasize the presence of the automobile.

Each project should incorporate interior-oriented parking solutions and use the following design techniques to enhance the architecture of the street scene:

- Where parking areas are visible from a public street, these areas should be screened from view with landscape or architectural solution.
- Distribute resident parking on site as close as possible to individual units.
- Group open/guest parking for convenience.

### 6.3.10.9. Community Recreation Facilities

Attached home neighborhoods may include common recreation facilities such as pools, spas, club houses, management offices, barbeques and other facilities for the community. These common recreational facilities should be key character elements for the neighborhood.

- All community amenities, such as street furnishing, benches, lighting standards, trash receptacles should be consistent with selected overall architectural character for the neighborhood.
- Color, massing, roof pitch and materials should be compatible with architectural style of buildings in the neighborhood.

Exhibit 6-1 provides examples of recreational amenities to be included in the Residential Villages.

CENTRAL RECREATION AREA - COURYARD #2



COURTYARD #1



COURTYARD #3



One hundred-one to two hundred (101-200) units shall provide three (3) of the following recreation amenities or equivalent:[7]

- Open lawn (min. 100')
- Tot lot
- Community multi-purpose room
- Barbeque facilities
- Court facilities
- Jogging trails
- Picnic Areas

[7] For each 100 units above the first 200 units, another set of recreational amenities shall be required.

## 6.4. Parking Structure Design Guidelines

Parking structures within the Specific Plan area should be designed and constructed to the same standards of quality as the uses they serve and should be integrated into the overall development, making them more convenient, accessible and safe. The following guidelines should apply to the development of parking structures:

### 6.4.1. Siting

- Pedestrian connections between parking structures and the uses they serve should be convenient and direct. Stairs and elevators should be tied directly to walks leading to plazas, courts or building entries.
- Vehicular access to parking structures should be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.

### 6.4.2. Architecture

Parking structures within the Specific Plan area should convey a simple image of order and quality.

- Horizontal and vertical articulation and architectural detail should be used to reduce the perception of massive scale.
- Design, detail, building materials, and colors should be compatible with adjacent buildings.
- Planted atriums may be provided to create an orientation point within large parking structures.
- Within the Planning Areas, service and retail, and residential uses along the ground level of the parking structure are encouraged to break up visual mass of the structure and enrich the pedestrian experience.

- Parking structures should also be screened by berming and/or landscaping for visual relief.

### 6.4.3. Pedestrian Access

- Designs should include multiple points of pedestrian access into parking structures such as elevated walkways, elevators, and stairways. These elements should be designed as an integral part of the structure.
- These elements should be placed on the outside of the structure to enhance personal safety through visibility.
- Glass elevators and open stairwells are encouraged to provide security.

## 6.5. Signage and Environmental Graphics Program

The signage and environmental graphics program for the Specific Plan is designed to be consistent with the agrarian architectural style. The elements in this program incorporate materials and history from the site and the City of Highland, as well as the surrounding region. The intent of these elements is to educate, inform, and occasionally, entertain visitors, as they are guided through the development.

Signs within the Specific Plan area provide for tenant identification and directions utilizing colors, materials, finishes and illumination so as to complement one another and be consistent with the upscale character of the Specific Plan area. The overall character of the signage and graphics for the Specific Plan reflects the unique agrarian architecture. The applicant will submit a Comprehensive Sign Plan, which will contain examples of the types of signs the Specific Plan may allow. The location of major signs within the Specific Plan area should be as generally shown on Exhibit 6-2, Conceptual Signage Location Plan.

### 6.5.1. Freeway Pylon Signs

Located along the freeway, the pylon signs shall not exceed ninety feet (90') in height and will be internally illuminated. Prior to Comprehensive Sign Plan approval, a flag test will determine maximum height. Additionally, a signed Federal Aviation Administration (FAA) Part 77 letter will be required before review. One (1) of the freeway pylon signs may also include an electronic message board for on- and off-premise advertising that may be twenty-four feet tall by eighteen feet wide (24' x 18'). Any proposal for a freeway oriented electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval prior to submitting of building permits. The pylon signs may include the names of tenants, with each tenant cabinet being no more than eight feet (8') tall. The base of each sign will have a finish that is consistent with the architectural design of the buildings. Exhibit 6-3 illustrate examples of freeway pylon signs.

### 6.5.2. East Gateway Monument Sign

Located at the southeast corner of the Specific Plan along Greenspot Road, the monument sign shall not exceed thirty-eight feet (38') in height and will be internally illuminated. The monument sign may include an electronic message board for on- and off-premise advertising that may be nine feet tall by fourteen feet wide (9' x 14'). Any proposal for an electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval prior to submitting of building permits. The monument sign may include the names of tenants, with each tenant cabinet being no more than four feet (4') tall. The East Gateway Monument Sign is not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road. The base of the sign will have a finish that is consistent with the architectural design of the buildings. Exhibit 6-4 illustrates an example of this monument sign.

### 6.5.3. Multi-Tenant Monument Signs

Located along Greenspot Road, multi-tenant monument signs may be up to thirty feet (30') tall and will be internally illuminated. Multi-tenant monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road. The base of each sign will have a finish that is consistent with the architectural design of the buildings. Exhibit 6-5 illustrates an example of a multi-tenant monument sign.

### 6.5.4. Pad Monument Signs

Tenant identification will have a presence along Greenspot Road with the use of pad monument signs. The design of these monument signs will be of the same style, materials, and construction of the multi-tenant monument signs, but significantly smaller in stature. The pad monument signs will be pedestrian scale, with a maximum height of ten feet (10'). Pad monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road. The base of each sign will have a finish that is consistent with the architectural design of the buildings. Major tenant names and/or logos will be prominently displayed, but in a manner not to visually overwhelm the overall design of the architecture and other sign types within the development. Monument signs that display gas prices for automobile service stations will be permitted within the Specific Plan. Exhibit 6-6 illustrates an example of a pad monument sign.

### 6.5.5. Vehicular Directional Signs

Located throughout the Specific Plan area, but primarily at major vehicular intersections on-site, these signs guide visitors in automobiles to various uses in the Specific Plan area such as to major tenants. They serve the dual function of directing the flow of traffic and identifying key locations. Exhibit 6-7 illustrates an example of a vehicular directional sign.

### 6.5.6. Pedestrian Directional Signs

This sign type is used to direct pedestrian traffic and slow-moving vehicles traveling on the site. For the motorist, this street sign type is used to guide drivers to specific parking areas: valet, passenger loading, etc. For pedestrians, this sign type is used to provide guidance on sidewalks to specific areas, an added guest comfort. Pedestrian blade signs can also direct guests to restrooms, security, elevators, information booths, etc. Located at key passage locations, the pedestrian directional signs may be wall and/or pole mounted. They also serve to reinforce the brand image. Exhibit 6-8 illustrates examples of Pedestrian Directional Signage.

### 6.5.7. Pedestrian Directory Signs

Pedestrian directories are placed in the Highland Marketplace (Planning Area 1) and Village Center (Planning Area 3) to provide orientation within the site and provide space for postings of upcoming events, advertisements, and promotions. Directories reflect the overall character of the design. They may be internally illuminated for easy night visibility. Exhibit 6-9 illustrates examples of Pedestrian Directory Signs.

### 6.5.8. Pageantry Signs

Site Pageantry consists of fabric or metal banners that are attached to light poles or building facades throughout the Specific Plan area. They are part of themed graphics for the Specific Plan area and may include the Specific Plan name and/or logo, holiday or special event greeting, and are not intended for display of tenant graphics. Site Pageantry shall also include large "lifestyle images" displayed on the building walls promoting uses in the retail shopping areas as well as off-premise items. Such images will be architecturally integrated into the building design. Site Pageantry may be concentrated along the main retail streets of the Specific Plan area and at major entrances. Exhibit 6-10 illustrates examples of Site Pageantry.

### 6.5.9. Regulatory Signs

This type of signage is in the form of traditional street signs but is created solely for this usage in the Specific Plan area. They may be freestanding or mounted on a light pole, or mounted on building walls adjacent to streets or sidewalks. Other regulatory signage includes but is not limited to stop signs, speed limits, parking lot signs, etc. Exhibit 6-11 illustrates examples of Regulatory Signage.

### 6.5.10. Interpretive/Exploratory Signs

This unique Specific Plan presents opportunities to create graphic elements that are more like public art than signage. This type of signage is intended to be used along the Village Paseo, which is located within Planning Area 2. These include bronze elements added to buildings, pavers, site markers, historic designation points, and other two- and three-dimensional graphic elements that enhance the identity and help to make this Specific Plan area a unique urban environment. This type of signage will further educate and inform the public, and can serve the nearby schools and residents.

Some of these types of signs may include:

- Informational placards that contain factual/historical/educational information pertaining to the history of the region – the Serrano/San Manuel Band of Indians, the Spaniards, the Mormon settlers, the railroad, native wildlife, orange groves, packing houses, lumber/brick yards, etc. This type of sign may be placed throughout the Specific Plan area, and along the trail. Signs may be internally/back illuminated so that they glow;
- Special plaques or bronze engravings/reliefs, that may be mounted to the walls of buildings;
- Bronze or tile medallions in the pavement with the orange slice motif;

- Cast concrete inset into the paving or in benches/seating areas, with tracks of native animals;
- Brass letters embedded into paving or walls, with sayings or quotes relating to the history of the area.

Exhibit 6-12 illustrates examples of Interpretive/Exploratory Signage.

### 6.5.11. Tenant Identity Signs

Tenant identity signage can exhibit the logos, look and feel of the stores they represent; however signage shall also maintain consistency with the Comprehensive Sign Plan. Sign formats for tenant signs may be applied in the following fashion depending on location and storefront design:

- Fascia signs;
- Blade signs;
- Lettering and graphics on valances or awnings;
- Signage applied to the glass show windows, storefronts and entrances;
- Tile mosaic signs;
- Wall-mounted plaques; and
- Signage applied to canopies.

Acceptable sign types include:

- Dimensional metal, acrylic, painted metal, flexface material or other material with a permanent appearance; indirectly lit;
- Reverse channel letters with halo illumination, with opaque face and sides and non-reflective background;
- Incised letters cut into or cast out of an opaque material and indirectly lit;
- Sculptured, iconographic elements contextual to the storefront design;
- Internally illuminated channel letters or logo;
- Painted wooden or metal signs in the appropriate historical style;

- Gilded wooden signs;
- Wooden signs with plant-on letters/logos; and
- Neon signs are permitted for eating establishments and other types of tenants after review by the Community Development Director or his/her designee.

In general, all tenant signage must be proportionate to the storefront and building design as well as the urban nature of the street. Each tenant is allowed primary building fascia signage for each elevation facing the common area with additional blade, show window, wall plaques, floor, awning, and canopy signs in accordance with the Comprehensive Sign Plan for the Specific Plan. Exhibit 6-13 illustrates examples of Tenant Identity Signage.

### 6.5.12. Gateway Signs

Gateway signs become civic landmarks. Located along Greenspot Road, Boulder Avenue, and major thoroughfares within the Specific Plan, the gateway signs are large, monumental, urban-scale signs oriented toward moving vehicles. Gateway signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road and Boulder Avenue. Individual dimensional letters and logo identify the Specific Plan. The letters and logos may be no larger than forty-eight inches (48") tall, may be internally or externally illuminated and may be wall-mounted plaques, on masonry pylons, or "neighborhood markers". Exhibit 6-14 illustrates examples of gateway signs.

**Option A1 and A2 - Brick with concrete cap**

- Brick has been used as site markers for centuries. The sample shown is agrarian in styling. The brick monument may be between nine and twelve feet (9'-12') tall, approximately four feet (4') wide and four feet (4') deep;

**Option B1 and B2 – Brick and stone with concrete cap**

- The stone monument relates to the natural boulders of the site. Stones have been used as site markers for centuries. The sample shown is agrarian in styling. The monument consisting of a stone base and brick may be between nine and twelve feet (9'-12') tall, approximately five feet (5') wide and five feet (5') deep;
- Alternatively, this monument sign may have an artful mixture of stone and brick, with a cast bronze plaque.

**Options C1 and C2 – Brick and stone with concrete cap**

- The stone monument may be between nine and twelve feet (9'-12') tall, approximately five feet (5') wide and five feet (5') deep;
- Alternately, this monument sign may have an artful mixture of stone and brick with a cast bronze plaque.

### 6.5.12.1. District Identification Option

Gateway signs located along Greenspot Road, Boulder Avenue, and major thoroughfares within the Specific Plan are provided an option to integrate district identification to the gateway signs. Exhibit 6-14 illustrates examples of identification signage options.

**Vertical Option**

- Identification signage to be provided vertically and may include raised, cut out letters on a contrasting back panel.
- Lettering may be provided in front and back of the back panel.
- Back panel material may be metal, Plexiglas, or other solid material.
- Identification signage may be externally illuminated.

**Vertical Inlay Option**

- Identification signage to be provided as a vertical inlay on the monument and may include raised, cut out letters on a contrasting back panel.
- Back panel material may be metal, Plexiglas, or other solid material.
- Identification signage may be internally or externally illuminated.

**Horizontal Option**

- Identification signage to be provided horizontally and may include raised, cut out letters on a contrasting back panel.
- Lettering may be provided in front and back of the back panel.

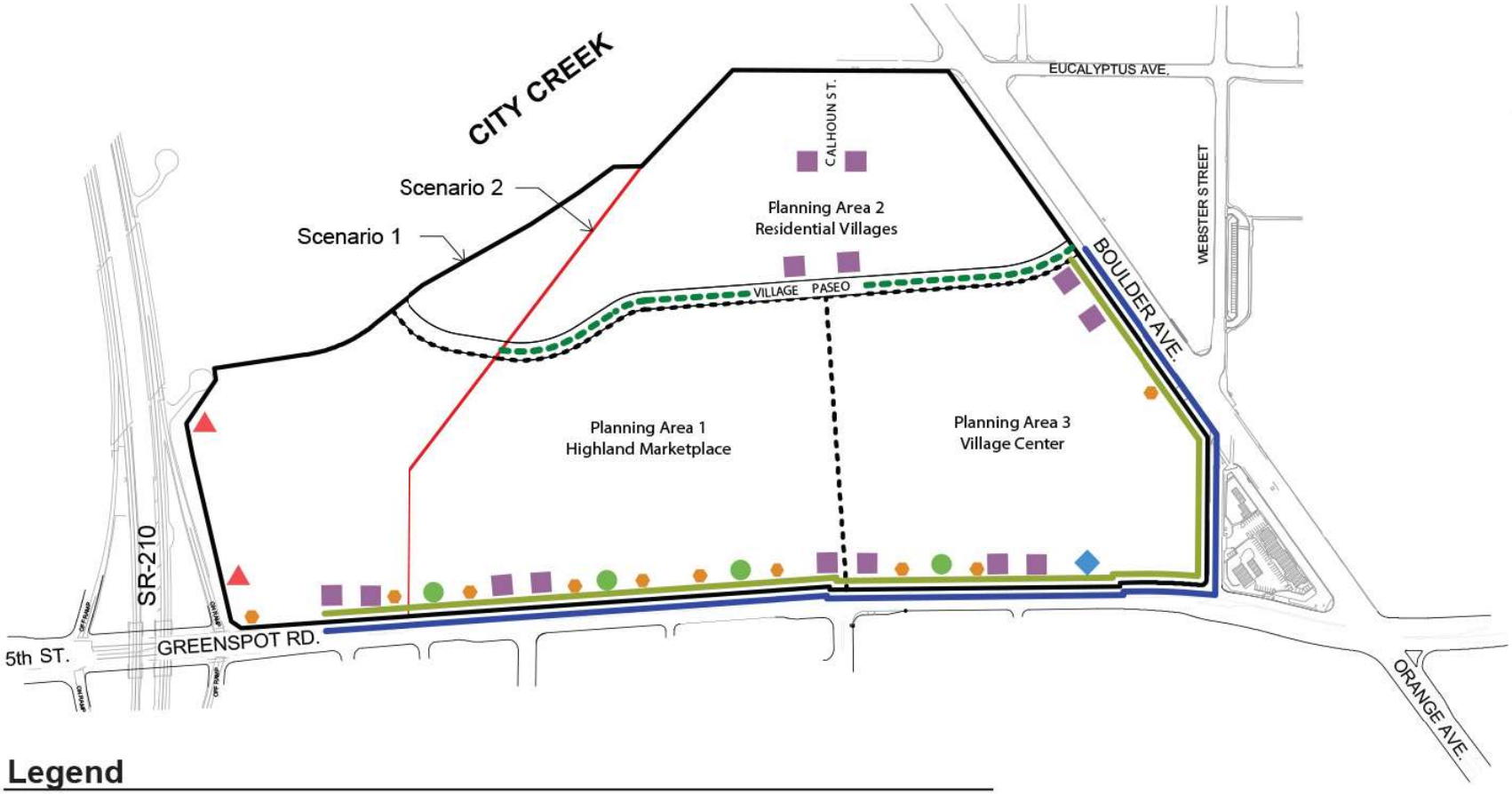
- Back panel material may be metal, Plexiglas, or other solid material.
- Raised letters and back panel to be placed on top of a steel "I" beam or other strong horizontal element.
- Identification signage may not extend more than ten feet (10') horizontally from its base.
- Identification signage may be externally illuminated.

### 6.5.13. Non-Approved Signage

- Animated components, flashing lights, rotating or flashing signs except for a reader board/pylon sign;
- Illuminated sign boxes;
- Signs which emit sound or odor;
- Signs with exposed raceways, conduit, junction boxes, or transformers; and
- Paper, cardboard, or Styrofoam signs.
- Kinetic signs with historic features may be acceptable upon review.

[This page intentionally left blank]

**Exhibit 6-2: Conceptual Signage Location Plan**




## 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

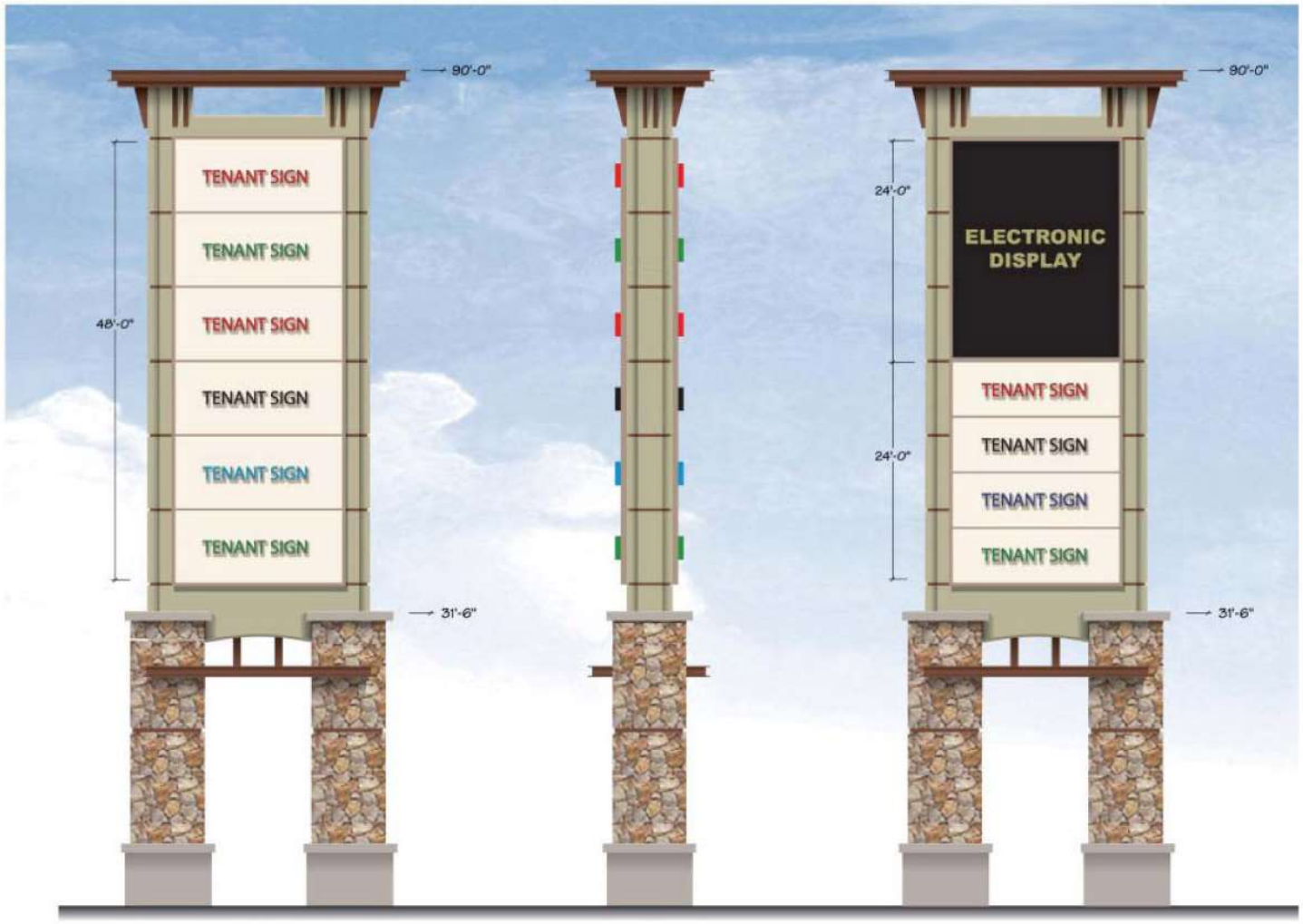
- Planning Area Boundary
- Specific Plan Area

*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

[This page intentionally left blank]

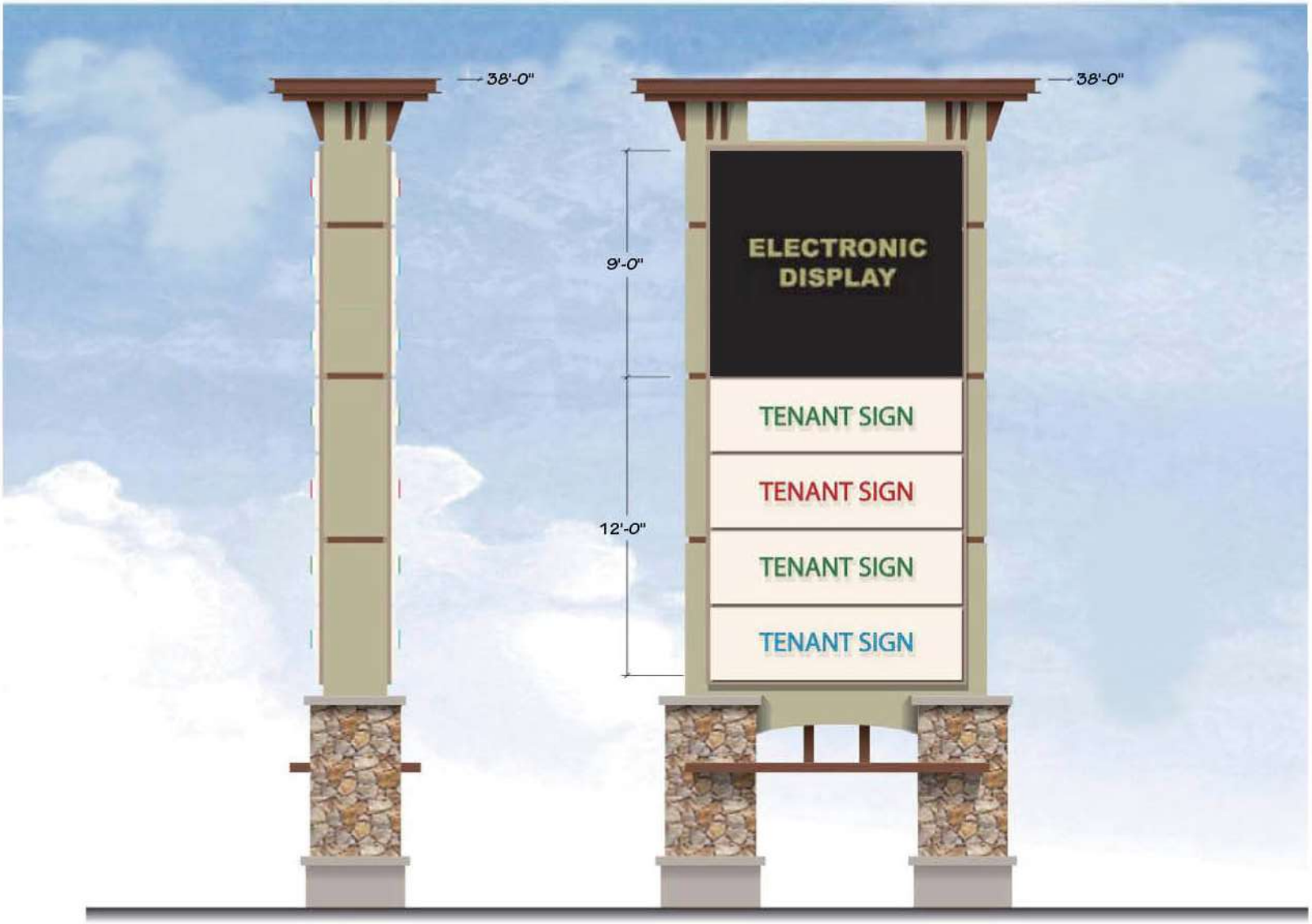
**Exhibit 6-3: Freeway Pylon Sign**




Note: - The City of Highland logo or name is to be placed in a visible location on the sign.
- Major tenant may combine panels.

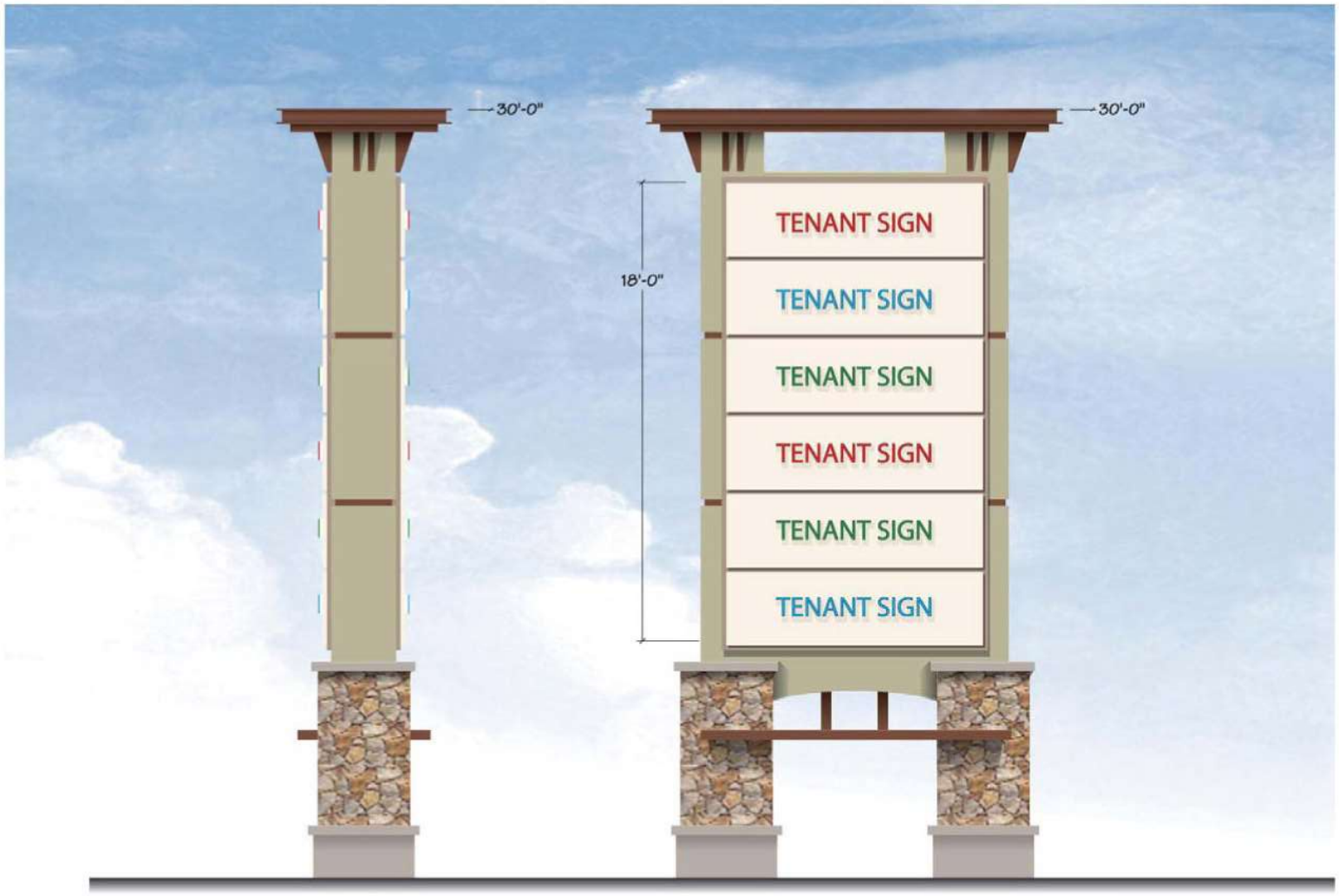
[This page intentionally left blank]

**Exhibit 6-4: East Gateway Monument Sign**



[This page intentionally left blank]

**Exhibit 6-5: Multi-Tenant Monument Sign**

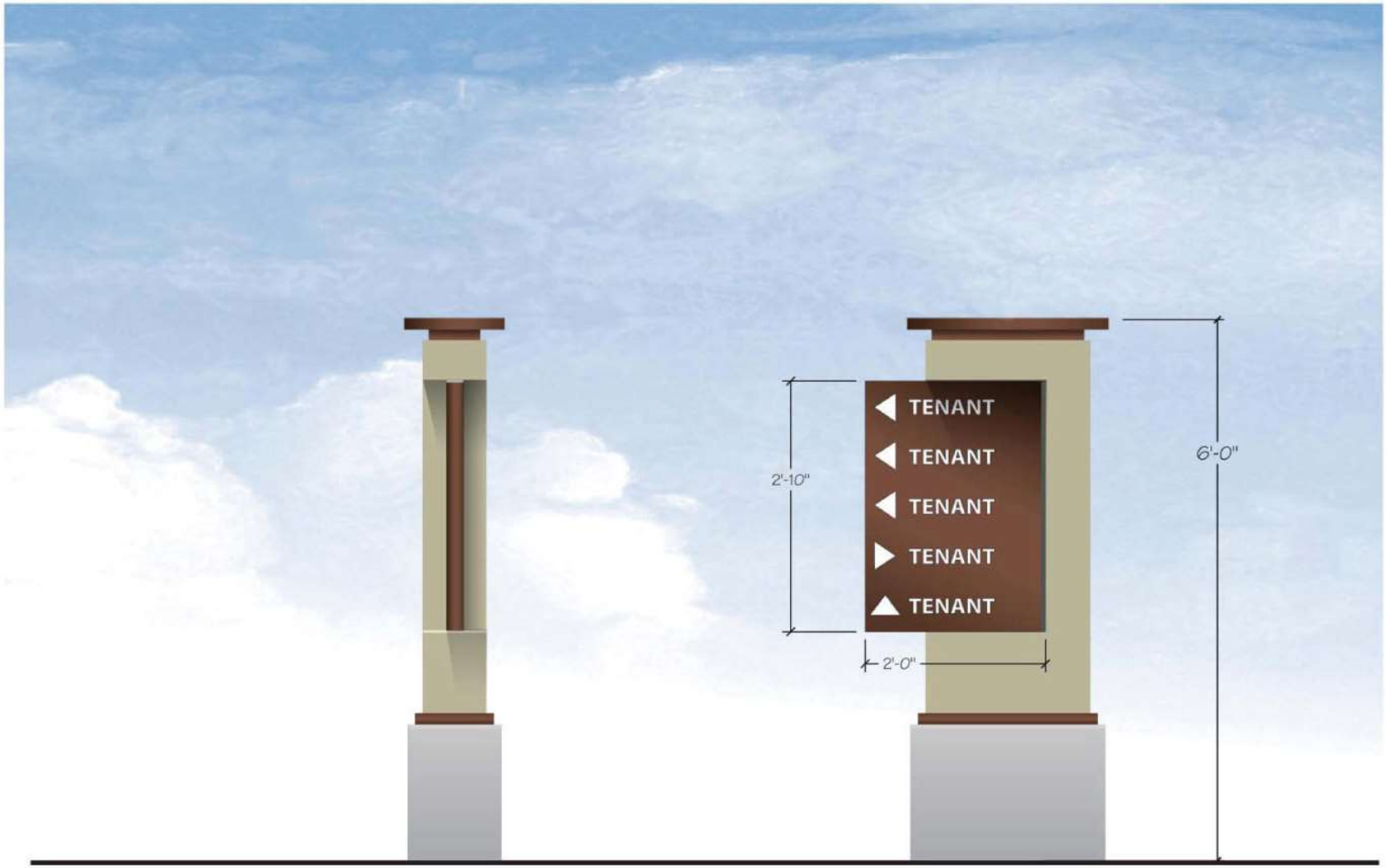


[This page intentionally left blank]


10'-0"
5'-0"
TENANT
SIGN

[This page intentionally left blank]

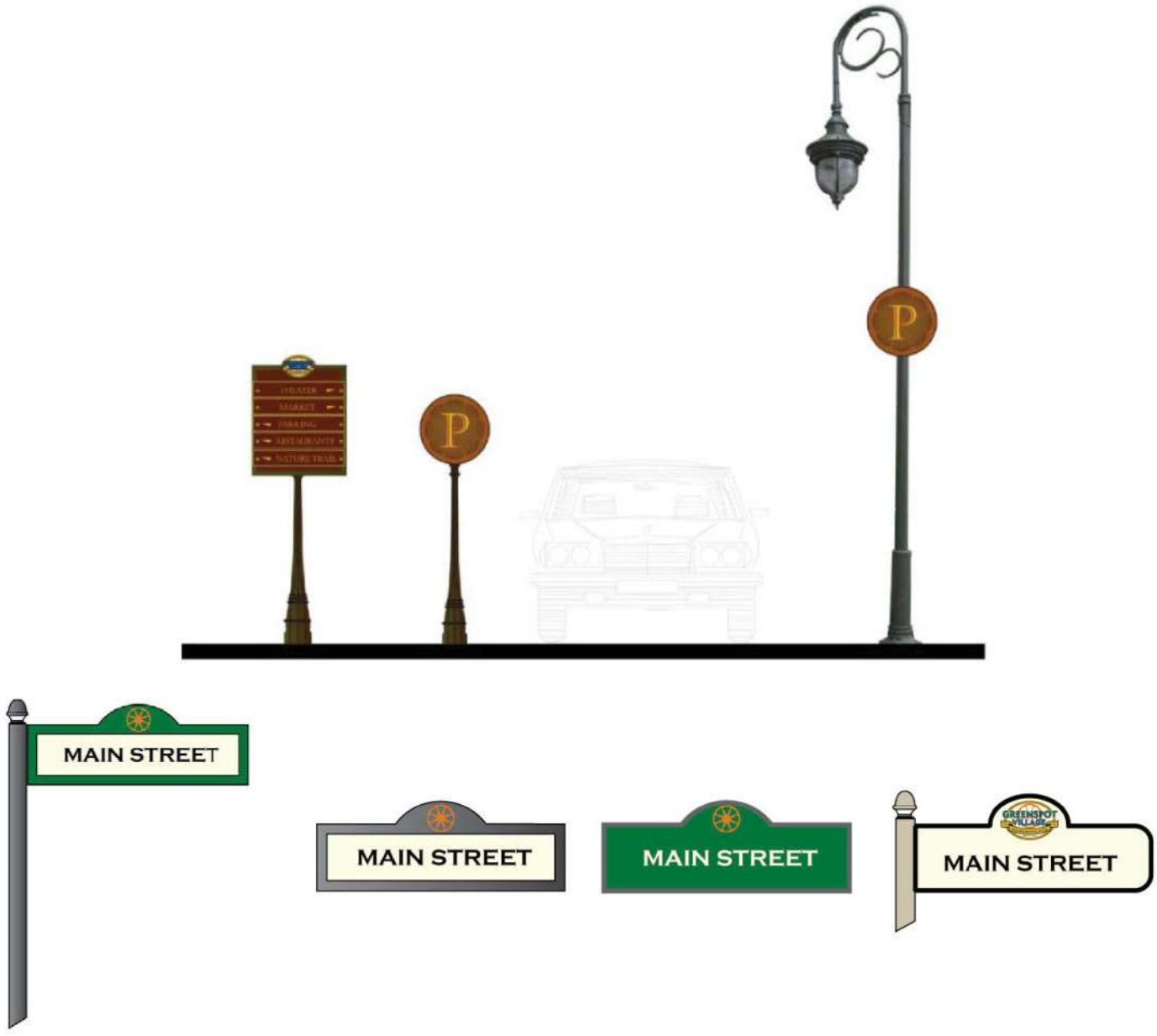
**Exhibit 6-7: Vehicular Directional Sign**



[This page intentionally left blank]

**Exhibit 6-8: Pedestrian Directional Signs**

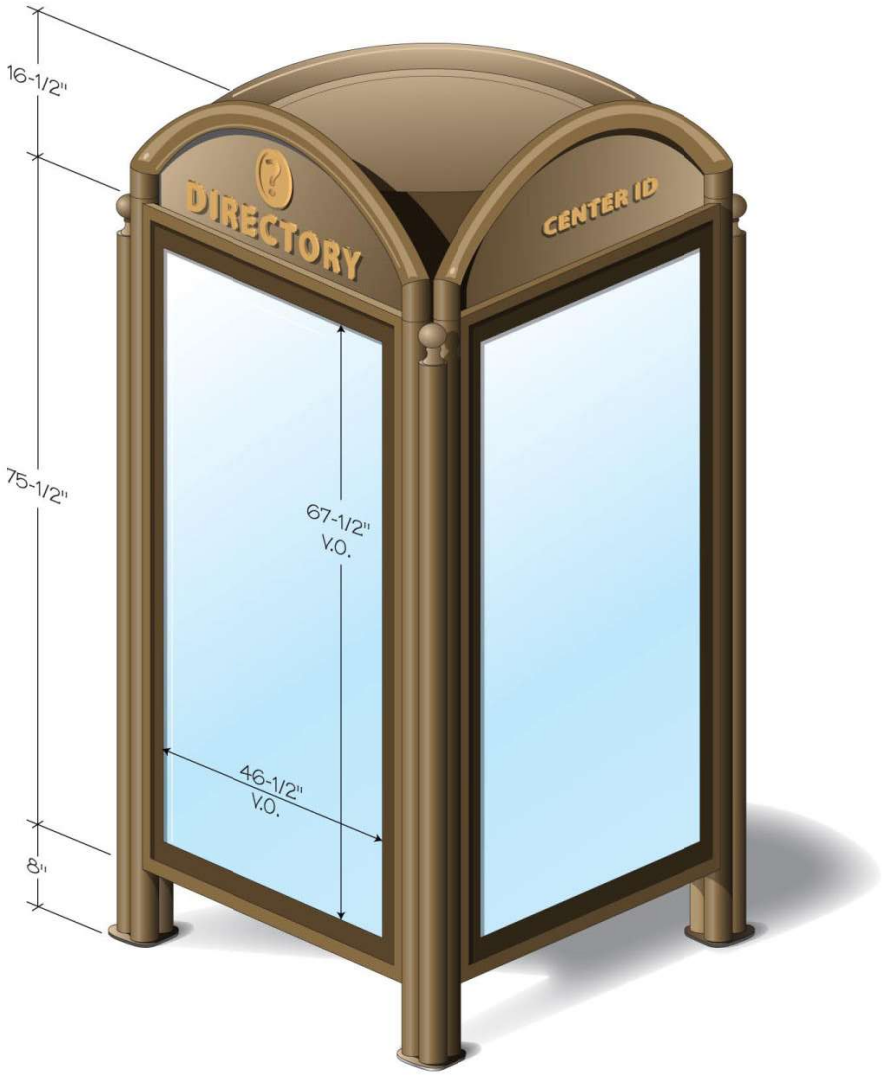




[This page intentionally left blank]

**Exhibit 6-9: Pedestrian Directory Signs**





[This page intentionally left blank]

**Exhibit 6-10: Pageantry Signs**



[This page intentionally left blank]

**Exhibit 6-11: Regulatory Signs**











[This page intentionally left blank]







This type of sign is intended for use along the Village Paseo.

[This page intentionally left blank]

**Exhibit 6-13: Tenant Identity Sign Examples**



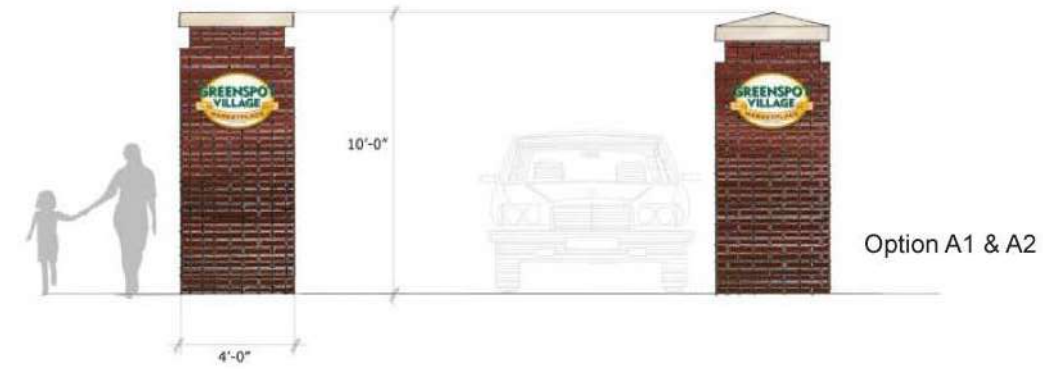




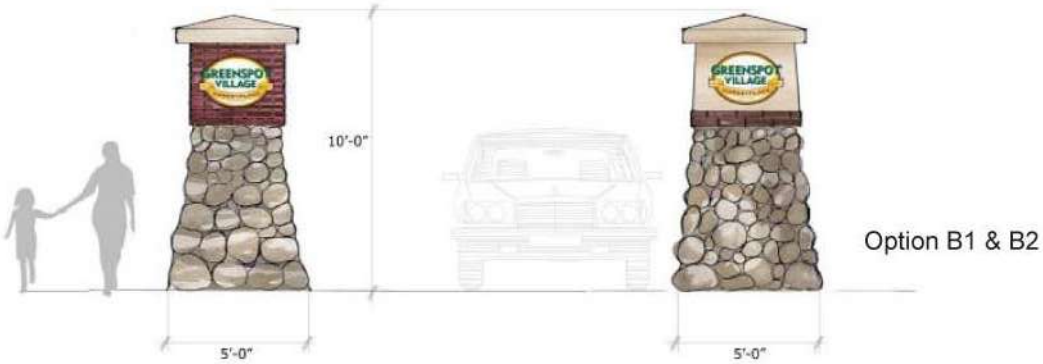


[This page intentionally left blank]

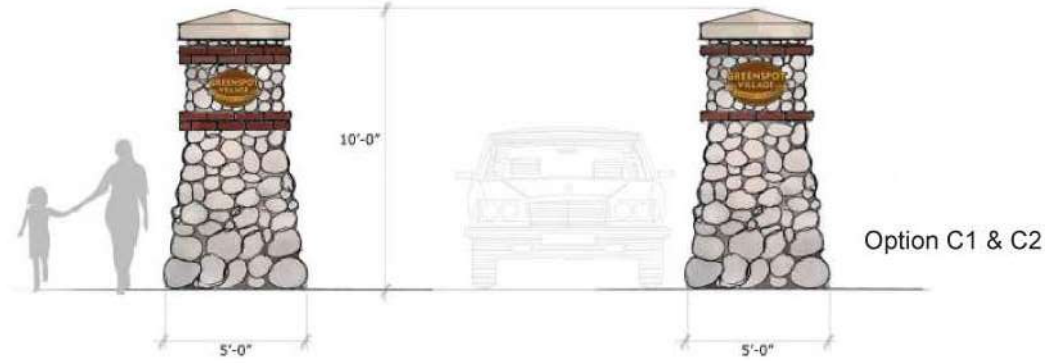
**Exhibit 6-14: Gateway Sign Examples**




Option A1 & A2

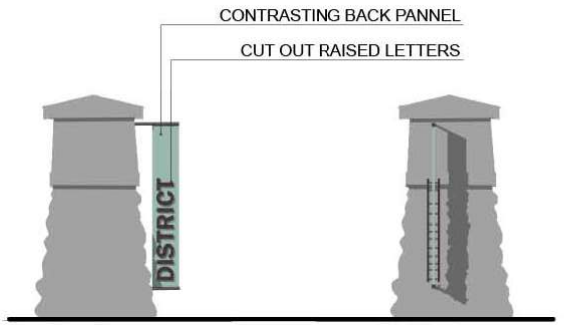



Option B1 & B2

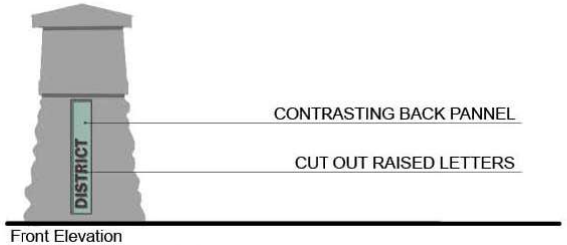



Option C1 & C2

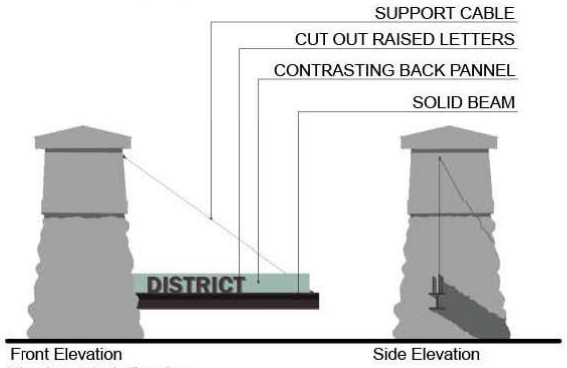
Optional District Identification




Vertical Option




Vertical In-lay Option




Horizontal Option

[This page intentionally left blank]

# 7. LANDSCAPE GUIDELINES

## 7.1. Overall Landscape Concept

The landscape character and theme for the Specific Plan is built upon the heritage of Highland, and harkens back to classic communities of Southern California. A common landscape theme will provide continuity between the varied uses within the community as well as extending compatibility with the surrounding area and the City of Highland. Elements such as traditional tree-lined streets, Village Paseo, and parking areas tie the development together and provide reference to Highland's historic past. These elements enable the Specific Plan to create a welcoming and comfortable outdoor space.[8]

### 7.1.1. Pedestrian Orientation

The Specific Plan is planned around major elements of the overall landscape theme that add life and richness to the outdoor experience and create an environment that make the past seem idyllic. These elements include safe passages, gathering places, comfortable environments, cooling groves of trees, seating, and strolling paths. All these elements are considered paramount in this Specific Plan. The landscape fabric in this urban environment, with its streets and thoroughfares, has been conceived primarily as a place for people along with consideration for vehicular access.

A community's streets can become one of its primary social and public spaces. Sidewalks will be a comfortable width with adequate separation from vehicular traffic. Well placed intuitive signage and visual cues will make crossing streets and parking areas safe and easy. In addition, well planned streets will serve as a parking reservoir for the community. Narrow travel lanes

[8] Please refer to the adopted Greenspot Road Landscape Plans for additional specific information.

will slow traffic and make crossing streets safer for pedestrians. Quality street furniture, sidewalk cafes, small courtyards, etc. will create memorable spaces for residents, guests, shoppers and workers. Parked cars will provide an additional buffer from traffic. Street trees, shrubs, and flowers will add color, shade, canopy, and create an atmosphere where people can meet, shop, eat, and pass the time in comfort.

### 7.1.2. Landscape Principles and Goals

During the development of the Master Landscape Concept for the Specific Plan, primary consideration was given to the following goals and objectives:

- Create "Green Areas" and enhance important civic spots which are easily accessible to the Village Paseo.
- Buffer the residential development from the retail by the Village Paseo.
- Create a pedestrian link between the residential and retail areas, which will provide easy access to many passive and active recreation opportunities.
- Establish a common theme along both sides of residential streets to create a comfortable neighborhood feel. Separate pedestrians from vehicular traffic with landscaped parkways and large full canopy trees for summer cooling and aesthetic appeal.
- Orient and design buildings which face the street with careful attention to set backs and landscape treatment to create a positive and seamless interaction between private use and public space.
- Ensure residential neighborhoods and retail districts are pedestrian friendly by employing the following principles:
    - Use traffic-calming strategies to slow speeds and make streets safer.

- Make sidewalks, walkways, and all pedestrian areas convenient, attractive, comfortable, and safe by maintaining critical sight lines.
- Provide shade trees for comfort and aesthetic appeal.
- Create separation between pedestrian and vehicular use areas.

- Provide alternative transportation modes through-out:
  - Incorporate walking, bicycling, and use of public transit.
  - Provide adequate wayfinding, bicycle storage, and convenient access to public transportation.
- Integrate, unify, and enhance existing neighborhoods within the Specific Plan area by providing similar design concepts at points of arrival and through development of a consistent street scene.
- Ensure that parking is adequate and convenient
  - Wrap structured parking with retail, residential space and/or softening landscape.
  - Create parking areas that are pedestrian friendly, safe, and aesthetically pleasing.

### 7.1.3. Application of Sustainable Design Practices

- To the extent consistent with other design considerations, landscape design shall minimize resource consumption. Materials and furnishings shall be selected to provide high quality over a long life span. They shall also use minimal energy in their



manufacture and/or transport to the site. Items that have a high recycled material content shall be encouraged. Use of items with non-renewable material content shall be minimized.

- Appropriate utilization of plants and consideration of passive solar orientation significantly decreases the energy needs of buildings. To the extent possible deciduous trees shall be sited to shade south and west facing elevations in summer to help reduce cooling requirements. In winter these trees will allow sun to penetrate and provide warmth, minimizing heating requirements.

### 7.2. Open Space Concept

The east/west orientation of the Village Paseo in the Specific Plan provides pedestrian passage through the community, as well as passive recreation in the form of shady spaces and peaceful settings. An interpretive trail with displays that describe native features and local history may also be implemented. Carefully designed open spaces may provide BBQ/picnic areas, gardens, overlooks, passive seating areas, exercise opportunities and a safe connection to the Village Paseo in addition to providing a connection between retail and residential developments. The Village Paseo will also serve as a functional drainage course designed to accommodate local storm water flows and as a bio-swale to cleanse the water prior to leaving the site.

### 7.3. Commercial Landscape Concept

The consistent use of landscaping throughout the Specific Plan provides a unifying look to the project and enhances the area's unique character. Landscape for the commercial areas in Planning Area 1 shall enhance the pedestrian environment and circulation patterns adding spatial organization in the parking areas. Parking lots and service areas shall be screened from view with landscaping, planting or screen walls. Building entries, plazas, and other pedestrian zones

shall be articulated and enhanced with more refined textures and colors in the hardscape and planting areas. Accent trees shall be used to identify project entries and key focal points.

The design for all entry monuments, signage, site furnishing and fixtures will work together to provide a unique signature for the overall community character of the Specific Plan.

Refer to Section 7.12 for Plant Palette.

### 7.4. Residential Landscape Concept

The Specific Plan residential communities in Planning Areas 2 and 3 are defined by neighborhood entry landscape treatments and traditional streetscape planting. The street trees in each residential neighborhood shall consist of a dominant tree species to provide a sense of identity and continuity between neighborhoods.

The Village Paseo is contained within Planning Area 2 and includes direct links to all Planning Areas of the Specific Plan. Owner shall maintain all improvements within and related to the Village Paseo. Entries to the Village Paseo will occur at key locations, primarily at the end of a street. This amenity provides links to possible future regional trails in other neighborhoods within the Specific Plan area. Exhibit 7-1 presents a conceptual landscape plan for Planning Area 2, while Exhibits 7-2 and 7-3 present a more detailed view of the recreation areas and the Village Paseo entry point. Additionally, Exhibits 7-4 and 7-5 provide conceptual images of conceptual landscape amenities and plant life that may be included in the Planning Area.

[This page intentionally left blank]

**Exhibit 7-1: Residential Villages Conceptual Landscape Plan**



[This page intentionally left blank]

**Exhibit 7-2: Conceptual Landscape Plan: Recreation Areas**




RECREATION AREA - COURTYARD 3 (WEST)

CENTRAL RECREATION AREA - COURTYARD 2

RECREATION AREA - COURTYARD 1(EAST)

[This page intentionally left blank]

**Exhibit 7-3: Conceptual Landscape Plan: Paseo and Entry Point**



[This page intentionally left blank]

**Exhibit 7-4: Conceptual Landscape Amenities**

*MAIN ENTRY & STREETSCAPE*



*PLAY AREAS & PARKS*



*PASEO TRAILS & BIOSWALE*





[This page intentionally left blank]

**Exhibit 7-5: Conceptual Landscape Plan: Residential Villages Plant Palette**

SHRUBS & GROUNDCOVER



TREES



[This page intentionally left blank]

### 7.5. Edge Treatments

Landscape edge treatments, whether they are between residential uses or adjacent to roadways or commercial uses in Planning Areas, will be employed to provide a transition between adjacent uses. These edge treatments will provide a buffer between adjacent uses and incorporate a system of pedestrian walkways.

The specific requirements for each Planning Area define the extent, type, and manner of edge treatments. For example, edge treatment between residential and commercial uses or public streets may emphasize landscaping which screens, reduces noise, or limits access for privacy, while treatments along Greenspot Road require the installation of landscaping which both enhances the appearance and view corridors into commercial Planning Areas while screening undesirable views.

Refer to Section 7.12 for Plant Palette.

### 7.6. Parking Lot Landscaping

The following standards shall be applied to parking lot landscaping in all commercial, and attached housing Planning Areas.

- Parking shall be screened from adjacent public plazas, streets and driveways with a combination of earth berms and landscape or with a three foot (3') high landscape hedge.
- Parking lots shall be softened and glare reduced by planting trees in planter diamonds at a rate of one (1) tree for every five (5) parking stalls.



- Parking areas shall be designed in a manner which links the building to the street sidewalk system. This can be accomplished by using design features such as walkways with enhanced paving, and/or landscape treatments.
- All parking areas shall be located behind required streetscape lines.
- All storage and refuse structures shall be screened from view by a six foot (6') high wall or landscaping.
- A minimum ten percent (10%) of the total parking area shall be landscaped.
- Planter areas shall have a minimum width of four feet (4'), bounded on the outside by a concrete curb or its equivalent having a minimum height of six inches (6").
- End parking spaces shall be provided with a minimum five foot (5') wide island. Within parking areas, and unless "diamond planters" are used, planters shall have a minimum length equal to the longest abutting parking stall and sufficient room to accommodate tree growth. Diamond planters shall have a minimum dimension of five feet by five feet (5' x 5') interior clear area.
- Commercial loading docks that are visible from the SR210 freeway, a public street, or the main parking area of the commercial center shall be screened from view using an eight foot (8') wall that is compatible with the architecture, materials, and color of the main building. The wall shall be visually softened through the use of landscaping.

### 7.7. Community Walls and Fences

Walls and fences shall be designed as an integral component and extension of the building and the surrounding landscape. Periphery walls may be incorporated into adjacent structure and

extended into the landscape. Long walls shall be offset and/or broken occasionally with theme pilasters to avoid visual monotony. Walls along the perimeter of residential areas that border on the open space may be designed to allow views of the open space from private yards. (see Exhibit 7-6: Perimeter Fence and Wall Plan)

- Prohibited wall and fencing materials include barbed wire, wire, electronically charged fences, corrugated metal, chain link and grapestake.
- Front yard walls or fencing that are visible from the street shall be constructed of materials that are designed and colors selected to be compatible with the adjacent architecture.
- Walls and fences shall be designed to preserve open space views. Tubular steel or glass shall be used where views are present. The design and construction shall match the neighborhood style.
- Walls of consistent material and color shall be compatible with the adjacent architecture while tying in with the overall community character.
- Vinyl fencing may be used between residential lots.
- When a wall is used for privacy, it shall vary in alignment and height to provide diversity and interest.



[This page intentionally left blank]

**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

[This page intentionally left blank]

### 7.8. Paving

Paved areas throughout the Specific Plan shall be designed as an integral component of the surrounding architecture. Decorative paving material is encouraged in high visibility and high use areas, and at key vehicular entry drives. Decorative paving materials include colored and textured concrete or interlocking pavers.

### 7.9. Site Furniture

Site furniture, such as benches, waste receptacles, drinking fountains, tree grates, planters and architectural lighting shall be provided, as appropriate within the Planning Areas to provide scale and conveniences for the pedestrians. These features shall be located in key areas along pedestrian pathways or paseos. The design of street furniture shall reflect the style and characteristic of the building architecture.



Site furniture, such as benches, shall be located in key areas along pedestrian pathways or paseos.

### 7.10. Planting Design

The Specific Plan will respond to the need for sustainable design and implementation. In particular, these guidelines focus on selection of climate-appropriate plant materials that minimize water consumption and other inputs. This will contribute to the resource conservation efforts of the development, while still providing a verdant landscape that embraces the context of Highland and California history.

The plant palette is developed to ensure compatibility and continuity from parcel to parcel, and project to project. At the same time, it is sufficiently broad and flexible enough to permit individuality and design creativity. A more focused plant palette will ensure harmony between the private and public open spaces, and connections between them. All landscape areas within setbacks or any part of a builder parcel is subject to conformance with the selected plant palette.

### 7.10.1. Planting Design Goals

- Plantings shall be grouped into 'Hydrozones', where plants of similar water use requirements and microclimate growing conditions will flourish. High water use plants such as turf and annual color plantings shall be minimized in total use, but incorporated into key areas for accent and specific use. Ornamental turf areas will be minimized because of their high water and chemical requirements.
- Shrub plantings shall be spaced to fill in one hundred percent (100%) of planting areas within three (3) years after planting. Groundcovers shall be planted at an appropriate density to provide uniform visual coverage and prevent erosion in all growing seasons. All groundcover plantings shall be spaced to fill in eighty percent (80%) of planting areas within one (1) year after planting.
- Careful attention to 'blending' or transitioning of planting design between new development and existing neighboring landscapes is strongly encouraged.
- 'One-of-each-kind' shrub planting is strongly discouraged as a design style. Larger masses of foliage or blossoms of a single plant species are more consistent with growth patterns found in the natural landscapes.
- Natural forms of trees and shrubs are preferred to trimmed or sculpted forms. All plant materials shall be selected and sited to allow sufficient room for easy growth to their ultimate size without obstructing vehicular circulation, or pedestrian circulation. Plants shall be spaced to ensure that no more than one-third (1/3) of the plant's mature canopy (spread) will overlap into another plant's canopy.
- Project entry statements shall be designed with landscaping and architectural treatments that project a high quality image for the mixed-use development.
- Private common open space, which may be located within each Planning Area, shall be devoted to passive open space uses.
- Detailed landscaping programs for Planning Areas and roadways shall be prepared by a qualified Landscape Architect for review by the City of Highland

Planning Commission. The landscape improvement plans for each Planning Area shall be approved by the Planning Commission.

- Landscaping within commercial and mixed use Planning Areas shall encompass a minimum ten percent (10%) of the square footage of the Planning Area. Required parking lot landscaping and landscaping within required setbacks areas shall count toward this requirement.
- The landscape improvement plan for each Planning Area shall include, as a minimum the following:
  - Final grading plan of Planning Area drawn to scale
  - Irrigation plans of all landscaping areas within each Planning Area. All irrigation plans shall be drawn to scale and certified by a landscape architect.
  - A landscape plan of the Planning Area that specifies landscape planting to include locations, type, size, quantity and installation methods.
  - A hardscape plan with location and finishes.
  - Fence and wall treatments plans.
  - At the time of recordation of any tentative subdivision which contains private paseos or open space areas, the subdivision shall have those common areas conveyed to the master property owners association or appropriate public maintenance agency who shall then be responsible for upkeep and maintenance.

### 7.10.2. Visual Access

- Plants shall be selected and installed to maintain an open surveillance zone between three feet (3') and fifteen feet (15') above finish grade, as well as providing open view corridors into public spaces where site conditions permit.

- Consideration shall be given to adjacent properties both in placement and selection of plant materials. Adjacent owner's views shall not be blocked by the addition of new plantings or the growth of new plantings at maturity.
- Landscape shall not obstruct the sightlines of motorists or pedestrians, especially at pedestrian crosswalks.

### 7.10.3. Screening and Buffering

- In addition to architectural treatments, plant materials that are properly selected and maintained, soften or filter unattractive views. Parking or storage areas, refuse collection, equipment, utilities, or loading areas visible from the public street, alley, or pedestrian areas shall be screened with appropriate plant material. Landscape screening shall not substitute for good architectural design.
- Development shall include appropriate landscaping to maximize privacy between residences, while maintaining an open street scene that provides continuity within the neighborhood.
- Landscape shall include appropriate planting to screen or soften any undesirable light pollution or views from off-site.
- Landscape design shall take into consideration the future impact that new plantings may have in obscuring views from existing adjacent and distant dwellings.

## 7.11. Plant Material

- Plant materials shall be selected for their adaptability to site conditions such as water requirements, soils, sun, shade, wind, etc. and for resistance to insects and disease (see Plant Palette, section 7.12).
- Invasive plant material that is identified by the California Invasive Plant Council shall not be planted within the Specific Plan.

- Irrigation shall be required to establish new plants, however appropriate plant material shall be selected so that the majority of the site landscape will survive with minimal inputs of water fertilizers, pesticides, herbicides, and fossil fuels to power mowers, blowers, and other mechanical landscape maintenance tools.
- Where new construction adjoins existing developed areas, larger initial plant material may be needed to blend with more established landscape areas. In cases where the adjacent landscape is more than five (5) years old, larger and / or more closely spaced plant material shall be required.

### 7.11.1. Trees

- Trees planted within the setback area shall be 15 gallon box minimum and planted between street trees. Trees planted elsewhere within the Planning Area shall be 24" box minimum.
- Trees with invasive roots shall not be planted within or adjacent to the public right-of-way.

### 7.11.2. Shrubs

- Shrubs shall be five-gallon minimum size. One-gallon size plant materials will only be allowed as small closely spaced accent or border plantings.
- Shrub masses shall be planted a minimum of eighteen inches (18") on center or a maximum of thirty-six inches (36") on center, depending on species, with triangular spacing.
- The quantity of plants shall be based on spacing that enables adjacent plants to touch at the end of twelve (12) months of growth.
- Shrub massing areas shall include proportionate plantings as follows:
  - Fifteen-gallon: 10 to 30%
  - Five-gallon: 70 to 90%



- Singular larger shrub accents may be used where appropriate (min 15-gallon size).

### 7.11.3. Groundcover

- Groundcovers planted from one-gallon containers shall be planted between twelve inches (12") on center and twenty-four inches (24") on center using triangular spacing.
- Groundcover planted from flats shall be planted at eight inches (8") on center. Use half this on center spacing for the row adjacent to hardscape.
- The quantity of plants shall be based on a spacing that enables plants to touch at the end of twelve (12) months of growth.
- Annuals are not permitted within the setback planting area.

### 7.11.4. Turf

- All turf areas shall be sodded. Seeding and other alternative methods are not acceptable.



Coast Live Oak

## 7.12. Plant Palette

HERITAGE TREES

The following trees may be used as heritage, accent, or theme trees in locations such as view points or other areas of special interest for the project:

| | |
|---|---|
| Quercus agrifolia | Coast Live Oak |
| Quercus lobata | Valley Oak |
| Quercus suber | Cork Oak |
| Schinus molle | California Pepper |
| Platanus racemosa | California Sycamore |

GREENSPOT ROAD: The following plant palette and Exhibits 7-7, 7-8, and 7-9 reflect conceptual roadway landscapes in the City of Highland Greenspot Road Landscape Master Plan.

**Palms:**

| | |
|---|---|
| Phoenix dactylifera | Date Palm |
| Washingtonia filifera | California Fan Palm |
| Washingtonia robusta | Mexican Fan Palm |

**Trees:**

| | |
|---|---|
| Koelreuteria bipinnata | Chinese Flame-Tree |
| Lagerstroemia indica Prunus cerasifera 'Krauter vesuvius' | Crape Myrtle Purple-leaf Plum |
| Pyrus calleryana 'Redspire' | Callery Pear |
| Podocarpus gracilior | Fern Pine |
| Quercus agrifolia | Coast Live Oak |
| Platanus racemosa | Chinese Pistache |

**Shrubs:**

| | |
|---|---|
| Abelia g. 'Edward Goucher' | Glossy Abelia |
| Callistemon v. 'Little John' | Dwarf Bottlebrush |
| Cistus purpureus | Orchid Rock Rose |
| Dietes Vegeta | Fortnight Lily |
| Feijoa sellowiana | Pineapple Guava |
| Lavandula angustifolia 'Hidcote' | Pink English Lavendar |
| Ligstrum japonica 'Texanum' | Texas Privet |
| Liriope m. 'Silvery Sunproof' | Variegated Big Lily Turf |



California Fan Palm



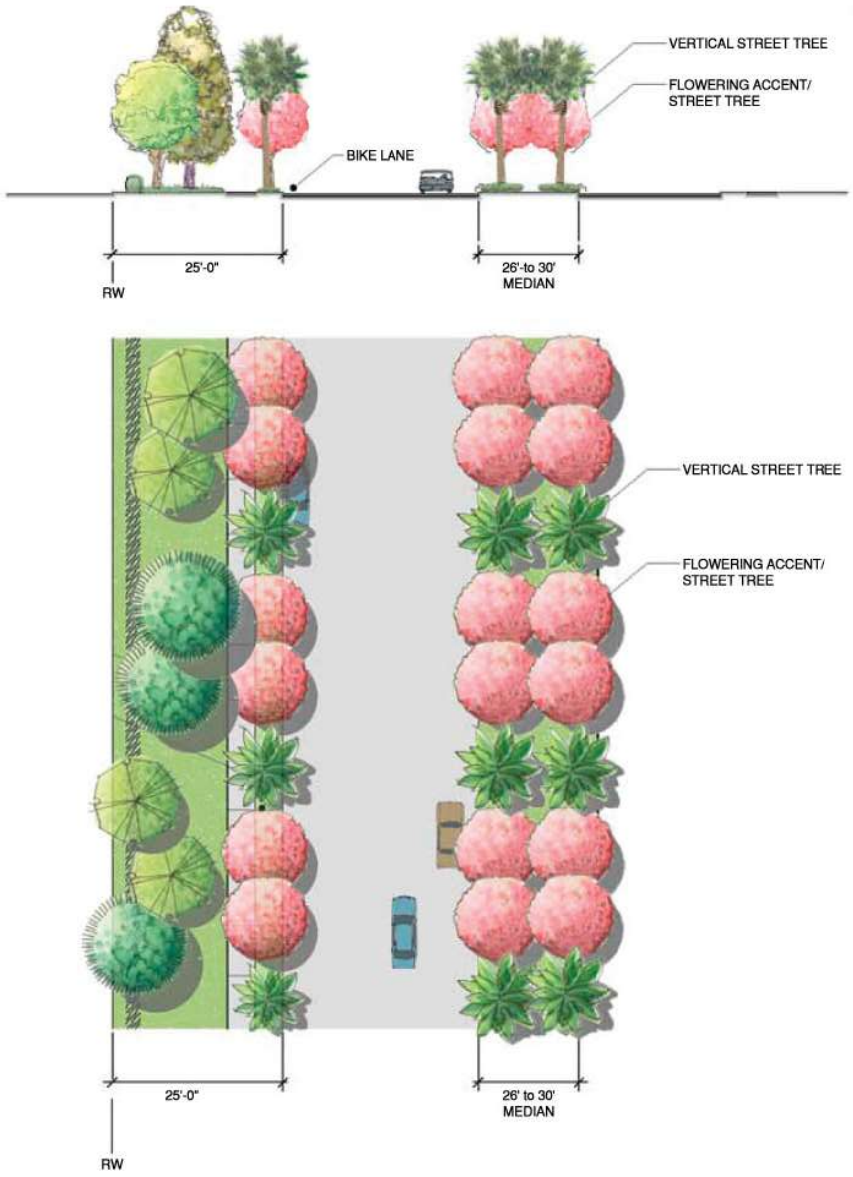
Crape Myrtle

| | |
|---|---|
| Hemerocallis hybrids | Daylily |
| Phormium tenax | Hybrid New Zealand Flax |
| Rhaphiolepis indica | India Hawthorn |
| Photania fraseri | Photinia |
| Rosmarinus o. 'Majorica Pink' | n.c.n. (upright Rosemary) |
| Rosa species | Groundcover Rose |
| Salvia gregii 'Flame' | Furman's Red Autumn Sage |

**Turf:**

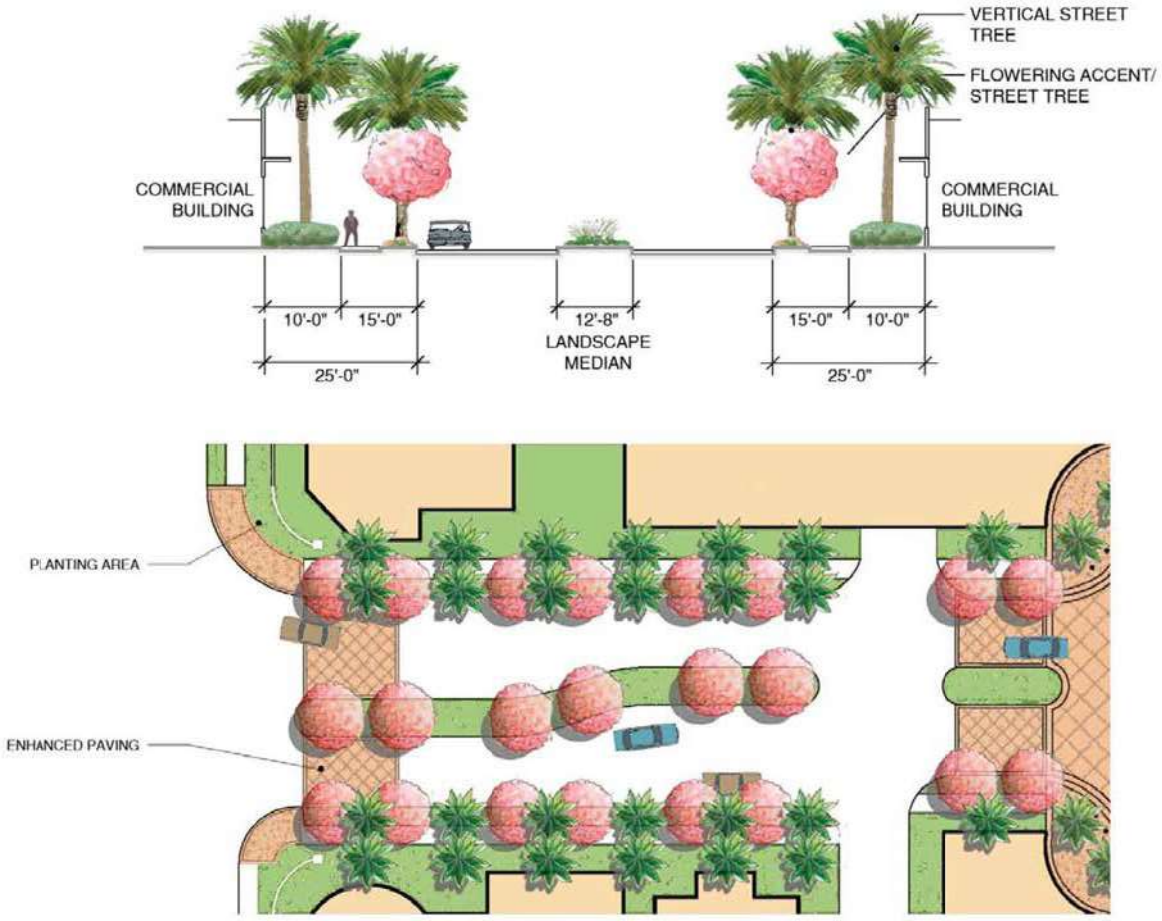
| | |
|---|---|
| Marathon II | Turf type tall fescue |

**Exhibit 7-7: Conceptual Roadway Landscape Plan: Greenspot Road**



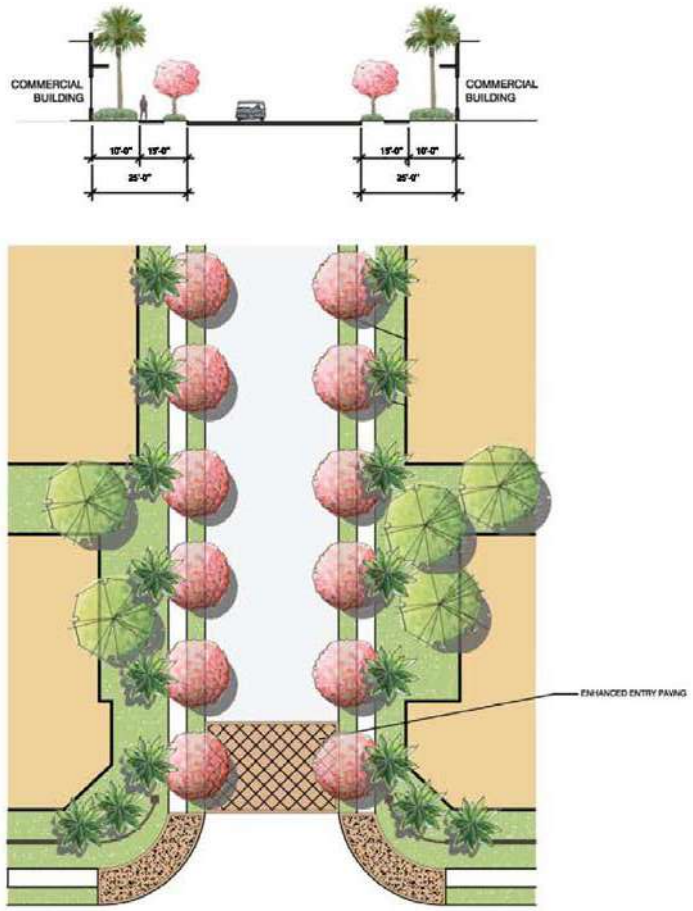

Note: This illustration for placement of roadway landscaping is conceptual in nature.

[This page intentionally left blank]




Note: This illustration for a major entry is conceptual in nature.

[This page intentionally left blank]




Note: This illustration for a minor entry is conceptual in nature.

[This page intentionally left blank]

BOULDER AVENUE: The conceptual roadway landscape for Boulder Avenue is illustrated in Exhibit 7-10.

Street tree:

| | |
|---|---|
| Lagerstroemia indica | Crape Myrtle |

Backdrop tree:

| | |
|---|---|
| Pyrus kawakamii | Evergreen Pear |

WEBSTER STREET: The conceptual roadway landscape for Webster Street is illustrated in Exhibit 7-11.

Parkway Tree:

| | |
|---|---|
| Lagerstroemia indica | Crape Myrtle |

Backdrop tree:

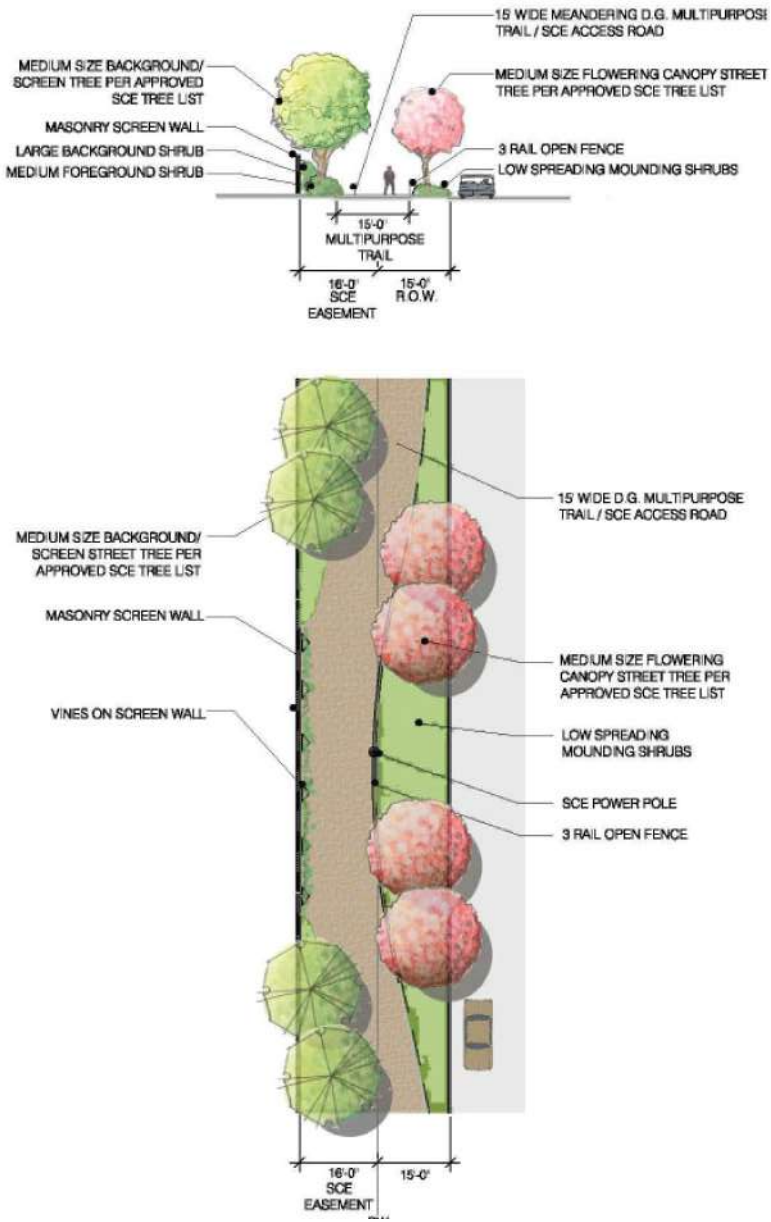
| | |
|---|---|
| Pinus eldarica | Afghan Pine |
| Tristania conferta | Brisbane Box |



Evergreen Pear

[This page intentionally left blank]

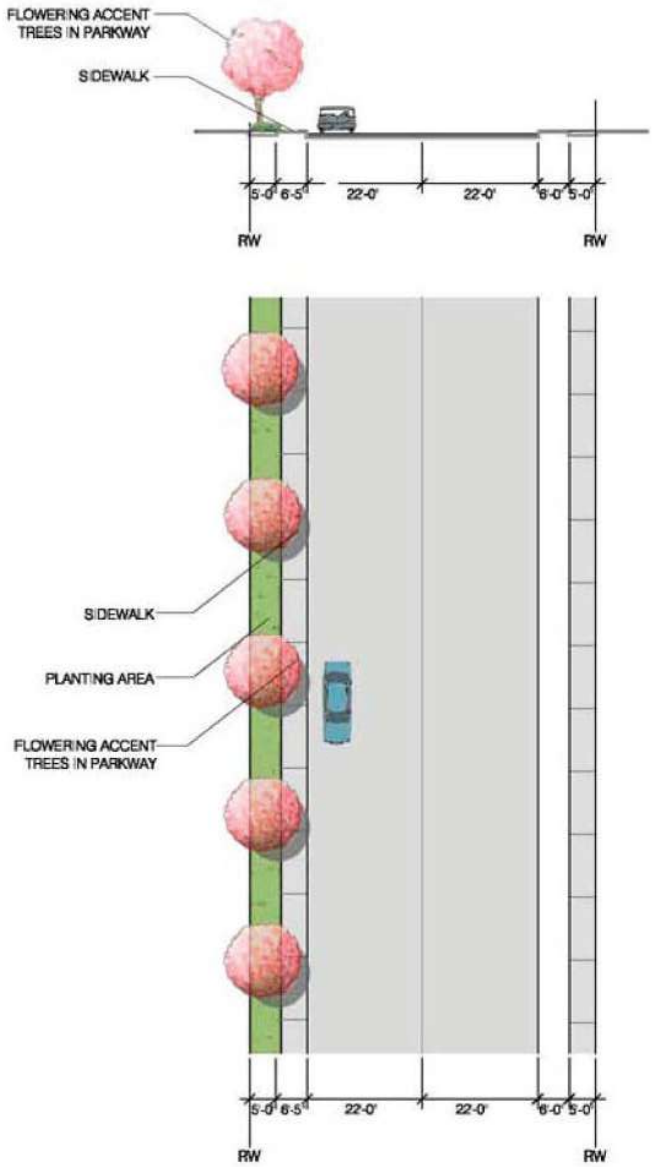
**Exhibit 7-10: Conceptual Roadway Landscape Plan: Boulder Avenue**




Note: This illustration for placement of roadway landscaping is conceptual in nature.

[This page intentionally left blank]

**Exhibit 7-11: Conceptual Roadway Landscape Plan: Webster Street**




Note: This illustration for placement of roadway landscaping is conceptual in nature.

[This page intentionally left blank]

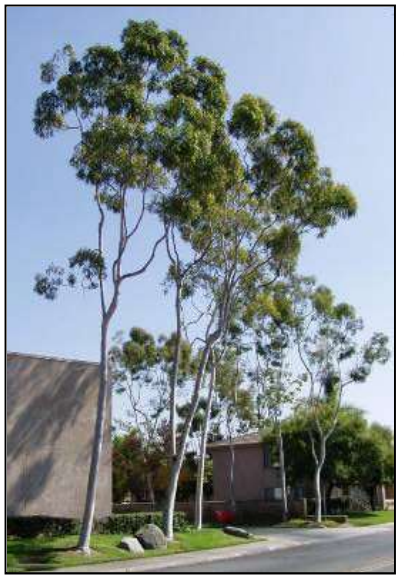
CALHOUN STREET: The conceptual roadway landscape for Calhoun Street (interim condition) is illustrated in Exhibits 7-12 and Calhoun Street at buildout is illustrated in Exhibit 7-13.

**Street tree:**

| | |
|---|---|
| Lagerstroemia indica | Crape Myrtle |
| Pyrus kawakamii | Evergreen Pear |

**Backdrop tree:**

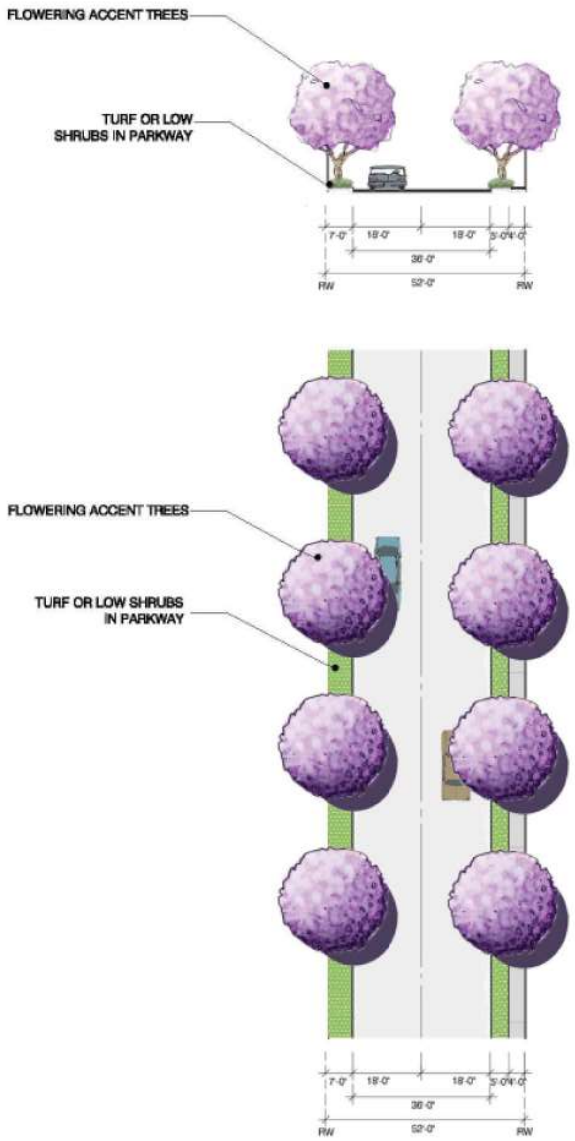
| | |
|---|---|
| Eucalyptus citriodora | Lemon Scented Gum |
| Pinus canariensis | Canary Island Pine |
| Pinus eldarica | Afghan Pine |
| Fraxinus angustifolia 'Raywood' | Raywood Ash |



Lemon Scented Gum

[This page intentionally left blank]

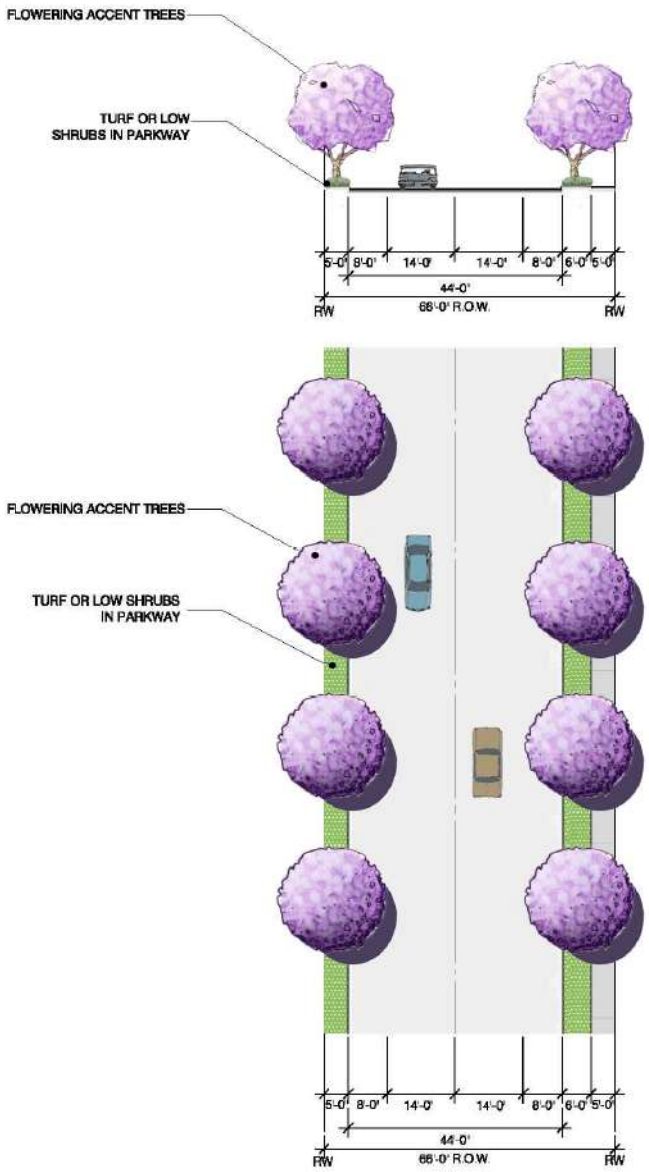
**Exhibit 7-12: Conceptual Roadway Landscape Plan: Calhoun Street (Interim Condition)**




Note: This illustration for placement of roadway landscaping is conceptual in nature.

[This page intentionally left blank]

**Exhibit 7-13: Conceptual Roadway Landscape Plan: Calhoun Street**




Note: This illustration for placement of roadway landscaping is conceptual in nature.

[This page intentionally left blank]

EUCALYPTUS AVENUE: The conceptual roadway landscape for Eucalyptus Avenue is illustrated in Exhibit 7-14.

Street tree *:

| | |
|---|---|
| Koelreuteria bipinnata | Chinese Flame Tree |
| Zelkova serrata | Sawleaf Zelkova |

MAIN STREET PROMENADE: The conceptual roadway landscape for the Promenade is illustrated in Exhibit 7-15.

Street tree *:

| | |
|---|---|
| Platanus acerifolia 'Bloodgood' | London Plane Tree |
| Pyrus kawakamii | Evergreen Pear |
| Koelrueteria bipinnata | Chinese Flame Tree |
| Cinnamomum camphora | Camphor Tree |

Specimen Accent:

| | |
|---|---|
| Platanus racemosa | California Sycamore |
| Quercus species | Oak Tree |

* One street tree shall be selected per street



Chinese Flame Tree



London Plane Tree

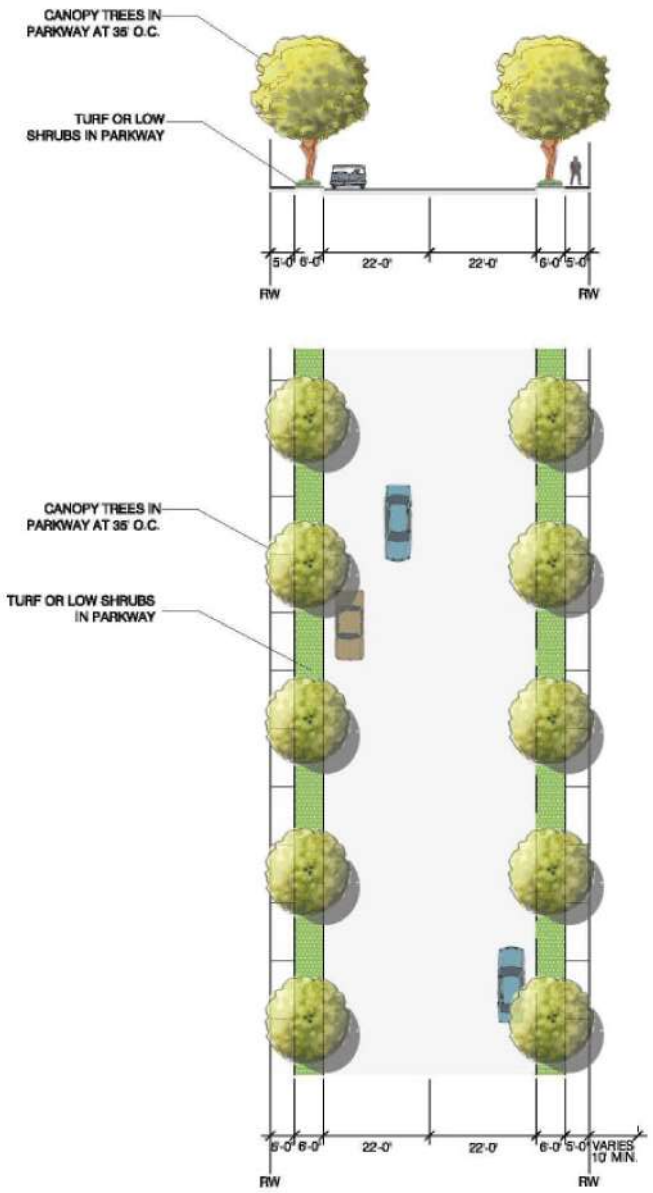


Magnolia

## CITY CREEK EDGE

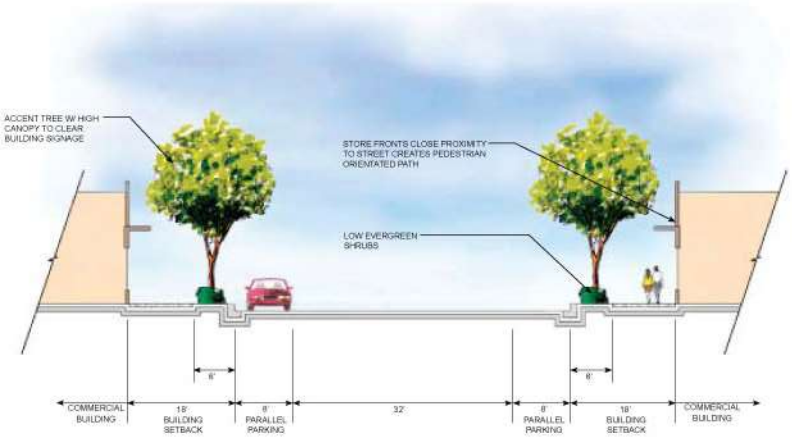
| | |
|---|---|
| Eucalyptus citriodora | Lemon-Scented Gum |
| Magnolia grandiflora 'D.D. Blanchard' | Magnolia |
| Pinus pinea | Italian Stone Pine |
| Pinus eldarica | Afghan Pine |
| Platanus acerifolia | London Plane Tree |
| Quercus spp. | Oak Tree |
| Platanus racemosa | California Sycamore |
| Schinus molle | California Pepper |

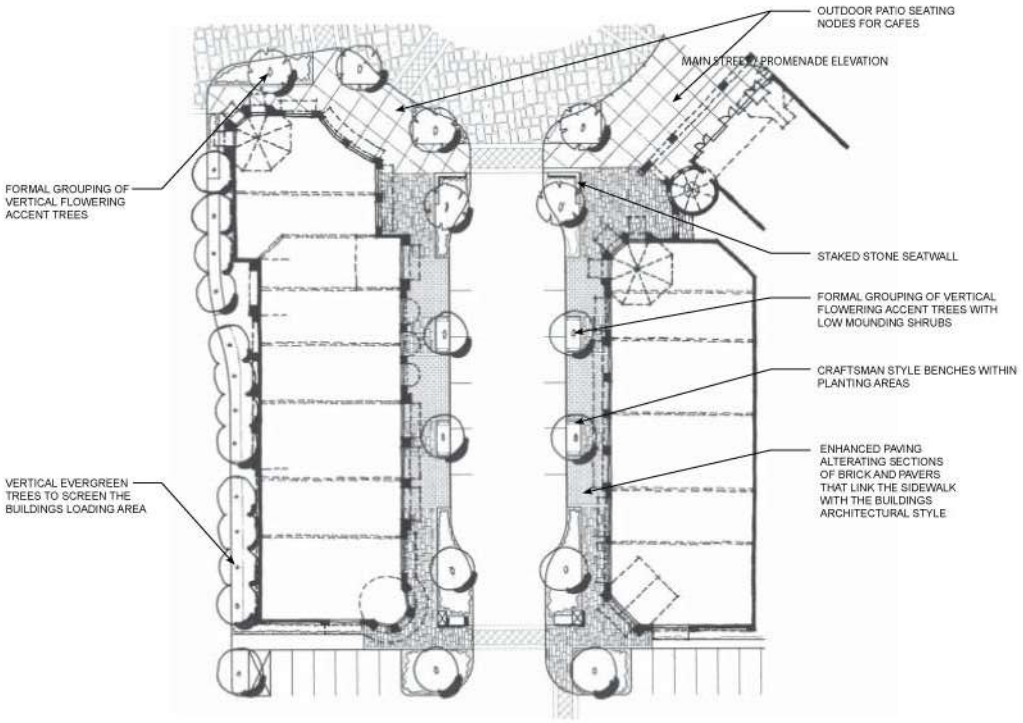
**Exhibit 7-14: Conceptual Roadway Landscape Plan: Eucalyptus Street**



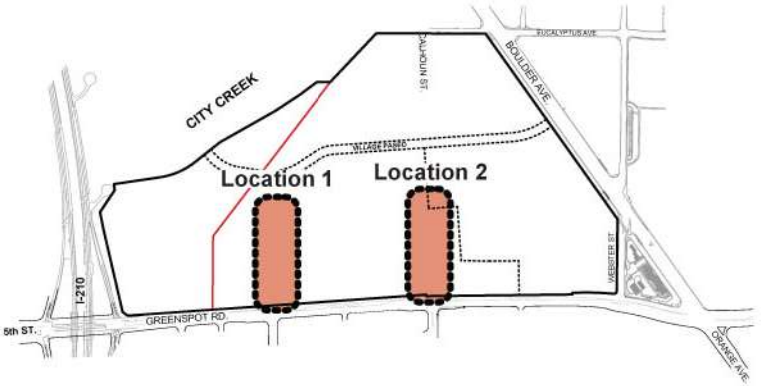
[This page intentionally left blank]

**Exhibit 7-15: Conceptual Roadway Landscape Plan: Promenade**




**Potential Promenade Locations**




Note: This illustration for placement of roadway landscaping is conceptual in nature.

[This page intentionally left blank]

**SPECIFIC PLAN AREA:**

**Trees:**

**Parking Lot / Drive Aisle:**

| | |
|---|---|
| Koelreuteria bipinnata | Chinese Flame Tree |
| Lagerstroemia indica | Crape Myrtle |
| Pistacia chinensis | Chinese Pistache |
| Platanus acerifolia 'Bloodgood' | London Plane Tree |
| Rhus lancea | African Sumac |
| Zelkova serrata | Sawleaf Zelkova |

**Plaza Accent:**

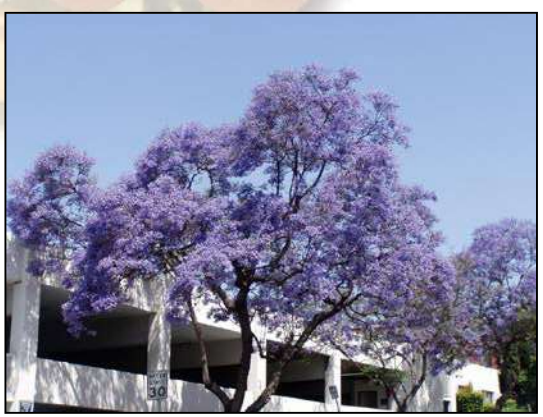
| | |
|---|---|
| Cercis occidentalis | Western Redbud |
| Olea europaea 'Wilsoni' | Fruitless Olive |
| Platanus acerifolia 'Bloodgood' | London Plane Tree |
| Schinus molle | California Pepper |



Chinese Pistache



California Pepper Tree



Jacaranda




Tipu Tipu

**Vertical Accent:**

| | |
|---|---|
| Cupressus sempervirens | Italian Cypress |
| Juniperus chinensis 'Spartan' | Juniper |
| Phoenix dactylifera | Date Palm |
| Pinus eldarica | Afghan Pine |
| Washingtonia robusta 'Hybrid' | Hybrid Mexican Fan Palm |

**Evergreen Accent:**

| | |
|---|---|
| Cedrus deodara | Deodar Cedar |
| Cupressus sempervirens | Italian Cypress |
| Magnolia grandiflora 'D.D. Blanchard' | Magnolia |

**Flowering Accent:**

| | |
|---|---|
| Cercis occidentalis | Western Redbud |
| Chitalpa tashkentensis | No Common Name |
| Jacaranda mimosifolia | Jacaranda |
| Lagerstroemia indica | Crape Myrtle |
| Magnolia grandiflora 'D.D. Blanchard' | Magnolia |
| Pyrus kawakamii | Evergreen Pear |
| Tipuana Tipu | Tipu Tipu |

**Perimeter Screen / Background:**

| | |
|---|---|
| Cedrus deodara | Deodar Cedar |
| Cinnamomum camphora | Camphor Tree |
| Fraxinus angustifolia 'Raywood' | Raywood Ash |
| Laurus nobilis 'Saratoga' | Grecian Laurel |
| Ligustrum lucidum | Glossy Privet |
| Pinus eldarica | Afghan Pine |
| Podocarpus Species | Conifer |

Note: Flowering Accent Trees shall be planted so that the canopy, at maturity, shall not overhang or be adjacent to the public right-of-way.

**Heritage Trees:**

| | |
|---|---|
| Quercus agrifolia | Coast Live Oak |
| Quercus lobata | Valley Oak |
| Quercus suber | Cork Oak |
| Schinus molle | California Pepper |
| Platanus racemosa | California Sycamore |

**Shrubs:**

**Accent:**

| | |
|---|---|
| Agave gemniflora | Twin-flowered Agave |
| Aloe arborescens | Tree Aloe |
| Anigozanthos manglesii | Kangaroo Paw |
| Arbutus unedo 'compacta' | Compact Strawberry Bush |
| Cordyline australis | No Common Name |
| Echium fastuosum | Pride of Madera |
| Helictotrichon sempervirens | Blue Oat Grass |
| Hemerocallis 'Dwarf Yellow' | Daylily |
| Lavandula angustifolia | English Lavender |
| Dietes bicolor | Fortnight Lily |
| Nandina domestica | Dwarf Bamboo |
| Pennisetum setaceum 'Cupreum' | Fountain Grass |
| Phormium tenax | New Zealand Flax |
| Ribes speciosum | Flowering Gooseberry |
| Rosmarinus o. 'Tuscan Blue' | Rosemary |
| Salvia clevelandii | Cleveland Sage |
| Westringia fruticosa 'Wynabbie Gem' | Coast Rosemary |
| Yucca spp. | Yucca |



Daylily



Kangaroo Paw



New Zealand Flax



Fortnight Lily

**Foreground Massing:**

| | |
|---|---|
| Anigozanthos manglesii | Kangaroo Paw |
| Buxus m. japonica | Japanese Boxwood |
| Cistus hybridus | White Rockrose |
| Dietes bicolor | Fortnight Lily |
| Hemerocallis 'Dwarf Yellow' | Daylily |
| Lavandula angustifolia | English Lavender |
| Myrtus communis 'compacta' | Dwarf Myrtle |
| Nandina domestica | Dwarf Bamboo |
| Pennisetum setaceum | Fountain Grass |
| Phormium tenax | New Zealand Flax |
| Pittosporum tobira 'Variegata' | Variegated Tobira |
| Rhaphiolepis indica | India Hawthorn |
| Rhamnus californica | Coffeeberry |
| Ribes speciosum | Flowering Gooseberry |
| Rosmarinus officialis 'Prostratus' | Prostrate Rosemary |
| Salvia greggii | Autumn Sage |
| Westringia fruticosa 'Wynabbie Gem' | Coast Rosemary |
| Xylosma congestum | Shiny Xylosma |

**Evergreen Grasses & Perennials for Foreground Massing:**

| | |
|---|---|
| Anigozanthus spp. | Kangaroo Paw |
| Carex tumulicola | Berkeley Sedge |
| Dietes 'Bicolor' | Fortnight Lily |
| Festuca glauca & cvrs | Blue Fescue |
| Helictotrichon sempervirens | Blue Oat Grass |
| Iris 'Pacific Coast Hybrids' | Hybrid iris |
| Kniphofia uvaria & cvrs | Red Hot Poker |

| | |
|---|---|
| Leymus arenarius & cvrs | Blue Lyme Grass |
| Libertia peregrinans | Orange Libertia |
| Liriope muscari & cvrs | Lily Turf |
| Nassella pulchra | Purple Needle Grass |
| Pennisetum setaceum 'Cupreum' | Fountain Grass |
| Phormium spp. | New Zealand Flax |
| Nephrolepis cordifolia | Sword Fern |

**Mid to Background Massing/ Screen:**

| | |
|---|---|
| Agave gemniflora | Twin-flowered Agave |
| Aloe arborescens | Tree Aloe |
| Arbutus unedo 'compacta' | Compact Strawberry Bush |
| Carpenteria californica & cvrs | Bush Anemone |
| Cercocarpus betuloides | Western Mtn. Mahogany |
| Cistus hybridus | White Rockrose |
| Cotoneaster lacteus | Parney Cotoneaster |
| Dodonea viscosa | Hop Seed Bush |
| Dodonea viscosa 'Purpurea' | Purple Hop Seed Bush |
| Elaeagnus pungens | Silverberry |
| Feijoa sellowiana | Pineapple Guava |
| Fremontodendron californicum | California Flannel Bush |
| Heteromeles arbutifolia | Toyon |
| Ilex vomitoria | Yaupan |
| Leucophyllum frutescens 'Green Cloud' | Texas Ranger |
| Ligustrum japonicum 'Texanum' | Wax Leaf Privet |
| Myrtus communis | Common Myrtle |
| Myrtus communis 'Compacta' | Dwarf Myrtle |
| Pennisetum setaceum | Fountain Grass |



Wax Leaf Privet



Flowering Gooseberry



Coyote Brush



Ornamental Strawberry

| | |
|---|---|
| Phormium tenax | New Zealand Flax |
| Prunus ilicifolia | Hollyleaf Cherry |
| Rhamnus californica | Coffeeberry |
| Rhaphiolepis indica | Indian Hawthorne |
| Rhammus californica | Coffeeberry |
| Rhus integrifolia | Lemonade Berry |
| Rhus ovata | Sugar Bush |
| Ribes speciosum | Flowering Gooseberry |
| Ribes viburnifolium | Evergreen Currant |
| Pittosporum tobira 'Variegata' | Variegated Tobira |
| Rosmarinus o. 'Tuscan Blue' | Rosemary |
| Salvia clevelandii | Cleveland Sage |
| Xylosma congestum | Xylosma |
| Yucca spp. | Yucca |

**Ground Covers:**

| | |
|---|---|
| Acacia redolens | No Common Name |
| Arctostaphyllos edmundsii | Carmel Sur Manzanita |
| Baccharis pilularis | Coyote Brush |
| Ceanothus 'Centennial' | Centennial Ceanothus |
| Dimondia margaretae | Silver Carpet |
| Fragaria chiloensis | Ornamental Strawberry |
| Hernaria glabra | Green Carpet |
| Isotoma fluviatilis | Blue Star Creeper |
| Lonicera japonica 'Halliana' | Japanese Honeysuckle |
| Ophiopogon japonicus & cvrs | Mondo Grass |
| Pratia angulata | No Common Name |
| Rose 'Flower Carpet Var. Noatraum' | Pink Rose |
| Rosmarinus o. 'Irene' | Trailing Rosemary |

**Vines & Espaliers:**

| | |
|---|---|
| Bougainvillea glabra | Bougainvillea |
| Campsis grandiflora | Chinese Trumpet Creeper |
| Clytostoma callistegioides | Violet Trumpet Vine |
| Ficus pumila | Creeping Fig |
| Jasminum mesnyi | Primrose Jasmine |
| Jasminum polyanthum | Pink Jasmine |
| Parthenocissus tricuspidata & cvrs | Boston Ivy |
| Trachelospermum jasminoides | Star Jasmine |
| Vitis californica 'Rojer's Red' | California Wild Grape |

**Turf:**

| | |
|---|---|
| Sod Turf | Marathon II Hybrid Dwarf Tall Fescue |



Bougainvillea

## 7.13. General Landscape Provisions

- Mulch shall be used in all shrub areas as a means for water conservation and weed control only. Areas of mulch with no planting are prohibited.
- Gravel and/or stone mulch are generally not allowed. Decorative gravel will be reviewed on a case by case basis.
- Mulch shall be shredded bark or pebble bark (maximum size allowable is one inch).
- Root barriers shall be utilized to protect hardscape areas from damage due to root intrusion. Linear barrier of continuous panels (80 mil. thickness) shall be used whenever a tree is within ten feet (10') of hardscape.
- Soils Agronomy Report with recommendations for backfill and general soil preparation shall be provided to the landscape architect.
- Percolation tests shall be performed and subsurface drainage sumps provided for all trees if percolation rate is poor.

- Compliance with State of California "Water Efficient Landscape Ordinance" AB-325 is required.

### 7.14. Irrigation Systems

The plant palette for the Specific Plan has been developed to include drought tolerant plantings with low to medium water use requirements. Plants shall be grouped by hydrozone to allow for effective water application. The irrigation system shall be designed to meet the following:

- The system shall be designed for reclaimed water conversion at a future date. Design of the system shall conform to the regulations for the construction of reclaimed water irrigation systems within the City of Highland.
- Design, installation, and equipment shall conform to the highest industry standards. Rain delay devices to shut down system during rainy periods, as well as high flow detection equipment to eliminate water waste in case of a broken line shall be employed.
- Irrigation systems shall be controlled with automatic irrigation controllers and be installed to maximize ease of operation programming, flexibility, and maintenance.
- Irrigation systems shall be installed in a manner that minimizes opportunities for vandalism. All controllers, pumps and associated equipment shall be screened from view with planting and/or landscape walls.
- Landscape planting areas shall be adequately irrigated with separate valves provided to irrigate lawn independent from other plantings and shrubs according to hydrozones.
- Irrigation systems shall be programmed to operate between the hours of 9:00 pm and 6:00 am unless otherwise directed by the City of Highland Engineer.
- A sufficient number of sprinkler heads shall be used and carefully located to provide even water distribution and to avoid over spray on to sidewalks, roadways, buildings, etc.

# 8. IMPLEMENTATION PLAN

The purpose of this section is to define the implementation measure necessary to carry out the Specific Plan.

## 8.1. Phasing

Phasing of the Specific Plan meets the following objectives:

- The orderly build out of the mixed use project based upon market and economic conditions;
- The provision of adequate infrastructure and public facilities concurrent with development of each phase; and
- The protection of public health safety and welfare.

The Specific Plan area may be developed in a single or multiple phases to reflect changing market conditions. It is anticipated that commercial construction (Planning Area 1 – Highland Marketplace) will begin in 2014 and buildout of the Specific Plan area is anticipated in 2020 for Scenario 1 or 2018 for Scenario 2.

## 8.2. Financing and Fees

California Government Code Section 65451 sets forth the basic content of specific plans and one of the requirements is to include information relating to project financing and fees. Various techniques are available for financing the infrastructure and project components. Since certain elements of the infrastructure and project will be for use by the general public, public financing may be appropriate for these elements. All applicable development impact fees and all other related administration fees shall be collected in accordance with current City policy and procedure in affect at the time of permit issuance. Project financing techniques may include, but are not limited, to the following:

### 8.2.1. Development Agreement

In 1979, California enacted legislation authorizing local government to enter into binding agreements with respect to development project approvals. This legislation was mainly intended to alleviate longstanding problems of uncertainties in the multilevel government approval process for complex and long-term development projects. The intent was to assure a developer that once a project was started, it is permitted to be completed as approved, regardless of any intervening changes in local ordinances, regulations, or the makeup of the local governing body.

A development agreement addresses various aspects of planning and development, including provisions of park land, trails, open space, credits, infrastructure, public service financing, water facility development, subdivision mapping, vesting of rights, development by right, approval of subsequent applications and other matters. A development agreement for Greenspot Village and Marketplace Specific Plan will be adopted concurrently with the Specific Plan and will be attached as an appendix (Appendix C) under separate cover.

### 8.2.2. Special Assessment Districts

Special Assessment Districts, such as those created under the Improvement Act of 1911, or the Municipal Improvement Act of 1913, and funded pursuant to the Improvement Bond Act of 1915, provide a method for long term financing of public infrastructure and facilities. The assessment district includes the area where the real property owners will benefit from the provision of the planned facilities. A lien based upon a formula for allocating benefit among the properties within the assessment district is placed against each parcel of property within the district. The public entity establishing the benefit assessment district issues and sells the bonds to finance the upfront costs of constructing the improvements. The bonds are then repaid over their term from assessments levied against the properties in the district in addition to the property taxes due. The assessments are collected with the property taxes on an annual basis and used to redeem the bonds that have been recorded as a lien against each property in the district.

### 8.2.3. Mello-Roos Community Facilities District

Mello-Roos Community Facilities Districts are similar to assessment districts, but provide more flexibility to finance a wider range of infrastructure, through the issuance of tax-exempt bonds. The bonds are secured by a lien against the properties included in the district, with these properties being obligated to pay a special tax. The proceeds are then used to repay the bonds. The public entity is again the issuer of the bonds and must approve the costs included within the taxing district.

### 8.2.4. Community Services District

A Community Services District can be used within a specific area to finance services and facilities associated with such items as traffic and circulation, street lighting, law enforcement, fire protection, and facility maintenance. They offer the opportunity to ensure the payment obligation rests with the area utilizing the infrastructure improvements.

### 8.2.5. Landscaping and Lighting Districts

The Landscaping and Lighting Act of 1972 provides for the creation of assessment districts to finance the cost of installing and/or maintaining landscaping, lighting facilities, and ornamental structures. Like a benefit assessment district, properties within the district are assessed a share of the costs to the district on the basis of the benefit provided to the real property. The Street and Drainage Maintenance District Benefit Assessment Act of 1982 will be used for maintenance of street and drainage improvements.

### 8.2.6. Debt Financing

Statutory authority empowers public entities to issue a variety of securities/bonds to incur debt. The proceeds can be used for any public improvement for which the City would otherwise be authorized to spend City funds, where that expenditure is greater than the amount generally available from the annual tax levy. Examples include General Obligation Bonds, Revenue Bonds

and Tax Allocation Bonds, amongst others. Use of this option will generally be limited to those improvements with a citywide benefit, where the desire is to install the improvement in advance of the City having the available cash for payment

### 8.2.7. Utility Districts

Utility districts, such as those that supply potable water, electricity, sewer, solid waste disposal, and communication facilities, are empowered to create their own bonded indebtedness, based upon the ability to earn revenues from operations. In addition, bonds may be issued for the raising of money for capital improvement projects, within strict guidelines. Arrangements with existing utility districts may be made that utilize their funding methods, or the project developer may petition to create its own special district if feasible and appropriate (such as for the on-site sewer treatment plant). In this event, the availability of the bonding right of the created utility may be pursued.

In addition, many utility companies charge Development Impact fees, which are payable at the time of initial hook-up to the utility, and constitute a one time charge by the utility for the provision of services to the user. The utility then uses these funds to expand, enlarge, maintain or modernize its facilities and service lines. Establishment of such fees is expected once the scope of the infrastructure improvements is precisely known.

## 8.3. Project Maintenance

### 8.3.1. Roadways

Each of the roadways shown in Exhibit 3-1, Circulation Plan, shall be dedicated to the City of Highland for maintenance. Traffic signals installed as part of the Specific Plan shall also be dedicated to the City for maintenance.

Roadways within residential neighborhoods shall be approved as part of the tract maps for individual neighborhoods and dedicated to the City or may be maintained as private streets. Where private streets are approved, they will be maintained by a private homeowners association or other similar mechanism set up for that purpose. In addition, if private streets are approved, the neighborhoods may be gated, provided that maintenance of gated facilities is provided by a homeowners association or other mechanism set up for that purpose. These and other details will be included in the Development Agreement between the City of Highland and the applicant.

Onsite roadways and access within non-residential planning areas (Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center) may be dedicated and maintained by City or may remain private.

### 8.3.2. Open Space and Drainage Facilities

Maintenance of the Village Paseo and project trails may be by the City of Highland, a landscape/drainage maintenance district, or Homeowners Association or Property Owners' Association to be formed, covering the Specific Plan. In the absence of such a district, maintenance of the open space areas will be maintained by the City of Highland.

Maintenance of storm drains within public streets, including outlets into open space areas shall be the responsibility of the City of Highland.

### 8.3.3. Water Facilities

Maintenance of water facilities up to service meters for individual uses shall be the responsibility of the local purveyor, East Valley Water District (EVWD). Where such water lines are not located within a public street, appropriate easements to the appropriate purveyor shall be granted.

### 8.3.4. Sewer Facilities

Maintenance of sewer facilities up to service laterals for individual uses shall be the responsibility of the EVWD. Where such sewer lines are not located within a public street, appropriate easements to the EVWD shall be granted.

# 9. ADMINISTRATION

## 9.1. General Provisions

### 9.1.1. Applicability

The development standards contained herein provide specific standards for land use development within the Specific Plan area. The Specific Plan supersedes the otherwise applicable Development Code regulations. Whenever the provisions and development standards contained herein conflict with those contained in the Development Code the provisions of the Specific Plan shall take precedence. Where the Specific Plan is silent, the Development Code shall apply.

### 9.1.2. Administration

The Specific Plan serves as the implementation tool for the General Plan as well as the zoning for the project site. The Specific Plan addresses general provisions, permitted uses, development standards and design guidelines.

### 9.1.3. Interpretation

Development within the Specific Plan area is implemented through the approval of parcel and tentative and/or tract maps. The administrative process described below provides mechanisms for review and approval of development projects within the Specific Plan area consistent with the Specific Plan objectives.

Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan is resolved by the Community Development Director or his/her designee in a manner consistent with the goals, policies, purposes and intent established in this Specific Plan.

### 9.1.4. Implementation

All development proposals within the Specific Plan area are subject to the implementation procedures established herein.

## 9.2. Specific Plan Revisions

Revisions to the Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code, or if applicable as outlined in accordance with an adopted Development Agreement. Revisions are processed pursuant to the provisions of the Government Code and the Development Code. In the event the proposed revisions require supplemental environmental analysis, pursuant to the California Environmental Quality Act (CEQA), the applicant is responsible for preparing the necessary CEQA documentation.

### 9.2.1. Minor Modifications

Changes to, or revisions of the land use plan, design guidelines, and development standards, subsequent to adoption of this Specific Plan and/or changes to development plans previously approved pursuant to the Site Plan Review process that generally conform to the goals, policies, purposes, and intents, established herein and are not detrimental to the public health, safety, convenience, or welfare may be determined by the Community Development Director as Minor Modifications consistent with the procedures set forth below.

In no case, shall minor modifications result in an increase in density, increase in height, reduction in setback, or change of use in a manner that is inconsistent with the intent of the Specific Plan.

The following constitute Minor Modifications to the Specific Plan. Minor Modifications are subject to review and approval by the City of Highland Community Development Director (CDD), Planning Commission (PC), and do not require amendments to the Specific Plan. The following are examples of minor modifications and the required level of review in parenthesis.

- (CDD) Change in utility and/or public service provider;
- (CDD) Minor changes to text or maps intended to clarify Specific Plan information, provided such changes do not add density or modify the development policies or standards of the Specific Plan;
- (CDD) Minor changes necessary to accommodate proposed tenant improvements provided that the total building area of the commercial components is not increased;
- (DRB) Changes to landscape materials, wall materials, entry design, streetscape design which are consistent with the conceptual design set forth in the design guidelines contained with the Specific Plan;
- (DRB) Changes to the design guidelines which are intended to be conceptual in nature only, and are intended to be flexible in implementation;
- (PC) Development of Planning Areas 2 and 3 at a higher residential unit cap, provided the total number of dwelling units within the Specific Plan area does not exceed the maximum 800 dwelling units, unless otherwise restricted in an adopted Development Agreement;
- Other modifications of a similar nature to those listed above as determined by the Community Development Director.

### 9.2.2. Major Modifications

Major modifications constitute increases in density, increases in height, reduction in setback, or changes of use in a manner that is inconsistent with the intent of the Specific Plan. Major modifications require a Specific Plan amendment.

### 9.2.3. Appeals

All appeals pertaining to this Specific Plan shall be made to the Planning Commission. Decisions of the Planning Commission are final unless appealed to the City Council. The applicant or any

other entity shall have the right to appeal by filing an application on forms provided by the City of Highland.

### 9.2.4. Land Divisions

Applications for, as well as processing and approval of proposed divisions of land within the Specific Plan shall comply with the provisions of the California Subdivision Map Act and the subdivision ordinance of the City of Highland.

### 9.2.5. Maps

Approval of maps may occur with or subsequent to the adoption of the Specific Plan creating parcels for development. This includes the approval of parcel map(s), lot line adjustments and/or other minor subdivision actions.

## 9.3. Permits

Review and approval for new construction or improvements to existing development is addressed in the Development Plans section of this Specific Plan (Section 5.4).

## 9.4. General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific Plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan (See Appendix A). The Specific Plan has been prepared in conformance with the goals and policies of the City of Highland General Plan.

# APPENDIX A: GENERAL PLAN CONSISTENCY

This section outlines the goals and policies that are consistent between the Specific Plan and the City of Highland General Plan Elements. While this section provides a general overview of compatibility with each element a more detailed analysis and discussion of issues can be found in the associated Environmental Impact Report. Approval of the Specific Plan is based on the findings that this project furthered the goals and policies of the updated General Plan of the City of Highland adopted in March 2006. These goals and policies are as follows:

## Land Use Element

**Goal 2.1** Create opportunities for a diverse population to interact, exchange ideas, and establish and realize common goals as a unified community.

**Policies**

- Actively plan and promote development of the Town Center, Golden Triangle, and other designated mixed-use areas.
- Ensure that the Town Center and Golden Triangle promote safe and convenient pedestrian environments for residents, employees and visitors through implementation of Land Use and Community Design Element policies and guidelines and Development Code standards.
- Retain and provide a hierarchy of community social gathering places, including the Town Center, park lands, a community center, and plaza areas within new commercial, office, and industrial complexes.
- Encourage future development to provide functional public spaces that foster social interaction.

**Goal 2.2** Preserve and enhance the quality and character of Highland's existing residential neighborhoods

**Policies**

- Maintain the integrity of existing residential neighborhoods by preventing through traffic wherever possible, prohibiting encroachment by incompatible

uses, and providing appropriate buffers between residential and non-residential uses, as well as between single- and multiple-family areas.

- Ensure that all new development is designed in a manner that preserves the quality of life in existing neighborhoods.

**Goal 2.3** Provide a variety of urban, suburban and rural housing opportunities, which are adequate to meet the City's share of regional housing needs.

**Policies**

- Provide a broad range of, and encourage innovation in, housing types that incorporate high quality design and construction.
- Maintain residential areas that provide for and protect rural lifestyles, and protect natural resources and hillsides in the rural areas of the City.
- Continue the innovative use of land resources and development of a variety of housing types and sizes within the City by using the Planned Development designation.
- Require the preparation of a specific plan, planned unit development, conditional use permit, or similar mechanism for residential development within areas designated as Planned Development.
- Require that Planned Development projects provide a greater level of community amenities and cohesiveness, achieve superior design and create a more desirable living environment than could be achieved through conventional subdivision design requirements.

**Goal 2.4** Provide lands for retail and service commercial uses in sufficient quantity to meet the needs of Highland residents.

**Policies**

- 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 (see also Town Center, Golden Triangle, and Victoria Avenue Corridor Community Policy Areas).

- Consistent with maintaining an image of the City of Highland as a quality residential community, reserve vacant lands at heavily traveled locations that are not appropriate for residential use for commercial, office, mixed-use or other nonresidential uses.
- Prevent future strip commercial development by encouraging lot consolidation within commercially designated areas and by limiting commercial designations to areas of sufficient size to accommodate larger scale, quality development.
- Establish minimum increments for the design of commercial development, permitting individual commercial lots to be developed while ensuring that the benefits of large scale, high quality developments are realized.
- Require that development within areas designated Planned Commercial be through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, conditional use permit or similar mechanism.
- Ensure that uses and development intensities within Planned Commercial areas provide appropriate transitions to adjacent land uses and are consistent with the provisions of the Highland General Plan.

**Goal 2.5** Promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character.

**Goal 2.6** Maintain an organized pattern of land uses that minimize conflicts between adjacent land uses.

**Policies**

- Promote compatible development through adherence to Community Design Element policies and guidelines.
- Require new or expanded uses to provide mitigation or buffers including greenbelts or landscaping, between dissimilar uses or existing uses where potential adverse impacts could occur.

- Require landscape and/or open space buffers to maintain a natural edge for proposed private development directly adjacent to natural, public open space areas.

**Goal 2.12** Create a signature, mixed-use master planned community that integrates commercial, office, and residential uses in a unique environmental setting.

**Policies**

- Require commercial designs within this area to relate to adjacent major roadways and the freeway.
- Concentrate office and big box retail uses along 5th Street (Greenspot Road).
- Provide adequate transitions and/or buffers between residential and non-residential uses within the area.
- Require residential development to provide adequate amenities such as common open space and recreation areas.
- Require commercial development to provide functional public spaces and/or plazas for shoppers and visitors.
- Land use intensity will be determined upon the adoption of a specific plan, planned unit development, conditional use permit, or similar mechanism.
- Ensure quality design through adherence to the Community Design Element policies and applicable Development Code standards.
- Orient uses along City Creek to take advantage of views of and connections to open space and recreational amenities.

### Housing Element

**Goal 1** A supple of housing suitable to meet the diverse needs of the present and future residents to support a healthy economic development in the City.

**Objective 1.1**

- Development of an adequate supply of housing to meet the existing and future housing in Highland.

**Goal 8.2** Facilitate the development of housing suitable for the diverse needs of current and future Highland residents.

**Policies**

- Ensure new residential projects are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.
- Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, Transit Oriented Development opportunities, and special Policy Areas identified in the Land Use Element
- Encourage the use of innovative site development and allow the use of construction materials and techniques that reduce the cost of housing and its impact on the environment.

**Goal 8.4 Assist in the provision of adequate and affordable housing for all Highland residents.**

Goal 8.5 Facilitate the development of a broad range of housing types to meet the special needs of Highland residents.

## Circulation Element

**Goal 3.4** Provide a safe circulation system

**Policies**

- Require new development to provide pedestrian paths and linkages through projects, locating linkages to avoid conflict with motorized traffic.
- Design access onto major arterial streets in an orderly and controlled manner.
- Encourage and improve pedestrian connections from residential neighborhoods to retail activity centers, employment centers, schools, parks, open space areas and community centers.

- When feasible, walkways should include pedestrian amenities such as shade trees and/or plantings, trash bins, benches, and shelters.

**Goal 3.7** Protect and encourage bicycle travel.

**Policies**

- Develop a system of continuous and convenient bicycle routes to places of employment, shopping centers, schools, and other high activity areas with potential for increases bicycle use.
- Assure that local bicycle routes will complement regional systems and be compatible with routes of neighboring municipalities
- Provide linkages between bicycle routes and other trails, such as the Santa Ana River Trail within the City as appropriate.

**Goal 3.9** Ensure adequate parking is made available to City residents, visitors and businesses.

**Policies**

- Locate new development and their access points in such a way that traffic is not encouraged to utilize local residential streets and alleys for access to the development and its parking.
- Develop strategies for shared parking opportunities in mixed-use and multiple-use development.
- Encourage the use of well-designed, aesthetically-enhanced parking structures as an alternative to large, expansive surface parking lots in retail and employment centers.

### Conservation and Open Space Element

**Goal 5.2** Achieve orderly transition from agricultural uses to low-density residential/equestrian uses.

**Policies**

- Preserve visual reminders of the City's agricultural heritage in park design, buffer zones, public use areas and landscape plans.

**Goal 5.4** Continue to preserve and enhance the water quality and natural habitat of its waterways.

- Reevaluate the effect of engineered practices and specifications relative to storm channel design to avoid their appearance as "concrete ditches."

**Goal 5.10** Maintain a high-quality system of parks that meets the needs of all segments of the community.

**Policies**

- Require that new specific plans and planned unit development (PUDs) incorporate sufficient park and recreation facilities along with natural open space areas, where appropriate to serve the needs of future residents.
- Connect newly developed parks, wherever practical, to the existing and future bicycle and recreational trail system.
- Develop recreational opportunities within the Greenspot area.

**Goal 5.12** Develop and maintain trail and bikeway connections to recreational facilities, schools, existing transportation routes, natural features and regional trail systems.

**Policies**

- Provide trail connections between and/or along the major city and surrounding regional facilities, sites, and features indicated on the Multi-Use Trails Master Plan.
- Provide bicycle and pedestrian trails along major home-to-work, home-to-school, and other travel routes, where appropriate.

### Public Health and Safety Element

**Goal 6.7** Reduce risk to people and property by limiting the type and intensity of development within identified aircraft potential zones and ensure adequate public notification of aircraft activities to residents in overflight areas.

**Policies**

- Evaluate the compatibility of airport uses, activities, and operations with all new development in proximity to the San Bernardino International Airport prior to approval and protect sensitive uses such as residences, schools, hospitals and libraries from overflight areas.
- Economic Development Element

**Goal 9.1** Maintain a balance of land uses that generate consistent and sufficient revenue for public services now and in the future.

**Policies**

- Provide an appropriate mix of retail development in focused commercial centers along commercial corridors.
- Promote a mix of housing types and range of prices as necessary to provide a diverse labor force.

**Goal 9.2** Consolidate and revitalize commercial development that provides attractive and convenient shopping, service and professional uses, and entertainment opportunities for its residents.

### Community Design Element

**Goal 10.2** Create attractive and visually unified major arterial corridors through specialized streetscape and landscape improvement plans.

**Policies**

- Incorporate unifying and consistent streetscapes elements-landscaped parkways and medians, regularly spaced trees, street lighting, and street furniture-for the City's major arterial corridors.

**Goal 10.4** Encourage mixed use and multi-use development that is attractively designed, convenient, and contains that desired mix of retail, office and residential uses.

**Policies**

- Encourage design flexibility in mixed/multi-use development by allowing both a vertical and/or horizontal mix of uses.

- Locate mixed/multi-use development in areas of high visibility and accessibility.
- Segregate residential parking from commercial and office parking.
- Provide each residential use with its own private space (such as balconies, patios, terraces, or upper level private gardens and plazas) along with larger communal spaces such as lobbies, central gardens or courtyards and convenient connections to the street and retail uses.
- Where a vertical mix of uses occurs, site retail or office uses on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.
- Locate commercial/retail uses near the sidewalk to provide high visibility from the street.
- Minimize the visual impact of surface parking by providing berms, landscape buffering, and/or locating parking lots to the rear or side of buildings or below buildings.
- In multi-use development, locate retail and commercial development close to street for higher visibility and residential uses behind for convenience and privacy.

**Goal 10.5** Encourage the development of attractive, vibrant and convenient commercial centers through careful application of design policies and development standards.

**Policies**

- Design highly visible entrances to retail activity centers through accent landscaping and lighting, enhanced intersection features, monument signs, and other design amenities.
- Design commercial centers with a unifying design theme, but add visual interest through rich architectural detailing, varied massing and rooflines, and accent lighting and landscaping.
- Locate buildings and building frontages close to the street and street corners with parking behind or to the side of the buildings. Where this is not possible or



practical, ensure that street-facing parking is shielded through landscaping or berms.

- Provide ample landscaping for internal parking areas using landscaped bays and overstory shade trees.
- Clearly delineate pedestrian routes from parking areas to retail uses to allow easy and safe pedestrian movement.
- Encourage pedestrian-scale features such as shaded sitting areas, fountains, arcades, canopies and/or awnings, customized signage, and strategically located secondary entrances.
- Provide people-gathering places and amenities such as miniplazas, courtyards, benches, outdoor eating areas, specialized landscaping, accent lighting, public art, shade, trash receptacles, and water fountains.
- Link newly developed retail activity centers, where practical, to surrounding residential or office uses through clear and safe pedestrian and bicycle connections.
- Encourage internal access between adjacent properties in order to minimize curb cuts along major thoroughfares.
- Provide walls when necessary for security and/or privacy from adjoining residential uses. When walls are necessary, pedestrian breaks should be provided for access to commercial uses.
- Encourage creative wall design to avoid a blank appearance and utilize landscape buffers as an alternative to walls to facilitate pedestrian linkages to commercial areas.

**Goal 10.6** Maintain and enhance single-family neighborhoods with attractive streetscape, compatible architecture and a high quality of life.

**Policies**

- Incorporate landscaped parkways, consistently spaced street trees, continuous sidewalks and pedestrian-scale streetlights, wherever possible.

- Require new and infill development to be of compatible scale, materials, and massing relative to existing development.
- Encourage a variety of architectural styles, massing, floor plans, façade treatments and elevations to create visual interest along the street.
- Encourage street facing architecture by placing entries and porches at the front of the residence and connecting them to the sidewalk by a pathway.
- Encourage a blend of compatible architectural styles that contain rich façade detailing, varied rooflines and quality materials incorporated on all four sides of the residence.
- Site garages back from the street and minimize street frontage devoted to driveways and vehicular access.
- Consider small lot developments with rear allies that position the garage and driveway to the back of the site to avoid garage dominated streetscapes.
- Maintain, improve and/or develop parkways with canopy street trees, providing shade, beauty and a unifying element to residential streets.
- Where desirable, encourage traffic-calming measures such as the actual or visual narrowing of streets through widened parkways, canopy trees, and neck down curbs at intersections.
- In areas of small lot development, incorporate design features that connect it with adjoining areas such as consistent setbacks, building height and pedestrian connections.
- Establish design and development standards for entire single-family developments from the start – remain consistent with enforcing requirements and standards

**Goal 10.10** Guide the development of a variety of attractive, engaging and convenient public spaces, including plazas, pedestrian areas and recreational open space.

**Policies**

- Design plazas with:

- Ample seating space;
- A central focal point or amenity of interest such as public art or fountain;
- Proximity to and visibility to and from the street;
- Combinations of sun and shade;
- All age groups in mind; and
- Public space framed by surrounding buildings.

- Locate plazas in areas of high visibility such as near streets or along sidewalks or pedestrian paths.
- In areas of heavy pedestrian use, provide wide sidewalks that allow room for window shopping, pedestrian passage, outdoor dining and landscape buffers.
- Incorporate civic, regional or vernacular design elements such as historical markers and educational exhibits, where appropriate.
- Incorporate pedestrian scaled, distinctive lighting fixtures in community facilities and other public places with occasional or frequent evening use.
- Design recreational amenities and parks with all age groups in mind and incorporate architectural and landscape elements consistent with City or regional design themes.
- Incorporate small sitting areas and/or shaded courtyards close to shopping areas but buffered from parking and traffic impacts.
- Adopt standards for civic and mini-plazas containing seating, tree, and amenity requirements.

**Goal 10.11** Promote attractive, appropriately scaled and well-coordinated signs.

**Policies**

- For commercial centers along arterial corridors, encourage monument signs that are clearly visible, identify key uses and reflect the design theme of the development.
- Within commercial centers, use complementary, yet distinctive, sign styles.

- Within commercial centers, encourage high quality signage, including wall signs, raised letter signs, projecting double-faced signs, and customized logos, which complement the architecture of the building or center of which it is a part.

**Goal 10.13** Appropriately buffer the boundaries between differing land uses and provide transitions where necessary.

**Policies**

- Link newly developed commercial centers, where practical, to adjoining residential uses.
- Encourage transitions that define boundaries but that also preserve a sense of openness and connectivity. For example, perimeter subdivision walls can contain occasional breaks to provide access to open space and adjoining areas.
- Reconsider subdivision design to reduce or eliminate perimeter block walls to allow more houses and structure.



[This page intentionally left blank]

## APPENDIX B: DEFINITIONS

The following definitions are not included in Chapter 16.06 of the Highland Municipal Code and shall apply to the Specific Plan.

DEFINITIONS – A

**Administrative, Business and Professional Offices:** An establishment which provides services such as property and business administration, employment agencies, travel agencies, legal services, consultant services, engineering services, architectural services, planning services, financial planning services, accounting services, and other similar services.

**Alcohol Beverage Sales, Off-Premises:** An establishment which, as an accessory use, sells alcohol for consumption off-premises.

**Ambulance Services:** An emergency medical and/or ambulance transportation establishment, that may include call centers and fleet yards.

**Animal Keeping, Domestic Animal:** The keeping of any animal normally domesticated in the United States, including but not limited to, dogs or cats.

**Athletic Fields:** An open space or field established for non-professional recreational activities such as youth sports and adult recreational leagues, along with ancillary minor facilities and uses. Auditoriums, Conference Halls, Convention Centers, Theatres: A room, hall, building(s), tent, or other enclosure, or portion thereof, enclosed on two (2) or more sides to accommodate meeting halls, convention centers, theatres, auditoriums, and arenas, where the capacity for public gathering or assembly does not exceed 1,500 people.

**Auditoriums, Conference Halls, Convention Centers, Theatres, exceeding 1,500 capacity:** A room, hall, building(s), tent, or other enclosure, or portion thereof, enclosed on two (2) or more



sides to accommodate meeting halls, convention centers, theatres, auditoriums, and arenas, where the capacity for public gatherings or assembly exceeds 1,500 people.

**Audio-Visual and Video Production Services:** An establishment primarily engaged in radio, television or recorded audio-visual materials.

DEFINITIONS – B

**Banks, Brokerage Office, Credit Union, Loan Agencies:** An establishment providing financial services to individuals, firms, or other entities. Includes banks, savings and loan institutions, loan and lending activities, and similar services. Not to include bail bonds offices.

**Bed and Breakfast Inns:** A dwelling unit which provides lodging and meals for temporary overnight occupants, and in which there are no more than five (5) guest rooms. The use must be managed and operated solely by the owner of the property. Meals are not restricted to breakfast only, but no cooking facilities are allowed in the guest rooms. A guest may not stay in the dwelling for more than 14 days in any calendar year.

**Body Art:** An establishment which engages in the practice of physical body adornment using, but not limited to, the following techniques: body piercing, tattooing, cosmetic tattooing, branding, and scarification. This definition does not include practices that are considered medical procedures by the State Board of Medical Examiners, nor include piercing of the non-cartilaginous earlobe with pre-sterilized single-use stud-and-clasp ear-piercing systems.

- **Body Piercing:** Perforation of the skin for the express intention of insertion of any object, including but not limited to, jewelry, however, the piercing of ears as defined under "Body Art" is excluded.
- **Branding:** The process whereby heat is intentionally applied to human flesh such that it burns the skin and forms a permanent scar. This includes, but is not limited to, hot metal, electric current, and chemicals.

- **Scarification:** A form of body modification that involves cutting into the skin and "aggravating" the wound to produce scarring in a particular design or pattern.

**Building:** Any structure having a roof supported by columns or walls built for shelter or enclosure of persons, animals, or property of any kind.

**Building Materials Sales Yards:** An establishment selling building materials, including lumber, where most display and sales activities occur indoors. Outdoor storage of building materials may be permitted subject to appropriate screening.

DEFINITIONS – C

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**Car Washes:** An establishment that is an accessory use to a vehicle fueling station, which offers services related to the washing, waxing and/or polishing of motor vehicles. Such use may include interior cleaning of vehicles such as vacuuming.

**Caretaker/Manager Dwelling Unit/Residence:** A dwelling unit intended for use by a person or family whose primary function is to safeguard the property.

**Catering Services:** An establishment that prepares and delivers food for consumption off the premises, for example, for banquets or luncheons. A catering establishment may contain kitchen facilities and may also provide dining supplies such as place settings, tablecloths, and beverage dispensers.



**Certificate of Occupancy:** A document issued by the Building and Safety Department affirming that a building meets all applicable codes and regulations.

**Check Cashing and Money Order Services:** A primary establishment, other than a bank, credit union or other similar financial institution that cashes, sells and/or processes checks, money orders, electronic money transfers and other financial documents for a fee.

**Child Care Centers.** A day care facility, other than a family day care home, including infant centers, preschools, and extended day care facilities. Such a facility provides care to children in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis.

**Clinics (Medical and Dental):** A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room, nor kept overnight on the premises. Includes holistic medical facilities and acupuncture.

**Clubs and Organizations, Meeting Halls:** A nonprofit association of persons who are bona-fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise. Facilities typically include meeting halls for club/organization members.

**Cluster Developments:** Development in which the intensity of development allowed on a parcel of land is clustered within a limited area of the parcel so that at least 60% of the property can be preserved for open space purposes.

**Colleges/Universities:** A junior college, college, university or professional school granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SLO)

**Colocated Telecommunications Facilities:** See "Telecommunications Facilities."

**Commercial Recreation:** Any use or development, either public or private, providing amusement, pleasure or sport, diversion, exercise, or other resource affording relaxation and enjoyment which is operated primarily for financial gain. Typical uses may include health and fitness centers, batting cages, skating rinks, paintball, bowling alleys, pool halls, arcades, and miniature golf courses.

**Commercial Vehicle:** A commercial motor vehicle with a declared gross vehicle weight (GVW) or combined gross vehicle weight (CGW) of 10,001 lbs. or more, that includes semi-trailers, boat trailers, utility trailers, horse trailers, taxi cabs, limousines, and passenger shuttles.

**Community Park:** Land with public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

**Concealed Telecommunications Facilities:** See "Telecommunications Facilities."

**Convenience Stores:** An establishment selling a limited range of food, beverage, drug goods, hardware, house goods, auto products, that often includes ready-to-consume food and beverage products for consumption off the premises.

**Corner Lot:** See "Lot, or Parcel."



**Cottage Industries:** A small-scale, home-based business primarily engaged in the onsite production of goods by hand manufacturing which involves only the use of hand tools, domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced onsite. Cottage industries are conducted primarily by the residents of the property manufacturing artistic, handicraft and other craft items. Also refer to "Cottage Food" regulations for food items prepared and sold within a residential neighborhood for further restrictions. These are separately regulated by the State, County and City of Highland.

**Covenants, Conditions, and Restrictions (CC&Rs):** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

DEFINITIONS – D

**dBA:** The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually 10 times more intense.

**Dedication:** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions of approval of a development.

**Density Range:** The number of permanent residential dwelling units per gross acre of land.

**Dine-in Restaurant:** See "Restaurant."

**Disguised Telecommunications Facilities:** See "Telecommunications Facilities."

**Disposal Service Operations:** An area for the storage and maintenance of vehicles and equipment used in the collection, transportation, and removal of garbage and rubbish, not including storage or dumping of garbage or rubbish.

**Drinking Establishments:** An establishment serving alcoholic beverages for onsite consumption, not as part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g. live music and/or dancing) as an accessory use. May also include beer brewing as part of a microbrewery, and other beverage tasting facilities.

**Drug Stores/ Pharmacies:** An establishment where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies and nonprescription medicines, but where non-medical products may also be sold.

**Dry Cleaning and Laundry Services:** An establishment that caters to the cleaning service needs of the general public, to include dry cleaners and laundromats. Large-scale and commercial dry cleaning and laundry service facilities are excluded.

**Dwelling Unit:** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one (1) kitchen, that constitutes an independent housekeeping unit, occupied or intended for occupancy by one (1) household on a long-term basis.

DEFINITIONS – E

**Easement:** Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on private property of individuals to be able to install and maintain utility facilities.



**Easement, Conservation:** A tool for acquiring open space with less than full-fee purchase, whereby a public agency acquires only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land to in the future).

**Eating Establishments:** An establishment where food is prepared and served to the general public on the retail level. Some types of establishments included within the term "Eating Establishment" are restaurants, bakeries, delicatessens, dessert stores, doughnut shops, juice bars, pastry shops, tea houses, cafes, cafeterias, coffee houses, coffee shops, dinner houses, drive-in or drive-through restaurants, fast food service establishments, pancake and waffle houses, and sandwich shops.

**Environmental Impact Report (EIR):** A report required pursuant to the California Environmental Quality Act which assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

**Equipment Rental Services (Indoors Only):** An establishment that offers tools, implements, or other articles to individuals or businesses on a temporary basis for a specified fee.

DEFINITIONS - F

**Fast Food/Drive-through Restaurant:** See "Restaurant."

**Feasible:** Capable of being accomplished in a successful manner within a reasonable time taking into account economic, environmental, social, and technological factors.

**Feed and Grain Stores:** An establishment that specializes in providing food and nutrients for agricultural purposes.

**Fishing and Recreational Lakes:** A confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one (1) acre of surface area to provide recreational water activities, that may include fishing, boating, swimming and other similar activities. This does not include reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

**Flea Market:** A market, usually held outdoors, where used goods and antiques are sold.

**Floor Area Ratio (FAR):** A term utilized to measure the allowable building intensity of non-residential structures on a site, calculated by dividing the gross floor area by the total net acres of the site. For example, on a site with 40,000 square feet of net land area, a Floor Area Ratio (FAR) of 1.0 will allow a maximum of 40,000 square feet of gross floor area to be built, whereas a FAR of 1.5 allows 60,000 square feet of gross floor area, and a FAR of 0.5 allows 20,000 square feet of gross floor area. Compliance of non-residential projects covering multiple parcels with FAR building intensity restrictions may be calculated on an overall project basis rather than on individual parcels within the project; in such situations, the City of Highland may require reciprocal use agreements, parcel mergers, or specification of property owner rights and responsibilities through Covenants, Conditions, and Restrictions or other recorded documents.

**Fortune Telling, Spiritualism, Palm Reading:** An establishment engaged in the telling of fortunes and forecasting of futures by means of the occult, psychic power, faculty, force, clairvoyance, clairaudience, cartomancy, numerology, hypnosis. phrenology, spirits, tea leaves or other such reading, mediumship, seership, augury, astrology, palmistry, necromancy, mindreading, telepathy, or other craft, art, science, cards, talisman, charm, potion, magnetism,



magnetized article or substance, cunning or foresight. crystal gazing, mysteries or magic of any kind or nature, when such is performed in exchange for payment.

**Fuel Modification Area:** An area of land where native or ornamental vegetation has been modified in order to reduce the amount of combustible material that is in proximity to man-made structures through cutting, trimming and preening, and/or partially or totally replaced with drought tolerant, fire-retardant plants.

DEFINITIONS - G

**General Commercial Services:** An establishment providing general services to the public, including computer repair shops, tanning salons, carpet/rug/drapery cleaners, locksmith shops, plumbing shops, and similar services that are commercial in nature.

**General Retail and Specialized Retail:** An establishment, including a department store, variety store, discount store, or general store, etc., engaged in retail sales of new and used merchandise, including dry goods, apparel and accessories, small wares, sporting goods and equipment, bicycles and mopeds, musical instruments, arts and accessories, office supplies, books, stationery, jewelry, hobby materials, toys and games, cameras and photographic supplies, gifts, novelties and souvenirs, luggage and leather goods, fabrics and sewing supplies, florists and houseplant stores, artists supplies, tobacco shops, video rental, orthopedic supplies, party supply and rentals, religious goods, handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales), and other miscellaneous retail shopping goods.

**Golf Courses and Associated Facilities:** A public or private golf course and/or country club, and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, pro-shops for onsite sales of golfing equipment, and golf cart storage and sales facilities.

**Grade, Finished:** The final elevation of the ground level after development.

**Grocery Stores/Markets:** An establishment primarily engaged in selling food for home preparation and consumption, and may include butcher shops with no slaughtering.

**Gross Floor Area:** The gross floor area of a single-story building consists of its square footage as measured from the interior face of external walls, but not including any space where the floor-to-ceiling height is less than six (6) feet and not including courtyard spaces without ceilings that are open and unobstructed to the sky. The gross floor area of a multi-story building consists of the sum off the horizontal areas of the several floors of a building measured from the interior face of exterior walls, but not including any space where the floor-to-ceiling height is less than six (6) feet, and not including any stairwells, shafts, or courtyard spaces. The floor area of a building, or portion thereof, not provided with surrounding exterior walls is the usable area under the horizontal projection of the roof or floor above. For the purposes of floor area calculation, a shaft is defined as "an interior space, enclosed by walls or construction, extending through one (1) or more stories or basements that connects openings in successive floors, or floors and roof, to accommodate elevators, dumbwaiters, mechanical equipment, or similar devices, or to transmit light or ventilation air."

**Government Facilities:** Any building, structure or other facility operated by a legally constituted Federal, State or local government authority providing services to the general population, including post offices, fire stations, police stations, courts, etc.

DEFINITIONS - H

**Habitable Structure:** A structure that is designed or used for living, sleeping, eating, or cooking.



**Hair/Nail Salons, Day Spas:** An establishment which provides health and beauty services and products, including hair cuts and styling, manicures, pedicures, body treatments, aromatherapy, massage (as an accessory service), and baths.

**Hardscape:** Hardscape refers to non-planted areas that are usually treated with a surfacing material such as concrete, asphaltic concrete, pavers, etc.

**Hazardous Waste:** Any solid, liquid, or gaseous substance which, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. The term includes, but is not limited to, hazardous substances and hazardous material. Hazardous waste is subject to special handling, shipping, storage, and disposal requirements.

**Height, Building or Structure:** The vertical distance from finished grade to the highest point of a building or structure.

**Home Improvement/Goods/Supplies/Appliances:** An establishment engaged in providing retail sale, rental, service or repair and installation of home improvement products including building materials, paint and wallpaper, carpeting and floor covering, mattresses, decorating supplies, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing, yard and garden supplies, home appliances, and similar home improvement products.

**Home Occupation:** A business activity conducted as a secondary and ancillary use in the resident's dwelling unit.

**Homeowner's Association (HOA):** An association of owners of a particular residential development conducted in a manner incidental to residential occupancy. HOAs collect fees levy

fines and assessments from homeowners, maintain the common areas of the development, and enforce the association's governing documents that may include detailed rules regarding construction and maintenance of individual homes and adopted Covenants, Conditions, and Restrictions (CC&Rs).

**Hospitals and Hospices:** A facility licensed by the State Department of Public Health for the provision of clinical, temporary or emergency services of a medical, obstetrical or surgical nature to human patients, including overnight care of patients, and/or the provision of palliative care for life-threatening and terminal illnesses.

**Hotels, Motels, Lodges:** A facility with guest rooms and/or suites, designed as temporary lodging, with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite.

DEFINITIONS – I

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Interior Lot:** See "Lot, or Parcel."

**Interpretive Center:** A public or private center designed to serve an educational and/or informational purpose relating to resource conservation.

DEFINITIONS – J

DEFINITIONS - K

**Kitchen:** Any room in a building or dwelling unit which is used for the cooking or preparation of food.



DEFINITIONS - L

**Laboratories, Medical and Dental:** Any facility engaging in medical or dental tests, research procedures, preparation of chemicals, x-rays, etc. Doctor's and dentists offices serving patients onsite are excluded.

**Libraries, Museums:** A public or quasi-public facility generally of a non-commercial nature, to include libraries, museums, cultural institutions, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums.

**Light Manufacturing:** See "Manufacturing."

**Linen Supply Services:** An establishment engaged in the laundering and dry cleaning of linens for commercial, industrial, and other similar operations, but not intended for the general public.
LPG Station/Services: An establishment engaged in the sale of liquefied petroleum gasoline (LPG), which consists of gases such as propane and/or butane, used especially as fuel.

**Loading Space:** An off-street space or berth for the temporary parking of a commercial vehicle while loading or unloading cargo, products, merchandise or materials from vehicles.

**Lot, or Parcel:** A recorded lot or parcel of real property lawfully created as required by the Subdivision Map Act and Highland City Ordinances. Types of lots include the following:

- **Corner Lot:** A lot located at the intersection of two (2) or more streets, bounded on two (2) or more sides by street lines.
- **Flag Lot:** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee or by means of an access easement.
- **Gore-shaped Lot:** A triangular or tapered shaped lot.
- **Interior Lot:** A lot abutting only one (1) street.

- **Substandard Lot:** A parcel of land that has less than the minimum area or minimum dimensions required by the zone in which the lot is located.
- **Through Lot:** A lot with frontage on two (2) generally parallel streets.

**Lot Line, or Property Line:** Any recorded boundary of a lot.

**Liquor Store:** An establishment selling an assortment of distilled, fermented, brewed or similarly prepared beverages that contain amounts of alcohol sufficient to cause the sale of the beverage to be regulated by the State of California, and where the sale of such beverages is the predominant product sold in such facility, whether such finding is determined by total annual retail sales or square footage of the facility dedicated to the storage and/or display of such merchandise.

**Live/Work Development:** A development that provides for a live/work environment with ground floor office/retail/commercial in the same building as a single-family attached or multi-family attached dwelling unit. The ground floor office/retail/commercial area may be used as a separate dwelling unit.

DEFINITIONS - M

**Mail, Cargo, Packing Services:** An establishment primarily engaged in private postal services including shipping and mailing, mailbox rental, courier, delivery, and messenger services, and the sale of office, mailing, and moving supplies.

**Mail, Cargo, Packing Services with Distribution Center:** An establishment primarily engaged in private postal delivery and processing services with bulk mail, air cargo, and freight distribution centers.

**Major Event:** A temporary indoor event designed to accommodate more than 2,000 people. Major Events held outdoors are considered "Outdoor Special Events Venues."

**Mixed Use:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Manufactured home:** A structure, transportable in one (1) or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which is connected to all available permanent utilities, and is tied down to either a permanent foundation on a lot owned or leased by the homeowner, or is set on piers with wheels removed and skirted, in a manufactured home park. Same as a mobilehome.

**Manufactured Home Parks:** Any area or tract of land where two (2) or more mobilehome spaces are rented or leased or held out for rent or lease to accommodate mobilehomes.

**Mobile Recycling Unit:** A licensed vehicle used for the collection of recyclable materials. A mobile unit may also include trailers, bins, boxes, or other storage containers which are transported by vehicle.

**Movers and Full-Service Storage:** A facility which provides packing, loading, moving, delivery, and unpacking services. May also include short-term storage spaces.

**Multiple-Family Attached Dwelling:** A building containing two or more dwelling units and typically three stories in height. Examples of multiple-family attached dwellings include condominiums and multiple-family dwellings.

**Multi-Purpose Recreational Trails:** A trail intended to connect residential areas with regional parks, scenic corridors, schools, parks, the national forest, and other major open spaces, and designed and improved for non-motorized riding, hiking, and equestrian purposes.

DEFINITIONS – N

**Neighborhood Park:** Land intended to serve the recreation needs of people living or working within a one-half (1/2) mile radius of the park.

**Newsstands:** An establishment where newspapers and magazines are displayed and sold outdoors.

**Nightclubs:** Any discotheque, cocktail lounge, or similar establishment which provides live entertainment (music and/or dancing, comedy, etc.) as a primary use, in conjunction with alcoholic beverage sales.

**Non-Habitable Structure:** A structure that may not be utilized for living, sleeping, eating, or cooking.

**Non-Residential:** Any use which does not include a dwelling unit as the primary use, including, but not limited to, commercial, industrial, educational, institutional, public, recreational, and agricultural uses.

DEFINITIONS - O

**Other Telecommunications Facilities:** See "Telecommunications Facilities."

**Open Space:** Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of the preservation of natural resources, the managed production of resources, outdoor recreation, and/or public health and safety.



**Open Space, Common:** Land and facilities set aside for all residents and/or owners of a development project.

**Optician Service and Optical Goods:** An ophthalmologist, optometrist, or optician providing eye-care services as well as the production and adjustment of optical aids and related accessories.
Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a City or County.

**Outdoor Special Event Venues:** An outdoor facility for spectator-oriented sports, and/or other public assembly facility for outdoor theater, concerts and events, weddings, which may include amphitheaters, arenas, drag strips, fairgrounds, field houses, motorcycle racing facilities, race tracks, stadiums and coliseums, and facilities for other sports that are considered commercial.

**Outdoor Storage:** The keeping, in an unenclosed area, of material, goods, merchandise, equipment, and motorized vehicles and vessels, and other similar items not defined as rubbish.

DEFINITIONS - P

**Parking Lots and Parking Structures/Garages:** An area or structure, closed or unenclosed, for the parking of motor vehicles plus those additional areas required to provide site ingress and egress to and from said area.

**Park and Ride Facility:** An area or structure, closed or unenclosed, at a terminal of a bus or rail line where commuters park their vehicle and ride public transportation for the remainder of their commute.

**Parking, Shared:** A public or private parking lot and/or parking structure/garage used jointly by two (2) or more uses.

**Parking Space, Compact:** A reduced parking space, 8.5 feet wide and 16 feet long when perpendicular to a driveway or aisle, compared with the traditional 9 feet wide by 18 feet long.

**Pet Grooming:** An establishment providing personal care of small domestic animals such as dogs, cats, parrots, canaries and other song and decorative birds, hamsters and similar animals, but specifically excluding dangerous animals or dangerous or poisonous or constricting reptiles.

**Pocket park:** A small neighborhood park of approximately one (1) acre or less.

**Printing and Publishing:** An establishment offering printing services by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other "quick printing" services, including establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; and establishments manufacturing business forms and binding devices.

**Private Community Association Facilities:** Includes private recreation facilities commonly associated with residential development projects, including, but not limited to, golf courses, tennis courts, swimming pools, community recreation buildings, mini-parks, tot lots, and community trails.

**Produce Stand, Permanent:** An open structure for the retail sale of agricultural products (except hay, feed, and grain sales), located on the site or in the area where the products being sold were grown.

**Public Landfills:** A publicly owned and/or operated area of land, or a portion of a waste management facility, at which solid waste is discharged in or on land for disposal and includes containment and ancillary features for precipitation and drainage control (i.e., compaction and



cover) and for monitoring. It does not include surface impoundment, waste pile, land treatment unit, injection well, or soil amendments.

**Public and Quasi-public Facilities:** An institutional, academic, governmental and/or community service use either owned publicly or operated by non-profit organizations.

**Public Utility:** A fixed-base structure or facility required for the provision of public utilities. May include any of the following facilities: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. Excludes telecommunications facilities.

**Public Parks, Playgrounds and Associated Structures:** Open space land whose primary purpose is recreation. Includes neighborhood, community, and regional parks.

DEFINITIONS – Q

DEFINITIONS – R

**Recording Studios and Recording Services:** An establishment providing for the practice and recording of music and/or speech, where improvements or special treatment to the interior space prevents transmission of sound outside that establishment.

**Recreation, Active:** A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

**Recreation, Passive:** A type of recreation or activity that does not require the use of organized play areas.

**Recreation Center/Facilities:** A facility which provides recreational opportunities, such as gymnasiums, swimming pools, tennis courts, basketball courts, etc.

**Recreational Equipment:** Equipment used for sports, exercise, leisure, and recreation, which may include basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, firepits, and outdoor heaters.

**Recreational Vehicle:** A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or other occupancy.

**Recreational Vehicle (RV), Trailer, Boat Storage:** An area where spaces are rented out for the storage of recreational vehicles, trailers, and boats, that not include the storage of wrecked or abandoned vehicles/vessels.

**Recyclable Materials:** Any reusable material which is acceptable for reprocessing and redemption including, but not limited to, glass, metal, paper, and plastic, and other reusable items. Recyclable material does not include hazardous waste or other refuse.

**Recycling Collection Facilities:** A facility or machine which accepts recyclable material by donation, redemption, or purchase, and where the use of power-driven machinery is limited to that which is necessary for the temporary storage, efficient transfer, and securing of materials.

**Recycling Processing Facilities:** A facility which collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation of recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, crushing, shredding, and sorting.



**Refuse:** Waste generated by residential and non-residential uses.

**Regional Park:** A park typically 150 to 500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

**Rehabilitation Centers, Outpatient:** A facility that provides short-term and outpatient treatment and rehabilitation services for persons recovering from illness or injury who do not require continued hospitalization.

**Religious Institutions:** A religious organization facility operated for worship or promotion of religious activities, including churches, synagogues, mosques, religious Sunday-type schools and monasteries, convents, or other religious residential retreats. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

**Research and Development, including Testing Laboratories:** An establishment which engages in scientific research, and/or the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development.

**Residential Accessory Structures:** Any structure that is customarily part of a residence, and clearly incidental and secondary to a residence, and that does not change the character of the residential use. Residential accessory structures include garages, carports, storage buildings, workshops, hobby shops, greenhouses, cabanas, art or music studios, children's playhouses or

playground equipment, patio covers, gazebos, arbors, pergolas, pavilions, fireplaces, firepits, barbeques, water features, and other similar structures.

**Residential Model Home:** A temporary sales office in a residential development used to illustrate the design of the units to potential home-buyers during market and sale of the units.

**Restaurant:** An establishment where food and drink are prepared, served, and consumed primarily within the principle building.

- **Dine-in Restaurant:** Includes restaurants with or without a bar or lounge area which provides food delivered to tables or dining counters, and only incidental carry-out service.
- **Fast-food/Drive-through Restaurant:** Includes delicatessens, drive-ins, etc. which provide quickly or previously prepared food to a service counter, whereby the patron carries the food out or to an indoor or outdoor seating area.
- **Take-out Restaurant:** Provides quickly or previously prepared food to a service counter, whereby the patron carries the food off-premises for consumption.

**Right-of-Way:** A strip of land occupied or intended to be occupied by either a street, sidewalk, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, and/or other special use.

**Rooming Houses, including Boarding, Fraternity or Sorority Houses:** A residential building where lodging and meals are provided for compensation for six (6) but not more than 15 persons, not including rest homes.

DEFINITIONS - S

**Sanitary Sewer:** A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry

surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on-site). See "Septic System."

**Scenic Highway:** A highway designated by the State of California or County of San Bernardino in order to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to the highways.

**Schools, Business and Professional, Vocational, Art, Sports and Traffic:** A school offering specialized business, professional, and vocational courses. May also include music schools, language schools, driver education schools, ballet and other dance studios, and gymnastics and other sports academies.

**Schools, Public/Private (K-12):** A pre-school day-care center, elementary and/or secondary school serving grades Kindergarten through 12, including denominational and sectarian. Military academies for youth are also included.

**Septic System:** A system designed to decompose solid waste through the activities of a variety of bacteria, consisting of a buried concrete septic tank that holds the solid waste from a home's plumbing waste drains, and a leach field, that distributes the waste water to the ground where it disperses through the soil or evaporates.

**Second Units:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also referred to as granny flats, guest houses, pool houses, and casitas.

**Seniors, Senior Citizens:** Persons age 62 and older.

**Sexually Oriented Business:** An establishment that requires a sexually oriented business permit pursuant to City of Highland Development Code Chapter 16.72 (Sex Oriented Business Regulations).

**Sidewalk:** A right-of-way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

**Sign:** An onsite communication device using words or symbols, illuminated or non-illuminated, which is visible from any public place or located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation. A sign shall include framework, background material, structural support, and other attachments or related parts.

**Single-Family Dwellings:** A building or structure, including a manufactured home, mobilehome, and/or modular home containing one kitchen and used to house not more than one (1) family, including domestic employees.

**Single-Family Dwellings, Attached:** Single-family attached means a dwelling unit that is structurally connected with at least one other such dwelling unit and typically two or three stories in height. Each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls. Examples of single-family attached dwellings include townhomes and duplexes.

**Single-Family Dwellings, Detached:** A dwelling unit occupied or intended for occupancy by only one (1) household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.



**Social Services:** A public or quasi-public establishment providing social services and rehabilitation services, adoption and pregnancy counseling services, counseling/psychological services, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, learning and disability services, and/or emergency shelters. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development.

**Solar Systems, Passive and Active:** A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling. Also includes a system that uses direct heat transfer from thermal mass to distribute collected heat.
Solid Waste Transfer Stations: A facility utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in solid waste, or to transfer the solid waste directly from smaller to larger vehicles for transport, and those facilities utilized for transformation. Transfer and processing operations do not include such activities as the recycling of "separated for reuse material" within a solid waste facility if there is a defined physical barrier to separate recycling activities from the solid waste activities, recycling center activities, and those activities occurring at facilities handling compostable materials.

**Special Occasion Facility:** An outdoor facility, in conjunction with a dwelling unit or winery, which may include a structure or building, which is used on special occasions for public assembly for a specific period of time in return for compensation. Special occasions may include, but are not limited to, weddings, concerts, parties, spectator-oriented events, or other celebrations.

**Stables, Riding Academies:** A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation and/or a school for instruction in horse riding, for hiring of horses for pleasure riding, or hosting of horse exhibitions.

**Structure:** Anything constructed or erected that requires location on the ground (excluding antennas, swimming pools, fences, and walls used as fences).

**Substandard Lot:** See "Lot, or Parcel."

DEFINITIONS - T

**Tailor Shops, Shoe Repair Shops:** An establishment which engages in the repair of clothing, linens, and shoes, but does not manufacture items.

**Taxicab, Shuttles, and Limousine Services:** An establishment providing rental transportation services offsite, which may include a call center, and the onsite maintenance and service for the vehicles operated.

**Telecommunication Facilities:** A public, commercial or private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving station and equipment, including cellular telephone and personal communications services (PCS) facilities, enhanced specialized mobile radio facilities, commercial earth stations for satellite-based communications, data network communications facilities, radio and television broadcast facilities, including ham radio facilities, telephone and telegraph microwave facilities, including antennas, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory development and structures, and the land on which they are situated.

- **Concealed:** A telecommunications facility that is designed or located in such a way that the facility is not visible or readily recognizable as telecommunications equipment. Also referred to as stealth design.
- **Colocated:** A telecommunications facility site where a structure contains antennas for more than one (1) telecommunications service or service providers.

- **Disguised:** A telecommunications facility that is designed or located in such a way that the facility may be recognizable as telecommunications equipment, but is minimally visually intrusive.
- **Other:** A telecommunications facility that does not qualify as concealed, colocated, or disguised.

**Temporary Event:** An event held either indoors or outdoors for no longer than four (4) consecutive days, which may include music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile shows, sales or races; off-road vehicle sales, shows or races; animal sales, shows or races; heavy equipment auctions and tent revival meetings.

**Temporary Exterior Display:** A display that is commonly associated with any significant event for the household, and erected on a temporary basis including, but not limited to, birthdays, weddings, or any other party decorations.

**Temporary Uses:** A use established for a specific period of time, with the intent to discontinue the use at the end of the designated time period.

**Theme Parks/ Family Entertainment Centers:** An outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.

**Through Lot:** See "Lot, or Parcel."

**Tire Recapping:** A business involved in the retreading, recapping or rebuilding of tires using previously processed rubber or synthetic products.

**Tot Lot:** An improved and equipped play area for small children usually up to elementary school age.

**Tourist Information Centers:** A building or portion thereof designed to provide information to visitors on events, public transport, tourist attractions, and other general information to the public.

**Transit Stations:** A passenger station and/or terminal for vehicular and rail mass transit systems. Also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, subway, etc.

**Truck Stops:** An establishment primarily engaged in the sale of diesel fuel and gasoline to commercial trucks in transit. Such establishments may also include vehicle services incidental to fuel sales including mechanical repair, lubrication, oil change and tune-up, as well as accessory towing services and accessory trailer rental, but does not include the storage of wrecked or abandoned vehicles. May also include driver services such as a small convenience store, restaurant or coffee shop, showers and lockers.

DEFINITIONS - U

**Uniform Building Code (UBC):** A national, standard building code that sets forth minimum standards for construction.

**Utilities:** A water, gas, electricity, or sewer facility and accompanying office and maintenance yard.

**Utility Corridors:** A right-of-way or easement for utility lines on either publicly or privately owned property.



DEFINITIONS - V

**Vehicle Fueling Stations:** An establishment primarily engaged in the sale of gasoline, which may also provide automated car washes and the sale of automotive products incidental to gasoline sales. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two (2) pumps.

**Vehicle Fueling Stations with Alcohol Sales:** A vehicle fueling station with ancillary wine and beer sales in conjunction with an onsite market.

**Vehicle Service and Parts:** An establishment engaged in repair, alteration, restoration, towing, painting, smogging, cleaning or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the sale of vehicle parts and accessories. May also include rental of cars, trucks or trailers; leasing of cars and trucks. Does not include: automobile parking, repair shops subordinate to and maintained by a vehicle dealership, or automobile wrecking yards.

**Vehicle/Vessel Sales and Rental:** An establishment engaged in the display and sale and/or rental of new and used automobiles, trucks, recreational vehicles (RVs), boats, and other similar vehicles and vessels. Includes mobilehome display lots and vehicle repair shops subordinate to and maintained by a vehicle dealership.

**Veterinary Office:** An establishment providing for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels; except that overnight care incidental to medical treatment and short-term boarding is permitted.

DEFINITIONS - W

**Wineries:** An agricultural facility practicing viticulture, including the crushing, fermenting, and processing of grapes into wine.

DEFINITIONS - X

DEFINITIONS - Y

DEFINITIONS - Z

**Zero Lot Line Development:** A single-family detached unit distinguished by the location of one (1) exterior wall on a side property line.

**Zoning Classification:** A specifically delineated area or district within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.




GREENSPOT
VILLAGE
Est.
2006
MARKETPLACE
HIGHLAND, CALIFORNIA

# Attachment 2:

# Draft Planning Commission Minutes

# from July 5, 2022 Hearing

DRAFT

# PLANNING COMMISSION REGULAR MEETING MINUTES
## July 5, 2022 – 6:00 P.M.

## CALL TO ORDER

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

| | | |
|---|---|---|
| Present: | Chair | Randall Hamerly |
| | Commissioner | Edward Amaya |
| | Commissioner | Jarrod Miller |
| | Commissioner | Jessica Sutorus |
| Absent: | Vice Chair | Chandra Thomas |

Staff Present: Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

## COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

## CONSENT CALENDAR

1. Minutes from the May 3, 2022 Regular Meeting.

**A MOTION** was made by Commissioner Miller, seconded by Commissioner Amaya, to approve the minutes as amended. Motion carried, 4-0-1, with Vice Chair Thomas being absent.

## PUBLIC HEARING

2. Specific Plan Revision (SPR 22-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count from 800 dwelling units to 946 dwelling units and Design Review Application (DRA 22-004) proposing the construction of 546 multi-family residential units, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site. (APN: 1201-341-30)

Associate Planner Syed presented the staff report.

Commissioner Amaya asked are these units going to be a for rent complex?

Associate Planner Syed stated correct.

Commissioner Amaya asked what is the difference between a garden flat and a townhome?

Associate Planner Syed stated it's mostly within the floor plans, but on the exterior the buildings look slightly different. Townhomes, for example, are like single family attached living with an attached garage with direct access and the garden flats are traditional apartment living and cars are parked at a different location.

Commissioner Miller stated under Public Resources Code Section 2166, it lists some allowances and substantial changes that are proposed in the project on page 8. There was an environmental document that was developed to support the original Specific Plan (SP) and now we are looking to change that specific plan, but we don't want to go and revise the environmental impact report, correct?

Associate Planner Syed stated correct.

Commissioner Miller asked why do we have to increase 700 to the 846 units? Why do we need to allow this change to occur?

Associate Planner Syed stated there's a unit cap in the specific plan of 800 and there is a range for PA area 2 and right now in the entire specific plan at 800, we already have 400 that are approved. Approving those 400 would only get us to a density of 18 or 17 dwellings per unit, which is below what the density called for the specific plan, so we have to raise that unit cap to meet that density requirement to at least 20.

Commissioner Miller asked what if the Planning Commission didn't allow this change to occur? How would that impact this project?

Associate Planner Syed stated the design itself is contingent upon a Specific Plan Revision (SPR). They would have to apply for a project that isn't consistent with the SP in some way.

Commissioner Miller asked is it the city's standpoint that the changes that are being proposed based on these new density numbers that none of those changes warrant an update to the Environmental Impact Report (EIR)?

Assistant Community Development Director Stater stated it is an offsetting impact, so overall, in the SP PA 1, 2, 3 it shows the unit count and the commercial square footage. When this plan was adopted in 2014 it had ranges because the city and the developer didn't know exactly what was going to develop first, what the footprint was going to look like, and so it was allowed to have some flexibility. The 546 number that you see was something that we've seen in the plan for a long time and what happened between 2014 and now is PA 3 number had a range from 100 to 300. When TREH Partners came in and did the Specific Plan Amendment, they were allowed to amend that and come down, increase the residential footprint of their ownership and that took part of PA 2, which wasn't originally planned for residential. The project overall and the SP, the whole 104 acres, the impacts analyzed appropriately to cover this type of change which is the 800 to the 946 and we determined was a reduced square footage in the commercial portion from the TREH Partners portion. We also looked at the cumulative traffic, and overall, for the 104 acres was a reduction.

Chair Hamerly stated the biologic and noise study supplemental reports that are going to be submitted, wouldn't those typically be available for public hearing consumption?

Assistant Community Development Director Stater stated there was a supplemental 2019 report and when the first EIR was adopted in 2014 it was the opinion of staff and our consultants that there were not any kangaroo rats on this site. Come to find out that circumstance was not correct, so in 2019 that was updated, and the site was surveyed adjacent to this property in kangaroo rats were found. When that supplemental EIR was certified, there was a mitigation measure that says in the future when development is proposed, there needs to be a presence absence survey conducted on any future development site. If they do come upon some kangaroo rats, then there's they'll start consultation with the appropriate agencies and that will be that we worked out between those agencies.

Chair Hamerly stated regarding the parking issue, there is a lot of units, so it's reasonable to assume that there's going to be a few guests visiting those residents, so it potentially reduces the availability of guest parking by 109 spaces. It would be reasonable to assume that it covered or enclosed parking space would be the exclusive use of a specific residence.

Associate Planner Syed stated if you look at the what's considered covered spaces, there's 267 garaged spaces, which would be private locked and dedicated to a specific unit, but the other ones that are covered are carports. If the management team wanted to assign a certain number of carports that are technically openly accessible to anybody, they could be dedicated guest parking as well so.

Chair Hamerly asked the 372 would not necessarily be dedicated to a specific unit, they could be open to guest spaces?

Associate Planner Syed stated correct. Some of them will be dedicated to a specific unit and some would be reserved for guest parking.

Jonas Bronk, Applicant gave a presentation on Alliance Development Services and the project that is being proposed.

Commissioner Miller stated regarding the drainage patterns on the side, it looks like historically this land is drained west to City Creek and running along the site's western boundary is going to be the TREH Partners property. Is the plan to drain through TREH Partners or are you going to alter the existing drainage patterns?

Mark Bertone Civil Engineer stated in 2014 the City of Highland widened Greenspot Road, and with that was a regional storm drain system which provided 3 laterals stepping up to the north. First one was stubbed in roughly at the TREH Partners entry that has a capacity of 50 CFS moving east at the Chevron Gas Station intersection. That lateral has a capacity of 100 CFS and then continuing down to Calhoun Road, that lateral has capacity of 50 CFS. We've looked at this a couple different ways and the best option for us is to extend the Chevron Gas Station lateral 100 CFS northerly up to our southern track boundary. It would be about 26 acres of retail on PA 1, and 80-90 CFS coming off PA 2 and some of those two is going to be roughly somewhere between 160 and 170 CFS.

Chair Hamerly stated the primary point of access is coming in from Greenspot Road up through the heart of the project there's a gap in there between the REXCO development and where the southern boundary of your project is. How much of that infrastructure is your project going to be responsible for building out to maintain access and it just roadway, or does it include any landscape features?

Jonas Bronk stated it is it is roadway, and there's a median in there, but yes that is a part of our project.

Christina Jenkerson Ali, Public Speaker stated I have been a resident of a City of Highland over 30 years now. As a resident of Calhoun Road and Eucalyptus Avenue, our family has lived here for many years and have been aware of the proposed project throughout its many different forms. This latest revision gives us cause for concern and opportunity for the developer and the city to address those concerns. Firstly, we would we were only made aware of this latest revision in a mailed notice received by us on July 1, 2022 we have reviewed this revision and note several changes in PA 2 to that directly or indirectly affects our properties as well as of our neighbors. In the previous plan, approved by the City Council, the area closest to our properties was depicted as a parking and other less intense uses of our property lines. The new revisions indicate 3 story residential rental units that will be adjacent to our side yard areas, so our concerns are outlined as follows. I provided a copy for you all and would also like a written response to my questions. She listed the concerns to the Planning Commission and asked for answers following her questions provided.

Chair Hamerly asked Mrs. Ali to use the pointer to point to specifically where their property is on this map.

Assistant Community Development Director Stater stated that the letter Mrs. Ali provided are at the back table at the entry for those in the public that wish to have a copy.

Associate Planner Syed stated regarding the top left of the development, it specifies that 6-foot-tall tubular steel fencing is proposed along the perimeter of the site. There's going to be vines and such to make it a little bit decorative for added privacy. Were your concerns excessive lights shining onto your property?

Christina Jenkerson Ali is using the pointer to show the property line of her house and stated it is not the lights, it's the privacy of the home.

Associate Planner Syed stated in our Highland Municipal Code (HMC) it states zero-foot candles at the property line for residential development. So, there should be zero light shining onto your property. Also, your property is included to the SP, your property was already there before the SP was established, but it is included.

Linda Schubert, Public Speaker asked what is adjoining her property is that just wire or is that block?

Associate Planner Syed stated it is tubular steel.

Linda Schubert what's the green square at the end of Calhoun Road?

Associate Planner Syed stated it is landscaping.

Linda Schubert asked if it will be a play yard?

Associate Planner Syed stated it will be a patch of grass. Will you please clarify question number 4 on the letter?

Christina Jenkerson Ali stated you answered that question, it was specifically if we are not a part of SP, but you answered we are a part of the plan.

Assistant Community Development Director Stater stated regarding question number 7, and this properties in the Redlands Unified School District, they are exceptional in their future facilities planning. They talked to us every single year and they have a list of all our proposed projects, approved projects, how many units, when they're online or they under construction. This project has been on their catalog of future projects for a long time, but we do update them every year on where the proposed construction time starts.

Assistant Public Works Director Matt Bennett stated I will answer question 5 and 6. There are indications that Eucalyptus and Calhoun will be widened with the future improvements. If it's a residential single family residential, it's potentially going to be obligated for that individual property to develop. A future annexation to Calhoun to Eucalyptus is not likely. As far as the question of who will pay for and reimburse the property loss, fence and driveways, that is dependent on whether it's an individual single-family redeveloping, or if a developer is coming in and purchasing those properties and making those Improvements, so that would be the compensation. Some of the homes are still on septic, and East Valley Water District (EVWD) and it possible to have sewer provided just south of Calhoun that might be readily available for future connection.

Associate Planner Syed regarding landscape there will be denser plants and trees to shield that view into your backyard.

Jonas Bronk stated I think we can find a good way to screen those backyards is not too complicated. In terms of the properties is in the SP area, but no, nothing that we're doing is a part of this project that would affect your properties. We are not doing the street widening of Calhoun. There will be putting up with the wall, we won't be taking down your fences if they're on your side of the property line, we'll leave them there. If there's trees that are on our side of the property line that we can accommodate, we don't like cutting down trees, we'll keep everything that we can, and we will put in a block wall if the Planning Commission allows it up to six feet and you know some screening elements there as well. What we are talking about today does not affect your properties.

Bahah Ali, Public Speaker stated I grew up in City of Highland since second grade. I want you each one of you just think of yourself as me right here and the rest of us are here. A wrought iron fence looking into our residence with a three-story building, I can no longer even sunbathe if I wanted to. Hypothetically, I can't even do any single thing that I want to do because I've always got eyes on me, someone is always invading my privacy. I've been there for a very long time throughout the chicken coop era. I would love Highland to keep moving forward and I see it moving forward, I'm really grateful for that. We were known for our sleepy town forever, which is good and bad in the same sense. I'm on Eucalyptus, you have got three stories literally a stone's throw away, which is initially my backyard. I ask you guys a 6-foot wall install. I'm glad that they're putting really big trees, but last I recall

trees do shed. I want to know what kind of trees you're putting out if you're putting synthetic trees, great. The second thing we're growing vines on iron fences, and we're trying to conserve water. What I want to see is I want to work with developer and the city. My last question to you is these are apartments and overheard saying we might sell off to a second party or third party. That sounds more like we're going to build something, and if we don't build a revenue, we're going to walk away from it and give it to whomever who's to say in the future decision become government Section 8 housing. We don't know that we don't know what the future holds and we're only relying on what today's economy is doing. That's one of our main concerns, if we got apartments constantly around us, this constant rotation of residents coming in and out, so I ask is for privacy. If we could do something about that and respecting all of us as a little community, I would greatly appreciate it and thank you all.

Salman Ali, Public Speaker stated if we're including a site SP, and are saying there's 20 units per acre. Now I'm on about 1/2 acre, does that mean I can put up 10 apartments at that point?

Chair Hamerly stated yes, that is what it means.

Salman Ali asked pointed at the site plan and asked if those apartments on the eastern side were two or three stories?

Associate Planner Syed stated the townhomes are three stories.

Salman Ali stated I would like to see is I go back to a carport and give us that buffer and brick wall to give us a little bit of privacy. If we can turn that back into a parking carport and move those buildings back further. It is a small family community, technically there are seven houses, however there are three families that own them.

Chair Hamerly stated we are now going to go over site plan, site layout, and site features. Since the western access to the site has been modified, will we be seeing a modified site plan at any point coming back through that shows how that's connecting? Or will we see that when the commercial component develops?

Jonas Bronk stated we can provide that as part of the package for the City Council hearing or prior if you prefer.

Chair Hamerly stated on the northern property boundary the separation between the small units that are kind of on the central property line to the east of Calhoun, is that a 25-foot set back along there? It looks like it is about 1/2 an inch on our plan.

Jonas Bronk stated 20 feet.

Chair Hamerly asked are those all carport structures along the northern property line?

Jonas Bronk yes, there is a graphic representation that's slightly different for the carports. First, the freestanding garages, there is about 20 garages and I do believe they are along that location.

Chair Hamerly asked are those enclosed garages there?

Jonas Bronk stated correct.

Chair Hamerly asked I know for the city it is usually a standard requirement that the perimeter is a masonry wall. Was there a specific reason that it was abandoned for this project?

Associate Planner Syed stated in the specific plan, it does give an option to use either. wrought iron fencing or a block wall. They just chose tubular steel.

Chair Hamerly stated I know on the on the TREH Partners project at the northern extremity we required that they went to an 8-foot-high wall just for extra security because it was a vulnerable area right next to the wash.

Jonas Bronk stated we were looking at page 220. The specific plan that highlights different types of walls.

Chair Hamerly stated the perimeter theme wall was really a frontage along Boulder and that is why they went with the stone veneer with the cap and the pilasters. So, that would be a feature wall against the landscape properties that is going up against it. What is the preference of the Commission to go with the solid wall or wrought iron?

Commissioner Miller, Amaya, and Sutorus stated solid wall.

Chair Hamerly stated ok in the staff report where there's a discussion of the percentage of landscape which was referencing 40% as being the compliance measure of those being met.

Associate Planner Syed stated yes. They met the 40% with the paseo.

Chair Hamerly stated regarding planning Conditions of Approval item 12, it not showing it as being open space. If we have 20 to 25 feet, there is a walkway that goes through there, could it be counted towards landscape areas since that's one of the areas where we're asking for additional screening along the northern boundary?

Jonas Bronk stated we did not call it as an open space, but it is a landscape area.

City Landscape Architect Scott Rice stated regarding that landscape area on the south end of existing Calhoun. It has been referred to as grass a few times, and on the landscape plan it has a light green hatch and that hatch represents a mixture of shrubs, ground cover and trees and just a general landscape. There is a separate shade for the grass areas and there are grass areas shown within the plan. It is not intended to be an open long space.

Chair Hamerly asked if the Fire Department has signed off on not having hammer heads or any three points at the end of some of those? It looks like they are pushing the envelope, but the length of dead end.

Assistant Public Works Director Matt Bennett stated regarding Condition number 15 that we discuss with the Fire Department there was a provided hammer head for fire truck turn around and then there was a gate provided for Edison 24-hour access. We conditioned it

after discussing with the Fire Department that this emergency egress or ingress for fire access is a convenient location.

Mark Bertone stated if you look at the red lines that run down those fire alleys, the intent was to demonstrate that you can get 150-foot hose poles from a fire truck that is parked in the shaded alleyways. They would not be driving a truck down there, so from either direction or pulling 150 feet, which is their standard.

Chair Hamerly stated I wanted to make sure that fire had signed off on all the extended length alleys through there. Now, lets go through elevations and color boards.

Commissioner Sutorus stated it was mentioned that it was going to be shingles. Was that because earlier you said the solar was just on the carports and is the solar intended to be on the rooftops as well?

Serafin Maranan, Architect it is our intent to have the photovoltaic panels on top of the carports. In the Monterrey design guidelines, that is one of the acceptable roof material choices.

Chair Hamerly stated I think that the end facades, the fact that there's minimal openings, is respectful of the neighbors, so I think they will appreciate that, but on the south facing ones, I think it's really important to make those as attractive as the longer facades if you can achieve that. You had mentioned two styles, one was the Mediterranean, and what was the second?

Serafin Maranan stated Spanish Colonial.

Chair Hamerly asked if that is the one with the decorative styles on it?

Serafin Maranan stated that is correct.

Chair Hamerly stated I did not see any of the decorative tiles called out at the pedestrian level where the main entries are, some of the arched openings. I did not see it called out on the colored elevations. I saw it was connecting the second and third floor windows.

Serafin Maranan stated we did not call it out, but if you were to look at for example, A20, those arches at the ground floor would tiles surround over the arches. Which is important for us because we want to make sure that if we were to do some decorative tile work, it is something that is more visible, and it does draw everyone's attention. Regarding the shutters the pattern that we were trying to create was that whenever it is a cantilevered gabled element we would have the shutters at the second floor, but if they are laid back and are at the same plane as the garage doors, they would be at the 3rd story.

Chair Hamerly stated at the left hand of the facade that is shown on A10, the pop out that has the gable, so there are shutters on the second level, but then you have the recessed element and there are not shutters at all on that one.

Serafin Maranan stated regarding garage elevations the idea was that whenever we have a gabled element that is cantilevered over the majority of the plane, our shutters would be at the second floor.

Chair Hamerly stated ok, so, that is why there's no shutters on that entire end element where there's four windows.

Serafin Maranan stated correct.

Chair Hamerly stated regarding the clubhouse elevation on A26 I am reading the round top opening that is right of the tower, is that the main door that's going into the clubhouse?

Serafin Maranan stated yes.

Chair Hamerly stated within that style of architecture, if it is referencing the townhome architectural style, would it be appropriate to incorporate some of the accent tiles into that feature since it's the main door?

Serafin Maranan stated yes, we can look at that since its our main entry.

Chair Hamerly stated regarding the roofing materials and there were multiple references in the staff report to S style tiles. I for one completely missed the fact that all the notes in the plan said composite shake or shingle. Given the style of the architecture, it seems like the S style, or a mission style tile would be a more appropriate way to go.

Serafin Maranan stated on the Monterey style as an example, one of the roof elements that we recommended would be the shingle flat tile. I am looking at the design guidelines now, and in the Spanish colonial, which is one of our architectural types, it did state that the roof would be just the S barrel tile.

Chair Hamerly stated if you wanted to break it up, use the same color, however, use a different profile and go with the flat terracotta or clay tile, which is appropriate the Monterey style.

All 4 Planning Commissioners voted unanimously on clay tiles.

Chair Hamerly stated regarding the landscape plans, in the modified Conditions of Approval they are calling for additional tree cover along the northern boundary and it was represented about 5 feet between the north face of the garage and the property line. Are you anticipating that is where the additional plant material cover would go or are you going to be putting more trees into the gaps between the garage and carport structures?

Dan Delle, Landscape Architect stated we can put them in the gap behind all those carports, I think that would be the best option.

Chair Hamerly asked do you have any recommendations? Not sure if we should use the existing plant palette is appropriate. Most of them look like you know low-profile trees.

Dan Delle stated the Afghan pine would be a good option on that north edge, so you get that vertical height.

.

Chair Hamerly stated overall, I thought the landscaping on the on the plan was a strong concept.

Commissioner Miller stated for the dog park, it is called out as synthetic turf with washdown system. Can you speak to the washdown system and what that consists of it?

Dan Delle stated synthetic turf we find is the best surface. This is because of the use which is bark, mulch, or anything kind of gets muddy. Those types of things the washdown system that we use is kind of belts and suspenders, so the number one thing is drainage on the synthetic turf, so it has a high flow base to it and the backing of the turf is mesh as opposed to like the flat with the holes. The wash down system is an overhead spray system which has a fertilizer injector that you have put in sanitizer, and it will be run every night to keep that down and maintenance will hose it down periodically, about twice a month.

Chair Hamerly asked by the clubhouse, are there any layering of the landscape elements in there where there is going to be hedges or any mounding or any perennials?

Dan Delle stated the concept is we have the Swan Hill Olives lining the Parkway that comes all the way around and then going to the backside. The Swan Hills is going to be smaller than the oaks.

Chair Hamerly stated regarding the Conditions of Approval, we had the wall and the language on the tenant verification. It looked like the areas of concern were on the northeast side because the carports and garages are going to kind of have a natural barrier right there. I did not see any elevation exhibits on the garages, but I'm assuming that there's no windows given their proximity to the property line would be on the backside of the garage. That is going to give us some natural screening in addition to the trees.

Linda Schubert stated they will still be able to see into our backyard. I am on the west side of Calhoun. I really do not want people hopping the fence because we do have a transient problem out there, and I think that's why an 8-foot fence would work better so they are not coming into my yard.

Assistant Community Development Director Stater stated the whole northerly perimeter, split face block, 6 or 8 feet?

All 4 Planning Commissioners voted unanimously on an 8-foot wall.

Kim Buckey Applicant stated if we may request to have a zero set back there so the garage is effectively the wall and then in between you have the wall, right? So, you have garage, wall, garage if there is an in-between space, so the garage is acting both as the use the garage and the wall.

Chair Hamerly stated except that one of the conditions we were asking for additional tree cover just to screen and buffer the structures that were on that north property line so, we are kind of painting ourselves into a corner here with multiple directives.

City Landscape Architect Scott Rice stated let me offer some clarification on the condition. Where the garage would be the zero set back, the garage would be a single-story element or as long as it is a single-story element the additional space away from the taller buildings would provide a little bit more of that buffer. Where there is the residential buildings that are multiple stories closer to the north property line is where the additional trees would be.

The buffer would be the distance from the zero-set back side of the garage buildings across the drive isle until you were to the taller building.

Jonas Bronk stated how about a continuous 6-foot block wall with a landscaping screening on our side of the wall that goes higher than six feet?

Chair Hamerly stated that works. We have Condition number 28 which is the solid wall north perimeter, and that is continuous.

Associate Planner Syed stated the 6-foot solid block wall shall be installed along northern perimeter of the site.

Chair Hamerly stated correct.

Assistant Community Development Director Stater stated we have added condition for the crime free multifamily housing, it was not there so we will add that as well as Condition number 29.

Chair Hamerly stated we are amending Condition number 27. We had the entry statements at Calhoun and Boulder, but the signage goes with that so instead of solely by the City's Landscape Architect, the signage is coming back, and those entry statements are being revised. That would come back to the Planning Commission.

Chair Hamerly closed the public hearing.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2022-013, recommending the City Council:

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

2) Adopt Ordinance No. ____, to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)

3) Adopt City Council Resolution No. 2022-____ to approve Design Review Application (DRA 22-004), subject to the modified Conditions of Approval Number 27, 28, and 29 and Findings of Fact. Motion carried, 4-0-1, with Vice Chair Thomas being absent.

RESOLUTION NO. 2022 - 013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL 1) ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN REVISION (SPR 22-001) TO INCREASE THE TOTAL DWELLING UNIT COUNT WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN FROM 800 DWELLING UNITS TO 946 DWELLING UNITS, 2) ADOPT A RESOLUTION TO APPROVE DESIGN REVIEW APPLICATION (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE, AND 3) MAKE A DETERMINATION THAT THE ADOPTION OF THE ORDINANCE IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457

**ANNOUNCEMENTS**

Administrative Assistant Goritz announced that there will be a meeting scheduled on July 19, 2022.

**ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 8:35 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

# Attachment 3:

# Planning Commission

# Resolution No. 2022 - 013

## RESOLUTION NO. 2022 - 013

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL 1) ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN REVISION (SPR 22-001) TO INCREASE THE TOTAL DWELLING UNIT COUNT WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN FROM 800 DWELLING UNITS TO 946 DWELLING UNITS, 2) ADOPT A RESOLUTION TO APPROVE DESIGN REVIEW APPLICATION (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE, AND 3) MAKE A DETERMINATION THAT THE ADOPTION OF THE ORDINANCE 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: 1201-341-30**

**APPLICANT: ALLIANCE RESIDENTIAL CALIFORNIA**

A. RECITALS

1. On March 17, 2022, the Applicant submitted applications for a Specific Plan Revision (SPR 22-001) and Design Review Application (DRA 22-004) to increase the total dwelling unit count within the Greenspot Village & Marketplace Specific Plan from 800 dwelling units to 946 dwelling units and construct 546 multi-family residential units, a 7,500 square foot leasing office, two (2) recreation areas, and outdoor courtyards on vacant area of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number(s): 1201-341-29 & 1201-341-33

2. This 25 acre residential development was anticipated in 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. This project shall thus comply with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV 09-003 and ENV 19-002. No further action is required.

3. On June 24, 2022, the City gave public notice by advertising in the SB Sun, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.

4. On July 5, 2022, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Subject Applications at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Subject Applications.

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:

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

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated July 5, 2022, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Pursuant to CEQA Guidelines, a Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan Revision 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 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 Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project 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.

4. Findings of Fact for **Specific Plan Revision (SPR 22-001)**

Based on the Findings below, the Planning Commission recommends the City Council does herby find:

a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

Response: Currently, the Specific Plan calls for a density of 20-30 du/ac and 18-40 du/ac within Planning Areas 2 and 3, respectively, while permitting a a maximum of 500-700 units and 100-300 units in Planning Areas 2 and 3, respectively. At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences, well below the 500 required to satisfy the minimum density of 20 du/ac established for Planning Area 2.

By amending the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the entire Specific Plan, the Applicant will be able to adequately

size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards.

b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare have been implemented. As aforementioned, the current number dwellings allowed to be constructed under the current cam of 800 dwellings within the Specific plan falls below the minimum density required to satisfy the High Density Residential Overlay encompassing Planning Area 2. That being the case, the approval of a Specific Plan Revision for the proposed project is will not adversely affect the public health, safety, or general welfare.

c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: Government Code section 65454 states that a Specific Plan may not be amended unless the amendment is consistent with the General Plan. 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 Revision to the maximum unit count within Planning Area 2 as well as the overall Greenspot Village & Marketplace Specific Plan simply allows for the established density that was analyzed in the two EIRs to be satisfied.

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and poses no potential environmental impacts.

5. Findings of Fact for **Design Review Application (DRA 22-004)**

Based on the Findings below and contingent on the City Council's approval of Specific Plan Revision (SPR 22-001), the Planning Commission herby finds:

a. That the proposed project is consistent with the related Specific Plan.

Response: That the proposed project is consistent with the Greenspot Village & Marketplace Specific Plan because the Specific Plan identified that Planning Area 2 would feature a High Density Residential Overlay, requiring residential uses ranging from 500 to 700 units with a density of 20-30 du/ac. By amending the Specific Plan to increase the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the whole Specific Plan, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed development of a 546-unit apartment complex will thus be consistent with the Specific Plan.

b. That the proposed use is in accordance with the objectives of this title (Title 16), and the purposes of the land use district in which the site is located.

Response: the objective of the project is to provide a high-quality planned residential community that compliments the surrounding 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 it residents. It will also build out the high-density residential portion of Planning Area 2 of the Greenspot Village & Marketplace Specific Plan while maintaining the minimum density of 20 du/ac.

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

Response: The proposed Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers planted throughout the perimeter of the buildings as well as the parking lot area. As conditioned, the landscape plan will comply with the City's drought tolerant landscaping regulations and complement the other developments within the Greenspot Village & Marketplace Specific Plan.

The development will be required to initiate the process of establishing a Community Facilities District (CFD) to occupancy for maintenance and upkeep of the landscaping along the Boulder Avenue frontage. The complex's residents shall be required to provide the cost of the CFD. The proposed outdoor landscape area with underground water quality infiltration system shall be maintained directly by the 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 Certified 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 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre.

**Attachment A** includes the City Council Ordinance No.____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)

**Attachment B** includes City Council Resolution No. 2022-____ to approve Design Review Application (DRA 22-004)

6. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 22-004), contingent upon the City Council's approval of Specific Plan Revision (SPR 22-001).

C. ADOPTION OF RESOLUTION

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

**PASSED**, **APPROVED** and **ADOPTED** this 5th day of July 2022.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

# Attachment A:

# City Council Ordinance No._____

# to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)

"ADMINISTRATIVE DRAFT"

**ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (SPR 06-001A) 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: ALLIANCE RESIDENTIAL CALIFORNIA**

**WHEREAS**, on March 17, 2022, the Applicant submitted a Specific Plan Revision application for the Greenspot Village & Marketplace Specific Plan;

**WHEREAS**, the applicant is proposing to increase the maximum dwelling count from 500-**700** to 500-**746** within Planning Area 2 and the total buildout number from **800** to **946** for the whole Specific Plan ;

**WHEREAS**, the approximate 38.6 acre portion of the Greenspot Village & Marketplace Specific Plan north of Greenspot Road and West of Boulder Avenue is referred to as Planning Area 2;

**WHEREAS**, the Planning Commission did hold a duly noticed public hearing on July 5, 2022, 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. 2022-____, recommending to the City Council to introduce an ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001A);

**WHEREAS**, the City Council did hold a public hearing on August 9, 2022, at 6:00 P.M. with a second reading held on September 13, 2022, 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 Revision to the overlaying Greenspot Village & Marketplace Specific Plan increases the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the entire Specific Plan in order to satisfy the minimum density of 20 du/ac within established for Planning Area 2.

**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 06-001A):

1. The "800 units" will be modified to "946 units" on pages 5, 19, 20, 21, 22, 23, 24, 25, 26, 29, 31, 72, and 269.

2. The "700 units" will be modified to "746 units" on page 20, 24, 26, and 31.

3. The conceptual site plan on page 33 will incorporate the proposed 546 multi-family home layout in Planning Area 2.

**Section 4.** Findings of Fact for **Specific Plan Revision (SPR 22-001)**

a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

   Response: Currently, the Specific Plan calls for a density of 20-30 du/ac and 18-40 du/ac within Planning Areas 2 and 3, respectively, while permitting a a maximum of 500-700 units and 100-300 units in Planning Areas 2 and 3, respectively. At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences, well below the 500 required to satisfy the minimum density of 20 du/ac established for Planning Area 2.

   By amending the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the entire Specific Plan, the Applicant will be able to adequately size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards.

b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare have been implemented. As aforementioned, the current number dwellings allowed to be constructed under the current cam of 800 dwellings within the Specific plan falls below the minimum density required to satisfy the High Density Residential Overlay encompassing Planning Area 2. That being the case, the approval of a Specific Plan Revision for the proposed project is will not adversely affect the public health, safety, or general welfare.

c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: Government Code section 65454 states that a Specific Plan may not be amended unless the amendment is consistent with the General Plan. 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 Revision to the maximum unit count within Planning Area 2 as well as the overall Greenspot Village & Marketplace Specific Plan simply allows for the established density that was analyzed in the two EIRs to be satisfied, avoiding the requirement for any further environmental review.

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and poses no potential environmental impacts.

**Exhibit 1** attached includes the Proposed Specific Plan Amendments

**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 Revision 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 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 Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow

for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project 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 13th day of September, 2022

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

# Exhibit 1:

# Proposed Specific Plan Amendments

# Greenspot Village & Marketplace Specific Plan

Prepared for:
City of Highland
27215 Baseline Street
Highland, CA 92346

Submitted by:
Mission Development Company, LLC
Neighborhood Creators
1030 Nevada Street, Suite 201
Redlands, CA 92374

Prepared by:
MIG | Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

June 2013

Revisions:
June 2022

### 1.4. Specific Plan Summary

The Specific Plan area is located east of State Route 210, off of Boulder Avenue and Greenspot Road in the City of Highland. The Specific Plan area is developed with a complementary mix of residential, commercial/retail, and office uses all linked by a central Village Paseo. Development plans include two potential land development scenarios, depending upon the ultimate size of the Specific Plan area pending potential acquisition of additional property. This Specific Plan allows for the development of up to 769,600 square feet of building space and 800 residential units. The Specific Plan is designed to provide a broad range of commercial opportunities and a variety of housing types, styles, and sizes that attract a diversity of residents into a well-balanced, master-planned community.

The site is divided into three (3) sections based on unique land use, access and circulation requirements. These sections of the site are hereafter referred to as "Planning Areas," and are shown on Exhibit 2-1, Land Use Plan. The residential Planning Area (Planning Area 2) allows a variety of residential opportunities designed with sufficient recreation facilities to serve the residents of the Specific Plan area. The remaining two Planning Areas (Planning Areas 1 and 3) are developed with mixed-use and commercial land uses. The Specific Plan is designed to provide flexibility in the arrangement of land uses to respond to the market at the time development occurs.

For the entire Specific Plan area, a dwelling unit cap of ~~800~~ 946 units has been assigned. Additionally, a maximum number of dwelling units to be constructed in Planning Areas 2 and 3 have been established. Total dwelling units in the entire Specific Plan area shall not exceed ~~800~~ 946 units. For example, if ~~525 units~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275 units~~ 200 units.

# 2. LAND USE PLAN

## 2.1. Introduction

The Specific Plan allows up to ~~769,600~~ 681,600 gross square feet of retail, office, entertainment and restaurant development, ~~800~~ 946 dwelling units and open space. The Specific Plan provides employment, shopping, dining, entertainment, office space, recreation and housing opportunities. The goal is to create an environment catering to the needs of residents with differing lifestyles. Pedestrian pathways, signage, and landscaping provide a unifying element for the Specific Plan and work in concert with the adjacent uses to create a new gathering place for the residents of Highland and surrounding communities.



## 2.2. Residential Dwelling Unit Limitation

The maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800~~ 946 units. Dwelling units may be transferred between Planning Areas 2 and 3. For example, if ~~525~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275~~ 200 units. Similarly, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed ~~500~~ 646 units. Allowing flexibility for the number of residential units to be developed in the Planning Areas provides the opportunity to meet market demands. At the same time, the limit on the total number of units gives assurance to decision-makers and the community that the Specific Plan preserves open space, provides amenities, and promotes the village and mixed use design concepts for Planning Areas 2 and 3.

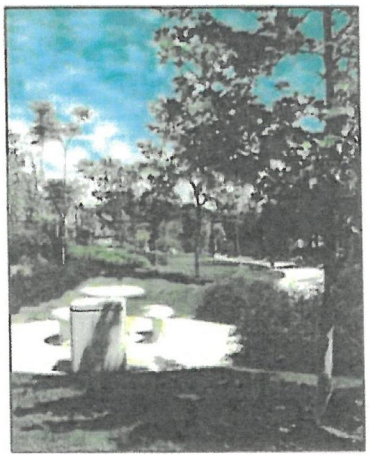


Residential, commercial, and mixed uses are accommodated in the Specific Plan area.

## 2.3. Summary of Land Uses

### 2.3.1. Planning Area 1 - Highland Marketplace

Neighborhood, community and sub-regional commercial uses are conveniently located adjacent to the SR210 freeway with direct access from Greenspot Road. This location provides high



The Village Paseo provides a connection between the three Planning Areas.



visibility and convenient access to and from SR210. Development of commercial uses provides retail goods and services for Specific Plan residents and regional consumers, and acts as a buffer between SR210 and residential uses located to the east.

- Planning Area 1 - Highland Marketplace allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants such as Target, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office. Pedestrian oriented design is encouraged in Planning Area 1.

### 2.3.2. Planning Area 2 - Residential Villages

Planning Area 2 – Residential Villages provides for a mix of housing products with a maximum of ~~700~~ 746 units to be developed.[1] The Planning Area may also include parks, recreation facilities, and water elements (fountains, ponds, and/or small lakes).

- Planning Area 2 - Residential Villages permits a minimum 20 and up to 30 dwelling units per gross acre and allows single-family detached and attached housing including townhomes, duplexes, and small to large multiple-family attached structures.

Planning Area 2 – Residential Villages may include features such as neighborhood parks, water elements, "pocket parks" and greenbelts with locations to be determined by the developer. Private neighborhood recreation centers may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots. The private parks and amenities contained in

---

[1] Dwelling units may be transferred between Planning Areas 2 and 3; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800 units~~ 946 units. For example, if ~~525 units~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275 units~~ 200 Units.

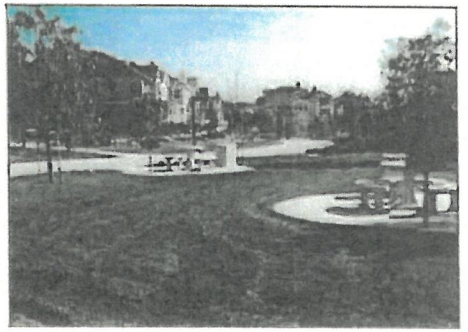
each individual recreation center are designed to meet the specific recreation and community facility needs of the neighborhood in which they are located.

### 2.3.3. Planning Area 3 - Village Center

The Specific Plan provides the opportunity for a mix of commercial, retail, office and residential uses within Planning Area 3 – Village Center:

> **Planning Area 3 – Village Center permits a variety of retail, government, and commercial services, including but not limited to restaurants, offices, hotels, and entertainment uses. Residential uses (18 to 40 dwelling units per gross acre) can be provided in the form of live-work, residential above commercial or in free-standing buildings with a maximum of 300 units to be developed in the Planning Area. Innovative housing options, integration with commercial and office uses, and pedestrian oriented design are encouraged within Planning Area 3.**

Residential components within Planning Area 3 may include private neighborhood recreation centers that may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots.



Planning Areas 2 and 3 may include features such as "pocket parks."

### 2.3.4. Village Paseo

In order to provide local flood control to achieve storm water run-off quality standards, as well as to provide recreational amenities, the Specific Plan incorporates a centralized Village Paseo which bisects the Specific Plan area from east to west. The Village Paseo is located within

---

[3] This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800 units~~ 946 units. For example, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed ~~500 units~~ 646 units.

Planning Area 2; it is designed for storm water treatment and retention as well as for picnicking, jogging, hiking, and bicycle riding for the public. The Village Paseo provides convenient access among neighborhoods and commercial areas.

### 2.4. Land Use Plans

Conceptual land use plans have been developed for two land use scenarios, depending on whether the approximate 21-acre SBCFCD property is acquired by the project applicant. The land use plan for each scenario is described below.

#### 2.4.1. Conceptual Land Use Plan – Scenario One

The Specific Plan allows development of approximately 104-acres of the 165-acre Golden Triangle Community Policy Area in the City of Highland. In accordance with the Specific Plan, the site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses. As shown in Exhibit 2-1, Conceptual Land Use Plan, Scenario 1, the Specific Plan has been delineated into three Planning Areas, based on unique land use, access, circulation, and/or location within the Specific Plan area. The Planning Areas may be developed in a single phase or in multiple phases. Scenario One allows up to ~~769,000~~ 681,600 square feet area of commercial space and ~~800~~ 946 dwelling units. Permitted land uses and related development densities are summarized in Table 2-1, Planning Areas and Land Uses, Scenario 1.

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 | 34.8 | N/A | N/A | 507,600 sf |
| 2 | Residential Villages Open Space / Parks | 38.6 | 20 – 30 du/ac | 500-~~700 du~~ 746 du | N/A |
| 3 | Village Center | 30.6 | ~~25~~ 18 – 40 du/ac | 100-300 du | 174,000 sf |
| TOTAL | | 104 acres | | Total shall not exceed ~~800 units~~ 946 du | ~~760,600 sf~~ 681,600 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~~ 946.

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 34.8 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~~ 681,600 gross square feet of commercial uses is allowed.

Planning Area 1 will be anchored by a major commercial retail store such as Target. The major anchor store includes a building footprint of approximately 150,000 square feet. Up to an additional estimated 445,600 square feet of retail uses is allowed. Planning Area 1 will also contain several outparcel buildings for restaurants, drive-through restaurant facilities, a service station, a bank and retail shops. The outparcel buildings will range from about 1,800 square feet to 10,000 square feet. Building heights may not exceed sixty feet (60') to roofline. Outdoor vendors/carts/kiosks/temporary uses/activities and events such as a farmers market or festivals, are also envisioned throughout the Highland Marketplace. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 1.

Under Scenario One, approximately 17 acres of the 21-acre vacant, undeveloped land currently owned by SBCFCD in the southwestern portion of this planning area would be within the Specific Plan boundary, and would be included within the Planning Area 1 boundary. The remaining 4 acres of the SBFCD property would be within the Planning Area 2 boundary as described below. The Zoning designation for the planning area shall be changed to Specific Plan (SPR-006-001).

### 2.4.3. Planning Area 2 - Residential Villages

Planning Area 2 - Residential Villages consists of approximately 30-acres and is located in the northern portion of the Specific Plan area. This Planning Area is bordered by Eucalyptus Avenue to the north, Planning Area 1 to the south, Boulder Avenue to the east, and City Creek to the west. Planning Area 2 allows a variety of for-sale and for-lease residential products including single-family detached residences, single-family attached residences, small or large multiple-family attached structures, and appurtenant recreational uses including the Village Paseo (approximately 3.0 acres of open space, greenbelt, pocket parks and multi-use trail that is part of Planning Area 2). Building heights shall not exceed three (3) stories or forty feet (40'). The density within the Residential Villages shall be a minimum 20 and up to 30 dwelling units per gross acre. A maximum of ~~700~~ 946 units may be developed in this Planning Area. However, the

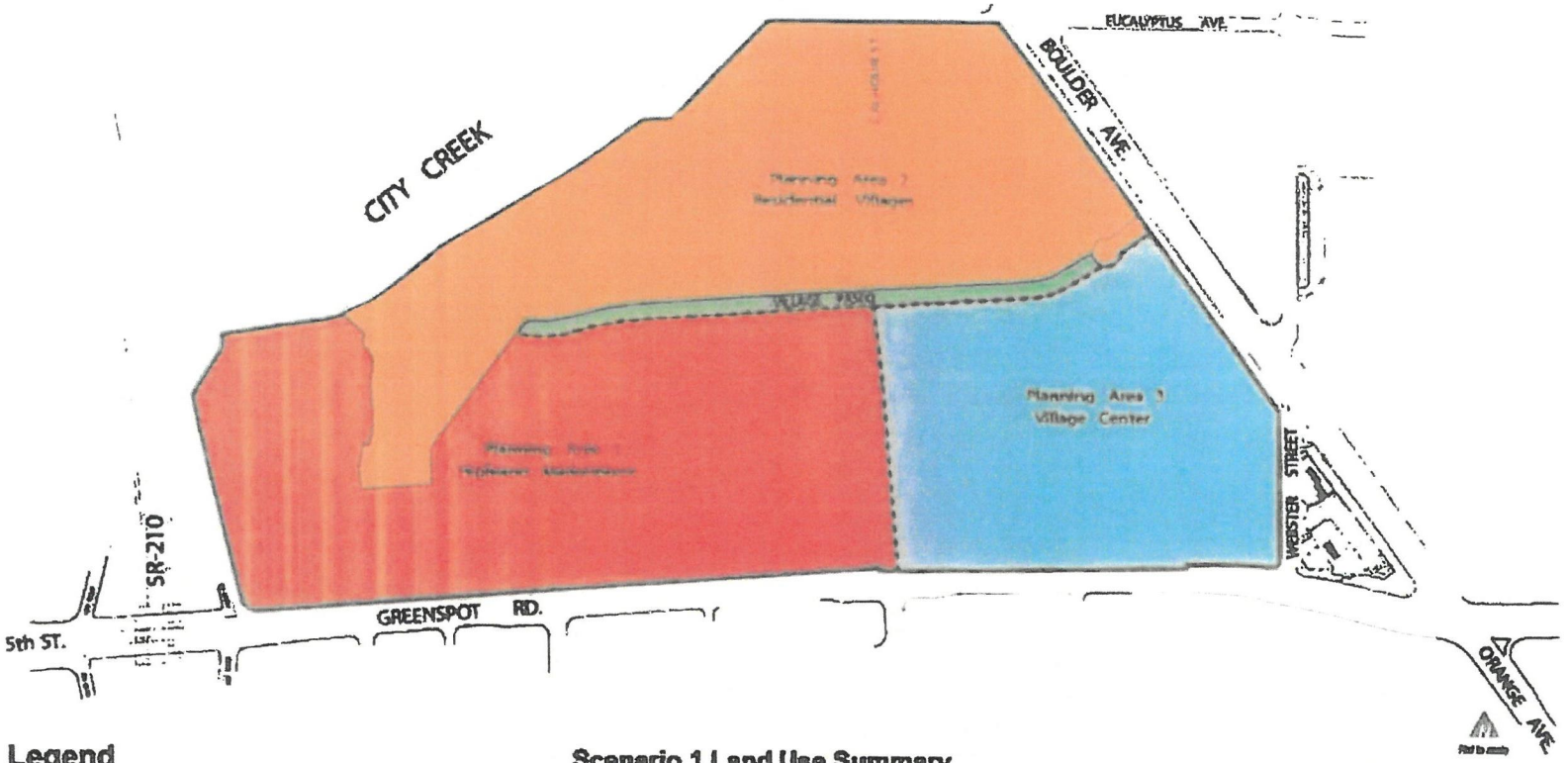
maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800~~ 946 units. For example, if ~~525~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275~~ 200 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 2.

Under Scenario One, existing single-family homes located off of Calhoun Street within this Planning Area will remain. These homes (south of Eucalyptus Avenue) and approximately 4-acres in the western portion of the Planning Area are within the Specific Plan boundary. The Zoning designation for these properties shall be changed to Specific Plan (SPR-006-001). Existing residential uses along the north side of Eucalyptus are within the Golden Triangle Policy Area and zoned PD. All future use of these properties will be subject to the City's PD Development Standards and procedures per Development Code Chapter 16, Section 16.12.010.

### 2.4.4. Planning Area 3 - Village Center

**Planning Area 3 consists of approximately 31-acres and is located in the southeastern portion of the Specific Plan area. This Planning Area is bordered by Greenspot Road on the south, Boulder Avenue and Webster Street on the east, the Village Paseo on the north and Planning Area 1 on the west. Planning Area 3 is a mixed use area and may feature uses such as hotels, restaurants, retail, residential, and professional offices. Up to 174,000 gross square feet of commercial, retail, office and hotel uses may be developed within this Planning Area. Building heights shall not exceed sixty feet (60') to roofline. The density within the Village Center shall be 18 to 40 dwelling units per gross acre. A maximum of 300 units may be developed in this Planning Area. However, the maximum number of units to be developed in the entire Specific Plan Area shall not exceed ~~800~~ 946 units. For example, if 300 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed ~~500~~ 946 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 3.**

## Exhibit 2-1: 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 | 34.8 ac | N/A | N/A | ~~595,000 sf~~ |
| 2 | High Density Residential<br>Open Space/Parks | 35.6 ac<br>3.0 ac | 30 du/ac<br>N/A | ~~500-700 du~~<br>N/A | N/A<br>N/A |
| 3 | Mixed Use | 30.6 ac | 40 du/ac | 100-300 du | 174,000 sf |
| Total | | 104 ac | | ~~600-~~ | ~~769,000~~ 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 ~~600~~.

# Attachment B:

# City Council Resolution No. 2022-____

# to approve

# Design Review Application (DRA 22-004)

"ADMINISTRATIVE DRAFT"

**RESOLUTION NO. 2022 – _____**

**A RESOLUTION OF THE CITY COUNCIL TO 1) APPROVE DESIGN REVIEW (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE WITHIN PLANNING AREA 2 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN.**

**ASSESSOR'S PARCEL NUMBER: 1201-341-30**

**APPLICANT: ALLIANCE RESIDENTIAL CALIFORNIA**

A. RECITALS

1. On March 17, 2022, the Applicant submitted a Design Review Application (DRA 22-004) to construct 546 multi-family residential units, a 7,500 square foot leasing office, two (2) recreation areas, and outdoor courtyards on vacant area of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue.

2. The Site has a Zoning Designation of High Density Residential, per Planning Area 2 of the Greenspot Village Specific Plan.

3. On June 14, 2022, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the subject applications would be considered.

4. On July 5, 2022, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the Design Review Application (DRA 22-004). At the close of the public hearing, the Planning Commission adopted Resolution No. 22-____, recommending that the City Council approve and Design Review Application (DRA 22-004).

5. On August 9, 2022, the City Council held a duly public hearing at which interested parties had an opportunity to testify in support of, or opposition to Design Review Application (DRA 22-004).

6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order 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 August 9, 2022, 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. Environmental Findings: A Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan Revision 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 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 Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project 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.

4. Findings of Fact for **Design Review Application (DRA 22-004)**

a. That the proposed project is consistent with the related Specific Plan.

Response: That the proposed project is consistent with the Greenspot Village & Marketplace Specific Plan because the Specific Plan identified that Planning Area 2 would feature a High Density Residential Overlay, requiring residential uses ranging from 500 to 700 units with a density of 20-30 du/ac. By amending the Specific Plan to increase the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the whole Specific Plan, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed development of a 546-unit apartment complex will thus be consistent with the Specific Plan.

b. That the proposed use is in accordance with the objectives of this title (Title 16), and the purposes of the land use district in which the site is located.

Response: the objective of the project is to provide a high-quality planned residential community that compliments the surrounding 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 it residents. It will also build out the high-density residential portion of Planning Area 2 of the Greenspot Village & Marketplace Specific Plan while maintaining the minimum density of 20 du/ac.

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

Response: The development will be required to initiate the process of establishing a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping along the Boulder Avenue frontage. The complex's residents 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 proposed Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers planted throughout the perimeter of the buildings as well as the parking lot area. As conditioned, the landscape plan will comply with the City's drought tolerant landscaping regulations and complement the other developments within the Greenspot Village & Marketplace Specific Plan.

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 Certified 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 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre. Additionally, a current project-specific Biological Resource Study and Noise Study shall be prepared prior to the issuance of grading permits and building permits, respectively, as required by the MMRPs to check for the presence of the San Bernardino Kangaroo Rat and to provide details on sound levels.

**Exhibit 1** attached includes the Design Review Application (DRA 22-004) Conditions of Approval

**Exhibit 2** attached includes the Mitigation Monitoring & Reporting Program for the Supplemental Environmental Impact Report (ENV 19-002)

5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Design Review Application (DRA 22-004) to construct a 546-unit multifamily residential complex in Planning Area 2 of the Greenspot Village Specific Plan, subject to the conditions of approval attached.

C. ADOPTION OF RESOLUTION.

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

**PASSED**, **APPROVED** and **ADOPTED** this 9th day of August, 2022.

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

# Exhibit 1:

# Design Review Application (DRA 22-004)

# Conditions of Approval

# CITY OF HIGHLAND
# PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 5, 2022

Applicant: Alliance Residential California

File/Index: Design Review Application (DRA 22-004) [Related Project(s): Specific Plan Revision (SPR 22-001)]

Proposal: The construction of a 546-unit multi-family residential complex, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site.

Location: A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue.
Assessor's Parcel Number(s): 1201-341-30

## 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 22-004) 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. These entitlements 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 Design Review Application has taken place within thirty-six (36) months after the approval of said Design Review Application.

    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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions 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 Design Review Application.

2. The proposed Design Review is for the construction of a 546-unit multi-family residential complex, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards. Submittal includes a site plan, architectural elevations, grading plans, and landscaping plans.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.

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

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

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission 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. The Boulder Avenue frontage and perimeter landscaping, paseos, perimeter walls, and recreational amenities shall be constructed in advance of the first residential Certificate of Occupancy.

12. The following conditions have been provided as part of the review by the City's Landscape Architect:

    a. Applicant shall provide a minimum 48" box specimen size tree at the accentuated entry to the Central Courtyard and within the drive median where the planting plan currently indicates 24" box trees and consider upsizing the remaining Fruitless Olive trees along both sides of the entry drive to 36" box minimum size.

    b. Applicant shall adjust tree layout within paseo to focus the shade cover overactive areas within the paseo where possible.

    c. Applicant shall incorporate at least 10% of the trees within paseo at 48" box or larger container size, with larger trees placed at locations that can best provide initial shade impact. Upsized trees shall be selected from species noted to acclimate quickly and continue growing at a moderate to rapid rate, including but not necessarily limited to California Sycamores.

    d. Applicant shall increase tree density/ reduce on-center spacing along the northern edge of the property, as to provide a vegetated screen between the new construction and the adjacent existing properties.

    e. Applicant shall consider increasing density of palm plantings near pool areas to increase shade at pool deck seating for both pool areas. The increase in palm count may be achieved by staggering the installation height of the palms.

    f. Applicant shall coordinate tree and shrub plantings along Boulder Avenue frontage with the recently installed Boulder Avenue streetscape. Reference plans can be provided upon request to City Landscape Architect.

    g. Applicant shall incorporate more shade over the synthetic turf surface at the dog parks, as synthetic turf reaches unsafe temperatures during summer months in Highland.

h. Applicant shall consider grouping Southern California-native plantings at certain portions of the project, such as within the paseo area, as to provide a distinct environment and demonstration opportunity within the project.

i. Applicant shall provide concrete headers where on-site landscape meets future phases and/or offsite areas, as to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

j. Applicant shall coordinate the landscape plan layout with the project's Water Quality Management Plan to ensure that the landscape layout aligns with the required Best Management Practices (BMP) facilities.

13. Enhanced paving shall be installed at the Access "C" major entry and Boulder Avenue secondary entry for consistency with the Greenspot Village Specific Plan.

14. Sidewalks along Boulder Avenue shall feature a landscaped parkway so that sidewalks are not directly adjacent to the street and vehicle traffic,

15. Secondary access onto Boulder Avenue must have clear line of sight. Tree canopy needs to be high enough to not obstruct any view.

16. Trash enclosures need to be screened with a trellis or solid roof.

17. There must be designated pedestrian walkways across internal drive aisles throughout the development.

18. All heating, venting and air conditioning (HVAC) units shall be ground mounted and incorporate sufficient structural or landscape screening with shrubs and bushes, to the satisfaction of the Community Development Director.

19. 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.

20. A minimum of one onsite parking stall per unit shall be free of charge to all tenants; all guest parking shall be free of charge.

21. The Development Impact Fees shall be paid in accordance with City policy.

22. The Project shall comply with the City's Inclusionary Housing Ordinance.

23. The project shall comply with the 2013 and 2019 MMRPs.

24. A photometric plan shall be provided to Staff for review prior to the issuance of building permits.

25. Security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.

26. To avoid fragmentation of ownership and maintenance, the residential construction shall be tied and remain under common ownership or subject to the establishment of an overall management entity or homeowners association responsible for enforcement of CC&Rs and maintenance requirements. The Planning Commission and/or City Council may approve a Financing/Conveyance Map. Should the housing complex designated in the site plan be proposed to change from a "for rent" product to a "for sale" product (i.e. condominiums), the Applicant shall first submit a Design Review Amendment Application for Planning Commission and City Council review and approval prior to the conversion. Density of residential development shall remain consistent with the Greenspot Village & Marketplace Specific Plan.

27. Entry Statements and signage at Access "C" (Calhoun Road) and Boulder Avenue entrances shall be reviewed by the Planning Commission

28. 6-8 foot solid block wall shall be installed along the northern property line.

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



**DATE** : **May 17, 2022**

**APPLICANT** : **Greenspot Village**

**ADDRESS** : **Planning Area 2 Greenspot Village and Marketplace specific plan**

**SITE LOCATION: 1201-341-29 & 1201-341-33**

**FILE / INDEX No.: DRA 22-004 SPR 22-001**

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

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

**Fire Department Review of all projects is required.**

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

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

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

**GENERAL.**

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**

4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

6. **HF53:** A 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. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

**ACCESS:**

12. **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**

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

14. **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**

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

16. **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**

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

18. **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**

19. **HF14:** In **FR-1/FR-2** areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**

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 Appendix B of the California Fire Code.
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**

**FIRE PROTECTION & ALARM SYSTEMS:**

37. **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**

38. **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**

39. **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**

40. **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**

41. **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**

42. **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**

43. **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.

44. **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.

45. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

## Building and Safety Division Conditions of Approval

| | |
|---|---|
| **Date:** | April 24, 2022 |
| **Project:** | Planning Area 2 Greenspot Village & Marketplace – 546 Multi-Family Residential Units, a 7500 sqft leasing office, & Outdoor Courtyards |
| **Site Location:** | Planning Area 2 of the Greenspot Village Marketplace Specific Plan |
| **DRA:** | 22-004, SPR 22-001 |
| **APN:** | 1201-341-29, 1201-341-33 |

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) Condition of Approval from all departments:
   To be included in Architectural plan set at plan submittal
   (3) Structural Plans
   (2) Structural Calculations
   (3) Plot/Site Plans
   (3) Electrical Plans
   (3) Electrical Load Calculations
   (3) Exiting Plans
   (3) Plumbing Plans/Isometrics
   (3) Mechanical Plans
   (3) HVAC Duct Layout Plans
   (2) Roof and Floor Truss Plans
   (2) Title 24 Energy Calculations
   (2) Soils Report
   (3) Precise Grading Plans
   * Grading, Photometric, or Landscape Plans:
   Please mark "FOR REFERENCE ONLY"
   (3) Site Disabled Access Plan
   (3) Temporary Fence Plan
   (1) Approved Health Department (Plans Prior to permit issuance)

2. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted

after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.

3. 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)

4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.

5. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

6. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

7. 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.

8. 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.

9. 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.

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. A security fence with screening shall protect all construction sites in accordance with Policy 335. The fencing and screening shall be maintained

at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

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" See planning for approvals, 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. 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)

18. Where Practicable sewer are to be connected to the public sewer system. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

19. 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.

20. Demolition of any onsite structures requires the following information or action.

    a. Submit copies of the property title at permit submittal.
    b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
    c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.

21. All dead and removed trees and foliage is to be properly removed from the site.

22. 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.

23. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans, reports, 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.

24. (Recreational Building) Justify the number of plumbing fixtures and show locations in accordance with CPC Table 422.1.

25. (Recreational Building) Accessibility for the recreational building and swimming pool shall comply with CBC Chapter 11B, while the Apartment units shall comply with CBC Chapter 11A.

26. 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

27. 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.

28. All common areas, which includes fire pits, BBQ areas shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.

29. Provide the minimum number of disabled accessible parking spaces for each building as follows:
    - 2% of total number of units for residents
    - 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

30. 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.

31. 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

32. 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.

33. 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.

34. 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

35. 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

36. 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 | CBC Sec. 1115A.6.2.1, 1115A.6.2.3, 1115A.6.2.5 |
| e. Guards | CBC sec. 1013 |

37. Kitchens shall be accessible. Provide details on the plans. Reference details to the floor plans. Kitchens shall comply with CBC sec. 1112 A

38. Ten percent of multi-story dwelling units shall be located on an accessible route and be adaptable with exception for Carriage units. Identify the required adaptable units on the plans. CBC sec. 1102A.3.1, 1104A

39. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests per section 1119A.

40. 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.

41. 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.

42. 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.

43. 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

44. 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)

45. 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

46. Private garages shall comply with CBC Section 1109A.2.1.

47. Provide and detail an accessible route to the play area and through the play area to play components. CBC 1110A

48. Play area ground surfaces shall comply with ASTM standards. CBC sec. 11B-1008.2.6

# City of Highland

Engineering Department
Conditions of Approval
(DRA 2022-004 - SPR 22-001) Greenspot Village Alliance

---

A -
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.

E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.

E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

E 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 Boulder Avenue adjacent to the project at its ultimate half section width as a Modified Primary Arterial, including a minimum 5-foot wide sidewalk (Type A Standard 208), a 10-foot wide multi purpose trail with split rail fencing, parkway landscaping, and raised landscaped median with a wrought iron fence along centerline of the median from the intersection of Eucalyptus Avenue and Boulder south to the intersection of Webster Street and Boulder Avenue.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide with Knox box lock onto Boulder Avenue at proposed Fire access hammerhead and 24 hour SCE access gate, shown on the Conceptual Grading Plan south of the intersection at Eucalyptus Avenue: as approved by the City Engineer and Cal Fire.

C 16. Construct a 65-foot wide drive aisle at the Easterly right in/ right out only access road off Boulder Avenue with a 8-foot wide landscape median, a 15-foot wide northerly landscaped parkway, and a 10-foot wide southerly landscaped parkway.

C 17. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, at Access A on Greenspot Road, a 150-foot southbound left-turn lane, a 275-foot southbound through/ right-turn lane, and a 8-foot wide landscaped median, and a private lighting system. Align the project private drive 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. This private drive connecting at Greenspot Road Access "A" shall connect at the private road terminus at the southwest corner of the development for emergency access/ egress: as approved by the City Engineer and Cal Fire.

C 18. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, 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 aligned with Access C improvements southerly from the project boundary including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, stamped concrete, a 10–foot wide landscaped median, and a private lighting system. Construct a 250-foot southbound right-turn lane, a southbound through lane, and a 150-foot southbound left-turn lane. Align the entrance with the future development south of Greenspot Road. Access "C" shall be 71-feet wide from Greenpsot Road to the northern boundary of the project.

E 19. Submit engineering plans for street improvements for Boulder Avenue, 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 20. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C 21. 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.

C 22. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

**DRAINAGE**

E 23. 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* 24. 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 25. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 26. 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."

B 27. 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 28. Register the underground chambers with EPA as a Class V Injection Well.

E* 29. 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* 30. Construct on-site grading to drain the entire site to the south and to the existing Lateral T (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 T (48" HDPE) such that it does not exceed 100 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 ("Access C").

E 31. 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 32. 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.

**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 Boulder Avenue. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 34. Apply to the City to annex the Project into the City's Consolidated Landscape District (LMD) for maintenance of the median along the Project's Boulder Avenue 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 by separate instrument an irrevocable offer of dedication document, (1) a 10-foot wide minimum landscape easement across the Boulder Avenue 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 3 if needed for construction and maintenance of offsite drainage facilities and private drives.

E* 37. In accordance with the Greenspot Village and Marketplace Specific Plan, grant by separate instrument a reciprocal private easement in favor of the parcels within Planning Area 1 and 3, southerly adjoining properties, for pedestrian and vehicular access, including emergency access from the southwest corner of Planning Area 2 with the westerly adjoining TREH Development project.

E* 38. In the event the developer, after a verifiable good faith effort, fails to acquire, if any, required off-site property interests, the developer shall 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 development project. 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.

C 39. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').

B 40. Submit non subdivision Improvement Agreement and bond for public improvements, as directed by City Engineer and City Attorney.

D 41. At the time of formal development application, provide a preliminary title report for the proposed project. Project proponent needs to be able to determine if there are any existing easements on the property.

C 42. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within existing Parcel.

## FEES/PERMITS

C* 43. 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 and Eucalyptus Avenue and Boulder Avenue intersection future traffic signal in the fair share calculation.

C* 44. 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.

C* 45. 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 46. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, improvement bond processing, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of plans, and other required fees.

D 47. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way and obtain permit/ permission from EVWD, MWD, and SCE prior to any construction within or impacting their easement areas or facilities.

E 48. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

## UTILITIES/ CONSTRUCTION

E 49. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 50. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 51. 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 52. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary. Reserve by separate instrument the required easements for those relocated public utilities.

C 53. Provide all utility services to each building, including sanitary sewers, water, electric power, gas (if required), 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 54. 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 55. 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 56. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 57. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 58. 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* 59. 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.

C* 60. Within the Project boundaries, underground the overhead utility lines and remove the utility poles running north towards Calhoun Road and easterly towards Boulder Avenue across the project at the time of development. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

# Exhibit 2:

# Mitigation Monitoring & Reporting Program

**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 Bullding and Safety/Building Official | |
| **5.3 AIR QUALITY** | | | | | |
| 3-1 | **Fugitive Dust**<br>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<br>• 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.<br>• 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.<br>• 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.<br>• 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<br>• 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.<br>• 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<br>• 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**<br>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:<br>• 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.<br>• The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions.<br><br>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**<br>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**<br>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**<br>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**<br>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**<br>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:<br>• Preferential parking for carpools and vanpools.<br>• Preferential parking for alternative-fuel vehicles (e.g., compressed natural gas [CNG] or hydrogen).<br>• Secure bicycle parking and storage facilities for employees and visitors.<br>• 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:<br>• 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.<br>• 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.<br>• 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:<br>o The location of the nest and owls proposed for relocation.<br>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) |
|---|---|---|---|---|---|
| | o The number of owls involved and the time of year when the relocation is proposed to take place.<br>o The name and credentials of the biologist who will be retained to supervise the relocation.<br>o The proposed method of capture and transport for the owls to the new site.<br>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.<br><br>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.<br><br>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:<br>o Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS.<br>o Enhancement of on-site avoided SBKR habitat as determined by USFWS.<br>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 | |

GSV&MP



**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.<br>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*<br><br>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:<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br><br>*Scenario Two Mitigation Measures*<br><br>The following improvement would not be required for Scenario Two:<br><br>• 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.<br><br>Changes to the turn pocket lengths have been modified for the following improvements for Scenario Two:<br><br>• 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.<br>• 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.<br><br>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 tees for locations not included in the traffic study. | | | | |
| 13-4 | *Scenario One Mitigation Measures*<br>Direct Impact Mitigation – 2017<br><br>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 tee, and/or City development impact fees<br><br>• SR-210 Southbound Ramps (NS) at 5th Street (EW)<br>o Southbound – Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane.<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Northbound – Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project)<br>o Eastbound – Provide a 3rd Through Lane to Provide 100 feet of Storage<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Northbound – Construct 2nd Exclusive Left Turn Lane<br>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)<br>o Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane<br>o Westbound – Construct 3rd Through Lane<br><br>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:<br><br>• SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW)<br>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<br><br>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:<br><br>• Tippecanoe Avenue (NS) at 3rd Street (EW)<br>o Northbound – Construct 3rd Through Lane<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact)<br><br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>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)<br>o Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact) | | | | |
| 13-6 | Cumulative Project Impacts - 2017<br><br>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:<br>• SR-210 Southbound Ramps (NS) at 5th Street (EW)<br>o Southbound – Construct 1st Exclusive Left Turn Lane<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Northbound – Construct 1st Exclusive Left Turn Lane<br>o Northbound – Construct 2dn Exclusive Right Turn Lane<br>o Westbound – Construct an additional Through Lane<br>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<br><br>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:<br><br>• Tippecanoe Avenue (NS) at 3rd St (EW)<br>o Eastbound – Construct 3rd Through Lane<br>• Palm Avenue (NS) at 5th St (EW)<br>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)<br>o Northbound – Construct 3rd Through Lane<br>o Eastbound – Construct 2nd Through Lane<br>o Westbound – Construct 3rd Though Lane<br>• SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW)<br>o Southbound – Construct 2nd Left Turn Lane<br>o Southbound – Construct Exclusive Right Turn Lane with overlap phase<br>o Eastbound – Construct 2nd and 3rd Through Lanes<br>o Westbound – Construct 2nd Through Lane<br>• SR-210 Northbound Ramps (NS) at Base Line (EW)<br>o Westbound – Construct 1st Exclusive Right Turn Lane<br>• SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW)<br>o Northbound – Construct 2nd Left Turn Lane<br>o Northbound – Construct 1st Exclusive Right Turn Lane<br>o Southbound – Construct 2nd Left Turn Lane<br>o Southbound – Construct 1st Exclusive Right Turn Lane<br>o Eastbound – Construct 2nd Through Lane<br>o Westbound – Construct 2nd Through Lane<br>• Orange Street (NS) at Lugonia Avenue (EW)<br>o Northbound – Construct 2nd Through Lane<br>o Westbound – Construct 2nd Through Lane<br>• Weaver Street (NS) at Greenspot Road (EW)<br>o Install a traffic signal<br>• Boulder Avenue (NS) at Greenspot (EW)<br>o Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane<br>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<br><br>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:<br><br>• Tippecanoe Avenue (NS) at 3rd St (EW)<br>o Northbound- Construct 2nd Exclusive Left Turn Lane<br>o Northbound - Add right turn overlap phase<br>o Southbound- Construct 1st Exclusive Right Turn Lane<br>o Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact)<br>o Eastbound - 1st Exclusive Right Turn Lane<br>o Westbound- Construct 2nd Exclusive Left Turn Lane<br>o Westbound - Construct 3rd Through Lane<br>• Palm Avenue (NS) at 5th St (EW)<br>o Southbound - Construct 2nd Exclusive Left Turn Lane<br>o Westbound - Construct 2nd Exclusive Left Turn Lane<br>• Palm Avenue (NS) at 3rd St (EW)<br>o Northbound- Construct 2nd Exclusive Left Turn lane<br>o Eastbound- Reconstruct existing Right Turn Lane as a free Right Turn Lane<br>• 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)<br>○ Northbound - Construct 2nd Exclusive Left Turn Lane<br>○ Northbound - Add right turn over1ap phase<br>○ Southbound - Construct 2nd Exclusive Left Turn Lane<br>○ Southbound - Construct 3rd Through Lane<br>○ Eastbound - Construct 2nd Through Lane (Also identified as a 2017 cumulative project impact)<br>○ Eastbound - Construct 2nd Exclusive Left Turn Lane<br>○ Eastbound - Construct 3rd Through Lane<br>○ Westbound – Construct 2nd Left Turn Lane (and 2nd receiving lane)<br>• Church Avenue (NS) at 5th Avenue (EW)<br>○ Northbound - Construct 1ree Right Turn lane (3rd Street Extension)<br>○ Eastbound - Construct a free Right Turn Lane (3rd Street Extension)<br>○ Eastbound- Construct a 2nd Through Lane<br>• SR-21 O Southbound _Ramps (NS) at 5th Street (EW)<br>○ Southbound -Construct a Left Turn 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)<br>○ Eastbound- Construct 2nd Exclusive Right Turn Lane and 2 additional Through Lanes (also identified as a 2017 direct project impact)<br>• SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW)<br>○ Northbound-Construct 1st Exclusive Right Turn Lane<br>○ Southbound - Construct 2nd Left Turn 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 Turn Lane with overlap phase (also identified as a 2017 cumulative project impact)<br>○ Eastbound -Construct 2nd and 3rd Through Lanes (also identified as a 2017 cumulative project Impact)<br>○ Eastbound -Construct 2nd Exclusive left Turn lane (and 2nd receiving lane)<br>○ Westbound- Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) and 3rd Through Lane<br>• SR-210 Northbound Ramps (NS) at Base Line (EW)<br>○ Westbound - Construct free Right Turn Lane<br>○ Westbound- Construct 3rd Through lane<br>• SR-21 0 Northbound Ramps (NS) at Greens pot Road (EW)<br>○ Northbound- Construct 1st Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Northbound - Construct 2nd Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Westbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact)<br>○ Eastbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact)<br>• SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW)<br>○ Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Northbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Southbound - Construct 2nd Exclusive Left Turn | | | | |

**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)<br>o Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact)<br>o Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact)<br>o Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact)<br>o Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenario 1 impact)<br>• Boulder Avenue (NS) at Base Line (EW)<br>o Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane<br>o Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact)<br>o Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact)<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Northbound - Construct 2nd Exclusive Lett Turn Lane (also identified as a 2017 cumulative project impact)<br>o Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified.as a 2017 cumulative project impact)<br>o Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact)<br>o Westbound- Construct 2nd Exclusive Left Turn Lane<br>o Westbound - Construct 3rd Through Lane<br>• Orange Street (NS) at Lugonia Avenue (EW)<br>o Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact)<br>o Southbound – Construct 2nd Through Lane<br>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)<br>o Westbound – Construct 2nd Left Turn Lane<br>• Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW)<br>o Northbound – Construct 2nd Right Turn Lane<br>• Church Street (NS) at Greenspot Road (EW)<br>o Southbound – Add right turn overlap phase<br>• Weaver Street (NS) at Greenspot Road (EW)<br>o Install a Traffic Signal (also identified as a 2017 cumulative project impact) | | | | |
| 13-9 | Direct Impact Mitigation – 2017<br><br>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.<br><br>• SR-210 Southbound Ramps (NS) at 5th Street (EW)<br>o Southbound - Restripe the two existing southbound approach lanes lo provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project)<br>o Eastbound - Provide a third through lane to Provide 100 feet of Storage<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Northbound- Construct 2nd Exclusive Left Turn Lane<br>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)<br>o Eastbound- Construct 2nd Exclusive Left Turn Lane and 3rd Through Lane<br>o Westbound - Construct 3rd Through Lane | | | | |
| 13-10 | Direct Impact Mitigation – Post 2030<br><br>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<br><br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Westbound - Construct 1st Exclusive Right Turn Lane (also identified as a 2014 direct project Impact)<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Southbound - Construct 2nd Exclusive Left Turn Lane<br>o Southbound- Construct 2nd Through Lane<br><br>*Scenario Two Mitigation Measures*<br><br>2017 and Post – 2030 Cumulative Project Impacts<br><br>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.** | | | | | |

STATE OF CALIFORNIA )

COUNTY OF SAN BERNARDINO )

CITY OF HIGHLAND )

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, do hereby certify Resolution No. 2022-013 was duly and regularly adopted by the Planning Commission of the City of Highland, California, at a regular meeting thereof held on the 5th day of July 2022, by the following vote:

AYES: Amaya, Hamerly, Miller, Sutorus

NOES: None

ABSTAIN: None

ABSENT: Thomas

Camille Goritz, Administrative Assistant III

# Attachment 4:

# Planning Commission Directives

**Planning Commission Directives for SPR 22-001/DRA 22-004 from July 5, 2022**

- Include a 2-foot setback between the garages and block wall along the northern boundary of the site.
- Increase architectural elements (wrought iron accents) on the exposed short sides of the buildings (Page 6)
- Increase size of the structural support beams for the exterior canopies (Page 17)
- Increase architectural elements (wrought iron accents) along the entire frontage of the Recreation Building (Page 26)
- Monterey style elevations must feature a flat clay tile roof
- Spanish style elevations must feature an S/barrel clay tile roof
- Landscape Plan shall include Afghan Pine Trees or similar along the northern property line (adjacent to the Townhomes)
- Utilize onsite landscaping to maximize infiltration
- Incorporate Mediterranean design cues (wrought iron and stone accents) on signs during submittal of Sign Program.

# Attachment 5:

# City Council Ordinance No._____

# to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)

**ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (SPR 06-001A) 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: ALLIANCE RESIDENTIAL CALIFORNIA**

**WHEREAS**, on March 17, 2022, the Applicant submitted a Specific Plan Revision application for the Greenspot Village & Marketplace Specific Plan;

**WHEREAS**, the applicant is proposing to increase the maximum dwelling count from 500-**700** to 500-**746** within Planning Area 2 and the total buildout number from **800** to **946** for the whole Specific Plan ;

**WHEREAS**, the approximate 38.6 acre portion of the Greenspot Village & Marketplace Specific Plan north of Greenspot Road and West of Boulder Avenue is referred to as Planning Area 2;

**WHEREAS**, the Planning Commission did hold a duly noticed public hearing on July 5, 2022, 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. 2022-013, recommending to the City Council to introduce an ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001A);

**WHEREAS**, the City Council did hold a public hearing on August 9, 2022, at 6:00 P.M. with a second reading held on September 13, 2022, 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 Revision to the overlaying Greenspot Village & Marketplace Specific Plan increases the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the entire Specific Plan in order to satisfy the minimum density of 20 du/ac within established for Planning Area 2.

**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 06-001A):

1. The "800 units" will be modified to "946 units" on pages 5, 19, 20, 21, 22, 23, 24, 25, 26, 29, 31, 72, and 269.

2. The "700 units" will be modified to "746 units" on page 20, 24, 26, and 31.

3. The conceptual site plan on page 33 will incorporate the proposed 546 multi-family home layout in Planning Area 2.

**Section 4.** Findings of Fact for **Specific Plan Revision (SPR 22-001)**

a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

   Response: Currently, the Specific Plan calls for a density of 20-30 du/ac and 18-40 du/ac within Planning Areas 2 and 3, respectively, while permitting a a maximum of 500-700 units and 100-300 units in Planning Areas 2 and 3, respectively. At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences, well below the 500 required to satisfy the minimum density of 20 du/ac established for Planning Area 2.

   By amending the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the entire Specific Plan, the Applicant will be able to adequately size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards.

b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare have been implemented. As aforementioned, the current number dwellings allowed to be constructed under the current cam of 800 dwellings within the Specific plan falls below the minimum density required to satisfy the High Density Residential Overlay encompassing Planning Area 2. That being the case, the approval of a Specific Plan Revision for the proposed project is will not adversely affect the public health, safety, or general welfare.

c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: Government Code section 65454 states that a Specific Plan may not be amended unless the amendment is consistent with the General Plan. 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 Revision to the maximum unit count within Planning Area 2 as well as the overall Greenspot Village & Marketplace Specific Plan simply allows for the established density that was analyzed in the two EIRs to be satisfied, avoiding the requirement for any further environmental review.

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and poses no potential environmental impacts.

**Exhibit 1** attached includes the Proposed Specific Plan Amendments

**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 Revision 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 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 Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow

for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project 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 13th day of September, 2022

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

# Exhibit 1:

# Proposed Specific Plan Amendments

# Greenspot Village & Marketplace Specific Plan

Prepared for:
City of Highland
27215 Baseline Street
Highland, CA 92346

Submitted by:
Mission Development Company, LLC
Neighborhood Creators
1030 Nevada Street, Suite 201
Redlands, CA 92374

Prepared by:
MIG | Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

June 2013

Revisions:
June 2022

### 1.4. Specific Plan Summary

The Specific Plan area is located east of State Route 210, off of Boulder Avenue and Greenspot Road in the City of Highland. The Specific Plan area is developed with a complementary mix of residential, commercial/retail, and office uses all linked by a central Village Paseo. Development plans include two potential land development scenarios, depending upon the ultimate size of the Specific Plan area pending potential acquisition of additional property. This Specific Plan allows for the development of up to 769,600 square feet of building space and 800 residential units. The Specific Plan is designed to provide a broad range of commercial opportunities and a variety of housing types, styles, and sizes that attract a diversity of residents into a well-balanced, master-planned community.

The site is divided into three (3) sections based on unique land use, access and circulation requirements. These sections of the site are hereafter referred to as "Planning Areas," and are shown on Exhibit 2-1, Land Use Plan. The residential Planning Area (Planning Area 2) allows a variety of residential opportunities designed with sufficient recreation facilities to serve the residents of the Specific Plan area. The remaining two Planning Areas (Planning Areas 1 and 3) are developed with mixed-use and commercial land uses. The Specific Plan is designed to provide flexibility in the arrangement of land uses to respond to the market at the time development occurs.

For the entire Specific Plan area, a dwelling unit cap of ~~800~~ 946 units has been assigned. Additionally, a maximum number of dwelling units to be constructed in Planning Areas 2 and 3 have been established. Total dwelling units in the entire Specific Plan area shall not exceed ~~800~~ 946 units. For example, if ~~525 units~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275 units~~ 200 units.

# 2. LAND USE PLAN

## 2.1. Introduction

The Specific Plan allows up to ~~769,600~~ 681,600 gross square feet of retail, office, entertainment and restaurant development, ~~800~~ 946 dwelling units and open space. The Specific Plan provides employment, shopping, dining, entertainment, office space, recreation and housing opportunities. The goal is to create an environment catering to the needs of residents with differing lifestyles. Pedestrian pathways, signage, and landscaping provide a unifying element for the Specific Plan and work in concert with the adjacent uses to create a new gathering place for the residents of Highland and surrounding communities.

## 2.2. Residential Dwelling Unit Limitation

The maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800~~ 946 units. Dwelling units may be transferred between Planning Areas 2 and 3. For example, if ~~525~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275~~ 200 units. Similarly, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed ~~500~~ 646 units. Allowing flexibility for the number of residential units to be developed in the Planning Areas provides the opportunity to meet market demands. At the same time, the limit on the total number of units gives assurance to decision-makers and the community that the Specific Plan preserves open space, provides amenities, and promotes the village and mixed use design concepts for Planning Areas 2 and 3.

## 2.3. Summary of Land Uses

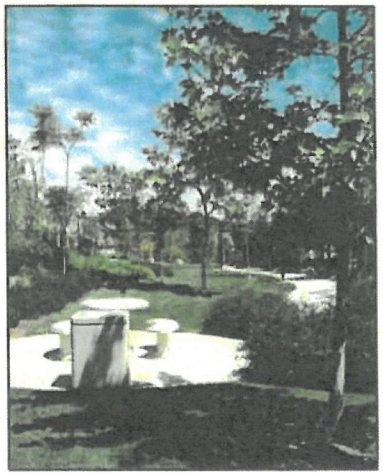
### 2.3.1. Planning Area 1 - Highland Marketplace

Neighborhood, community and sub-regional commercial uses are conveniently located adjacent to the SR210 freeway with direct access from Greenspot Road. This location provides high

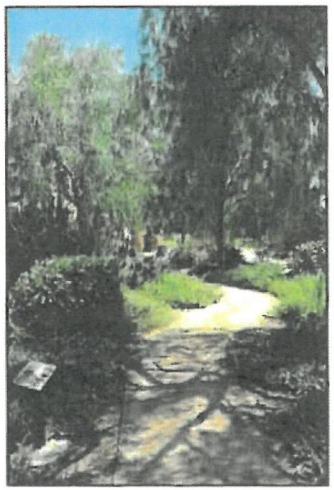




Residential, commercial, and mixed uses are accommodated in the Specific Plan area.



The Village Paseo provides a connection between the three Planning Areas.



visibility and convenient access to and from SR210. Development of commercial uses provides retail goods and services for Specific Plan residents and regional consumers, and acts as a buffer between SR210 and residential uses located to the east.

- Planning Area 1 - Highland Marketplace allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants such as Target, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office. Pedestrian oriented design is encouraged in Planning Area 1.

### 2.3.2. Planning Area 2 - Residential Villages

Planning Area 2 – Residential Villages provides for a mix of housing products with a maximum of ~~700~~ 746 units to be developed.[1] The Planning Area may also include parks, recreation facilities, and water elements (fountains, ponds, and/or small lakes).

- Planning Area 2 - Residential Villages permits a minimum 20 and up to 30 dwelling units per gross acre and allows single-family detached and attached housing including townhomes, duplexes, and small to large multiple-family attached structures.

Planning Area 2 – Residential Villages may include features such as neighborhood parks, water elements, "pocket parks" and greenbelts with locations to be determined by the developer. Private neighborhood recreation centers may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots. The private parks and amenities contained in

---

[1] Dwelling units may be transferred between Planning Areas 2 and 3; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800 units~~ 946 units. For example, if ~~525 units~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275 units~~ 200 Units.

each individual recreation center are designed to meet the specific recreation and community facility needs of the neighborhood in which they are located.

### 2.3.3. Planning Area 3 - Village Center

The Specific Plan provides the opportunity for a mix of commercial, retail, office and residential uses within Planning Area 3 – Village Center:

> **Planning Area 3 – Village Center permits a variety of retail, government, and commercial services, including but not limited to restaurants, offices, hotels, and entertainment uses. Residential uses (18 to 40 dwelling units per gross acre) can be provided in the form of live-work, residential above commercial or in free-standing buildings with a maximum of 300 units to be developed in the Planning Area. Innovative housing options, integration with commercial and office uses, and pedestrian oriented design are encouraged within Planning Area 3.**

Residential components within Planning Area 3 may include private neighborhood recreation centers that may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots.



Planning Areas 2 and 3 may include features such as "pocket parks."

### 2.3.4. Village Paseo

In order to provide local flood control to achieve storm water run-off quality standards, as well as to provide recreational amenities, the Specific Plan incorporates a centralized Village Paseo which bisects the Specific Plan area from east to west. The Village Paseo is located within

---

[2] This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800 units~~ 946 units. For example, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed ~~500 units~~ 646 units.

Planning Area 2; it is designed for storm water treatment and retention as well as for picnicking, jogging, hiking, and bicycle riding for the public. The Village Paseo provides convenient access among neighborhoods and commercial areas.

### 2.4. Land Use Plans

Conceptual land use plans have been developed for two land use scenarios, depending on whether the approximate 21-acre SBCFCD property is acquired by the project applicant. The land use plan for each scenario is described below.

### 2.4.1. Conceptual Land Use Plan – Scenario One

The Specific Plan allows development of approximately 104-acres of the 165-acre Golden Triangle Community Policy Area in the City of Highland. In accordance with the Specific Plan, the site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses. As shown in Exhibit 2-1, Conceptual Land Use Plan, Scenario 1, the Specific Plan has been delineated into three Planning Areas, based on unique land use, access, circulation, and/or location within the Specific Plan area. The Planning Areas may be developed in a single phase or in multiple phases. Scenario One allows up to ~~769,600~~ 681,600 square feet area of commercial space and ~~800~~ 946 dwelling units. Permitted land uses and related development densities are summarized in Table 2-1, Planning Areas and Land Uses, Scenario 1.

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 | 34.8 | N/A | N/A | 507,600 sf |
| 2 | Residential Villages Open Space / Parks | 38.6 | 20 – 30 du/ac | 500-~~700 du~~ 746 du | N/A |
| 3 | Village Center | 30.6 | ~~25~~ 18 – 40 du/ac | 100-300 du | 174,000 sf |
| TOTAL | | 104 acres | | Total shall not exceed ~~800 units~~ 946 du | ~~769,600 sf~~ 681,600 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~~ 946.

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 34.8 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~~ 681,600 gross square feet of commercial uses is allowed.

Planning Area 1 will be anchored by a major commercial retail store such as Target. The major anchor store includes a building footprint of approximately 150,000 square feet. Up to an additional estimated 445,600 square feet of retail uses is allowed. Planning Area 1 will also contain several outparcel buildings for restaurants, drive-through restaurant facilities, a service station, a bank and retail shops. The outparcel buildings will range from about 1,800 square feet to 10,000 square feet. Building heights may not exceed sixty feet (60') to roofline. Outdoor vendors/carts/kiosks/temporary uses/activities and events such as a farmers market or festivals, are also envisioned throughout the Highland Marketplace. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 1.

Under Scenario One, approximately 17 acres of the 21-acre vacant, undeveloped land currently owned by SBCFCD in the southwestern portion of this planning area would be within the Specific Plan boundary, and would be included within the Planning Area 1 boundary. The remaining 4 acres of the SBFCD property would be within the Planning Area 2 boundary as described below. The Zoning designation for the planning area shall be changed to Specific Plan (SPR-006-001).

### 2.4.3. Planning Area 2 - Residential Villages

Planning Area 2 - Residential Villages consists of approximately 30-acres and is located in the northern portion of the Specific Plan area. This Planning Area is bordered by Eucalyptus Avenue to the north, Planning Area 1 to the south, Boulder Avenue to the east, and City Creek to the west. Planning Area 2 allows a variety of for-sale and for-lease residential products including single-family detached residences, single-family attached residences, small or large multiple-family attached structures, and appurtenant recreational uses including the Village Paseo (approximately 3.0 acres of open space, greenbelt, pocket parks and multi-use trail that is part of Planning Area 2). Building heights shall not exceed three (3) stories or forty feet (40'). The density within the Residential Villages shall be a minimum 20 and up to 30 dwelling units per gross acre. A maximum of ~~700~~ 946 units may be developed in this Planning Area. However, the

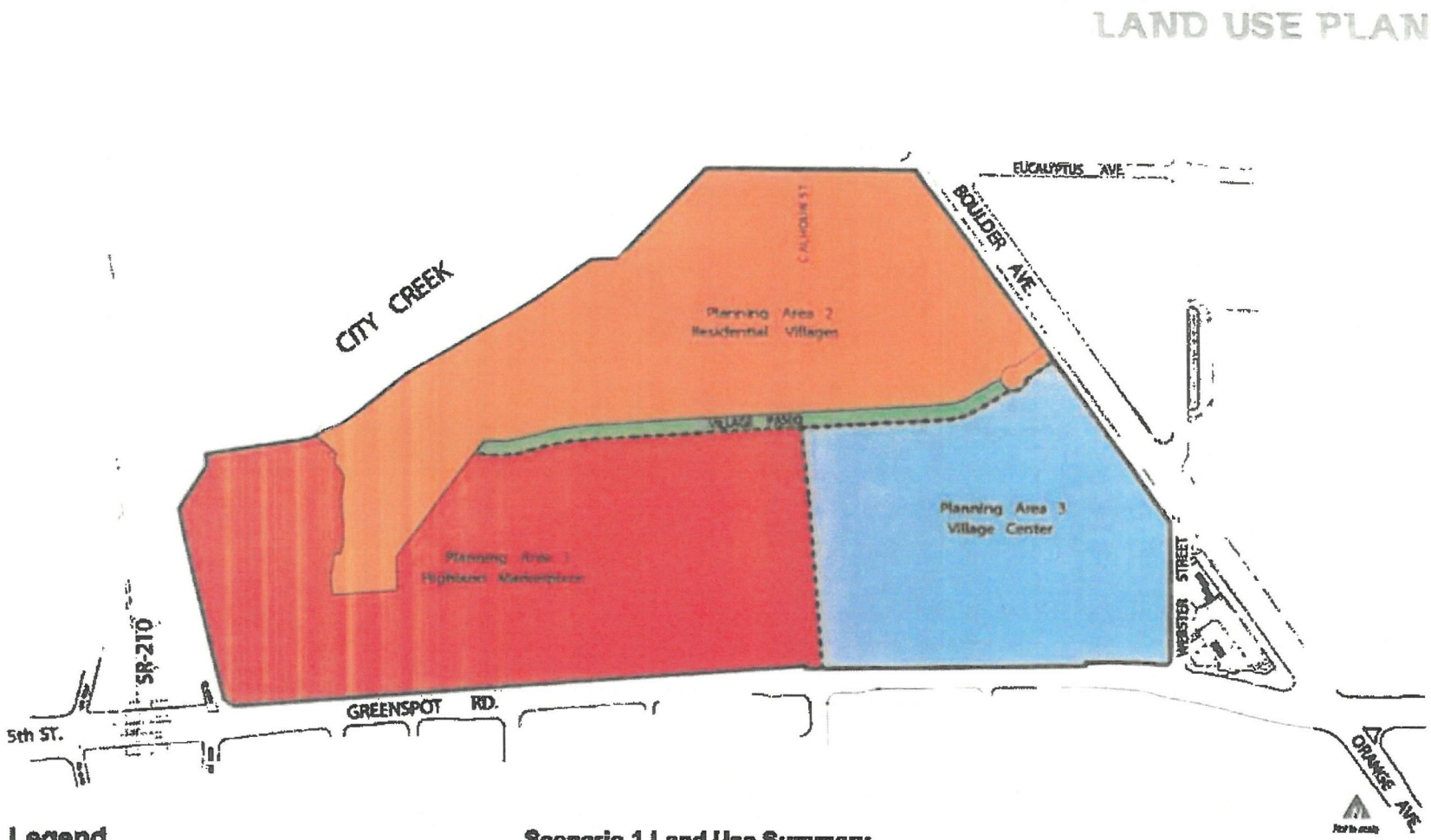
maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800~~ 946 units. For example, if ~~525~~ 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275~~ 200 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 2.

Under Scenario One, existing single-family homes located off of Calhoun Street within this Planning Area will remain. These homes (south of Eucalyptus Avenue) and approximately 4-acres in the western portion of the Planning Area are within the Specific Plan boundary. The Zoning designation for these properties shall be changed to Specific Plan (SPR-006-001). Existing residential uses along the north side of Eucalyptus are within the Golden Triangle Policy Area and zoned PD. All future use of these properties will be subject to the City's PD Development Standards and procedures per Development Code Chapter 16, Section 16.12.010.

### 2.4.4. Planning Area 3 - Village Center

Planning Area 3 consists of approximately 31-acres and is located in the southeastern portion of the Specific Plan area. This Planning Area is bordered by Greenspot Road on the south, Boulder Avenue and Webster Street on the east, the Village Paseo on the north and Planning Area 1 on the west. Planning Area 3 is a mixed use area and may feature uses such as hotels, restaurants, retail, residential, and professional offices. Up to 174,000 gross square feet of commercial, retail, office and hotel uses may be developed within this Planning Area. Building heights shall not exceed sixty feet (60') to roofline. The density within the Village Center shall be 18 to 40 dwelling units per gross acre. A maximum of 300 units may be developed in this Planning Area. However, the maximum number of units to be developed in the entire Specific Plan Area shall not exceed ~~800~~ 945 units. For example, if 300 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed ~~500~~ 646 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 3.

## Exhibit 2-1: 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

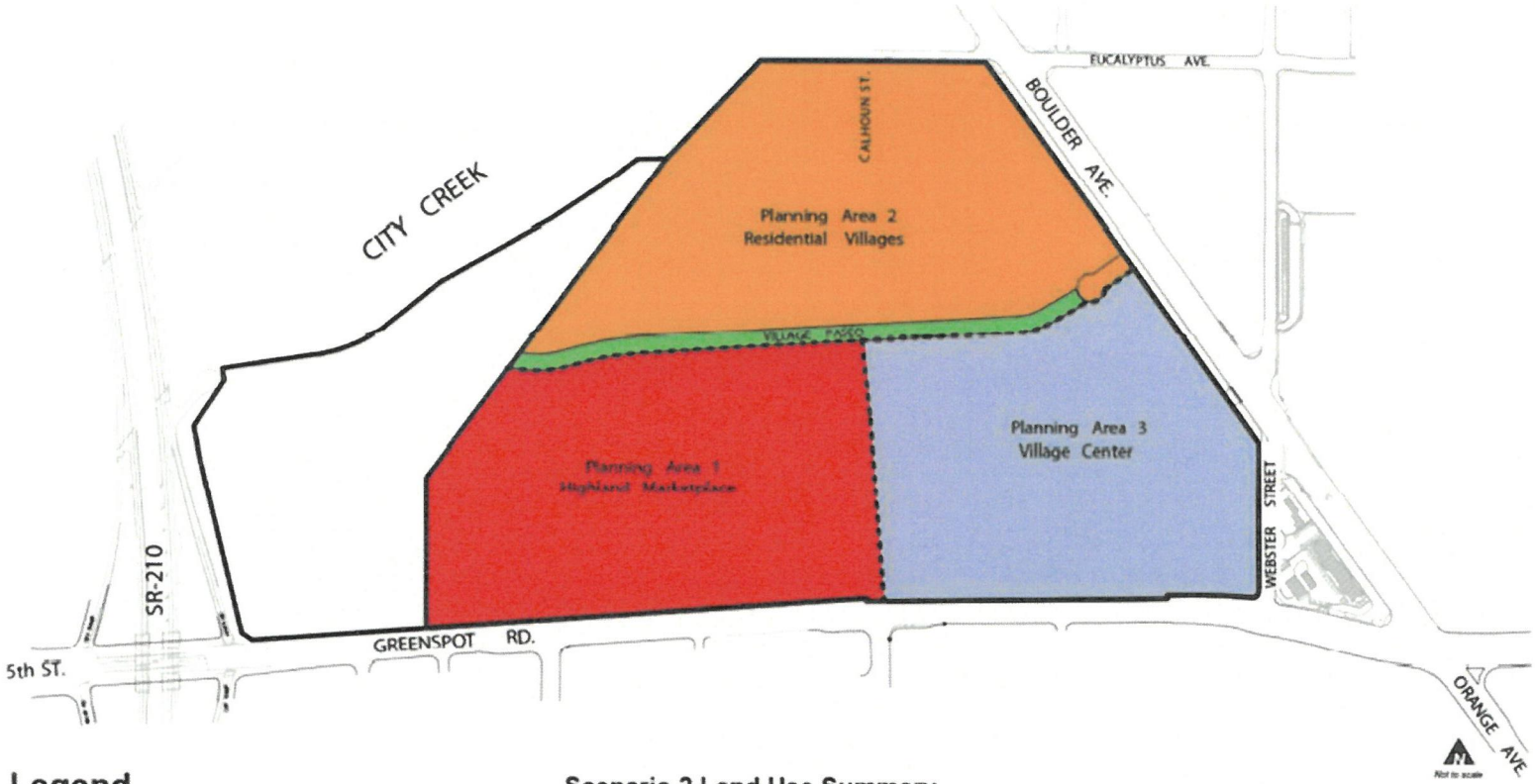
*Source: Architects Orange*

### Scenario 1 Land Use Summary

| Planning Area | Proposed Land Use | Approximate Acreage | Maximum Density | Number of Dwelling Units | Gross Square Feet |
|---|---|---|---|---|---|
| 1 | Commercial | 34.8 ac | N/A | N/A | ~~595,000 sf~~ 507,500 sf |
| 2 | High Density Residential<br>Open Space/Parks | 35.6 ac<br>3.0 ac | 30 du/ac<br>N/A | ~~500-700 du~~ 746 du<br>N/A | N/A<br>N/A |
| 3 | Mixed Use | 30.6 ac | 40 du/ac | 100-300 du | 174,000 sf |
| **Total** | | **104 ac** | | ~~800 du~~ 946 du | ~~769,000 sf~~ 681,500 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~~ 946.

**Exhibit 2-2: Conceptual Land Use Plan, Scenario 2**




## 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 2 Land Use Summary

| Planning Area | Proposed Land Use | Approximate Acreage | Density Range | Number of Dwelling Units | Gross Square Feet |
|---|---|---|---|---|---|
| 1 | Commercial | 27.4 ac | N/A | N/A | 380,600 sf |
| 2 | High Density Residential | 22.5 ac | 20-30 du/ac | 500-~~700~~ 746 du | N/A |
| | Open Space/Parks | 2.4 ac | N/A | N/A | N/A |
| 3 | Mixed Use | 30.6 ac | 18-40 du/ac | 100-300 du | 174,000 sf |
| **Total** | | **83 ac** | | **~~800~~ 946 du[1]** | **554,600 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~~ 946

# Attachment 6:

# City Council Resolution No. 2022-____

# to approve

# Design Review Application (DRA 22-004)

**RESOLUTION NO. 2022 – _____**

**A RESOLUTION OF THE CITY COUNCIL TO 1) APPROVE DESIGN REVIEW (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE WITHIN PLANNING AREA 2 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN.**

**ASSESSOR'S PARCEL NUMBER: 1201-341-30**

**APPLICANT: ALLIANCE RESIDENTIAL CALIFORNIA**

A. RECITALS

1. On March 17, 2022, the Applicant submitted a Design Review Application (DRA 22-004) to construct 546 multi-family residential units, a 7,500 square foot leasing office, two (2) recreation areas, and outdoor courtyards on vacant area of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue.

2. The Site has a Zoning Designation of High Density Residential, per Planning Area 2 of the Greenspot Village Specific Plan.

3. On June 14, 2022, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the subject applications would be considered.

4. On July 5, 2022, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the Design Review Application (DRA 22-004). At the close of the public hearing, the Planning Commission adopted Resolution No. 22-013, recommending that the City Council approve and Design Review Application (DRA 22-004).

5. On August 9, 2022, the City Council held a duly public hearing at which interested parties had an opportunity to testify in support of, or opposition to Design Review Application (DRA 22-004).

6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order 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 August 9, 2022, 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. Environmental Findings: A Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan Revision 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 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 Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project 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.

4. Findings of Fact for **Design Review Application (DRA 22-004)**

a. That the proposed project is consistent with the related Specific Plan.

Response: That the proposed project is consistent with the Greenspot Village & Marketplace Specific Plan because the Specific Plan identified that Planning Area 2 would feature a High Density Residential Overlay, requiring residential uses ranging from 500 to 700 units with a density of 20-30 du/ac. By amending the Specific Plan to increase the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the whole Specific Plan, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed development of a 546-unit apartment complex will thus be consistent with the Specific Plan.

b. That the proposed use is in accordance with the objectives of this title (Title 16), and the purposes of the land use district in which the site is located.

Response: the objective of the project is to provide a high-quality planned residential community that compliments the surrounding 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 it residents. It will also build out the high-density residential portion of Planning Area 2 of the Greenspot Village & Marketplace Specific Plan while maintaining the minimum density of 20 du/ac.

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

Response: The development will be required to initiate the process of establishing a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping along the Boulder Avenue frontage. The complex's residents 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 proposed Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers planted throughout the perimeter of the buildings as well as the parking lot area. As conditioned, the landscape plan will comply with the City's drought tolerant landscaping regulations and complement the other developments within the Greenspot Village & Marketplace Specific Plan.

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 Certified 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 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre. Additionally, a current project-specific Biological Resource Study and Noise Study shall be prepared prior to the issuance of grading permits and building permits, respectively, as required by the MMRPs to check for the presence of the San Bernardino Kangaroo Rat and to provide details on sound levels.

**Exhibit 1** attached includes the Design Review Application (DRA 22-004) Conditions of Approval

**Exhibit 2** attached includes the Mitigation Monitoring & Reporting Program for the Supplemental Environmental Impact Report (ENV 19-002)

5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Design Review Application (DRA 22-004) to construct a 546-unit multifamily residential complex in Planning Area 2 of the Greenspot Village Specific Plan, subject to the conditions of approval attached.

C. ADOPTION OF RESOLUTION.

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

**PASSED**, **APPROVED** and **ADOPTED** this 9th day of August, 2022.

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

# Exhibit 1:

# Design Review Application (DRA 22-004)

# Conditions of Approval

# CITY OF HIGHLAND
# PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 5, 2022

Applicant: Alliance Residential California

File/Index: Design Review Application (DRA 22-004) [Related Project(s): Specific Plan Revision (SPR 22-001)]

Proposal: The construction of a 546-unit multi-family residential complex, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site.

Location: A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue.
Assessor's Parcel Number(s): 1201-341-30

## 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 22-004) 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. These entitlements 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 Design Review Application has taken place within thirty-six (36) months after the approval of said Design Review Application.

    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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions 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 Design Review Application.

2. The proposed Design Review is for the construction of a 546-unit multi-family residential complex, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards. Submittal includes a site plan, architectural elevations, grading plans, and landscaping plans.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.

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

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

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission 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. The Boulder Avenue frontage and perimeter landscaping, paseos, perimeter walls, and recreational amenities shall be constructed in advance of the first residential Certificate of Occupancy.

12. The following conditions have been provided as part of the review by the City's Landscape Architect:

    a. Applicant shall provide a minimum 48" box specimen size tree at the accentuated entry to the Central Courtyard and within the drive median where the planting plan currently indicates 24" box trees and consider upsizing the remaining Fruitless Olive trees along both sides of the entry drive to 36" box minimum size.

    b. Applicant shall adjust tree layout within paseo to focus the shade cover overactive areas within the paseo where possible.

    c. Applicant shall incorporate at least 10% of the trees within paseo at 48" box or larger container size, with larger trees placed at locations that can best provide initial shade impact. Upsized trees shall be selected from species noted to acclimate quickly and continue growing at a moderate to rapid rate, including but not necessarily limited to California Sycamores.

    d. Applicant shall increase tree density/ reduce on-center spacing along the northern edge of the property, as to provide a vegetated screen between the new construction and the adjacent existing properties.

    e. Applicant shall consider increasing density of palm plantings near pool areas to increase shade at pool deck seating for both pool areas. The increase in palm count may be achieved by staggering the installation height of the palms.

    f. Applicant shall coordinate tree and shrub plantings along Boulder Avenue frontage with the recently installed Boulder Avenue streetscape. Reference plans can be provided upon request to City Landscape Architect.

    g. Applicant shall incorporate more shade over the synthetic turf surface at the dog parks, as synthetic turf reaches unsafe temperatures during summer months in Highland.

h. Applicant shall consider grouping Southern California-native plantings at certain portions of the project, such as within the paseo area, as to provide a distinct environment and demonstration opportunity within the project.

i. Applicant shall provide concrete headers where on-site landscape meets future phases and/or offsite areas, as to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.

j. Applicant shall coordinate the landscape plan layout with the project's Water Quality Management Plan to ensure that the landscape layout aligns with the required Best Management Practices (BMP) facilities.

13. Enhanced paving shall be installed at the Access "C" major entry and Boulder Avenue secondary entry for consistency with the Greenspot Village Specific Plan.

14. Sidewalks along Boulder Avenue shall feature a landscaped parkway so that sidewalks are not directly adjacent to the street and vehicle traffic,

15. Secondary access onto Boulder Avenue must have clear line of sight. Tree canopy needs to be high enough to not obstruct any view.

16. Trash enclosures need to be screened with a trellis or solid roof.

17. There must be designated pedestrian walkways across internal drive aisles throughout the development.

18. All heating, venting and air conditioning (HVAC) units shall be ground mounted and incorporate sufficient structural or landscape screening with shrubs and bushes, to the satisfaction of the Community Development Director.

19. 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.

20. A minimum of one onsite parking stall per unit shall be free of charge to all tenants; all guest parking shall be free of charge.

21. The Development Impact Fees shall be paid in accordance with City policy.

22. The Project shall comply with the City's Inclusionary Housing Ordinance.

23. The project shall comply with the 2013 and 2019 MMRPs.

24. A photometric plan shall be provided to Staff for review prior to the issuance of building permits.

25. Security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.

26. To avoid fragmentation of ownership and maintenance, the residential construction shall be tied and remain under common ownership or subject to the establishment of an overall management entity or homeowners association responsible for enforcement of CC&Rs and maintenance requirements. The Planning Commission and/or City Council may approve a Financing/Conveyance Map. Should the housing complex designated in the site plan be proposed to change from a "for rent" product to a "for sale" product (i.e. condominiums), the Applicant shall first submit a Design Review Amendment Application for Planning Commission and City Council review and approval prior to the conversion. Density of residential development shall remain consistent with the Greenspot Village & Marketplace Specific Plan.

27. Entry Statements and signage at Access "C" (Calhoun Road) and Boulder Avenue entrances shall be reviewed by the Planning Commission

28. 8 foot solid block wall shall be installed along the northern property line.

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

**DATE** : **May 17, 2022**



**APPLICANT** : **Greenspot Village**

**ADDRESS** : **Planning Area 2 Greenspot Village and Marketplace specific plan**

**SITE LOCATION: 1201-341-29 & 1201-341-33**

**FILE / INDEX No.: DRA 22-004 SPR 22-001**

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

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

**Fire Department Review of all projects is required.**

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

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

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

**GENERAL.**

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**

4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

6. **HF53:** A 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. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

**ACCESS:**

12. **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**

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

14. **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**

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

16. **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**

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

18. **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**

19. **HF14:** In **FR-1/FR-2** areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**

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 Appendix B of the California Fire Code.
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**

**FIRE PROTECTION & ALARM SYSTEMS:**

37. **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**

38. **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**

39. **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**

40. **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**

41. **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**

42. **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**

43. **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.

44. **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.

45. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

# City of Highland

Engineering Department
Conditions of Approval
(DRA 2022-004 - SPR 22-001) Greenspot Village Alliance

---

A -
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.

E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.

E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

E 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 Boulder Avenue adjacent to the project at its ultimate half section width as a Modified Primary Arterial, including a minimum 5-foot wide sidewalk (Type A Standard 208), a 10-foot wide multi purpose trail with split rail fencing, parkway landscaping, and raised landscaped median with a wrought iron fence along centerline of the median from the intersection of Eucalyptus Avenue and Boulder south to the intersection of Webster Street and Boulder Avenue.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide with Knox box lock onto Boulder Avenue at proposed Fire access hammerhead and 24 hour SCE access gate, shown on the Conceptual Grading Plan south of the intersection at Eucalyptus Avenue: as approved by the City Engineer and Cal Fire.

C 16. Construct a 65-foot wide drive aisle at the Easterly right in/ right out only access road off Boulder Avenue with a 8-foot wide landscape median, a 15-foot wide northerly landscaped parkway, and a 10-foot wide southerly landscaped parkway.

C 17. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, at Access A on Greenspot Road, a 150-foot southbound left-turn lane, a 275-foot southbound through/ right-turn lane, and a 8-foot wide landscaped median, and a private lighting system. Align the project private drive 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. This private drive connecting at Greenspot Road Access "A" shall connect at the private road terminus at the southwest corner of the development for emergency access/ egress: as approved by the City Engineer and Cal Fire.

C 18. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, 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 aligned with Access C improvements southerly from the project boundary including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, stamped concrete, a 10–foot wide landscaped median, and a private lighting system. Construct a 250-foot southbound right-turn lane, a southbound through lane, and a 150-foot southbound left-turn lane. Align the entrance with the future development south of Greenspot Road. Access "C" shall be 71-feet wide from Greenpsot Road to the northern boundary of the project.

E 19. Submit engineering plans for street improvements for Boulder Avenue, 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 20. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C 21. 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.

C 22. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

**DRAINAGE**

E 23. 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* 24. 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 25. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 26. 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."

B 27. 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 28. Register the underground chambers with EPA as a Class V Injection Well.

E* 29. 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* 30. Construct on-site grading to drain the entire site to the south and to the existing Lateral T (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 T (48" HDPE) such that it does not exceed 100 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 ("Access C").

E 31. 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 32. 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.

**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 Boulder Avenue. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 34. Apply to the City to annex the Project into the City's Consolidated Landscape District (LMD) for maintenance of the median along the Project's Boulder Avenue 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 by separate instrument an irrevocable offer of dedication document, (1) a 10-foot wide minimum landscape easement across the Boulder Avenue 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 3 if needed for construction and maintenance of offsite drainage facilities and private drives.

E* 37. In accordance with the Greenspot Village and Marketplace Specific Plan, grant by separate instrument a reciprocal private easement in favor of the parcels within Planning Area 1 and 3, southerly adjoining properties, for pedestrian and vehicular access, including emergency access from the southwest corner of Planning Area 2 with the westerly adjoining TREH Development project.

E* 38. In the event the developer, after a verifiable good faith effort, fails to acquire, if any, required off-site property interests, the developer shall 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 development project. 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.

C 39. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').

B 40. Submit non subdivision Improvement Agreement and bond for public improvements, as directed by City Engineer and City Attorney.

D 41. At the time of formal development application, provide a preliminary title report for the proposed project. Project proponent needs to be able to determine if there are any existing easements on the property.

C 42. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within existing Parcel.

## FEES/PERMITS

C* 43. 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 and Eucalyptus Avenue and Boulder Avenue intersection future traffic signal in the fair share calculation.

C* 44. 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.

C* 45. 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 46. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, improvement bond processing, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of plans, and other required fees.

D 47. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way and obtain permit/ permission from EVWD, MWD, and SCE prior to any construction within or impacting their easement areas or facilities.

E 48. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

## UTILITIES/ CONSTRUCTION

E 49. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 50. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 51. 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 52. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary. Reserve by separate instrument the required easements for those relocated public utilities.

C 53. Provide all utility services to each building, including sanitary sewers, water, electric power, gas (if required), 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 54. 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 55. 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 56. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 57. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 58. 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* 59. 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.

C* 60. Within the Project boundaries, underground the overhead utility lines and remove the utility poles running north towards Calhoun Road and easterly towards Boulder Avenue across the project at the time of development. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

## Building and Safety Division Conditions of Approval

| | |
|---|---|
| **Date:** | April 24, 2022 |
| **Project:** | Planning Area 2 Greenspot Village & Marketplace – 546 Multi-Family Residential Units, a 7500 sqft leasing office, & Outdoor Courtyards |
| **Site Location:** | Planning Area 2 of the Greenspot Village Marketplace Specific Plan |
| **DRA:** | 22-004, SPR 22-001 |
| **APN:** | 1201-341-29, 1201-341-33 |

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) Condition of Approval from all departments:
   To be included in Architectural plan set at plan submittal
   (3) Structural Plans
   (2) Structural Calculations
   (3) Plot/Site Plans
   (3) Electrical Plans
   (3) Electrical Load Calculations
   (3) Exiting Plans
   (3) Plumbing Plans/Isometrics
   (3) Mechanical Plans
   (3) HVAC Duct Layout Plans
   (2) Roof and Floor Truss Plans
   (2) Title 24 Energy Calculations
   (2) Soils Report
   (3) Precise Grading Plans
   * Grading, Photometric, or Landscape Plans:
   Please mark "FOR REFERENCE ONLY"
   (3) Site Disabled Access Plan
   (3) Temporary Fence Plan
   (1) Approved Health Department (Plans Prior to permit issuance)

2. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted

after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.

3. 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)

4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.

5. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

6. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

7. 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.

8. 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.

9. 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.

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. A security fence with screening shall protect all construction sites in accordance with Policy 335. The fencing and screening shall be maintained

at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

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" See planning for approvals, 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. 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)

18. Where Practicable sewer are to be connected to the public sewer system. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

19. 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.

20. Demolition of any onsite structures requires the following information or action.

    a. Submit copies of the property title at permit submittal.
    b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
    c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.

21. All dead and removed trees and foliage is to be properly removed from the site.

22. 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.

23. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans, reports, 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.

24. (Recreational Building) Justify the number of plumbing fixtures and show locations in accordance with CPC Table 422.1.

25. (Recreational Building) Accessibility for the recreational building and swimming pool shall comply with CBC Chapter 11B, while the Apartment units shall comply with CBC Chapter 11A.

26. 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

27. 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.

28. All common areas, which includes fire pits, BBQ areas shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.

29. Provide the minimum number of disabled accessible parking spaces for each building as follows:
    - 2% of total number of units for residents
    - 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

30. 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.

31. 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

32. 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.

33. 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.

34. 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

35. 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

36. 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 | CBC Sec. 1115A.6.2.1, 1115A.6.2.3, 1115A.6.2.5 |
| e. Guards | CBC sec. 1013 |

37. Kitchens shall be accessible. Provide details on the plans. Reference details to the floor plans. Kitchens shall comply with CBC sec. 1112 A

38. Ten percent of multi-story dwelling units shall be located on an accessible route and be adaptable with exception for Carriage units. Identify the required adaptable units on the plans. CBC sec. 1102A.3.1, 1104A

39. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests per section 1119A.

40. 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.

41. 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.

42. 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.

43. 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

44. 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)

45. 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

46. Private garages shall comply with CBC Section 1109A.2.1.

47. Provide and detail an accessible route to the play area and through the play area to play components. CBC 1110A

48. Play area ground surfaces shall comply with ASTM standards. CBC sec. 11B-1008.2.6

# Exhibit 2:

# Mitigation Monitoring & Reporting Program

**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**<br>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<br>• 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.<br>• 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.<br>• 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.<br>• 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<br>• 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.<br>• 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<br>• 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**<br>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:<br>• 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.<br>• The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions.<br><br>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**<br>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**<br>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**<br>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**<br>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**<br>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:<br>• Preferential parking for carpools and vanpools.<br>• Preferential parking for alternative-fuel vehicles (e.g., compressed natural gas [CNG] or hydrogen).<br>• Secure bicycle parking and storage facilities for employees and visitors.<br>• 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:<br>• 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.<br>• 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.<br>• 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:<br>o The location of the nest and owls proposed for relocation.<br>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) |
|---|---|---|---|---|---|
| | o The number of owls involved and the time of year when the relocation is proposed to take place.<br>o The name and credentials of the biologist who will be retained to supervise the relocation.<br>o The proposed method of capture and transport for the owls to the new site.<br>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.<br><br>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.<br><br>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:<br>o Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS.<br>o Enhancement of on-site avoided SBKR habitat as determined by USFWS.<br>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 | |

GSV&MP



**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.<br>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*<br><br>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:<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br><br>*Scenario Two Mitigation Measures*<br><br>The following improvement would not be required for Scenario Two:<br><br>• 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.<br><br>Changes to the turn pocket lengths have been modified for the following improvements for Scenario Two:<br><br>• 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.<br>• 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.<br><br>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) posl-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 tees for locations not included in the traffic study. | | | | |
| 13-4 | *Scenario One Mitigation Measures*<br>Direct Impact Mitigation – 2017<br><br>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 tee, and/or City development impact fees<br><br>• SR-210 Southbound Ramps (NS) at 5th Street (EW)<br>o Southbound – Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane.<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Northbound – Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project)<br>o Eastbound – Provide a 3rd Through Lane to Provide 100 feet of Storage<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Northbound – Construct 2nd Exclusive Left Turn Lane<br>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)<br>o Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane<br>o Westbound – Construct 3rd Through Lane<br><br>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:<br><br>• SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW)<br>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<br><br>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:<br><br>• Tippecanoe Avenue (NS) at 3rd Street (EW)<br>o Northbound – Construct 3rd Through Lane<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact)<br><br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>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)<br>o Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact) | | | | |
| 13-6 | Cumulative Project Impacts - 2017<br><br>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:<br>• SR-210 Southbound Ramps (NS) at 5th Street (EW)<br>o Southbound – Construct 1st Exclusive Left Turn Lane<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Northbound – Construct 1st Exclusive Left Turn Lane<br>o Northbound – Construct 2dn Exclusive Right Turn Lane<br>o Westbound – Construct an additional Through Lane<br>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<br><br>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:<br><br>• Tippecanoe Avenue (NS) at 3rd St (EW)<br>o Eastbound – Construct 3rd Through Lane<br>• Palm Avenue (NS) at 5th St (EW)<br>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)<br>o Northbound – Construct 3rd Through Lane<br>o Eastbound – Construct 2nd Through Lane<br>o Westbound – Construct 3rd Though Lane<br>• SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW)<br>o Southbound – Construct 2nd Left Turn Lane<br>o Southbound – Construct Exclusive Right Turn Lane with overlap phase<br>o Eastbound – Construct 2nd and 3rd Through Lanes<br>o Westbound – Construct 2nd Through Lane<br>• SR-210 Northbound Ramps (NS) at Base Line (EW)<br>o Westbound – Construct 1st Exclusive Right Turn Lane<br>• SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW)<br>o Northbound – Construct 2nd Left Turn Lane<br>o Northbound – Construct 1st Exclusive Right Turn Lane<br>o Southbound – Construct 2nd Left Turn Lane<br>o Southbound – Construct 1st Exclusive Right Turn Lane<br>o Eastbound – Construct 2nd Through Lane<br>o Westbound – Construct 2nd Through Lane<br>• Orange Street (NS) at Lugonia Avenue (EW)<br>o Northbound – Construct 2nd Through Lane<br>o Westbound – Construct 2nd Through Lane<br>• Weaver Street (NS) at Greenspot Road (EW)<br>o Install a traffic signal<br>• Boulder Avenue (NS) at Greenspot (EW)<br>o Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane<br>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<br><br>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:<br><br>• Tippecanoe Avenue (NS) at 3rd St (EW)<br>o Northbound- Construct 2nd Exclusive Left Turn Lane<br>o Northbound - Add right turn overlap phase<br>o Southbound- Construct 1st Exclusive Right Turn Lane<br>o Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact)<br>o Eastbound - 1st Exclusive Right Turn Lane<br>o Westbound- Construct 2nd Exclusive Left Turn Lane<br>o Westbound - Construct 3rd Through Lane<br>• Palm Avenue (NS) at 5th St (EW)<br>o Southbound - Construct 2nd Exclusive Left Turn Lane<br>o Westbound - Construct 2nd Exclusive Left Turn Lane<br>• Palm Avenue (NS) at 3rd St (EW)<br>o Northbound- Construct 2nd Exclusive Left Turn lane<br>o Eastbound- Reconstruct existing Right Turn Lane as a free Right Turn Lane<br>• 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)<br>○ Northbound - Construct 2nd Exclusive Left Tum Lane<br>○ Northbound - Add right turn over1ap phase<br>○ Southbound - Construct 2nd Exclusive Left Tum Lane<br>○ Southbound - Construct 3rd Through Lane<br>○ Eastbound - Construct 2nd Through Lane (Also identified as a 2017 cumulative project impact)<br>○ Eastbound - Construct 2nd Exclusive Left Tum Lane<br>○ Eastbound - Construct 3rd Through Lane<br>○ Westbound – Construct 2nd Left Turn Lane (and 2nd receiving lane)<br>• Church Avenue (NS) at 5th Avenue (EW)<br>○ Northbound - Construct 1ree Right Tum lane (3rd Street Extension)<br>○ Eastbound - Construct a free Right Tum Lane (3rd Street Extension)<br>○ Eastbound- Construct a 2nd Through Lane<br>• SR-21 O Southbound _Ramps (NS) at 5th Street (EW)<br>○ 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)<br>○ Eastbound- Construct 2nd Exclusive Right Turn Lane and 2 additional Through Lanes (also identified as a 2017 direct project impact)<br>• SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW)<br>○ Northbound-Construct 1st Exclusive Right Tum Lane<br>○ Southbound - Construct 2nd Left Turn 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 Turn Lane with overlap phase (also identified as a 2017 cumulative project impact)<br>○ Eastbound -Construct 2nd and 3rd Through Lanes (also identified as a 2017 cumulative project Impact)<br>○ Eastbound -Construct 2nd Exclusive left Turn lane (and 2nd receiving lane)<br>○ Westbound- Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) and 3rd Through Lane<br>• SR-210 Northbound Ramps (NS) at Base Line (EW)<br>○ Westbound - Construct free Right Turn Lane<br>○ Westbound- Construct 3rd Through lane<br>• SR-21 0 Northbound Ramps (NS) at Greens pot Road (EW)<br>○ Northbound- Construct 1st Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Northbound - Construct 2nd Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Westbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact)<br>○ Eastbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact)<br>• SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW)<br>○ Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Northbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact)<br>○ Southbound - Construct 2nd Exclusive Left Turn | | | | |

**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)<br>o Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact)<br>o Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact)<br>o Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact)<br>o Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenario 1 impact)<br>• Boulder Avenue (NS) at Base Line (EW)<br>o Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane<br>o Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact)<br>o Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact)<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Northbound - Construct 2nd Exclusive Lett Turn Lane (also identified as a 2017 cumulative project impact)<br>o Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified.as a 2017 cumulative project impact)<br>o Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact)<br>o Westbound- Construct 2nd Exclusive Left Turn Lane<br>o Westbound - Construct 3rd Through Lane<br>• Orange Street (NS) at Lugonia Avenue (EW)<br>o Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact)<br>o Southbound – Construct 2nd Through Lane<br>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)<br>o Westbound – Construct 2nd Left Turn Lane<br>• Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW)<br>o Northbound – Construct 2nd Right Turn Lane<br>• Church Street (NS) at Greenspot Road (EW)<br>o Southbound – Add right turn overlap phase<br>• Weaver Street (NS) at Greenspot Road (EW)<br>o Install a Traffic Signal (also identified as a 2017 cumulative project impact) | | | | |
| 13-9 | Direct Impact Mitigation – 2017<br><br>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.<br><br>• SR-210 Southbound Ramps (NS) at 5th Street (EW)<br>o Southbound - Restripe the two existing southbound approach lanes lo provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane<br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project)<br>o Eastbound - Provide a third through lane to Provide 100 feet of Storage<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Northbound- Construct 2nd Exclusive Left Turn Lane<br>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 comer of this intersection)<br>o Eastbound- Construct 2nd Exclusive Left Tum Lane and 3rd Through Lane<br>o Westbound - Construct 3rd Through Lane | | | | |
| 13-10 | Direct Impact Mitigation – Post 2030<br><br>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<br><br>• SR-210 Northbound Ramps (NS) at Greenspot Road (EW)<br>o Westbound - Construct 1st Exclusive Right Tum Lane (also identified as a 2014 direct project Impact)<br>• Boulder Avenue (NS) at Greenspot Road (EW)<br>o Southbound - Construct 2nd Exclusive Left Tum Lane<br>o Southbound- Construct 2nd Through Lane<br><br>*Scenario Two Mitigation Measures*<br><br>2017 and Post – 2030 Cumulative Project Impacts<br><br>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.** | | | | | |



# GREENSPOT VILLAGE

## SHEET INDEX

| SHEET | DESCRIPTION |
|---|---|
| 01 | COVER SHEET |
| 02 | SITE PLAN |
| 03 | FIRE PLAN |
| 04 | OPEN SPACE PLAN |
| 05 | BUILDING TYPE A & B FLOOR PLANS |
| 06 | BUILDING TYPE A GARDEN FLAT ELEVATIONS |
| 06.1 | REVISED BUILDING TYPE A (END ELEVATIONS) |
| 06.2 | REVISED BUILDING TYPE A (PERSPECTIVES) |
| 07 | BUILDING TYPE A GARDEN FLAT ELEVATIONS |
| 08 | 6 UNIT TOWNHOME BLDG TYPE C |
| 09 | 7 UNIT TOWNHOME BLDG TYPE E |
| 10 | 7 UNIT TOWNHOME ELEVATION TYPE E |
| 11 | 8 UNIT TOWNHOME FLOOR PLAN TYPE F |
| 12 | 8 UNIT TOWNHOME ELEVATION TYPE F |
| 13 | 8 UNIT TOWNHOME BUILDING FP TYPE K |
| 14 | 8 UNIT TOWNHOME ELEVATION TYPE K |
| 15 | 3 STORY TOWN FP BUILDING TYPE D |
| 16 | 3 STORY TOWNS C1 BLDG TYPE G |
| 17 | 8 UNIT 3 STORY TOWNHOME BLDG TYPE G |
| 17.1 | REVISED 9 UNIT TOWNS BLDG TYPE J ELEVATIONS |
| 17.2 | REVISED 9 UNIT TOWNS BLDG TYPE J PERSPECTIVES |
| 18 | 9 UNIT TOWNHOME BLDG TYPE J |
| 19 | 9 UNIT TOWNHOME BLDG TYPE J |
| 20 | 9 UNIT TOWNHOME ELEVATION |
| 21 | PERSPECTIVE RENDERING |
| 22 | 9 PLEX TOWNHOME TYPE D |
| 23 | 3 STORY TOWNHOME FLOOR PLAN BLDG TYPE L |
| 24 | 9 UNIT TOWNHOME UNIT PLANS |
| 24.1 | GARAGE SECTION AND PERSPECTIVE ALONG PL |
| 25 | CLUBHOUSE FLOOR PLAN |
| 26 | CLUBHOUSE ELEVATION |
| 27 | BLDG TYPE 1 MATERIAL BOARD |
| 28 | TOWNHOME MATERIAL BOARD |
| L-01 | CONCEPTUAL LANDSCAPE PLAN |
| L-02 | CENTRAL COURTYARD + ENTRY |
| L-03 | RECREATION AREA |
| L-04 | TREE & PALM PLAN |
| L-05 | PLANT PALETTE & NOTES |
| L-06 | CONCEPTUAL SIGNAGE EXHIBIT |
| L-07 | ADJACENT NEIGHBOR SCREENING EXHIBIT - EAST |
| L-08 | ADJACENT NEIGHBOR SCREENING EXHIBIT - WEST |
| C-2 | CONCEPTUAL GRADING PLAN |
| C-3 | CONCEPTUAL GRADING PLAN |
| C-4 | CONCEPTUAL GRADING PLAN |
| C-5 | TENTATIVE SITE PLAN |

DENOTES REVISIONS MADE TO THE DESIGN SET PER PLANNING COMMISION HEARING ON JULY 5,2022

## VICINITY MAP




## PROJECT TEAM


**APPLICANT / OWNER**
ALLIANCE RESIDENTIAL COMPANY
2462 Dupont Drive
Irvine, CA 92612
(949) 254-6707
Contact: Jonas Bronk

**RESIDENTIAL ARCHITECT**
ARCHITECTS ORANGE
144 N. Orange Street
Orange, CA 92866
(714) 639-9860
Contact: Serafin Maranan

**LANDSCAPE ARCHITECT**
MJS LANDSCAPE ARCHITECTURE
507 30th St.
Newport Beach, CA 92663
(949) 675-9964
Contact: Dan Delle

**CIVIL ENGINEER**
MADOLE & ASSOCIATES, INC.
9302 Pittsburgh Ave. Suite 230
Rancho Cucamonga, CA 91730
(909) 481-6322 x120
Contact: Mark Bertone


## GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

Architecture. Design. Relationships.

01

Job No. 2021-743
Date 07-28-2022

| PROJECT SUMMARY | |
|---|---|
| SITE AREA | -/+ 25 AC |
| TOTAL UNITS | 546 |
| DENSITY (DU/AC) | 21.84 |
| TOTAL PARKING | 1010 |
| PARKING RATIO | 1.85 |

| APARTMENT TYPE 2 SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| UNITS | DU | RATIO | PARKING REQUIRED RATIO (SPECIFIC PLAN) | PARKING REQUIRED STALLS | PARKING PROVIDED RATIO | TOTAL PARKING PROVIDED STALLS |
| 1BR | 51 | 35% | 1.4 | 71 | 1.4 | 71 |
| 2BR | 60 | 42% | 1.9 | 114 | 2 | 120 |
| 3BR | 33 | 23% | 2.1 | 69 | 2.1 | 69 |
| GUEST | | | 0.2 | 29 | 0.13 | 19 |
| TOTAL | 144 | | 1.97 | 284 | 1.94 | 280 |

**NOTE:**
**APARTMENT TYPE 1:** "GARDEN FLAT" 24-UNITS PER BUILDING, TYP., STACKED FLATS, SURFACE PARKED.

**APARTMENT TYPE 2:** "TOWNHOME" TYP. 3-STORY UNITS WITH INDIVIDUAL ENTRIES AND TUCK UNDER GARAGE (NUMBER OF UNITS VARIES PER BUILDING)

| APARTMENT TYPE 1 SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| UNITS | DU | RATIO | PARKING REQUIRED RATIO (SPECIFIC PLAN) | PARKING REQUIRED STALLS | PARKING PROVIDED RATIO | TOTAL PARKING PROVIDED STALLS |
| 1BR | 204 | 51% | 1.4 | 286 | 1.4 | 286 |
| 2BR | 198 | 49% | 1.9 | 376 | 1.9 | 376 |
| GUEST | | | 0.2 | 80 | 0.17 | 68 |
| TOTAL | 402 | | 1.85 | 742 | 1.82 | 730 |

| TOTAL SITE SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| ENTIRE PROJECT | UNITS | RATIO | PARKING REQ. RATIO (SPECIFIC PLAN) | PARKING REQUIRED STALLS | PARKING PROVIDED RATIO | PARKING PROVIDED STALLS |
| 1BR | 255 | 47% | 1.40 | 357 | 1.40 | 357 |
| 2BR | 258 | 47% | 1.90 | 490 | 1.92 | 496 |
| 3BR | 33 | 6% | 2.10 | 69 | 2.10 | 69 |
| GUEST | | | 0.20 | 109 | 0.16 | 87 |
| TOTAL | 546 | 100% | 1.88 | 1026 | 1.85 | 1010 |

| PARKING SUMMARY | | | |
|---|---|---|---|
| TOTAL PARKING PROVIDED | APARTMENT TYPE 2 | APARTMENT TYPE 1 | TOTAL |
| ATTACHED GARAGE | 237 | 0 | 237 |
| DETACHED GARAGE | 0 | 30 | 30 |
| CARPORT | 0 | 372 | 372 |
| OPEN STALL | 43 | 328 | 371 |
| TOTAL COVERED PARKING | 237 | 402 | 639 |
| TOTAL PARKING | 280 | 730 | 1010 |

| OPEN SPACE | | |
|---|---|---|
| REQUIRED | 30% | 7.48 AC |
| PROVIDED | 35% | 8.5 AC |




# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

Site Plan

0 25' 50' 100' 150'
SCALE: 1" = 50'-0"

Architecture.
Design.
Relationships.

02

Job No. 2021-743
Date 03-14-2022

## LEGEND

FIRE TRUCK TURN RADIUS

**26** FT. FIRE LANE

150 FT. MAX HOSE PULL LENGTH

TYP. HAMMERHEAD PER 2019 CALIFORNIA FIRE CODE APPENDIX D

**24'- 26'** PRIVATE DRIVE

AERIAL TRUCK LADDER ACCESS TO BUILDING (15FT. MIN - 30FT. MAX)

CARPORT

FLOOD CONTROL PROP. LINE

PROP. LINE
SETBACK

PROP. LINE
FENCE LINE

EASEMENT (FENCE)
EASEMENT
FACE OF CURB
PROP. LINE

GATE

GATE

BLDG. SETBACK (EASEMENT)

PROP. LINE (EASEMENT)

# GREENSPOT VILLAGE - PA2

Highland, California

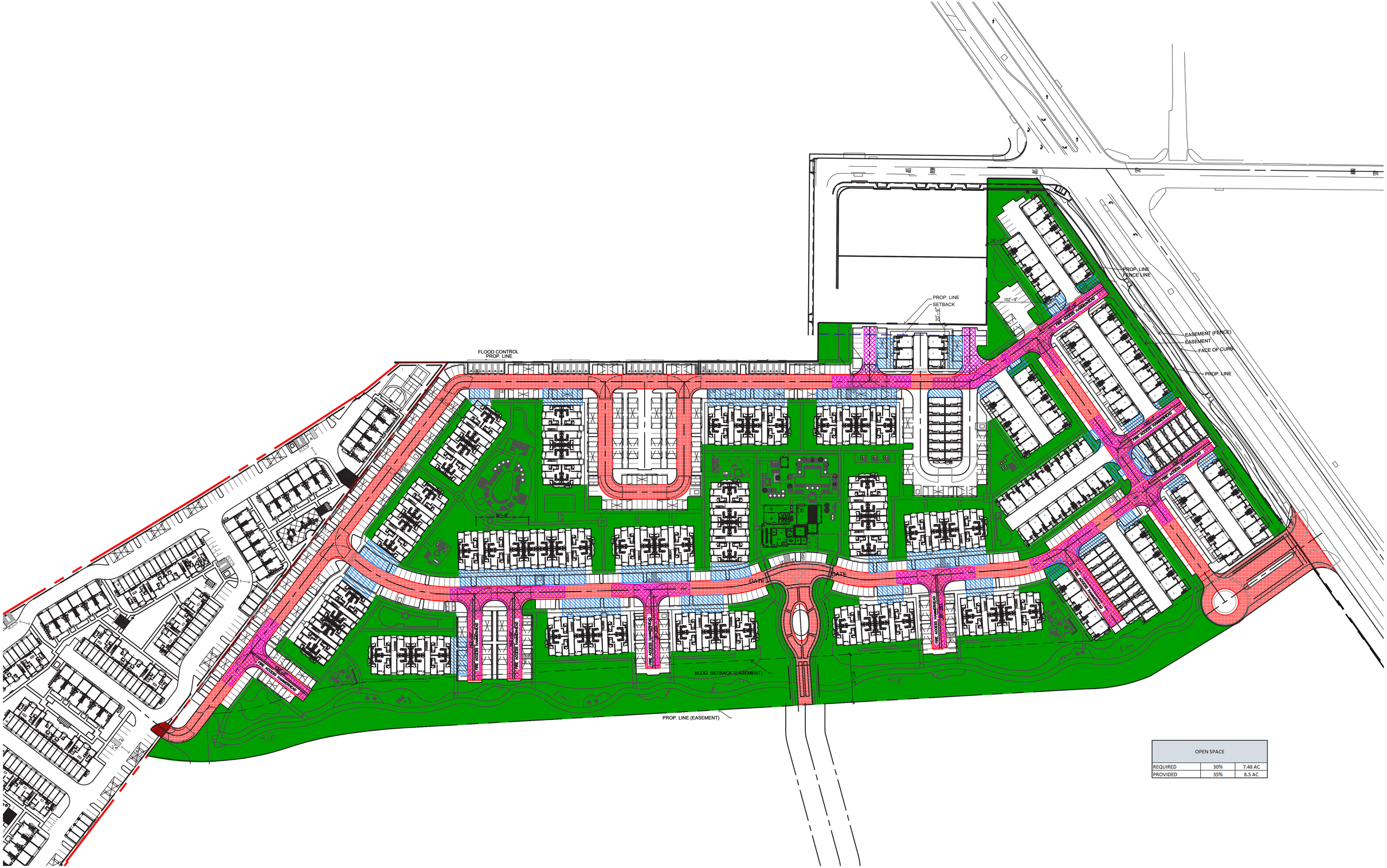
**ALLIANCE RESIDENTIAL CALIFORNIA**

**FIRE ACCESS**
Site Plan

Architecture.
Design.
Relationships.

03

Job No. 2021-743
Date 03-14-2022




| OPEN SPACE | | |
|---|---|---|
| REQUIRED | 30% | 7.48 AC |
| PROVIDED | 35% | 8.5 AC |

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

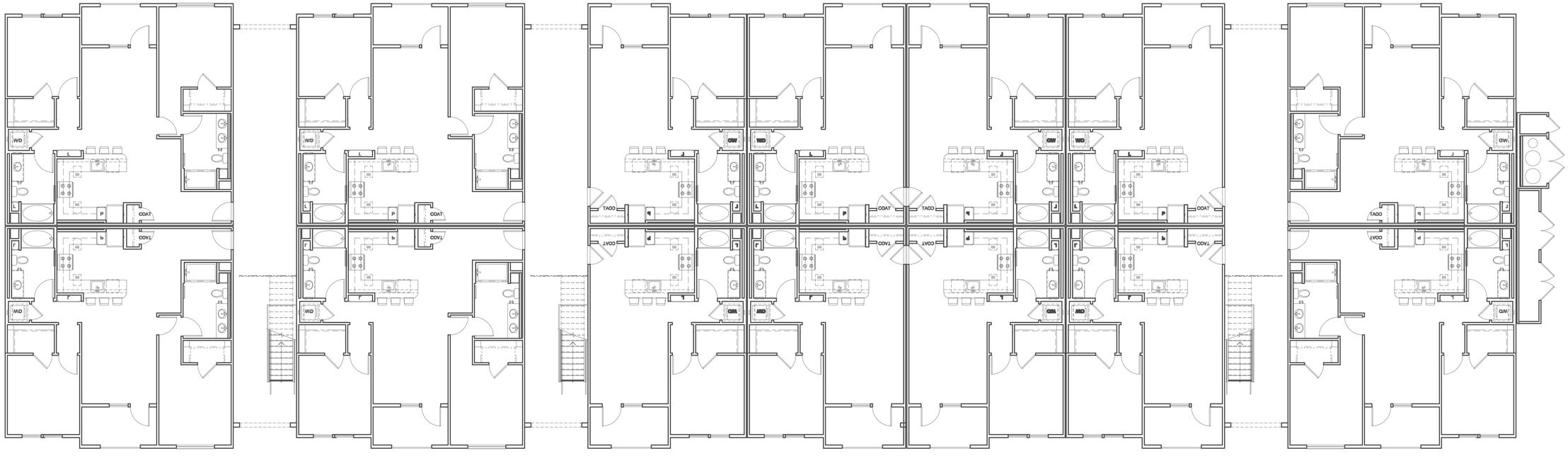
## OPEN SPACE
Site Plan

0 25′ 50′ 100′ 150′
SCALE: 1″ = 50′-0″

Architecture. Design. Relationships.

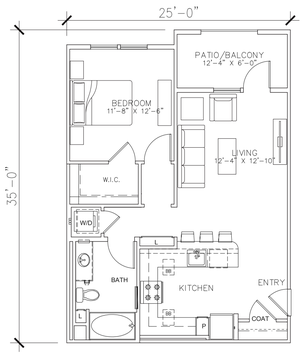
04

Job No. 2021-743
Date 03-14-2022

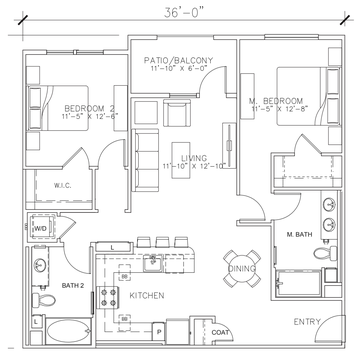



APARTMENT TYPE 1
BUILDING B

APARTMENT TYPE 1
BUILDING A




UNIT A1: 1BR / 1BA
772 SQ.FT




UNIT B1: 1BR / 1BA
1163 SQ.FT

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A& B**
Building & Unit Plans

Architecture.
Design.
Relationships.

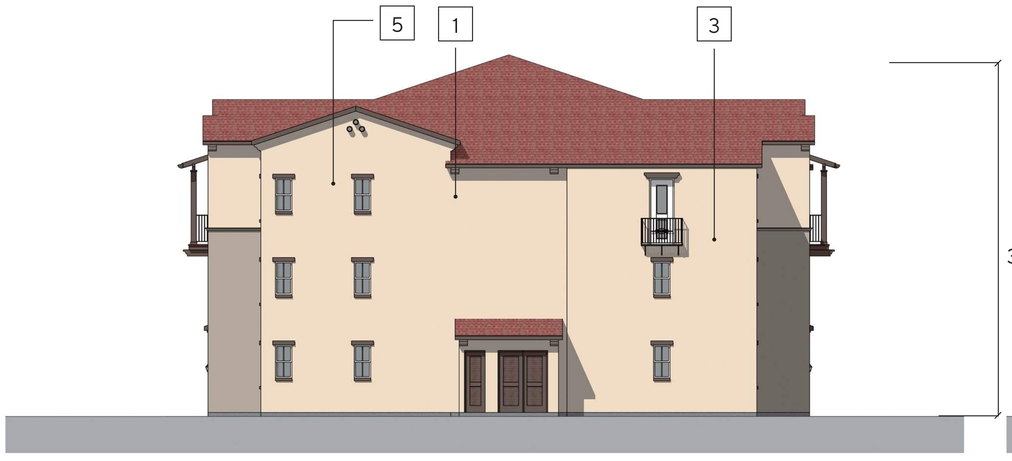
05

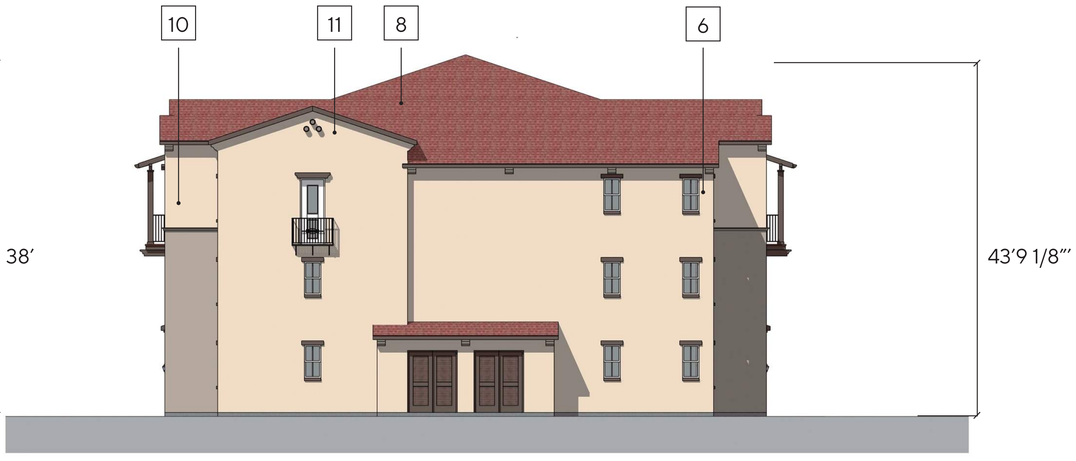
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE POT SHELF
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS
7. FAUX WOOD SHUTTERS
8. FLAT COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. WOOD BALCONY FRAMING
11. FAUX CLAY GABLE

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A**
Elevation Option 1

Architecture. Design. Relationships.

06

Job No. 2021-743
Date 03-14-2022









**GREENSPOT VILLAGE - PA2**

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED BUILDING TYPE A**

Elevations

Architecture. Design. Relationships.

**06.1**

Job No. 2021-743

Date 03-14-2022





# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED BUILDING TYPE A**

Perspectives

Architecture.
Design.
Relationships.

**06.2**

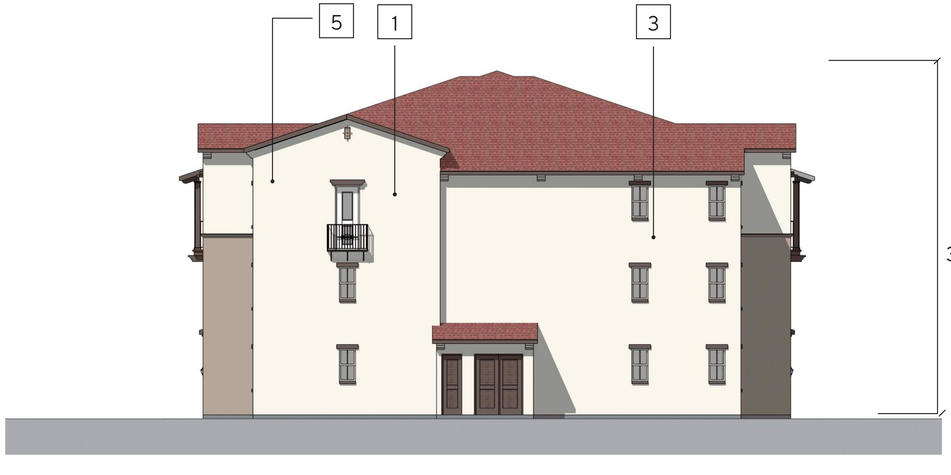
Job No. 2021-743

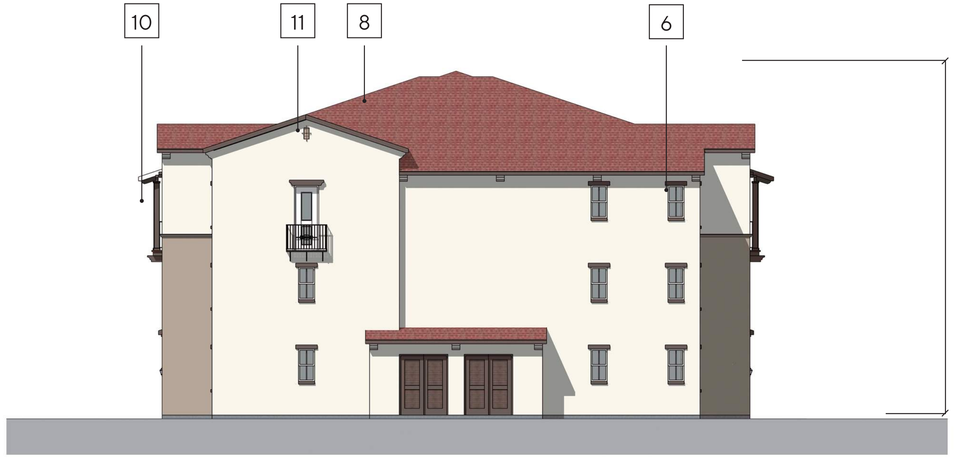
Date 03-14-2022










**MATERIAL LEGEND**

1. EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE POT SHELF
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. WOOD BALCONY FRAMING
11. FAUX CLAY GABLE

# GREENSPOT VILLAGE - PA2

Highland, California

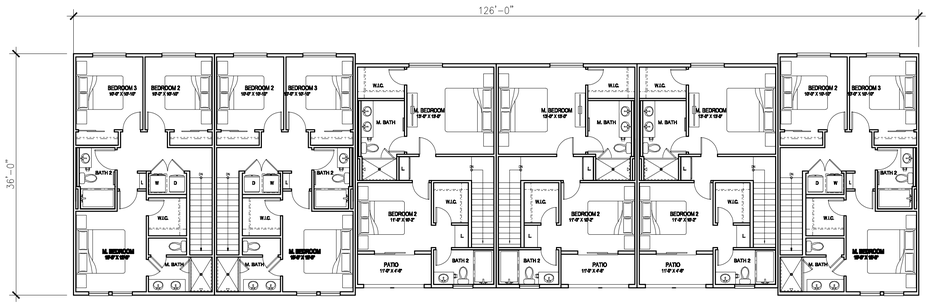
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A**
Elevation Option 2

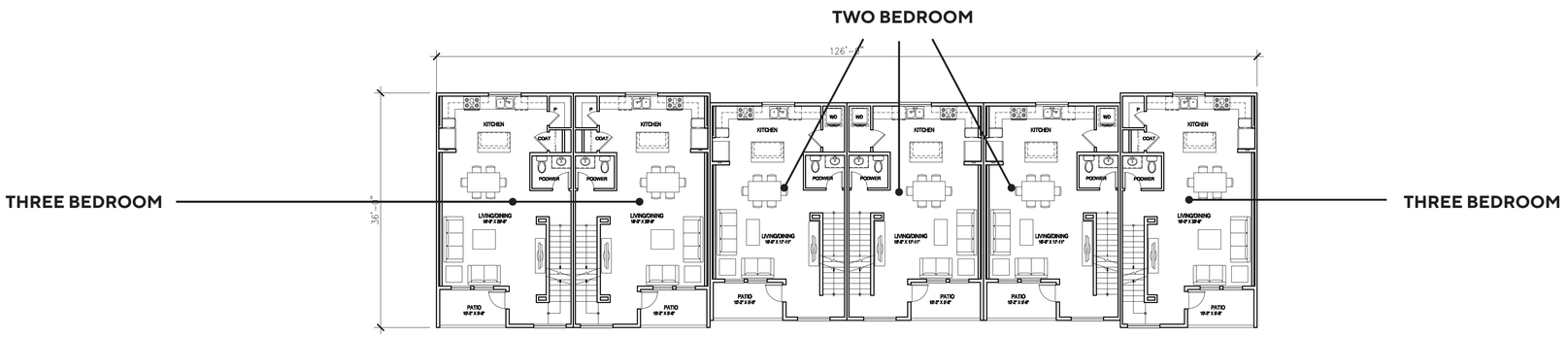
Architecture. Design. Relationships.

07

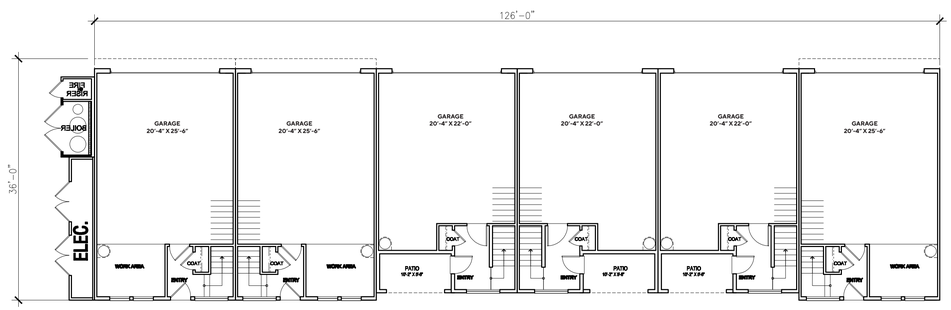
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

# GREENSPOT VILLAGE - PA2

Highland, California

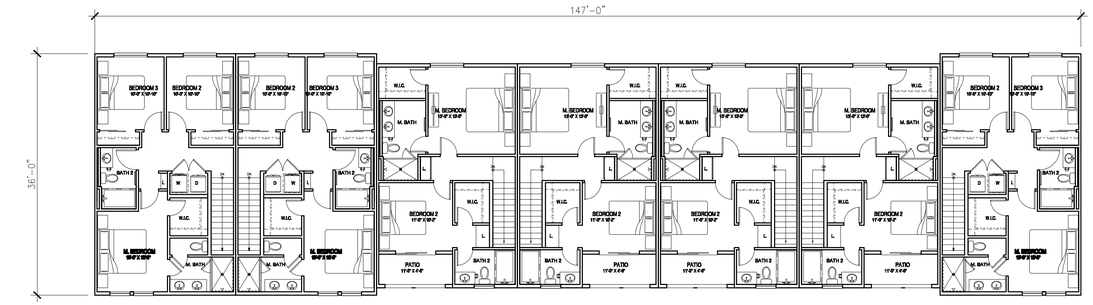
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING C**
Floor Plan

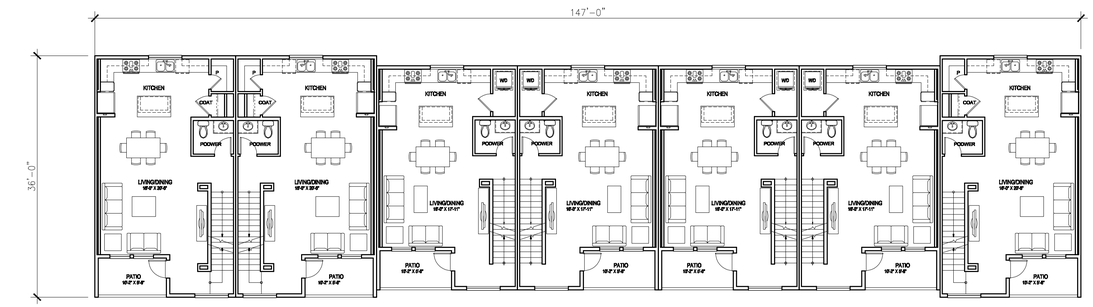
Architecture.
Design.
Relationships.

08

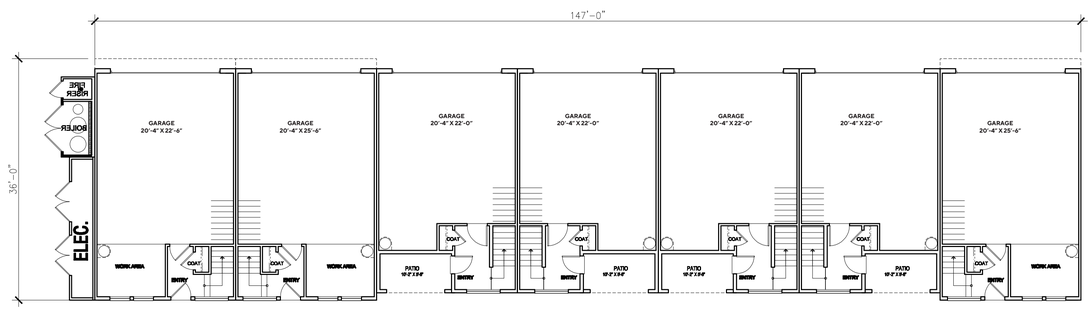
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING E**
Floor Plans

Architecture. Design. Relationships.

09

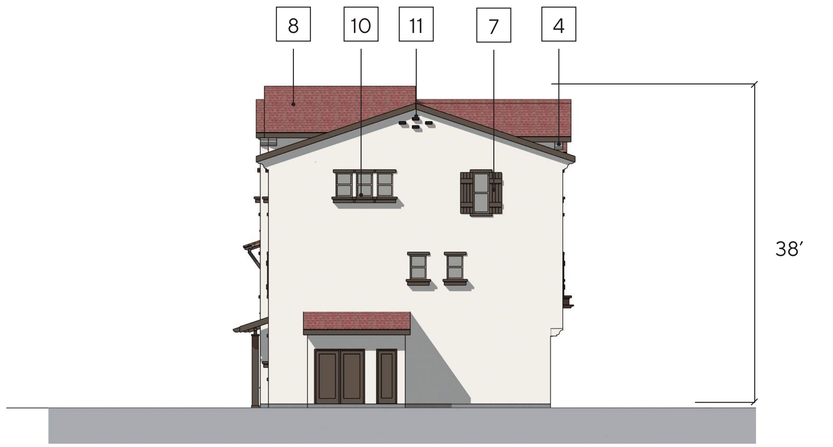
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**

Highland, California

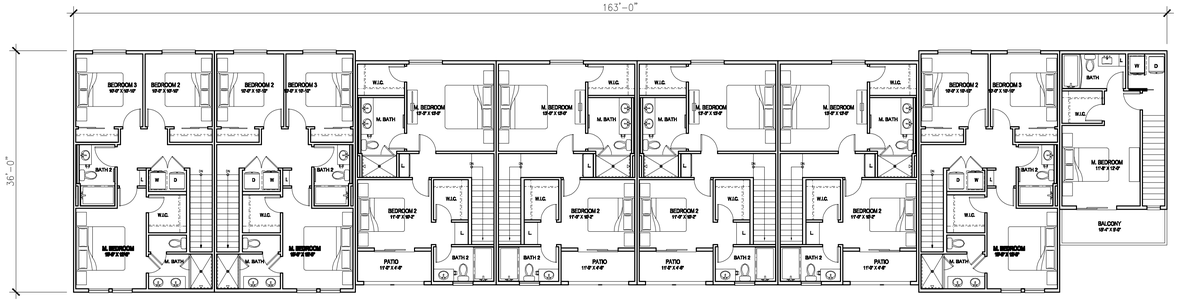
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING E**
Elevations

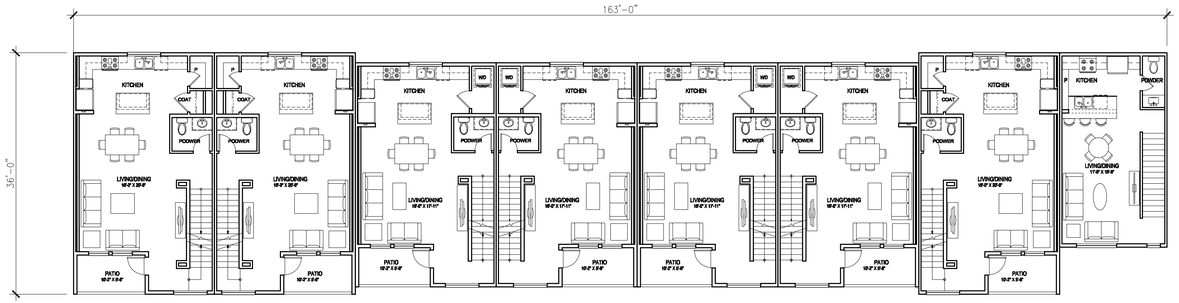
Architecture. Design. Relationships.



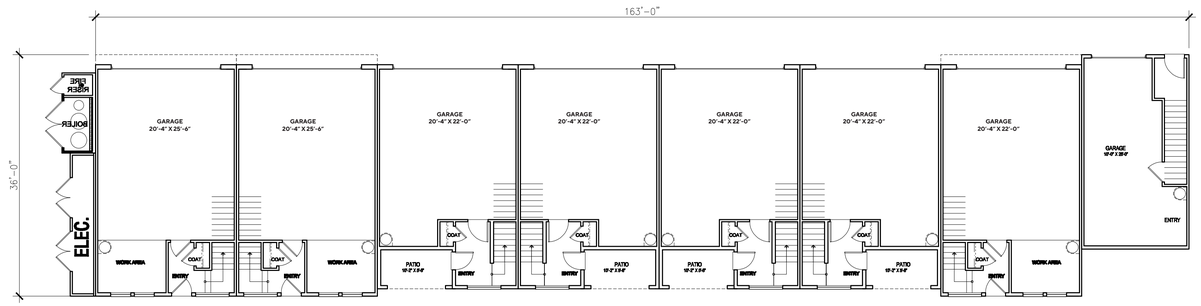
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING F**
Floor Plans

Architecture. Design. Relationships.

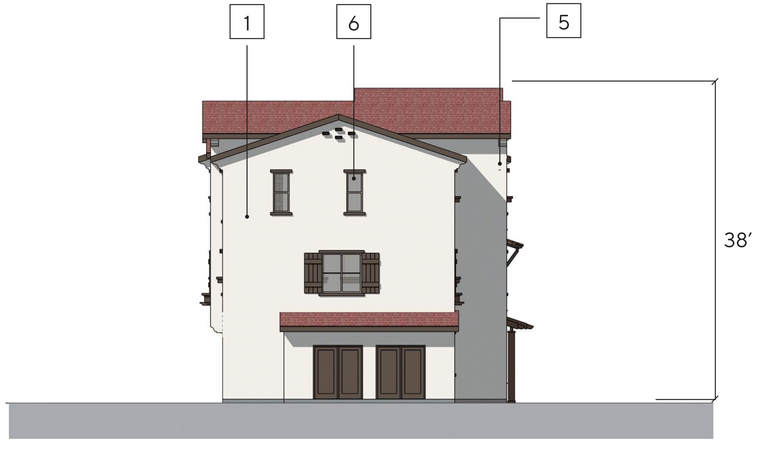


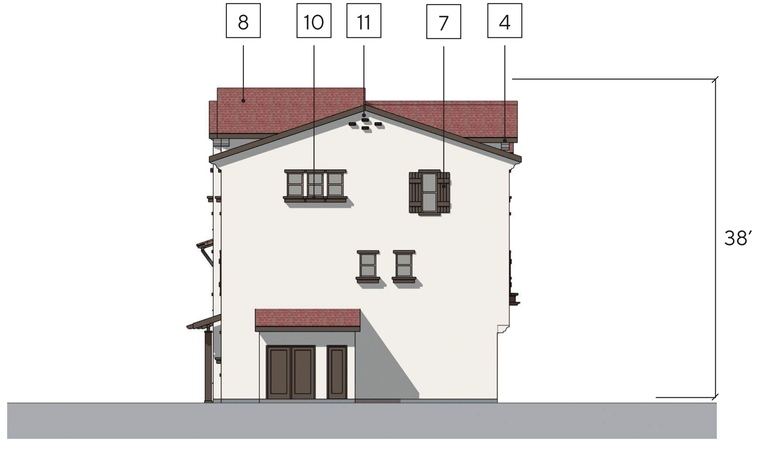
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

# GREENSPOT VILLAGE - PA2

Highland, California

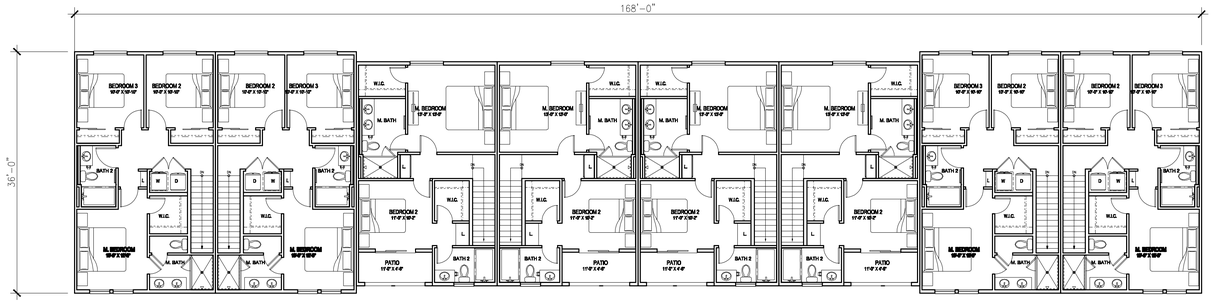
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING F**
Elevations

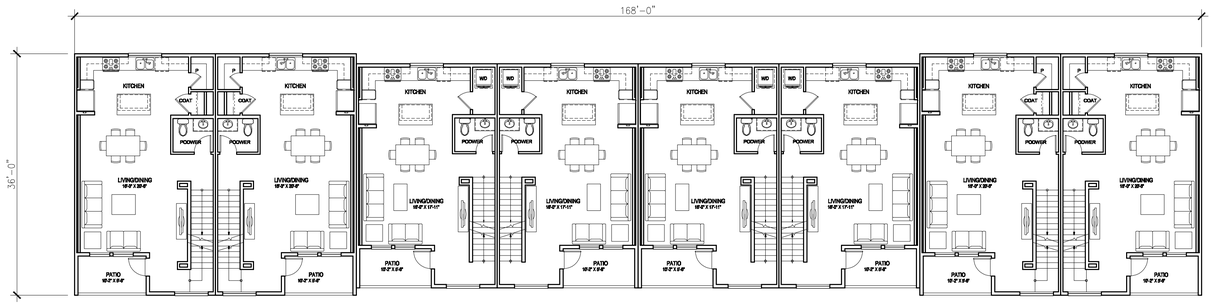
Architecture. Design. Relationships.



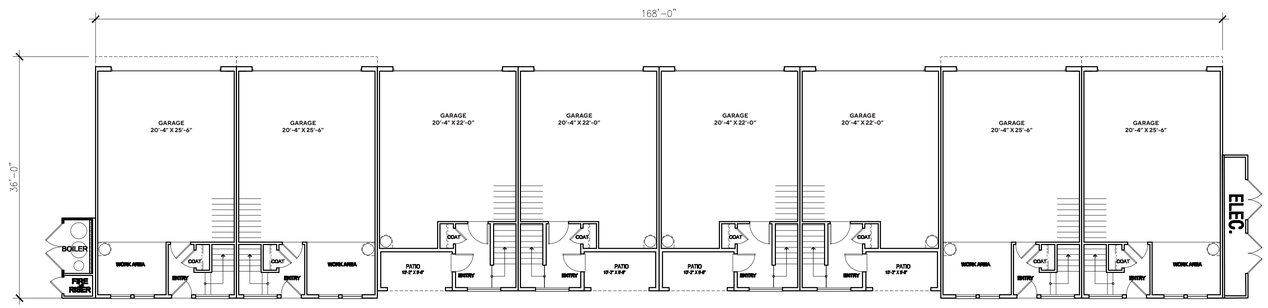
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

**GREENSPOT VILLAGE - PA2**

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**TOWNHOME**
**BUILDING K**
Floor Plans

Architecture.
Design.
Relationships.

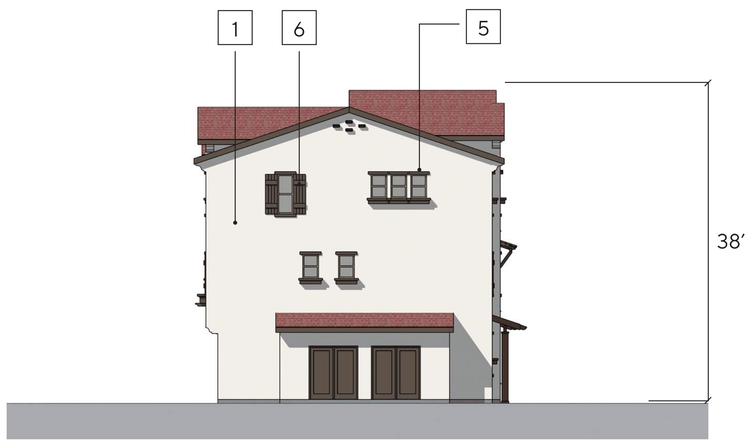


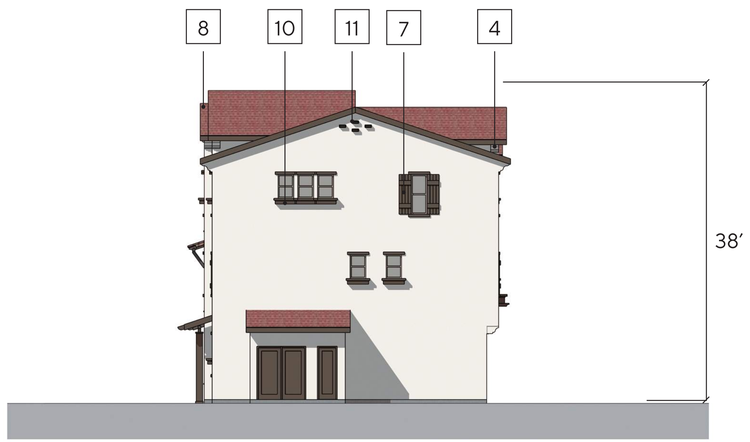
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

# GREENSPOT VILLAGE - PA2

Highland, California

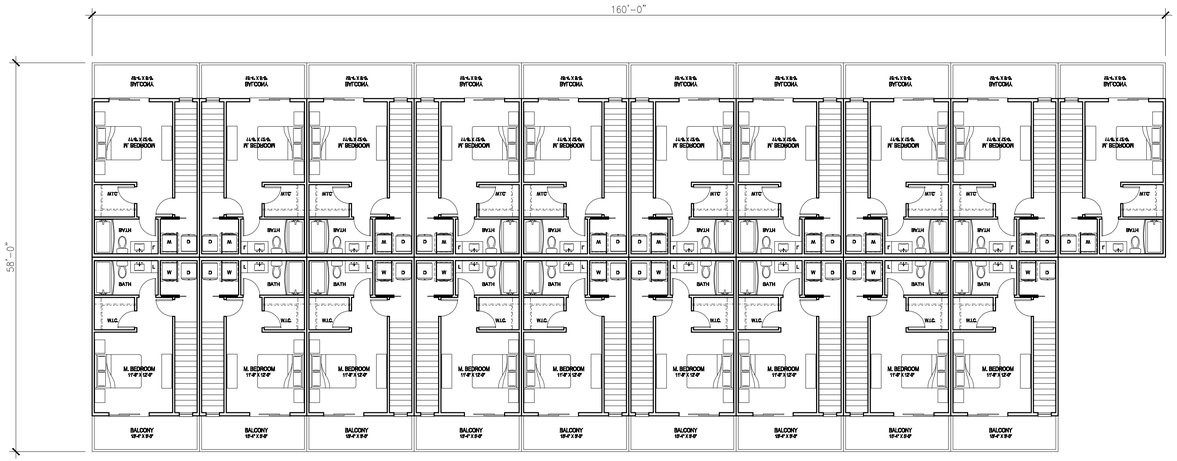
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING K**
Elevations

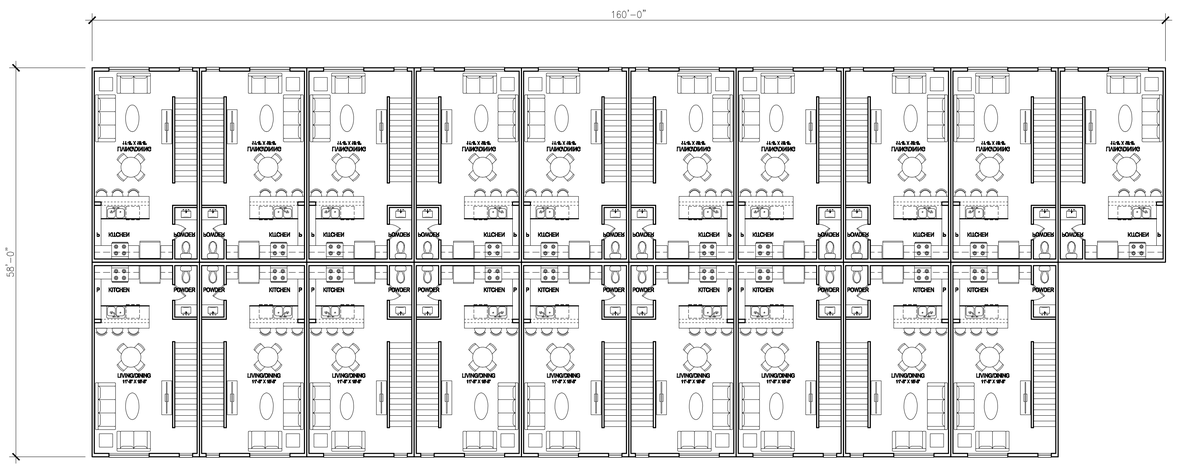
Architecture. Design. Relationships.



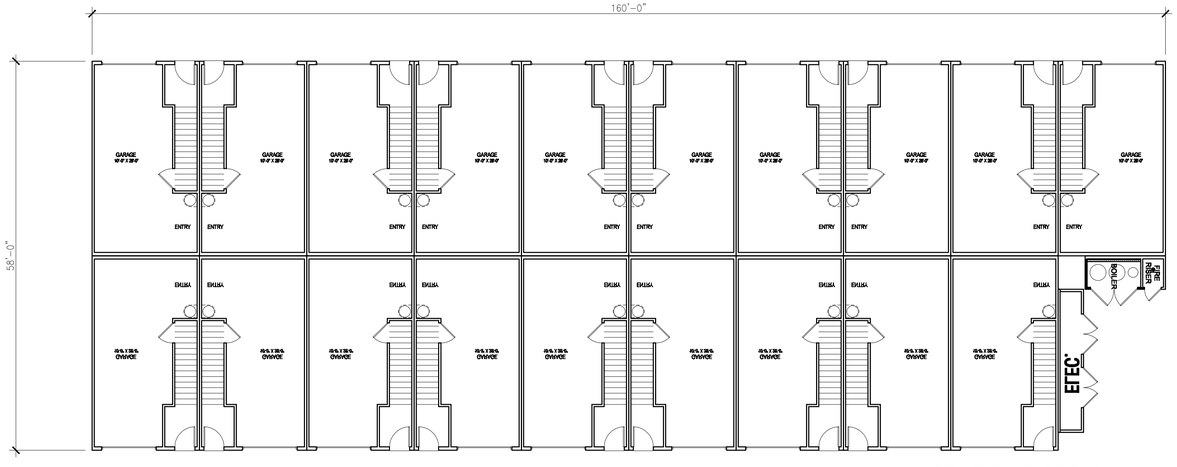
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

**GREENSPOT VILLAGE - PA2**

Highland, California

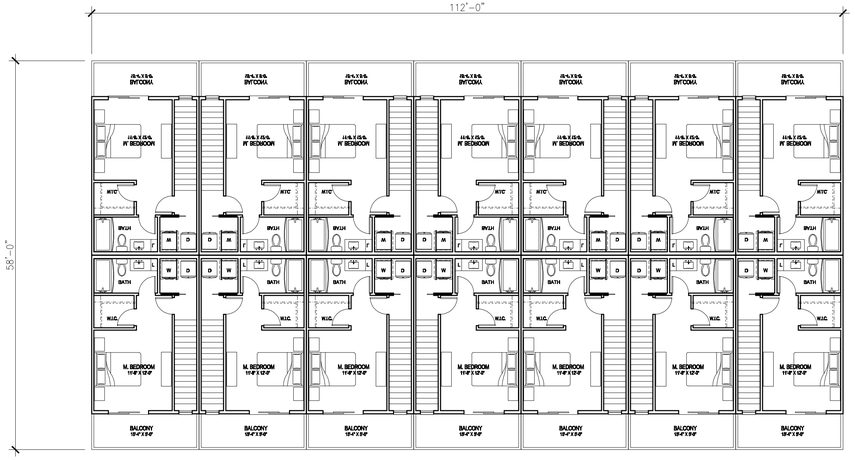
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING D**
Floor Plans

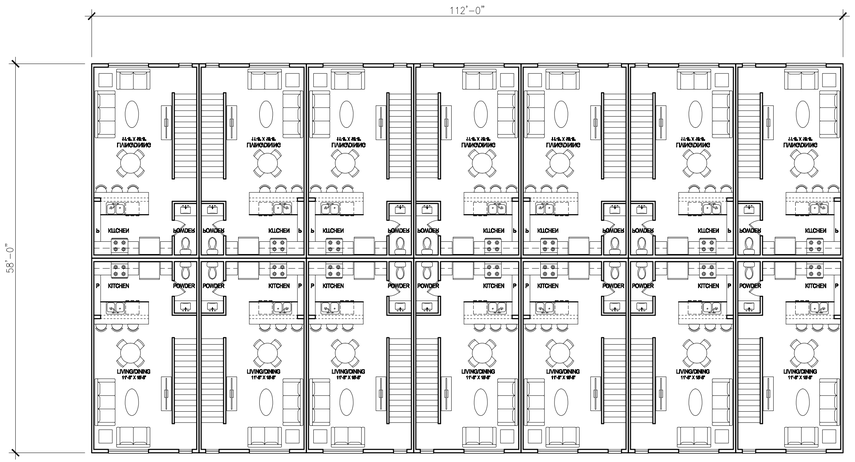
Architecture. Design. Relationships.

15

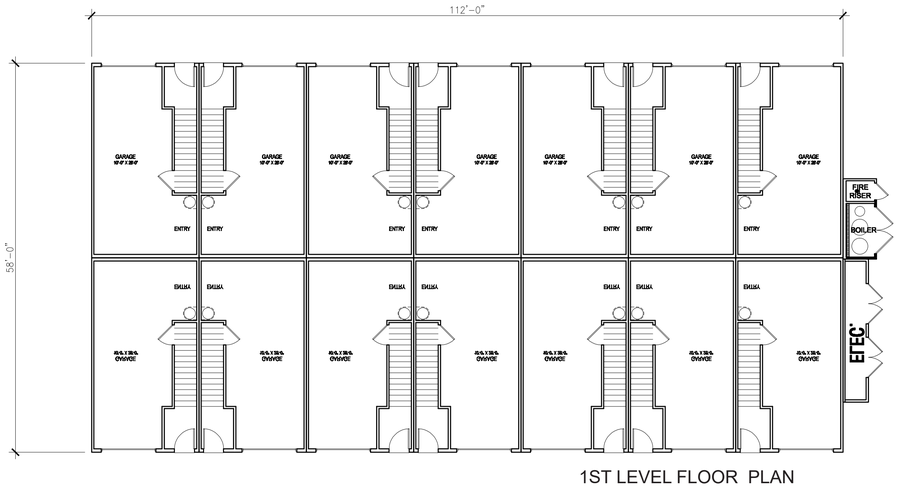
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

**GREENSPOT VILLAGE - PA2**

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDIN G**
Floor Plans

Architecture. Design. Relationships.

16

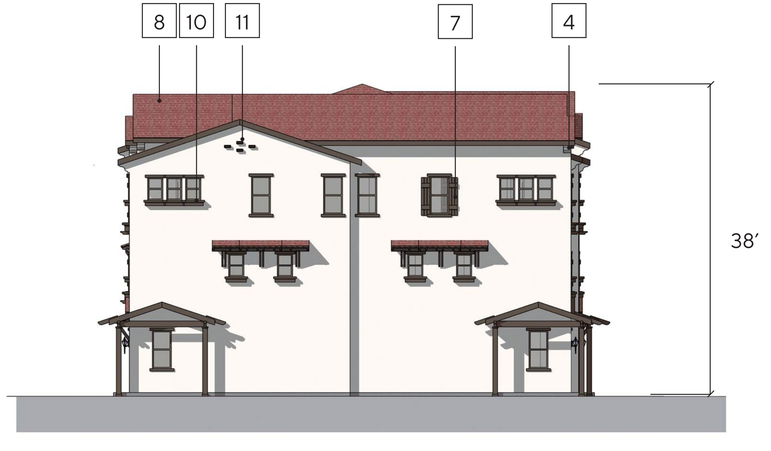
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

**GREENSPOT VILLAGE - PA2**

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING G**
Elevations

Architecture. Design. Relationships.



Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. S BARREL CLAY TILE
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED 9 UNIT TOWNS**
**BUILDING TYPE J**
Elevations

Architecture. Design. Relationships.

17.1

Job No. 2021-743
Date 03-14-2022





# GREENSPOT VILLAGE - PA2

Highland, California

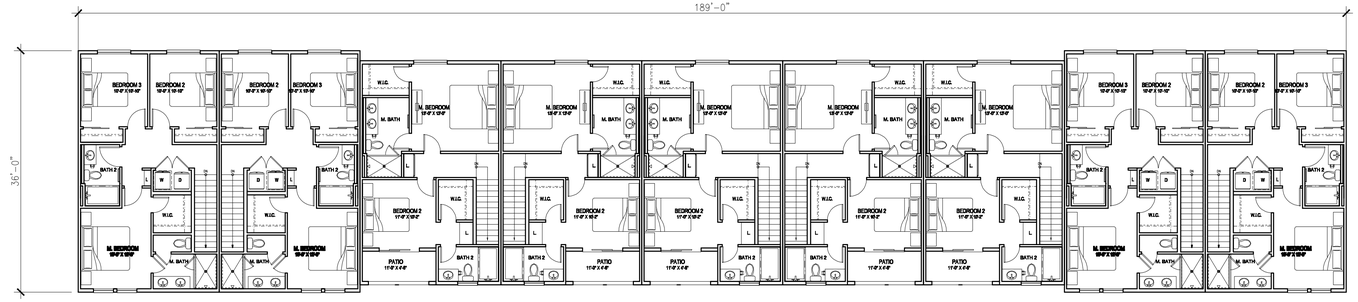
**ALLIANCE RESIDENTIAL CALIFORNIA**

**REVISED 9 UNIT TOWNS**
**BUILDING TYPE J**
Perspectives

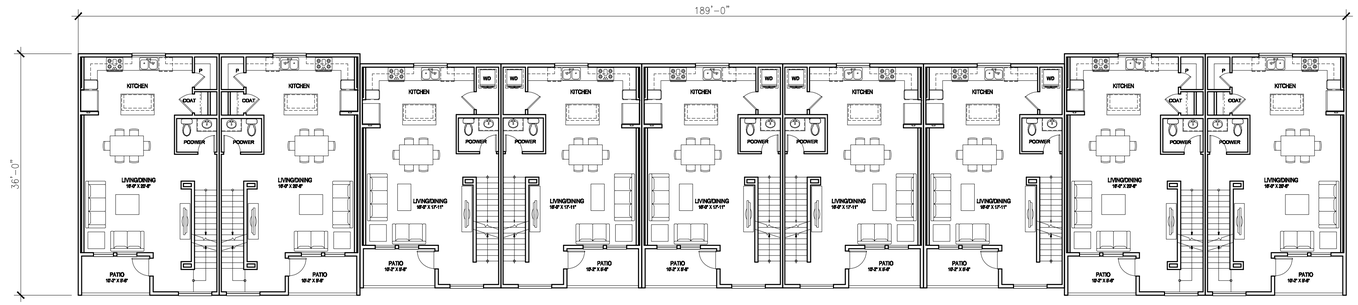
Architecture.
Design.
Relationships.

**17.2**

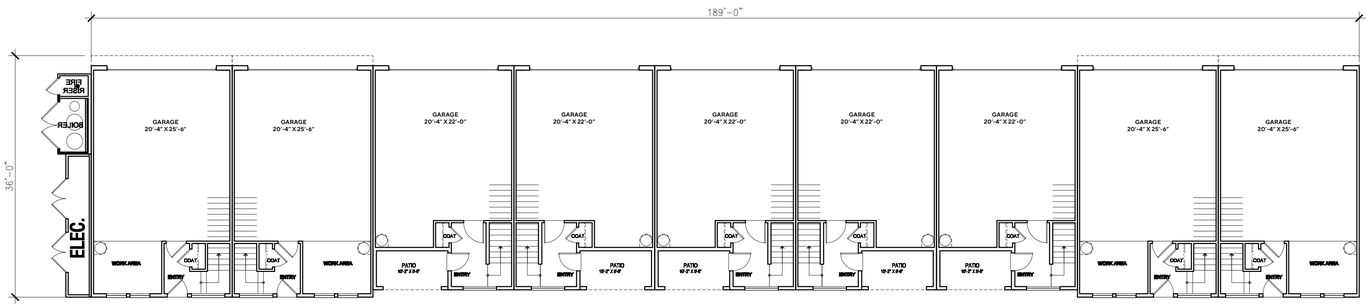
Job No. 2021-743
Date 03-14-2022




3RD LEVEL FLOOR PLAN




2ND LEVEL FLOOR PLAN




1ST LEVEL FLOOR PLAN

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING J**
Floor Plans

Architecture. Design. Relationships.

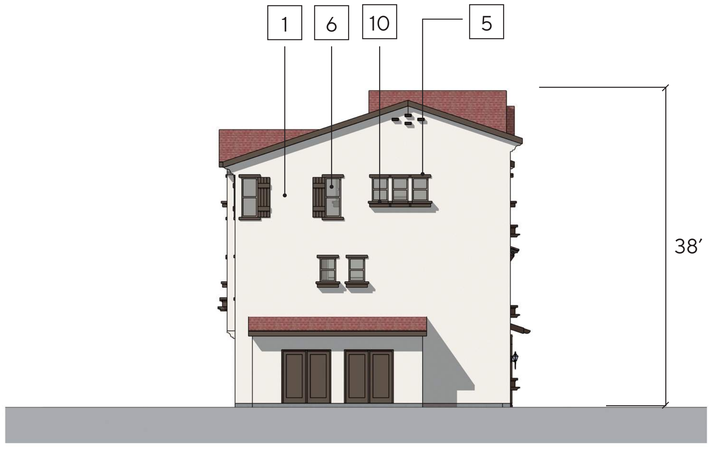


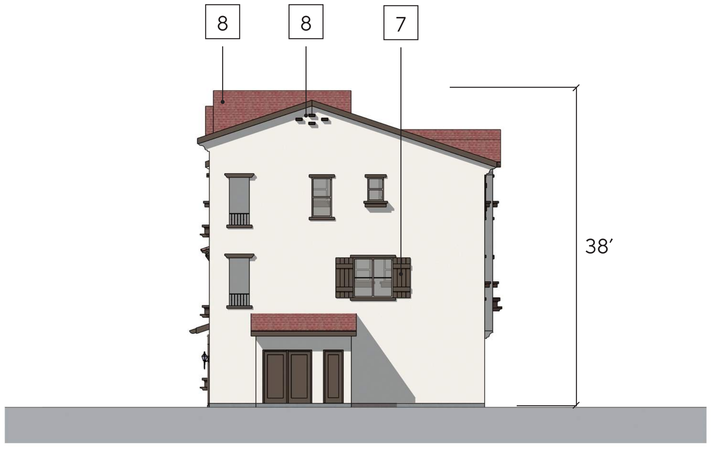
Job No. 2021-743
Date 03-14-2022










**MATERIAL LEGEND**

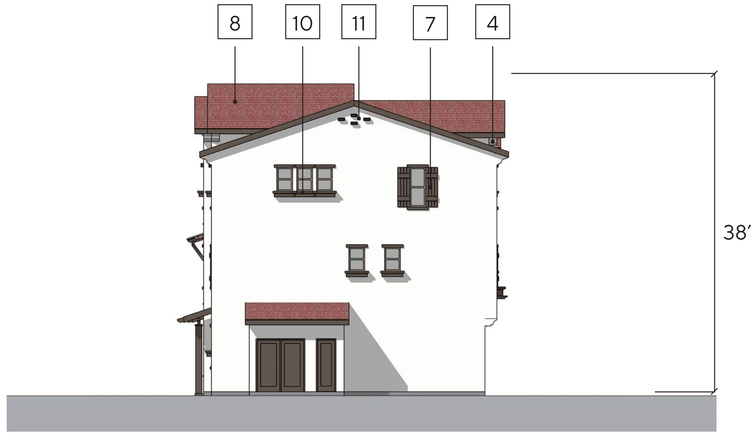
1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE










**MATERIAL LEGEND**

1. 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
2. IRON RAILINGS & GATES
3. DECORATIVE TILE
4. FOAM CORBLES
5. DECORATIVE TRIMS
6. VINYL WINDOWS & DOORS
7. FAUX WOOD SHUTTERS
8. COMPOSITE SHINGLES
9. DECORATIVE THIN BRICK TERRACOTTA
10. FAUX WOOD PLANTER BOX
11. FAUX CLAY GABLE

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**9UNIT**
Elevations

Architecture. Design. Relationships.



Job No. 2021-743
Date 03-14-2022



# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**PERSPECTIVE RENDERING**

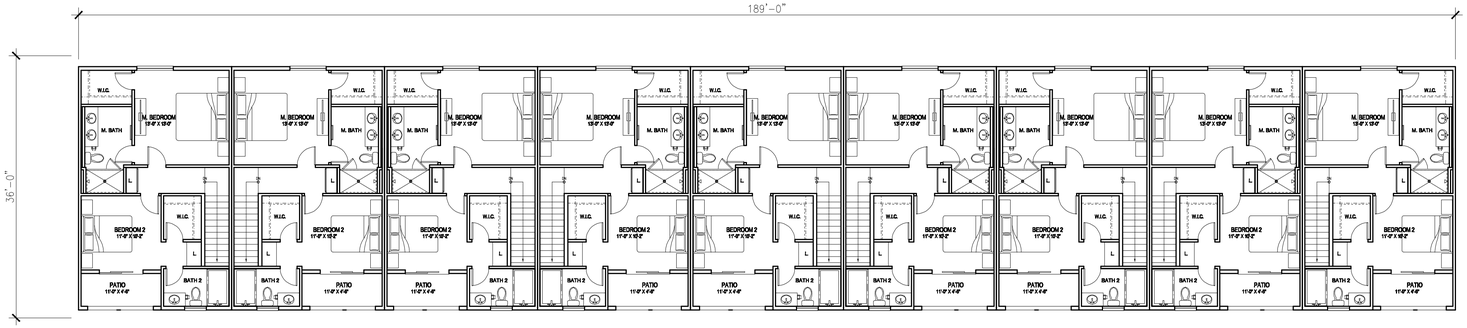
Elevation

Architecture.
Design.
Relationships.

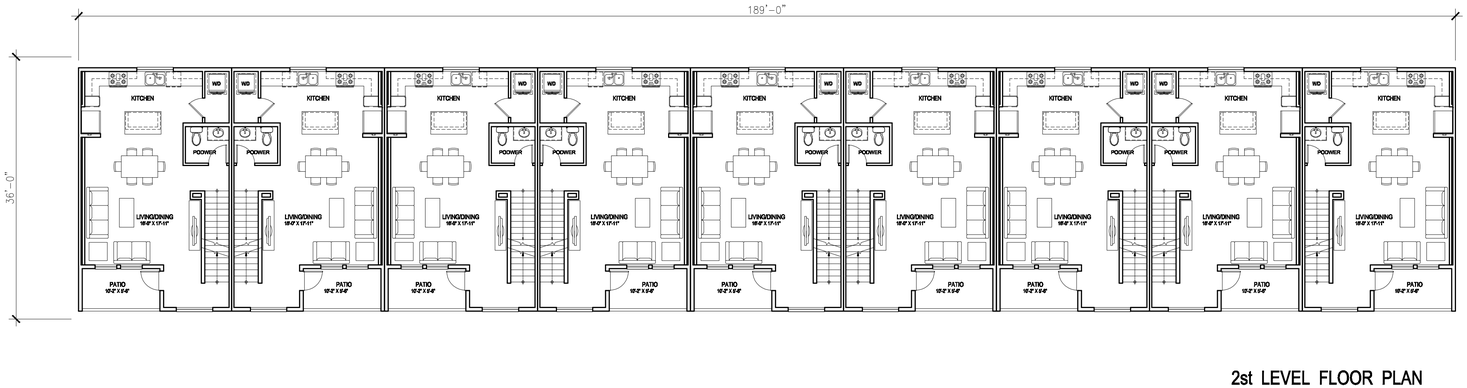


Job No. 2021-743

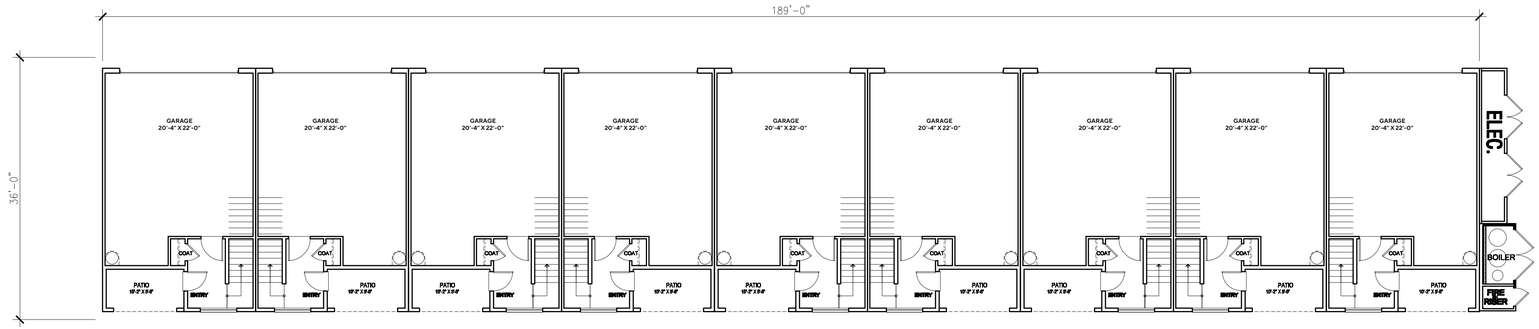
Date 03-14-2022




3st LEVEL FLOOR PLAN




2st LEVEL FLOOR PLAN




1st LEVEL FLOOR PLAN

# GREENSPOT VILLAGE - PA2

Highland, California

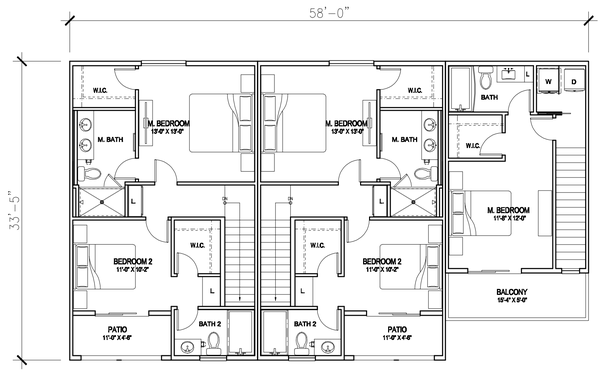
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
**BUILDING D**
Floor Plans

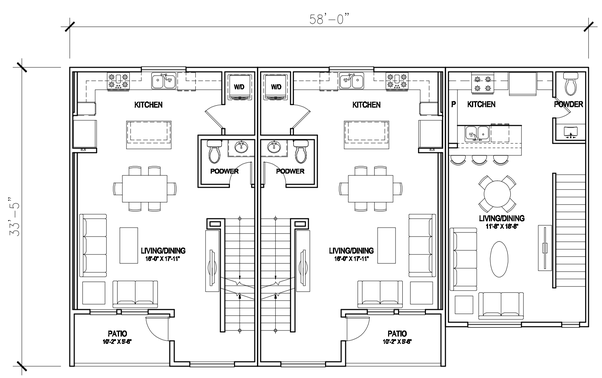
Architecture. Design. Relationships.



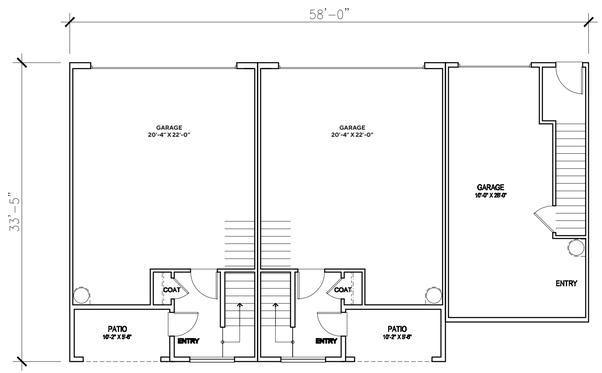
Job No. 2021-743
Date 03-14-2022




3st LEVEL FLOOR PLAN




2st LEVEL FLOOR PLAN




1st LEVEL FLOOR PLAN

**GREENSPOT VILLAGE - PA2**

Highland, California

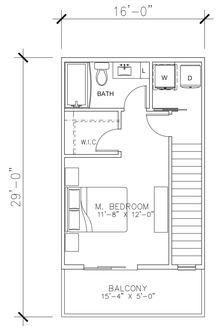
**ALLIANCE RESIDENTIAL CALIFORNIA**

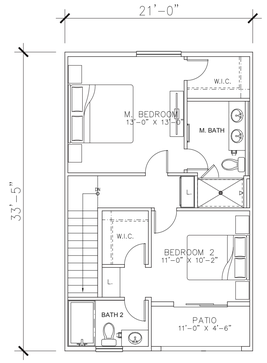
**APARTMENT TYPE 2**
**BUILDING L**
Unit Plans

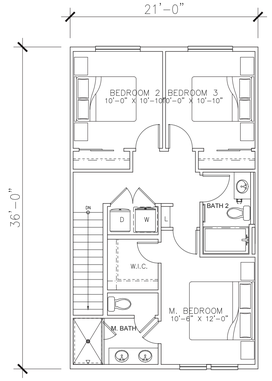
Architecture. Design. Relationships.

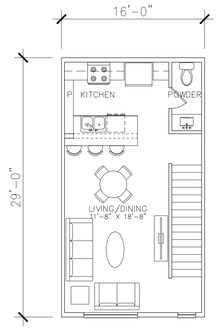


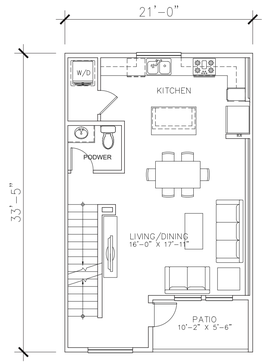
Job No. 2021-743
Date 03-14-2022

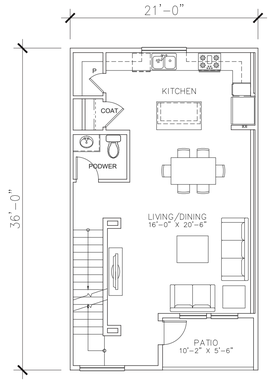


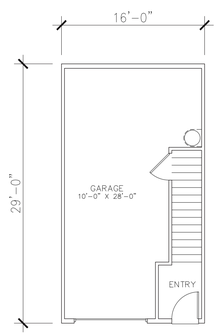



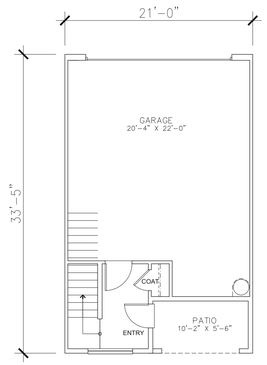



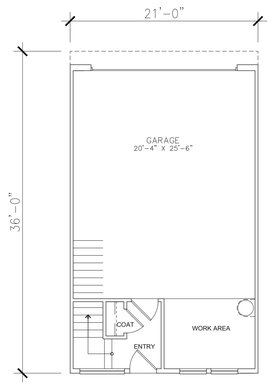




1 Bed / 1.5 Bath
879 SF




2 Bed / 2.5 Bath
1282 SF




3 Bed / 2.5 Bath
1502 SF

# GREENSPOT VILLAGE - PA2

Highland, California

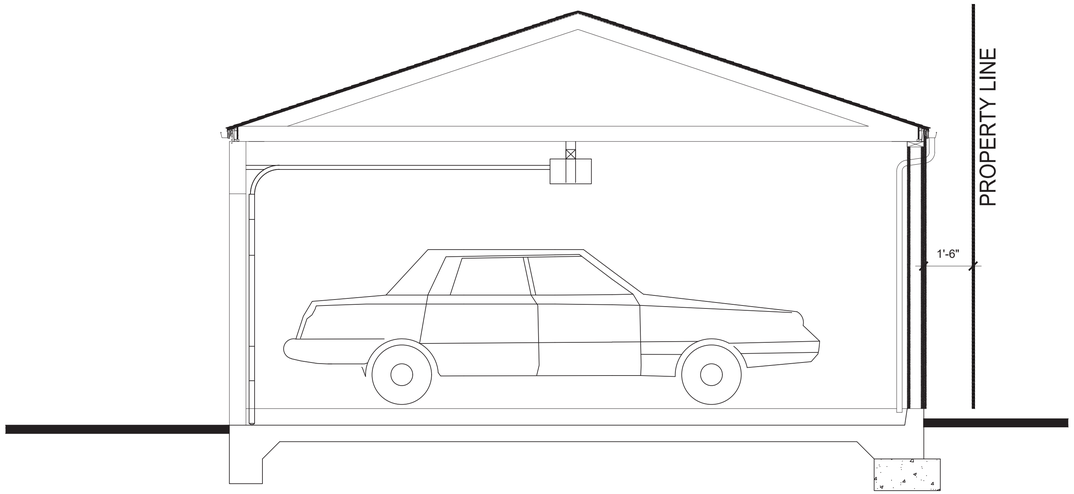
**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 2**
Unit Plans

Architecture.
Design.
Relationships.

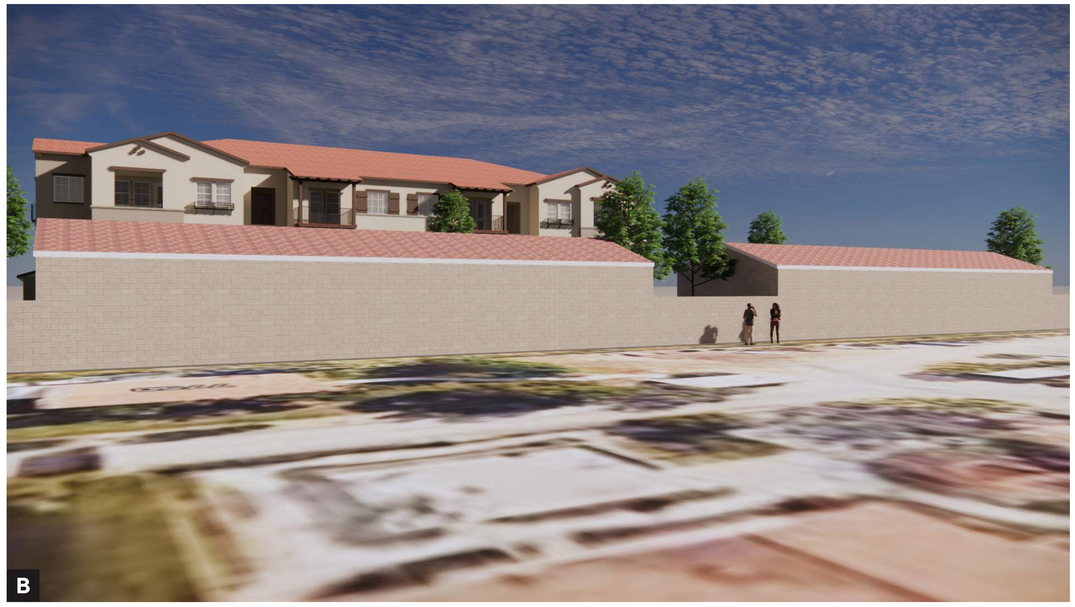


Job No. 2021-743
Date 03-14-2022




GARAGE

A



B

## GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

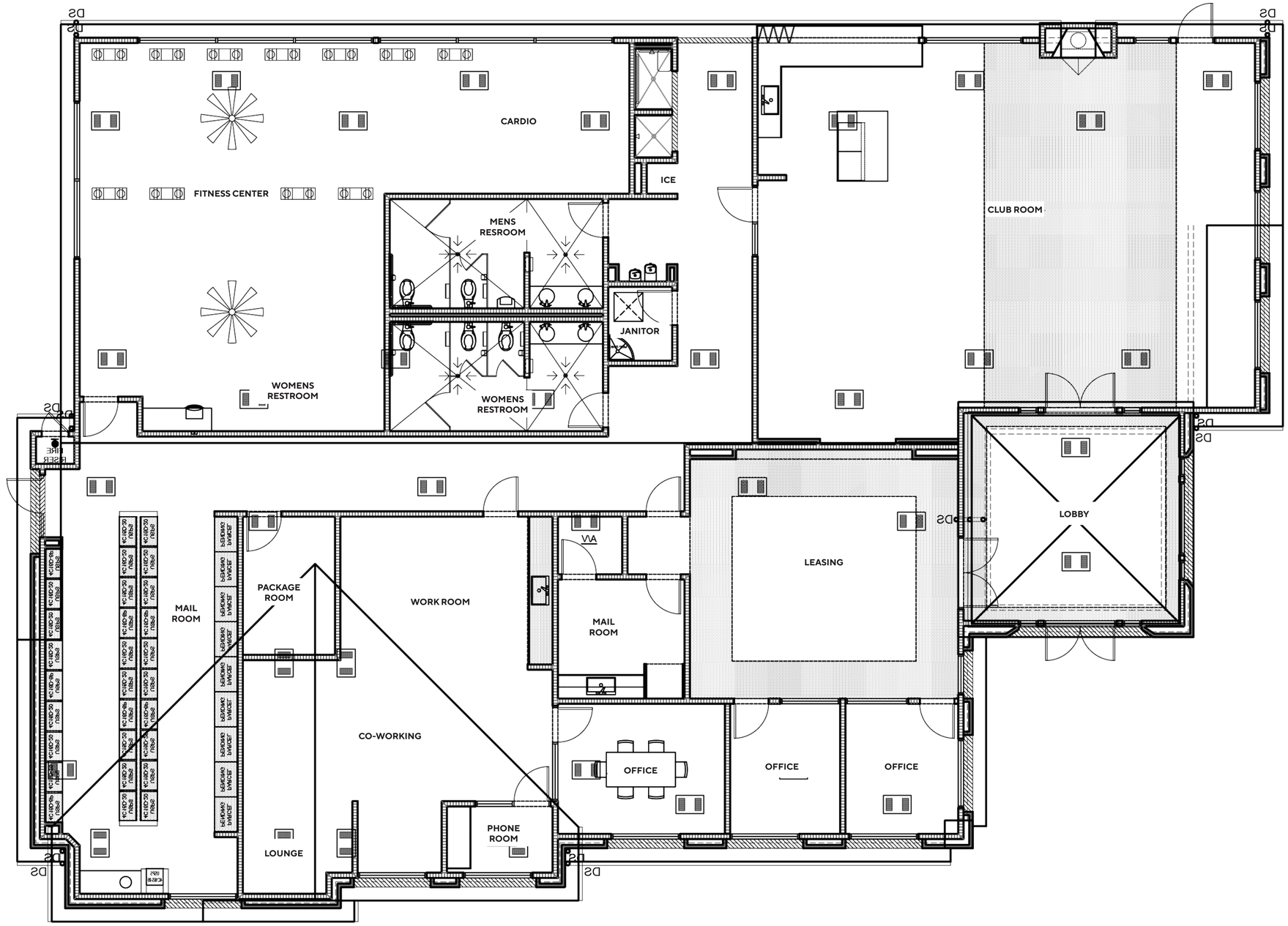
GARAGE SECTION AND PERSPECTIVE ALONG PL

Architecture. Design. Relationships.

24.1

Job No. 2021-743

Date 03-14-2022




# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**CLUBHOUSE**
Building Plan

Architecture. Design. Relationships.

25

Job No. 2021-743
Date 03-14-2022



FRONT



RIGHT



REAR



LEFT

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**CLUBHOUSE**
Elevation

Architecture.
Design.
Relationships.



Job No. 2021-743
Date 03-14-2022




APARTMENT TYPE 1 - FRONT ELEVATION - OPTION 2




APARTMENT TYPE 1 - FRONT ELEVATION - OPTION 1

A
SHERWIN WILLIAMS
AESTHETIC WHITE SW7035

B
SHERWIN WILLIAMS
TONY TAUPE SW7038

E
SHERWIN WILLIAMS
OTTER SW6041

F
SHERWIN WILLIAMS
TRICORN BLACK SW6258

C
SHERWIN WILLIAMS
SAND DOLLAR SW6099

D
SHERWIN WILLIAMS
BACKDROP SW7025



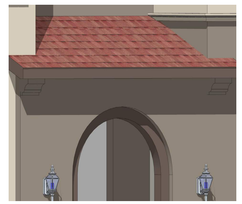
1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES TO MATCH PAINT SPECS



2 IRON RAILINGS & GATES TO MATCH PAINT SPEC F



3 DECORATIVE POT SHELF TO MATCH PAINT SPEC F



4 FOAM CORBELS TO MATCH PAINT SPECS



5 DECORATIVE TRIMS SIZES AND SHAPES WILL VARY TO MATCH PAINT SPECS



6 VINYL WINDOWS & DOORS WHITE



7 FAUX WOOD SHUTTERS TO MATCH PAINT SPEC E



8 COMPOSITE SHINGLES TERRACOTTA BLEND



9 DECORATIVE THIN BRICK TERRACOTTA (USED AS ENHANCED FLOORING IN BALCONIES AND KEY AREAS)



10 WOOD BALCONY FRAMING TO MATCH PAINT SPEC E



11 FAUX CLAY GABLE PIPES TO MATCH PAINT SPEC E

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**APARTMENT TYPE 1**
**BUILDING A OPTIONS 1 & 2**
Color & Material Board

Architecture. Design. Relationships.



Job No. 2021-743
Date 03-14-2022




APARTMENT TYPE 2 - FRONT ELEVATIONLEVATION

A
SHERWIN WILLIAMS
AESTHETIC WHITE SW7035

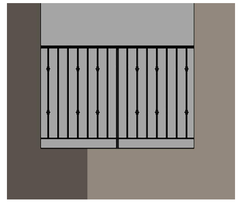
C
SHERWIN WILLIAMS
WELL-BRED BROWN SW7027

B
SHERWIN WILLIAMS
SPALDING GRAY SW6074
(GARAGES TO MATCH THIS COLOR OR SIMILAR)

D
SHERWIN WILLIAMS
TRICORN BLACK SW6258



1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES TO MATCH PAINT SPECS



2 IRON RAILINGS & GATES TO MATCH PAINT SPEC D



3 DECORATIVE TILE
CERAMIC MEXICAN TILE



4 FOAM CORBELS
TO MATCH PAINT SPECS



5 DECORATIVE TRIMS
SIZES AND SHAPES WILL VARY
TO MATCH PAINT SPEC C



6 VINYL WINDOWS & DOORS
TAN



7 FAUX WOOD SHUTTERS
TO MATCH PAINT SPEC C



8 S/BARREL CLAY TILE



9 DECORATIVE THIN BRICK
TERRACOTTA
(USED AS ENHANCED FLOORING
IN BALCONIES AND KEY AREAS)



10 FAUX CLAY GABLE PIPES
TO MATCH PAINT SPEC C

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**TOWNHOME**
Color & Material Board

Architecture. Design. Relationships.



Job No. 2021-743
Date 03-14-2022




# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

## CONCEPTUAL LANDSCAPE PLAN

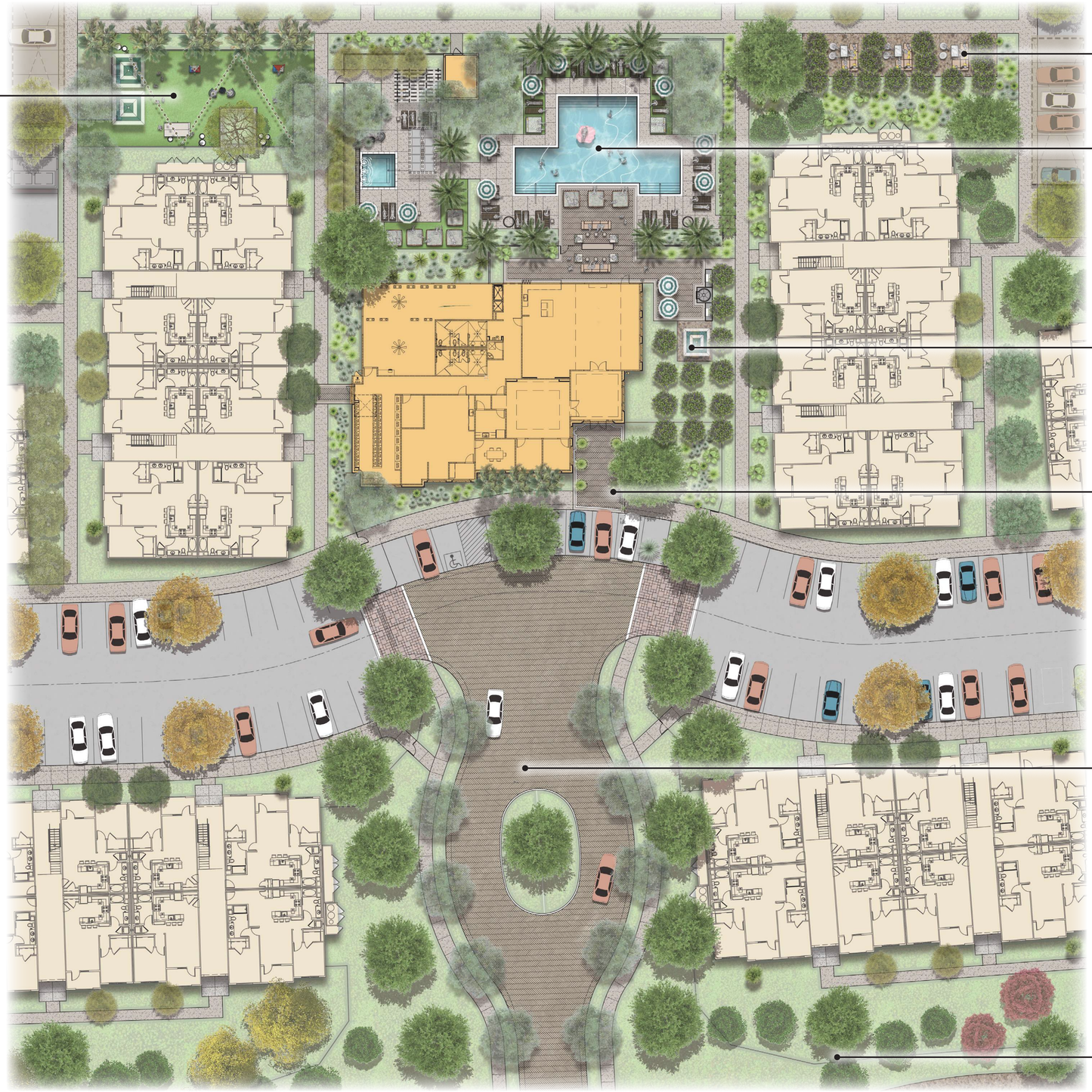
Landscape Plan

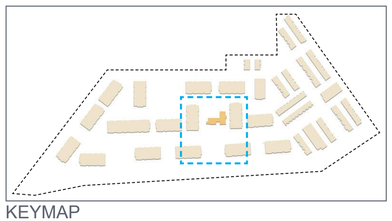
0' 15' 30' 60' 120'

MJS LANDSCAPE ARCHITECTURE

**L-01**

Job No. 2021-743
Date 03-14-2022





KEYMAP

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

## CENTRAL COURTYARD + ENTRY

Landscape Plan

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

L-02

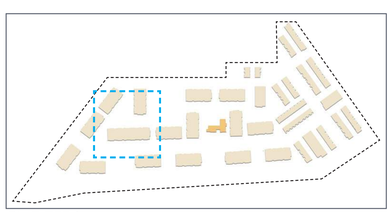
Job No. 2021-743
Date 03-14-2022



POOL DECK
- pool
- lounge chairs
- matching height palms
- daybeds
- umbrellas
- spa
- shade trellis

ENTERTAINMENT TERRACE
- bbq
- dining tables
- firepit
- shade trees

PICKETBALL
- (2) picket ball courts
- fenced perimeter
- benches
- matching height palms



KEYMAP

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

## RECREATION AREA

Landscape Plan

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

**L-03**

Job No. 2021-743
Date 03-14-2022

## TREE AND PALM LEGEND

| TREES | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|
| | CITRUS X LIMON 'MEYER'<br>MEYER LEMON | 24"BOX |
| | CUPRESSUS SEMPERVIRENS<br>ITALIAN CYPRESS | 24"BOX |
| | FRAXINUS ANGUSTIFOLIA OXYCARPA 'RAYWOOD'<br>RAYWOOD ASH | 24"BOX |
| | KOELREUTERIA BIPINNATA<br>CHINESE FLAME TREE | 24"BOX |
| | LAGERSTROEMIA I X 'NATCHEZ'<br>NATCHEZ CRAPE MYRTLE MULTI-TRUNK | 36"BOX |
| | LAURUS X `SARATOGA`<br>SARATOGA HYBRID LAUREL | 36"BOX |
| | MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM<br>MAJESTIC BEAUTY SOUTHERN MAGNOLIA | 24"BOX |
| | OLEA EUROPAEA `WILSONI'<br>FRUITLESS OLIVE | 24"BOX |
| | PHOENIX DACTYLIFERA `MEDJOOL`<br>MEDJOOL DATE PALM | 18` B.T.H. |
| | PINUS ELDARICA<br>AFGHAN PINE | 24"BOX |
| | PLATANUS RACEMOSA<br>CALIFORNIA SYCAMORE MULTI-TRUNK | 24"BOX |
| | PLATANUS X ACERIFOLIA 'BLOODGOOD'<br>BLOODGOOD LONDON PLANE TREE | 24"BOX |
| | PODOCARPUS GRACILIOR 'COLUMN'<br>FERN PINE | 36"BOX |
| | PYRUS KAWAKAMII<br>EVERGREEN PEAR | 24"BOX |
| | QUERCUS AGRIFOLIA<br>COAST LIVE OAK | 24"BOX |
| | WASHINGTONIA FILIFERA<br>CALIFORNIA FAN PALM | 18` B.T.H. |

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**TREE & PALM PLAN**

Landscape Plan

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

**L-04**

Job No. 2021-743

Date 03-14-2022

## PROPOSED SHRUB LIST

ALL PROPOSED SHRUBS WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY IPC.
SHRUB SIZING MINIMUM: 10% TO BE 15 GAL. AND 70% TO BE 5 GAL.

| SHRUBS & GROUNDCOVER | | | SIZE | WATER USE | SPACING |
|---|---|---|---|---|---|
| | AGAVE GEMNIFLORA | TWIN-FLOWERED AGAVE | 15 GAL | LOW | 3' o.c. |
| | ALOE ARBORESCENS | TREE ALOE | 1 GAL | LOW | 3' o.c. |
| | ANIGOZANTHUS SPP. | KANGAROO PAW | 5 GAL | LOW | 3' o.c. |
| | ARBUTUS UNEDO 'COMPACTA' COMPACT | STRAWBERRY BUSH | 15 GAL | LOW | 4' o.c. |
| | ARCTOSTAPHYLLOS EDMUNDSII | CARMEL SUR MANZANITA | 5 GAL | LOW | 3' o.c. |
| | BACCHARIS PILULARIS | COYOTE BRUSH | 5 GAL | LOW | 3' o.c. |
| | BUXUS M. JAPONICA | JAPANESE BOXWOOD | 5 GAL | MOD. | 3' o.c. |
| | CAREX TUMULICOLA | BERKELEY SEDGE | 1 GAL | LOW | 18" o.c. |
| | CISTUS HYBRIDUS | WHITE ROCKROSE | 5 GAL | LOW | 3' o.c. |
| | DODONEA VISCOSA | HOP SEED BUSH | 5 GAL | MOD. | 3' o.c. |
| | ECHIUM FASTUOSUM | PRIDE OF MADEIRA | 5 GAL | LOW | 5' o.c. |
| | ELAEAGNUS PUNGENS | SILVERBERRY EVERGREEN | 5 GAL | LOW | 3' o.c. |
| | FEIJOA SELLOWIANA | PINEAPPLE GUAVA | 15 GAL | LOW | 5' o.c. |
| | FESTUCA GLAUCA & CVRS | BLUE FESCUE | 1 GAL | LOW | 18" o.c. |
| | FREMONTODENDRON CALIFORNICUM | CALIFORNIA FLANNEL BUSH | 5 GAL | LOW | 5' o.c. |
| | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | MOD. | 18" o.c. |
| | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | LOW | 3' o.c. |
| | IRIS 'PACIFIC COAST HYBRIDS' | HYBRID IRIS | 1 GAL | MOD. | 18" o.c. |
| | KNIPHOFIA UVARIA & CVRS | RED HOT POKER | 5 GAL | LOW | 3' o.c. |
| | LAVANDULA ANGUSTIFOLIA | ENGLISH LAVENDER | 5 GAL | LOW | 3' o.c. |
| | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' | TEXAS RANGER | 5 GAL | LOW | 3' o.c. |
| | LEYMUS ARENARIUS & CVRS | BLUE LYME GRASS | 1 GAL | MOD. | 18" o.c. |
| | LIRIOPE MUSCARI & CVRS | LILY TURF | 5 GAL | MOD. | 3' o.c. |
| | LONICERA JAPONICA 'HALLIANA' | JAPANESE HONEYSUCKLE | 1 GAL | LOW | 3' o.c. |
| | MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE | 5 GAL | MOD. | 3' o.c. |
| | NASSELLA PULCHRA | PURPLE NEEDLE GRASS | 1 GAL | LOW | 3' o.c. |
| | PENNISETUM SETACEUM 'CUPREUM' | FOUNTAIN GRASS | 1 GAL | LOW | 3' o.c. |
| | PHORMIUM TENAX | NEW ZEALAND FLAX | 5 GAL | MOD. | 3' o.c. |
| | PITTOSPORUM TOBIRA 'VARIEGATA' | VARIEGATED TOBIRA | 5 GAL | MOD. | 3' o.c. |
| | PRUNUS ILICIFOLIA | HOLLYLEAF CHERRY | 5 GAL | LOW | 3' o.c. |
| | RHAMNUS CALIFORNICA | COFFEEBERRY | 5 GAL | LOW | 5' o.c. |
| | RHAPHIOLEPIS INDICA | INDIAN HAWTHORNE | 5 GAL | MOD. | 3' o.c. |
| | RHUS INTEGRIFOLIA | LEMONADE BERRY | 5 GAL | LOW | 3' o.c. |
| | RHUS OVATA | SUGAR BUSH | 5 GAL | LOW | 3' o.c. |
| | RIBES SPECIOSUM | FLOWERING GOOSEBERRY | 5 GAL | LOW | 3' o.c. |
| | RIBES VIBURNIFOLIUM | EVERGREEN CURRANT | 5 GAL | LOW | 3' o.c. |
| | ROSMARINUS O. 'IRENE' | TRAILING ROSEMARY | 5 GAL | LOW | 3' o.c. |
| | ROSMARINUS O. 'TUSCAN BLUE' | ROSEMARY | 5 GAL | LOW | 3' o.c. |
| | ROSMARINUS OFFICIALIS 'PROSTRATUS' | PROSTRATE ROSEMARY | 5 GAL | LOW | 3' o.c. |
| | SALVIA CLEVELANDII | CLEVELAND SAGE | 5 GAL | LOW | 3' o.c. |
| | SALVIA GREGGII | AUTUMN SAGE | 5 GAL | LOW | 3' o.c. |
| | WESTRINGIA FRUTICOSA 'WYNABBIE GEM' | COAST ROSEMARY | 5 GAL | LOW | 4' o.c. |
| | YUCCA SPP. | YUCCA | 5 GAL | LOW | 3' o.c. |
| SCREENING OF ABOVE-GROUND UTILITES | | | | | |
| | LIGUSTRUM J. TEXANUM | WAX-LEAF PRIVET - COLUMN | 15 GAL | MOD. | 3' o.c. |
| | PRUNUS C. 'BRIGHT & TIGHT' | CAROLINA LAUREL CHERRY | 15 GAL | MOD. | 3' o.c. |
| VINES: | | | | | |
| | BOUGAINVILLEA GLABRA | BOUGAINVILLEA | 5 GAL | MOD. | 8' o.c. |
| | PARTHENOCISSUS TRICUSPIDATA | VIRGINIA CREEPER | 5 GAL | MOD. | 8' o.c. |
| | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 5 GAL | LOW | 8' o.c. |

## GENERAL PLANTING NOTES

1. ALL PLANTING AND IRRIGATION WILL CONFORM TO THE CITY OF HIGHLAND MUNICIPAL CODE 16.40.390.
2. AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE UTILIZED FOR THIS PROJECT PER THE CITY OF HIGHLAND WATER CONSERVATION ORDINANCE. THE IRRIGATION DESIGN WILL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
3. ALL MATURE PLANTING WILL NOT INTERFERE WITH UTILITY LINES OR TRAFFICE LINE OF SIGHT TRIANGLES.
4. ALL ABOVE-GROUND UTILITES WILL BE SCREENED WITH 15 GALLON DENSE PLANT MATERIAL INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
5. ALL ON-SITE SLOPES 3' VERTICAL IN HEIGHT AND STEEPER THAN 4:1 WILL BE PLANTED WITH A COMBINATION OF GROUNDCOVER, SHRUBS AND TREES SELECTED FROM THE PLANT LIST OR AS APPROVED BY THE CITY LANDSCAPE ARCHITECT.
6. ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE PROPERTY MANAGEMENT COMPANY.
7. ALL TREES WILL BE MINIMUM 24" BOX SIZE EXCEPT FOR MINIMUM 15 GALLON SIZE ON SLOPES.
8. ALL SHRUB AREAS WILL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH PER CAL GREEN REQUIREMENTS.
9. TREES WITH INVASIVE ROOTS SHALL NOT BE PLANTED WITHIN OR ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
10. ANNUALS ARE NOT PERMITTED WITHIN THE SETBACK PLANTING AREA.
11. ALL TURF AREAS SHALL BE SODDED. SEEDING AND OTHER ALTERNATIVE METHODS ARE NOT ACCEPTABLE.

ALL LANDSCAPE PLANS will COMPLY with:
-CITY of HIGHLAND MUNICIPAL CODE SECTION 16.40.390: Landscaping Standards and Water Efficient Landscaping
-GREENSPOT VILLAGE SPECIFIC PLAN

## TREE AND PALM LEGEND

| TREES | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|
| | CITRUS X LIMON 'MEYER'<br>MEYER LEMON | 24"BOX |
| | CUPRESSUS SEMPERVIRENS<br>ITALIAN CYPRESS | 24"BOX |
| | FRAXINUS ANGUSTIFOLIA OXYCARPA 'RAYWOOD'<br>RAYWOOD ASH | 24"BOX |
| | KOELREUTERIA BIPINNATA<br>CHINESE FLAME TREE | 24"BOX |
| | LAGERSTROEMIA I X 'NATCHEZ'<br>NATCHEZ CRAPE MYRTLE MULTI-TRUNK | 36"BOX |
| | LAURUS X `SARATOGA`<br>SARATOGA HYBRID LAUREL | 36"BOX |
| | MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM<br>MAJESTIC BEAUTY SOUTHERN MAGNOLIA | 24"BOX |
| | OLEA EUROPAEA `WILSONI'<br>FRUITLESS OLIVE | 24"BOX |
| | PHOENIX DACTYLIFERA `MEDJOOL`<br>MEDJOOL DATE PALM | 18` B.T.H. |
| | PINUS ELDARICA<br>AFGHAN PINE | 24"BOX |
| | PLATANUS RACEMOSA<br>CALIFORNIA SYCAMORE MULTI-TRUNK | 24"BOX |
| | PLATANUS X ACERIFOLIA 'BLOODGOOD'<br>BLOODGOOD LONDON PLANE TREE | 24"BOX |
| | PODOCARPUS GRACILIOR 'COLUMN'<br>FERN PINE | 36"BOX |
| | PYRUS KAWAKAMII<br>EVERGREEN PEAR | 24"BOX |
| | QUERCUS AGRIFOLIA<br>COAST LIVE OAK | 24"BOX |
| | WASHINGTONIA FILIFERA<br>CALIFORNIA FAN PALM | 18` B.T.H. |

## PARKING LOT CALCULATIONS AND NOTES:

| | |
|---|---|
| TOTAL PARKING STALLS (UNCOVERED) | 371 STALLS |
| PARKING LOT TREES REQUIRED (1 TREE PER 5 STALLS): | 75 TREES |
| PARKING LOT TREES PROVIDED,: | 162 TREES |

A MINIMUM OF 10% OF THE PARKING LOT AREA WILL BE LANDSCAPE AREA.

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**PLANT PALETTE & NOTES**
Landscape Plan

MJS LANDSCAPE ARCHITECTURE

**L-05**

Job No. 2021-743
Date 03-14-2022



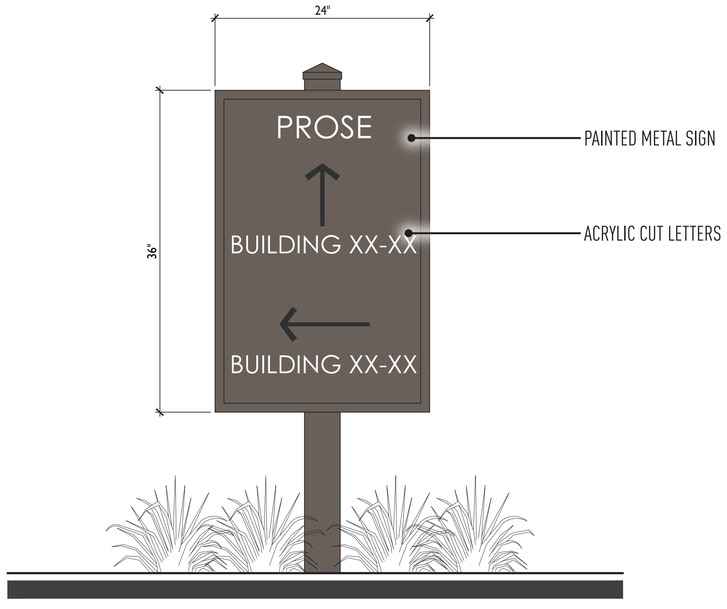

SIGNAGE LOCATION MAP SCALE:1"=150'




ENTRY SIGN SCALE:1 1/2"=1'-0"




MAIN ENTRY SIGNAGE SCALE:1 1/2"=1'-0"




WAYFINDING SIGN SCALE:1 1/2"=1'-0"
LOCATE THROUGHOUT THE PROJECT SITE

**GREENSPOT VILLAGE - PA2**
Highland, California
**ALLIANCE RESIDENTIAL CALIFORNIA**

**CONCEPTUAL SIGNAGE EXHIBIT**
Landscape Plan

MJS LANDSCAPE ARCHITECTURE

**L-06**

Job No. 2021-743
Date 03-14-2022



)KOELREUTERIA BIPINNATA
CHINESE FLAME TREE



PINUS ELDARICA
AFGHAN PINE



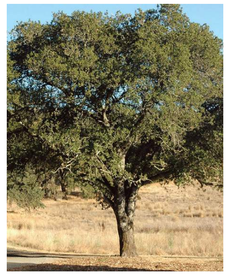
PLATANUS X ACERIFOLIA
'BLOODGOOD' - LONDON PLANE



PODOCARPUS GRACILIOR
FERN PINE



PYRUS KAWAKAMII
EVERGREEN PEAR



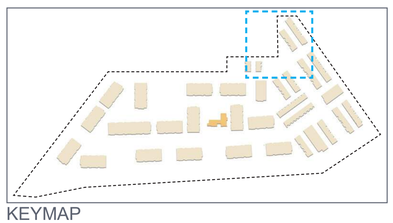
QUERCUS AGRIFOLIA
COAST LIVE OAK



EXISTING ADJACENT FOLIAGE

PROPOSED SCREENING TREES (4)
- pinus eldarica - afghan pine

PROPOSED SCREENING TREES (3)
- platanus x acerifolia 'bloodgood' - london plane tree



KEYMAP






6' HT. & 8' HT. SPLIT-FACE BLOCK WALL

PROPOSED SCREENING TREES (3)
- platanus x acerifolia 'bloodgood' - london plane tree

PROPOSED SCREENING TREE (1)
- koelreuteria bipinnata - chinese flame tree

PROPOSED SCREENING TREES (5)
- pinus eldarica - afghan pine

PROPOSED SCREENING TREE (1)
- quercus agrifolia - coast live oak

6' HT. SPLIT-FACE BLOCK WALL

APPROX. 140' OF 8' HT. SPLIT FACE BLOCK WALL AS INDICATED IN BLUE

PROPOSED SCREENING TREES (2)
- platanus x acerifolia 'bloodgood' - london plane tree

PROPOSED SCREENING TREES (7)
- podocarpus gracilior - fern pine

PROPOSED SCREENING TREES (4)
- pyrus kawakamii - evergreen pear

# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

## ADJACENT NEIGHBOR SCREENING EXHIBIT -EAST OF CALHOUN STREET

Landscape Plan

MJS LANDSCAPE ARCHITECTURE

L-07

Job No. 2021-743
Date 03-14-2022



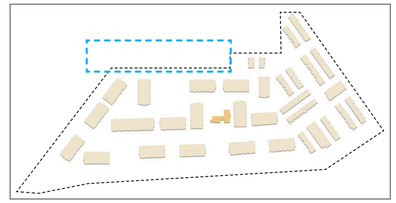
)KOELREUTERIA BIPINNATA
CHINESE FLAME TREE



6' HT. SPLIT-FACE BLOCK WALL



VIEW FROM ADJACENT LOT



KEYMAP

GARAGES WALLS (SAME FINISH AS ADJACENT WALL) AT PROPERTY LINE

6' SPLIT FACE BLOCK WALL AT PROPERTY LINE

PROPOSED SCREENING TREE (10)
- koelreuteria bipinnata - chinese flame tree



# GREENSPOT VILLAGE - PA2

Highland, California

**ALLIANCE RESIDENTIAL CALIFORNIA**

**ADJACENT NEIGHBOR EXHIBIT**
**-WEST OF CALHOUN STREET**
Landscape Plan

MJS LANDSCAPE ARCHITECTURE

**L-08**

Job No. 2021-743
Date 03-14-2022

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

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

**SUBJECT:** Sheriff's Department Schedule A amendment for FY 2022-2023.

**RECOMMENDATION:**

1. The City Council authorize the Mayor to execute the amended Schedule A contract (FY 2022-2023) for Law Enforcement Services with the San Bernardino County Sheriff's Department when received; &

2. Approve the following budget adjustments for FY 2022-2023. Expenditures of $303,830 from 001-2000-4560 (Contract Services-Police Services) & Revenues of $13,065 from 001-1450-7100 (Sales Tax) and $290,765 from 001-1450-9544 (EVWD Police Services Fees).

**FISCAL IMPACT:** The fiscal impact of the amended Schedule A for FY 2022-2023 is $11,849,516 of which $290,764 is the responsibility of EVWD.

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

**BACKGROUND:** On May 10, 2022, the City Council approved a FY 2022-2023 Schedule A of $11,567,858. This reflected an overall increase of $209,514 or a 1.8% increase from the FY 2021-2022 Schedule A and was within the approved budget. On July 19, 2022, the San Bernardino County Sheriff met with contract cities to inform them there would be an amended Schedule A increase for FY 2022-2023. The amended Schedule A for FY 2022-2023 reflects an additional increase of $281,658 for a total increase from FY 2021-2022 of $491,172 or 4.32%.

The reasons for the additional $209,514 increase (by line item) are included in attachment C. There are no proposed changes in staffing to the amended Schedule A for FY 2022-2023. The additional cost of the Deputy paid by EVWD is $5,408. EVWD has been made aware of this cost and will remit payment to the City when invoiced.

| | | | |
|---|---|---|---|
| Approved _____ | Motion_____ | Second _____ | Agenda Item No. 17 |
| Denied _____ | Ayes_____ | | |
| Continued_____ | Noes _____ | | File No. _____ |
| Tabled_____ | Abstain_____ | | |
| | Absent_____ | | |

B Hughes
City Clerk

City Manager

Attachments:
A. FY 2022-2023 Schedule A (proposed).
B. FY 2022-2023 Schedule A (actual).
C. Comparison of FY 2022-2023 Schedule A (actual) to FY 2022-2023 Schedule A (proposed).

# Attachment A

FY 2022-2023 Schedule A (proposed).

**SCHEDULE A**
**LAW ENFORCEMENT SERVICES CONTRACT**
**CITY OF HIGHLAND**
**FY 2022-23**

**ROLLOVER WITH SALARY INCREASES FOR STAFF EFFECTIVE 07-30-2022**

| LEVEL OF SERVICE | | | | FY 2022-23 COST |
|---|---|---|---|---|
| 1 | - | Captain | $ | 481,770 [1] |
| 1 | - | Lieutenant | | 368,926 [1] |
| 6 | - | Sergeant | | 1,890,318 [1] |
| 3 | - | Detective/Corporal | | 794,499 [1] |
| 24 | - | Deputy Sheriff Tier 2 | | 5,293,032 [1] |
| 4 | - | Sheriff's Service Specialist | | 351,104 [1] |
| 1 | - | Secretary | | 81,022 [1] |
| 4 | - | Office Specialist | | 323,488 [1] |
| 14 | - | Marked Unit | | 256,843 [2] |
| 7 | - | Unmarked Unit | | 53,685 [2] |
| 1 | - | Mini Van | | 5,398 [2] |
| 2 | - | Command Staff Vehicle | | 20,137 [2] |
| 3 | - | Pickup truck | | 24,271 [2] |
| 2 | - | Citzen Patrol - Ford Escape | | 12,738 [2] |
| 1 | - | Citizen Patrol Donated SUV (Equip & Comm Only) | | 1,625 [3] |
| | | Dispatch Services | | 469,924 [1] |
| 60 | - | HTs (Amortization, Access & Maintenance) | | 84,540 |
| 33 | - | Taser Replacement (Amortized over 5-years) | | 11,088 |
| | | Administrative Support | | 60,114 |
| | | Office Automation | | 169,854 |
| | | Services & Supplies | | 48,600 |
| | | Vehicle Insurance | | 154,905 |
| | | Personnel Liability & Bonding | | 324,370 |
| | | Workers' Comp Experience Modification | | 40,340 |
| | | Law Enforcement Experience Modification | | 200,492 |
| | | County Administrative Cost | | 326,433 |
| | | **Revised Cost for FY2022-23** | **$** | **11,849,516** [1] |
| | | Original Cost | | (11,567,858) |
| | | **Net Increase** | **$** | **281,658** |

**Monthly Payment Schedule**

| | |
|---|---|
| 1st payment due July 15, 2022: | $963,990 |
| 2nd through 12th payments due the 5th of each month: | $963,988 |

**Increased MOU Cost Quarterly Payment Schedule**

| | | |
|---|---|---|
| 1st Quarter | $ | 70,414.50 |
| 2nd Quarter | | 70,414.50 |
| 3rd Quarter | | 70,414.50 |
| 4th Quarter | | 70,414.50 |
| | **$** | **281,658** |

[1] Personnel costs include salary and benefits and are subject to change by Board of Supervisors' action. Changes in salary and benefit costs will be billed to the City on a quarterly invoice.

[2] Vehicle costs do not include fuel and maintenance. The City is responsible for fuel, repair and maintenance of all contract vehicles, including collision damage. All fuel, repair and maintenance costs incurred by the County will be billed to the City on a quarterly invoice.

[3] No replacement cost is included for grant funded or donated vehicles.

# Attachment B

FY 2022-2023 Schedule A (actual).

# SCHEDULE A
# Law Enforcement Services Contract
# City of Highland
# 2022-23

**ROLLOVER**

| LEVEL OF SERVICE | | | | FY 2022-23 COST | |
|---|---|---|---|---|---|
| 1 | - | Captain | $ | 472,105 | [1] |
| 1 | - | Lieutenant | | 352,196 | [1] |
| 6 | - | Sergeant | | 1,804,980 | [1] |
| 3 | - | Detective/Corporal | | 759,039 | [1] |
| 24 | - | Deputy Sheriff Tier 2 | | 5,180,112 | [1] |
| 4 | - | Sheriff's Service Specialist | | 344,924 | [1] |
| 1 | - | Secretary | | 79,601 | [1] |
| 4 | - | Office Specialist | | 317,816 | [1] |
| 14 | - | Marked Unit | | 256,843 | [2] |
| 7 | - | Unmarked Unit | | 53,685 | [2] |
| 1 | - | Mini Van | | 5,398 | [2] |
| 2 | - | Command Staff Vehicle | | 20,137 | [2] |
| 3 | - | Pickup truck | | 24,271 | [2] |
| 2 | - | Citzen Patrol - Ford Escape | | 12,738 | [2] |
| 1 | - | Citizen Patrol Donated SUV (Equip & Comm Only) | | 1,625 | [3] |
| | | Dispatch Services | | 461,652 | [1] |
| 60 | - | HTs (Amortization, Access & Maintenance) | | 84,540 | |
| 33 | - | Taser Replacement (Amortized over 5-years) | | 11,088 | |
| | | Administrative Support | | 60,114 | |
| | | Office Automation | | 169,854 | |
| | | Services & Supplies | | 48,600 | |
| | | Vehicle Insurance | | 154,905 | |
| | | Personnel Liability & Bonding | | 324,370 | |
| | | Workers' Comp Experience Modification | | 40,340 | |
| | | Law Enforcement Experience Modification | | 200,492 | |
| | | County Administrative Cost | | 326,433 | |
| | | **Cost for FY2022-23** | **$** | **11,567,858** | [1] |

**Monthly Payment Schedule**

| | |
|---|---|
| 1st payment due July 15, 2022: | $963,990 |
| 2nd through 12th payments due the 5th of each month: | $963,988 |

[1] Personnel costs include salary and benefits and are subject to change by Board of Supervisors' action. Changes in salary and benefit costs will be billed to the City on a quarterly invoice.

[2] Vehicle costs do not include fuel and maintenance. The City is responsible for fuel, repair and maintenance of all contract vehicles, including collision damage. All fuel, repair and maintenance costs incurred by the County will be billed to the City on a quarterly invoice.

[3] No replacement cost is included for grant funded or donated vehicles.

# Attachment C

Comparison of FY 2022-2023 Schedule A (actual) to FY 2022-2023 Schedule A (proposed).

| | Proposed 2022/2023 | Actual 2022/2023 | Increase/ (Decrease) $ | Increase/ (Decrease) % |
|---|---|---|---|---|
| Captain | **481,770** | **472,105** | 9,665 | 2.05% |
| Lieutenant | **368,926** | **352,196** | 16,730 | 4.75% |
| Sergeants | **1,890,318** | **1,804,980** | 85,338 | 4.73% |
| Detectives | **794,499** | **759,039** | 35,460 | 4.67% |
| Deputies | **5,293,032** | **5,180,112** | 112,920 | 2.18% |
| Sheriff Service Specialists | **351,104** | **344,924** | 6,180 | 1.79% |
| Secretary | **81,022** | **79,601** | 1,421 | 1.79% |
| Office Specialists | **323,488** | **317,816** | 5,672 | 1.78% |
| Marked Units | 256,843 | 256,843 | - | 0.00% |
| Unmarked Units | 53,685 | 53,685 | - | 0.00% |
| Mini Van | 5,398 | 5,398 | - | 0.00% |
| Command Staff Vehicles | 20,137 | 20,137 | - | 0.00% |
| Pickup Truck | 24,271 | 24,271 | - | 0.00% |
| Citizen Patrol Vehicles | 14,363 | 14,363 | - | 0.00% |
| Dispatch Services | **469,924** | **461,652** | 8,272 | 1.79% |
| HTs | 84,540 | 84,540 | - | 0.00% |
| Tasers | 11,088 | 11,088 | - | 0.00% |
| Admin Support | **60,114** | **60,114** | - | 0.00% |
| Office Automation | 169,854 | 169,854 | - | 0.00% |
| Services & Supplies | 48,600 | 48,600 | - | 0.00% |
| Vehicle Insurance | 154,905 | 154,905 | - | 0.00% |
| Personnel Liability & Bonding | 324,370 | 324,370 | - | 0.00% |
| Workers Comp Exp Modification | 40,340 | 40,340 | - | 0.00% |
| Law Enforcement Exp Modification | 200,492 | 200,492 | - | 0.00% |
| COWCAP | 326,433 | 326,433 | - | 0.00% |
| Startup Costs | - | - | - | #DIV/0! |
| | 11,849,516 | 11,567,858 | **281,658** | 2.43% |

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**FROM:** Joseph A. Hughes, City Manager

**REVIEWED BY:** Carlos Zamano, Public Works Director/City Engineer CZ

**PREPARED BY:** Alondra Muñoz, Engineering Technician II

**SUBJECT:** Amendment to Measure I Five-Year Capital Improvement Program (Fiscal Years 2021/2022 through 2025/2026)

**RECOMMENDATION:** Adopt Resolution No. 2022-___ approving the Amended Measure I Five-Year Capital Improvement Program (Fiscal Years 2021/2022 through 2025/2026)

**FISCAL IMPACT:** Since Measure I funds are restricted to roadway improvement and pavement maintenance type projects, changes in the approved Measure I Five-Year Capital Improvement Program to reflect the City's latest plan to utilize its Measure I funds will not affect other City services.

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

**BACKGROUND:** The Measure I Five-Year Capital Improvement Program (Measure I CIP) serves as a planning guide for the City's expenditure of Measure I Local Pass-Through funds. On August 26, 2021, City Council adopted Resolution 2021-041 approving the Measure I CIP for Fiscal Years 2021/2022 through 2025/2026.

In accordance with SBCTA guidelines, projects included in the Measure I CIP are not subject to SBCTA approval and can be changed at the discretion of the City Council, if the changes are consistent with the Measure I Local Street Program policies, and SBCTA is kept informed of the changes.

The Measure I CIP is now being amended to be consistent with the City's Five-Year Capital Improvement Program. Following are the proposed changes to the Measure I CIP:

1. Add Elm Street Alley improvements to the joint pavement rehabilitation project with the County of San Bernardino, City Project No. str20003.

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 18 |
| Denied _____ | Ayes _____ | | |
| Continued _____ | Noes _____ | | File No. _____ |
| Tabled _____ | Abstain _____ | | |
| | Absent _____ | | |

B Hughes
City Clerk

City Manager

2. Add Messina Street/Seine Avenue Sidewalk Improvements, City Project No. swk210001. This project is partially funded from SBCTA TDA Article 3 Funds in the amount of $77,989.

3. Add two projects previously completed: 1) Sectors B & C Rehabilitation and Maintenance, City Project No. str17005 and 2) Safe Routes to School for Cole & Cypress Elementary Schools, City Project No. str12005. This addition is necessary to resolve prior audit comments to remove the over-estimate amounts that went over in Fiscal Year 2020/2021 for both projects.

4. Adjust amounts of eligible expenses for several projects to reflect actual costs.

The projects added, as noted above, are highlighted in yellow on the attached Amended Measure I CIP showing the appropriate street locations, construction year and Measure I fund amount applicable to each Measure I project. City staff recommends City Council approval of the amendment to the Measure I CIP.

Attachments: Resolution approving amendment to Measure I 5-Year CIP
Amended 5-Year Measure I Capital Improvement Program

**RESOLUTION NO. 2022-___**

**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 2021/2022 THROUGH 2025/2026**

**WHEREAS**, San Bernardino County voters approved passage of Measure I 1990-2010 in November 1989 and renewed as Measure I 2010-2040 in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

**WHEREAS**, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 89-1 and Ordinance No. 04-01 of the Authority; and

**WHEREAS**, Expenditure Plans of the Ordinance require each local jurisdiction receiving revenue from the tax to expend those funds pursuant to a Capital Improvement Program adopted by resolution of the local jurisdiction; and

**WHEREAS**, Expenditure Plans of the Ordinance also require that each local jurisdiction annually adopt and update its Capital Improvement Plan; and

**WHEREAS**, SBCTA allows local jurisdictions the opportunity to amend the annually adopted Measure I Five-Year Local Street Capital Improvement Program.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Highland, State of California, hereby amends the Measure I Five Year Capital Improvement Program for Fiscal Years 2021/2022 through 2025/2026, a copy of which is attached to this Resolution.

**PASSED, APPROVED AND ADOPTED** this 9th day of August, 2022.

_____

Larry McCallon,
Mayor

ATTEST:

_____

Betty Hughes, MMC
City Clerk

| | |
|---|---|
| Resolution Number: | 2022-xxx |
| Resolution Approval Date: | 8/9/2022 |
| Contact Person/Title: | Carlos Zamano - PW Director/City Engineer |
| Phone: | (909) 864-6861 |
| Email: | czamano@cityofhighland.org |

Jurisdiction:

**Highland**

## Measure I Local Pass-through Program

# FIVE YEAR CAPITAL IMPROVEMENT PLAN - AMENDED

### Fiscal Years 2021/2022 thru 2025/2026

6/30/21 Carryover Balance: **$2,352,000.00**

| Named Projects: | Is Project in City's Non-motorized Transportation Plan? (Yes/No) | Does Project have an ATP Component? (Yes/No) | Is the Project on the City's Nexus Study List? (Public/DIF Share %) | | Estimated Total Project Cost | FY2021/22 Est. Revenue $1,109,982.00 | | FY2022/23 Est. Revenue $1,153,622.00 | | FY2023/24 Est. Revenue $1,186,952.00 | | FY2024/25 Est. Revenue $1,221,233.00 | | FY2025/26 Est. Revenue $1,256,494.00 | | Total Est. Rev. $5,928,283.00 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Carryover Funds | Current Estimate | Carryover Funds | Current Estimate | Carryover Funds | Current Estimate | Carryover Funds | Current Estimate | Carryover Funds | Current Estimate | Total |
| brg04004a- Street Improvement - Boulder Ave. (San Manuel Village Entrance to Greenspot Rd.) | Yes | No | 100% | 0% | $4,429,116.00 | $7,852.50 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$7,852.50** |
| LRS19001-Develop Local Roadway Safety Plan | No | No | 100% | 0% | $84,052.50 | $2,431.21 | $0.00 | $731.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$3,162.21** |
| ola18001- CDBG 18/19 - Rehab - Elmwood Rd. (Base Line to Fisher St.), McKinley St. (9th St. to Base Line), and Walker St. (Sterling Ave. to East Terminus) | No | No | 100% | 0% | $379,097.00 | $362.79 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$362.79** |
| ola19001- CDBG 19/20 - Rehab - Del Rosa Ave. (4th St. to 5th St.), Elm Street (6th St. to 9th St.), and San Francisco St. (Base Line to Sparks St.) | No | No | 100% | 0% | $232,814.00 | $189.84 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$189.84** |
| ola20001- CDBG 20/21 - Rehab - Central Ave. (9th St. to north edge of City Creek Bypass Bridge) | No | No | 100% | 0% | $211,280.00 | $97.91 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$97.91** |
| ola20002- CDBG 21/22 - Rehab - Cunningham St. (Base Line to 9th St.) | No | No | 100% | 0% | $239,544.00 | $0.00 | $0.00 | $101,544.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$101,544.00** |
| Sapphire St. (0.3 miles N/E of Florida St to 0.13 miles north) | No | No | 100% | 0% | $7,000.00 | $7,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$7,000.00** |
| Sapphire St. (0.43 miles N/O Florida St. to 0.21 miles N/E) (Joint Project with County) | No | No | 100% | 0% | $10,000.00 | $10,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$10,000.00** |
| str11005 - Street Improvements - 9th St. (Cunningham St. to Palm Ave.) & Church Ave./Norwood St. Intersection | Yes | No | 100% | 0% | $819,918.00 | $164,901.29 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$164,901.29** |
| str11006 - Street Improvements - McKinley Ave. (9th St. to Base Line) & Base Line/Valaria Dr. Intersection | Yes | No | 100% | 0% | $1,263,300.00 | $321,363.32 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$321,363.32** |
| str12005 - Street Improvements - 10th St. (Central Ave. to Drummond Ave.), Drummond Ave. (Norwood St. to 9th St.), Cole Ave. (14th St. to 10th St.) & 14th St. (Central Ave. to Cole Ave.) | Yes | No | 100% | 0% | $1,068,254.00 | $25,557.00 | $0.00 | $0.00 | $149,230.15 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$174,787.15** |
| str15002 - Bikeway -Highland/Redlands Regional Connector (Orange St., Streater Dr., Glenheather Dr. and Love St.) | Yes | Yes | 100% | 0% | $4,691,956.00 | $0.00 | $0.00 | $0.00 | $192,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$192,000.00** |
| str17001- Bikeway - City Creek/Alabama Street Bikeways | Yes | Yes | 100% | 0% | $4,095,898.00 | $17,945.34 | $0.00 | $0.00 | $140,132.80 | $0.00 | $188,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$346,078.14** |
| str17005 - Sector B & C Pavement Rehabilitation and Maintenance (Locations per attachments H & I) | No | No | 100% | 0% | $2,310,238.00 | $12,646.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$12,646.00** |
| str19001 - Sector D Pavement Rehabilitation and Maintenance (Locations per attachments "D" and "E") | No | No | 100% | 0% | $2,075,525.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$0.00** |
| str20001 - Sector E Pavement Rehabilitation and Maintenance (Locations per Attachments "F" and "G") | No | No | 100% | 0% | $2,671,700.00 | $0.00 | $805,365.77 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$805,365.77** |
| str20003 - Tippecanoe Ave. (3rd St. - Vine St.) & Elm St. Alley Joint Project with SB County | No | No | 100% | 0% | $2,502,285.00 | $1,676,507.55 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$1,676,507.55** |
| swk19001- Transit Stops, Sidewalk and Bikeway Improvements - 9th St. (Eucalyptus Dr. to Victoria Ave.) | Yes | No | 100% | 0% | $124,927.00 | $3,295.00 | $0.00 | $0.00 | $23,705.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$27,000.00** |
| swk19002- Transit Stop Access Improvements - Base Line, Boulder Ave., 9th St., and Olive Tree Ln. | Yes | No | 100% | 0% | $90,830.00 | $1,226.34 | $0.00 | $0.00 | $66,773.66 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$68,000.00** |
| swk21001 - Street Improvements - Messina St. & Seine Ave. | Yes | No | 100% | 0% | $148,417.00 | $1,782.50 | $0.00 | $0.00 | $73,645.50 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$75,428.00** |
| | | | | Named Projects Total: | | **$2,253,158.59** | **$805,365.77** | **$102,275.00** | **$645,487.11** | **$0.00** | **$188,000.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$3,918,858.47** |
| | | | | Total Carryover + Estimate: | | $3,058,524.36 | | $747,762.11 | | $188,000.00 | | $0.00 | | $0.00 | | |
| | | | | (%) Named Projects to FY Est. Revenue: | | 275.55% | | 64.82% | | 15.84% | | 0.00% | | 0.00% | | |
| **Categorical Projects:** | | | | | | | | | | | | | | | | |
| Miscellaneous City-Wide Street Rear | No | No | | | $500,000.00 | | 100,000.00 | | 100,000.00 | | 100,000.00 | | 100,000.00 | | 100,000.00 | **$500,000.00** |
| | | | | Categorical Projects Total: | | | $100,000.00 | | $100,000.00 | | $100,000.00 | | $100,000.00 | | $100,000.00 | $500,000.00 |
| | | | | (%) Categorical Projects to FY Est. Revenue: | | | 9.01% | | 8.67% | | 8.42% | | 8.19% | | 7.96% | |

Total Programming is currently: 54.28% (must not exceed 150%) of Carryover Balance + Total Est. Revenue.

| | |
|---|---|
| **Total Carryover Programming:** | **$2,355,433.59** |
| **Total Estimated Programming:** | **$2,138,852.88** |
| **Total Programming:** | **$4,494,286.47** |

# ATTACHMENT "D"

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR D REHABILITATION LIST OF STREETS

| NO. | STREET | FROM | TO |
|---|---|---|---|
| 1 | Atlantic Ave. | 255' E/O Boulder Ave. | East End |
| 2 | Atlantic Ave. | Palm Ave. | Boulder Ave. |
| 3 | Base Line | Clubview Dr. | Weaver Street |
| 4 | Browning Rd. | Saffron Ave. | North End |
| 5 | Clydesdale St. | Hackney St. | North End |
| 6 | Highland Ave. | Surrey Ln. | Gala St. |
| 7 | Highland Ave. | Hamilton Dr. | Church St. |
| 8 | Highland Ave. | Rock Spring Ln. | Cloverhill Dr. |
| 9 | Highland Ave. | Clear Spring Ln. | Pleasant View Ln. |
| 10 | Oak Ridge Rd. | West End | Gala St. |
| 11 | Pacific St. | Buckeye St. | Boulder Ave. |
| 12 | Poppet Dr. | York Dr. | Hagy Ave. |
| 13 | Seine Ave. | Base Line | Messina St. |

**ATTACHMENT "E"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR D PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | 19th Court | La Praix Street | West CDS |
| 2 | 20th Street | La Praix Street | East CDS |
| 3 | 21st Street | East End | Rainbow Lane |
| 4 | Amber Street | Oak Ridge Road | Highland Avenue |
| 5 | Amberwood Lane | Rosewood Lane | Cloverhill Road |
| 6 | Amberwood Lane | Cloverhill Road | Winterwood Lane |
| 7 | Applewood St. | Terrace Dr. | North End |
| 8 | Bobcat Ln. | Jackrabbit Ln. | South End |
| 9 | Browning Rd. | Greenfield Ln. | Burns Ave. |
| 10 | Browning Road | Saffron Avenue | Burns Avenue |
| 11 | Browning Road | Greenfield Lane | Base Line Street |
| 12 | Carriage Hill Drive | East CDS | West CDS |
| 13 | Carriage Hill Drive | West CDS | East CDS |
| 14 | Catalpa Avenue | North CDS | Stratford Street |
| 15 | Church St. | Orangewood Rd. | Highland Ave. |
| 16 | Church Street | Orange Blossom Drive | Orangewood road |
| 17 | Clifton St. | La Praix St. | East End |
| 18 | Clifton Street | Mountain Avenue | Grove Avenue |
| 19 | Coachman Lane | Carriage Hill Drive | West CDS |
| 20 | Deerwood Place | Rosewood Lane | South Cul-De-Sac |
| 21 | Grove Ave. | Stratford St. | Pacific St. |
| 22 | Grove Avenue | Millar Street | Pacific Street |
| 23 | Highland Avenue | CloverHill Drive | Clearspring Lane |
| 24 | Highland Avenue | Church Street | Rock Spring |
| 25 | La Praix Court | 21st Street | North CDS |
| 26 | La Praix St. | Pacific St. | 542' S/O Pacific St. |
| 27 | La Praix Street | 524ft South of Pacific St. | Stratford Street |
| 28 | Laurel Ave. | Pacific St. | North End |
| 29 | Laurel Lane | Clifton Street | North CDS |
| 30 | Messina Street | Seine Avenue | 159ft East of Siene Ave. |
| 31 | Millar Street | Mountain Avenue | Grove Avenue |

**ATTACHMENT "E"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR D PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 32 | Mountain Ave. | Nona Ave. | Millar St. |
| 33 | Mountain Avenue | Nona Avenue | Pasito Street |
| 34 | Mountain Avenue | Atlantic Avenue | South End |
| 35 | Mountain Avenue | Pacific Street | South End |
| 36 | Mountain Laurel Ct. | Orangewood Rd. | South End |
| 37 | Nona Avenue | Mountain Avenue | Grove Avenue |
| 38 | Oleander Avenue | North CDS | Clifton Street |
| 39 | Oleander Avenue | North CDS | Pasito Street |
| 40 | Orange Blossom Dr. | Applewood St. | Church St. |
| 41 | Orangewood Ln. | Orangewood Rd. | South End |
| 42 | Orangewood Rd. | 820' E/O Orangewood Ln. | Church St. |
| 43 | Orangewood Rd. | Orangewood Ln. | 820' E/O Orangewood Ln. |
| 44 | Orangewood Road | Terrace Drive | Orangewood Lane |
| 45 | Orangewood Road | Arroyo Vista Drive | Terrace Drive |
| 46 | Pacific Street | Boulder Avenue | Grove Avenue |
| 47 | Pasito St. | Laurel Ave. | Grove Ave. |
| 48 | Pasito Street | Mountain Avenue | Laurel Avenue |
| 49 | Rainbow Court | La Praix Street | West CDS |
| 50 | Rainbow Lane | Seine Avenue | Rainbow Ave. |
| 51 | Rainbow Pl. | Rainbow Ln. | North End |
| 52 | Rainbow Place | 240ft North of Rainbow Ln. | Rainbow Lane |
| 53 | Rainbow Place | North End | 240ft North of Rainbow Ln. |
| 54 | Rhone Avenue | North CDS | Stratford Street |
| 55 | Rhone Court | North CDS | 21st Street |
| 56 | Rhone Court | North CDS | Rainbow Lane |
| 57 | Rhone St. | Clifton St. | North End |
| 58 | Rosewood Ln. | Cloverhill Rd. | Winterwood Ln. |
| 59 | Sandlewood Pl. | Winterwood Ln. | West End |
| 60 | Seine Ave. | Clifton St. | North End |
| 61 | Seine Avenue | 20th Street | Atlantic Avenue |

**ATTACHMENT "E"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR D PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 62 | Seine Avenue | North CDS | Stratford Street |
| 63 | Seine Court | 21st Street | North CDS |
| 64 | Stratford St. | Grove Ave. | Mountain Ave. |
| 65 | Stratford Street | La Praix Street | Devon Lane |
| 66 | Summit Dr. | Terrace dr. | Orangewood Dr. |
| 67 | Summit Drive | Live Oak Road | Terrace Drive |
| 68 | Surrey Ln. | Highland Ave. | Coachman Ln. |
| 69 | Surrey Ln. | Coachman Ln. | Highland Ave. |
| 70 | Terrace Drive | Orangewood Road | Summit Drive |
| 71 | Terrace Drive | Summit Drive | Applewood Street |
| 72 | Terrace Drive | Applewood Street | Church Street |
| 73 | Weaver St. | Pleasant View Ln. | Base Line |
| 74 | Willowood Lane | Cloverhill Road | Winterwood Lane |
| 75 | Winterwood Lane | Amberwood Lane | Rosewood Lane |
| 76 | Wisteria Court | North CDS | Garden Lane |
| 77 | Carriage Hill Drive | West End | East End |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | 7th Street | Elmwood road | Del Rosa Avenue |
| 2 | 9th Street | Elmwood road | Del Rosa Drive |
| 3 | 9th Street | Elmwood road | Bonnie Street |
| 4 | 9th Street | Bonnie Street | Sterling Avenue |
| 5 | 9th Street | Sterling Avenue | 255ft East of Sterling Avenue |
| 6 | 9th Street | 255ft East of Sterling Avenue | Guthrie Street |
| 7 | 9th Street | Guthrie Street | Newcomb Street |
| 8 | 9th Street | Newcomb Street | McKinley Street |
| 9 | 9th Street | McKinley Street | 231ft East of McKinley Street |
| 10 | 9th Street | 231ft East of McKinley Street | 117ft East of Eucalyptus Drive |
| 11 | 9th Street | 117ft East of Eucalyptus Drive | 677ft East of Eucalyptus Drive |
| 12 | 9th Street | 677ft East of Eucalyptus Drive | Victoria Avenue |
| 13 | 9th Street | Victoria Avenue | Cunningham Street |
| 14 | 9th Street | Cunningham Street | Hillview Street |
| 15 | 9th Street | Hillview Street | 536ft East of Hillview Street |
| 16 | 9th Street | 536ft East of Hillview Street | Central Avenue |
| 17 | 9th Street | Central Avenue | Lillian Lane |
| 18 | 9th Street | Lillian Lane | Drummond Ave |
| 19 | 9th Street | Drummond Avenue | Palm Avenue |
| 20 | Abbey Wy. | Church St. | 1112' E/O Church St. |
| 21 | Abbey Wy. | 1112' E/O Church St. | East End |
| 22 | Aloe Court | 172' South of Water Street | South Cul-De-Sac |
| 23 | Alta Vista | Santa Ana Canyon Drive | Frontera Del Norte |
| 24 | Aplin Street | Water Street | 730' N/O Water St. |
| 25 | Aranci Way | Goldbuckle Road | Polo Street |
| 26 | Aranci Wy. | North End | Goldbuckle Rd. |
| 27 | Ashford Court | Quail Run Drive | East CDS |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 28 | Autumnchase Dr. | Sycamore Dr. | Golden Oak Ln. |
| 29 | Base Line Street | Greenbrier Place | Weaver Street |
| 30 | Birchwood Pl. | Southwood Ln. | North End |
| 31 | Blue Creek Lane | Elder Creek Lane | Willow Creek Lane |
| 32 | Bobcat Ln. | North End | Jackrabbit Ln. |
| 33 | Bright Spot Road | Weaver Street | 665' East of Weaver Street |
| 34 | Calle Carrisa | Via Alicia Street | North Cul-De-Sac |
| 35 | Canyon Oaks Drive | Oak Park Drive | Willow Oak Lane |
| 36 | Catalpa Avenue | Saturn Street | Norwood Street |
| 37 | Chanticleer Road | Goldbuckle Road | 1567ft North of Goldbuckle Rd. |
| 38 | Church Street | Greenspot Road | Old Greenspot Road |
| 39 | Church Street | Old Greenspot Road | Abbey Way |
| 40 | Cortez Street | Old Greenspot Road | Merris Street |
| 41 | Cram Rd. | Kemper Ln. | Water St. |
| 42 | Cram Road | Lochnivar Road | Kemper Lane |
| 43 | Falkirk Place | Canyon Oak Drive | Glenheather Drive |
| 44 | Fox Tail Way | Foxtail Court | Jack Rabbit Lane |
| 45 | Fox Tail Way | Glenheather Drive | Foxtail Court |
| 46 | Foxtail Ct. | Foxtail Wy. | North End |
| 47 | Foxtail Pl. | Foxtail Wy. | South End |
| 48 | Gala Street | Highland Avenue | Sheffield Drive |
| 49 | Garden Crescent | Palm View Lane | Palm View Lane |
| 50 | Goldbuckle Rd. | Weaver St. | Unicorn Wy. |
| 51 | Highland Grove Court | Highland Grove Road | North Cul-De-Sac |
| 52 | Homestead Lane | North Cul-De-Sac | Whitegate Lane |
| 53 | Jackrabbit Ln. | Church St. | North End |
| 54 | Lavender Court | North Cul-De-Sac | Garden Crescent |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 55 | Lavender Court | Palm View Lane | South Cul-De-Sac |
| 56 | Lochinvar Rd. | Weaver St. | North End |
| 57 | Marilyn Avenue | 5th Street | South End |
| 58 | Meadow Gate Lane | Club View Drive | Homestead Lane |
| 59 | Merris St. | Old Greenspot Rd. | Merris St. |
| 60 | Merris Street | Church Street | Merris Street |
| 61 | Oak Court | North Cul-De-Sac | Garden Crescent |
| 62 | Oak Ct. | Palm View Ln. | South End |
| 63 | Old Greenspot Road | Merris Street | East End |
| 64 | Palm Avenue | Base Line Street | 11th Street |
| 65 | Palm Avenue | 11th Street | Norwood Street |
| 66 | Palm Avenue | Norwood Street | 9th Street |
| 67 | Palm Avenue | 9th Street | Harlin Lane |
| 68 | Palm Avenue | Harlin Lane | Cypress Street |
| 69 | Palm Avenue | Cypress Street | 956ft Soth of Cypress Street |
| 70 | Palm Avenue | 956ft South of Cypress Street | Meines Street |
| 71 | Palm Avenue | Meines Street | 5th Street |
| 72 | Palm View Ln. | Parkview Ln. | Club View Dr. |
| 73 | Parkview Ln. | Greenspot Rd. | North End |
| 74 | Pattee Court | Nye Drive | East CDS |
| 75 | Pepper Tree Court | Oak Court | Northeast cul-De-Sac |
| 76 | Pluto Street | Baseline Frontage | Seine Avenue |
| 77 | Polo St. | Goldbuckle Rd. | East End |
| 78 | San Benito Street | La Cresta Street | North End |
| 79 | Santa Ana Canyon Rd. | Merlin Wy. | East End |
| 80 | Santa Ana Canyon Road | 1290' East of North Fork Road | Merlin Way |
| 81 | Santa Ana Canyon Road | 711' East of Aplin Street | 1290' East of North Fork Road |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 82 | Saturn Street | Seine Avenue | Windrose Drive |
| 83 | Silver Bucket Court | Silver Buckle Road | East Cul-De-Sac |
| 84 | Silver Bucket Road | Belt Lane | Goldbuckle Road |
| 85 | Silver Bucket Road | Goldbuckle Road | Silver Bucket Court |
| 86 | Southwood Ln. | Alpin St. | West End |
| 87 | Sweetwater Lane | North Cul-De-Sac | Meadowgate Lane |
| 88 | Sweetwater Lane | Meadowgate Lane | Whitegate Lane |
| 89 | Tiara Avenue | Tiara Court | Burns Avenue |
| 90 | Tiara Court | Tiara Drive | East CDS |
| 91 | Tyler Street | Old Greenspot Road | Merris Street |
| 92 | Villa Court | Villa Avenue | Foster Avenue |
| 93 | Water Street | Aplin Street | North Fork Road |
| 94 | Water Street | Weaver Street | Aplin Street |
| 95 | Weaver Street | Water Street | Highland Grove Ln. |
| 96 | Weaver Street | Highland Grove Ln. | Greenspot Road |
| 97 | Webster St. | Boulder Ave. | Eucalyptus Ave. |
| 98 | Webster Street | Base Line Street | Cherokee Rose Drive |
| 99 | Webster Street | Boulder Avenue | 208ft South of Boulder Ave. |
| 100 | Whitegate Lane | Club View Drive | East Cul-De-Sac |
| 101 | Wisteria Court | Garden Lane | South CDS |
| 102 | Ypsilantha Street | Old Greenspot Rd. | Merris Street |
| 103 | Canyon Oak Dr. | Streater Ave. | Oak Park Dr. |

# ATTACHMENT "G"

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR E PAVEMENT REHABILITATION

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | Brightspot Rd. | Carro Amano Ln. | 665' E/O Weaver St. |
| 2 | Carro Amano Ln. | Lochinvar Rd. | Aplin St. |
| 3 | Cloverhill Dr. | Water St. | Base Line |
| 4 | Clubview Dr. | Water St. | Whitegate Ln. |
| 5 | Clubview Dr. | Whitegate Ln. | Greenspot Rd. |
| 6 | Goldbuckle Rd. | Goldbuckle Rd. | Weaver St. |
| 7 | Goldbuckle Rd. | Greenspot Rd. | Goldbuckle Rd. |
| 8 | Santa Ana Canyon Rd. | Weaver St. | 585' E/O Weaver St. |
| 9 | Unicorn Wy. | Belt Ln. | 7784 Unicorn Wy. |
| 10 | Webster St. | Eucalyptus Ave. | Cherokee Rose Dr. |
| 11 | Belt Ln. | Silverbuckle Rd. | Unicorn Wy. |
| 12 | Double A Ln. | Highland Grove Ln. | North End |
| 13 | Highland Grove Ln. | Chanticleer Rd. | Weaver St. |
| 14 | Lochinvar Rd. | Lochinvar Rd. | North Cul-de-Sac |
| 15 | Lochinvar Rd. | Chanticleer Rd. | Weaver St. |
| 16 | Atlantic Ave. | Boulder Ave. | East End |
| 17 | Gold Buckle Ct. | Goldbucke Rd. | North End |
| 18 | Canyon Oak Dr. | Streater Ave. | Oak Park Dr. |
| 19 | Canyon Oak Dr. | Willow Oak Ln. | White Oak Ln. |
| 20 | Silver Oak Ln. | Canyon Oak Dr. | East End |
| 21 | Willow Oak Ln. | Canyon Oak Dr. | East End |
| 22 | White Oak Ln. | Canyon Oak Dr. | East End |
| 23 | Hilltop Dr. | Sunny Ridge Loop | West End |
| 24 | Sunny Ridge Loop | Canyon Oak Dr. | Canyon Oak Dr. |
| 25 | River Oak Ln. | Canyon Oak Dr. | Church St. |

CITY OF HIGHLAND

# MEASURE I CAPITAL IMPROVEMENT PLAN

## EXPENDITURE STRATEGY
## Fiscal Year 2021/2022 to 2025/2026

The City of Highland intends to expend Measure I Local Street Program Pass-Through revenue primarily to (1) improve pavement conditions of the City's roadway network by constructing various pavement management projects including pavement rehabilitation, overlay, slurry seal and crack seal projects, and (2) provide local match to grant funding of roadway/bikeway improvement projects.

STATE OF CALIFORNIA )

COUNTY OF SAN BERNARDINO )

CITY OF HIGHLAND )

I, BETTY HUGHES, MMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2021-041 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 24th day of August, 2021, by the following vote:

| | |
|---|---|
| AYES: | Chavez, Lilburn, McCallon, Solano, Timmer |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | None |

Dated this 25th day of August, 2021.

Betty Hughes

BETTY HUGHES, MMC
CITY CLERK

# ATTACHMENT "H"

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR B PREVENTATIVE MAINTENANCE

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | 13th Street | Alice Street | Vine Street |
| 2 | 13th Street | Vine Street | Olive Street |
| 3 | 13th Street | Bangor Ave. | Dundee St. |
| 4 | 13th Street | Central Avenue | Bell Court |
| 5 | 13th Street | Bell Court | Orange Street |
| 6 | 13th Street | Cole Avenue | Reedy Avenue |
| 7 | 14th Street | Victoria Avenue | Olive Street |
| 8 | 14th Street | Olive Street | 455ft East of Olive St. |
| 9 | 14th Street | 455 ft E/O Olive St. | Central Ave. |
| 10 | 14th Street | Central Avenue | Orange Street |
| 11 | 14th Street | Orange Street | Cole Avenue |
| 12 | 14th Street | Church Avenue | Buckeye Street |
| 13 | 14th Street | Buckeye Street | Cienega Drive |
| 14 | 14th Street | Bonita Drive | Church Avenue |
| 15 | 15th Street | Alice Street | Olive Street |
| 16 | 19th Court | Valaria Drive | Lynwood Way |
| 17 | 21st Street | Valeria Drive | Lynwood Way |
| 18 | Alice St. | 15th Street | North End |
| 20 | Alice Street | 15th Street | 14th Street |
| 21 | Atlantic Avenue | West City Limit | La Praix Street |
| 22 | Atlantic Avenue | La Praix Street | Seine Avenue |
| 23 | Bangor Avenue | Mansfield Street | 14th Street |
| 24 | Bangor Avenue | 14th Street | 13th Street |
| 25 | Bell Court | North CDS | 13th Street |
| 26 | Bessant St. | Palm Ave. | Bonita Dr. |
| 27 | Bonita Drive | North CDS | Fisher Street |
| 28 | Bonita Drive | Stratford Street | Bessant Street |
| 29 | Bradford Ave. | Fisher St. | North End |
| 30 | Braemar Avenue | Bessant Street | Villa Avenue |
| 31 | Bruce St. | Marshall Ct. | Cunningham St. |
| 32 | Buckeye Street (Excluding New Pavement) | 14th Street | Base Line Street |
| 33 | Buckeye Street | North End | 14th Street |
| 34 | Case Street | Robinson Road | Victoria Avenue |
| 35 | Center Street | North CDS | Fisher Street |
| 36 | Center Street | North City Limit | Main Street |
| 37 | Center Street | North CDS | Bessant Street |
| 38 | *Central Ave.* | *Stratford St.* | *14th Street* |
| 39 | Central Avenue | North City Limit | Fisher Street |
| 40 | Central Avenue | Fisher Street | Stratford Street |
| 41 | Central Avenue | 13th Street | Messina Street |

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 42 | Central Avenue | Messina Street | Base Line Street |
| 43 | Central Avenue | 14th Street | 13th Street |
| 44 | Church Avenue | Fisher Street | 14th Street |
| 46 | Church Avenue | Main Street | Fisher Street |
| 47 | Church Avenue | 14th Street | Base Line Street |
| 48 | Church Avenue | North City Limit | Main Street |
| 49 | Cienega Drive | North CDS | 14th Street |
| 50 | Clifton Avenue | Orange Street | East CDS |
| 51 | Cole Avenue | 545' S/O 14th Street | Base Line Street |
| 52 | Cole Avenue | North End | 14th Street |
| 53 | Cole Avenue | North CDS | Nona Avenue |
| 54 | Cole Avenue | 14th Street | 545ft South of 14th St. |
| 55 | Colwyn Avenue | 14th Street | 13th Street |
| 56 | Colwyn Avenue | Stratford Street | 14th Street |
| 57 | Dundee Avenue | 14th Street | 13th Street |
| 58 | Fisher Street | Palm Avenue | Church Avenue |
| 59 | Foster Avenue | Palm Avenue | East End |
| 60 | Foster Avenue | Buckeye Street | Villa Court |
| 61 | Goodman Ct. | Victoria Ave. | East End |
| 62 | Hillview St. | Base Line | Hillview St. |
| 63 | Hillview Street | North CDS | Wakefield Court |
| 64 | Hillview Street | Wakefield Court | Hillview Street |
| 65 | Kensington Court | North CDS | Hillview Street |
| 66 | La Praix Street | 21st Street | Atlantic Avenue |
| 67 | La Verne Court | 13th Street | North CDS |
| 69 | Lynwood Way | 21st Street | Valeria Place |
| 70 | Lynwood Wy. | 19th Street | 17th Street |
| 71 | Main St. | Center St. | Church Ave. |
| 72 | Main Street | Palm Avenue | Center Street |
| 73 | Mansfield St. | San Francisco St. | Vine St. |
| 74 | Mansfield Street | Olive Street | 1061ft East of Olive St. |
| 75 | Mansfield Street | Orange Street | East CDS |
| 76 | Messina Street | Central Avenue | Cole Avenue |
| 77 | Messina Street | Cole Avenue | Reedy Avenue |
| 78 | Messina Street | Reedy Avenue | Palm Avenue |
| 79 | Millar St. | Orange St. | East End |
| 81 | Nona Avenue | Orange Street | Cole Avenue |
| 82 | Nona Avenue | Cole Avenue | Palm Avenue |
| 83 | Nona Ct. | Nona Ave. | North End |
| 84 | Olive St. | 14th Street | Mansfield St. |
| 85 | Olive St. | Mansfield St. | Pacific St. |
| 86 | Olive St. | Base Line | 14th Street |
| 87 | Orange Street | South edge of I30 Bridge | Millar Street |
| 88 | Orange Street | 14th Street | 13th Street |
| 90 | Orange Street | 163ft S/O Clifton Ave. | 166ft S/O Fisher St. |
| 91 | Orange Street | 166ft S/O Fisher St. | 14th Street |

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 92 | Palm Avenue | 489ft S/O Fisher St. | Bessant Street |
| 93 | Palm Avenue | Foster Avenue | Base Line Street |
| 94 | Parker St. | Marshall Ct. | Cunningham St. |
| 95 | Reedy Ave. | 13th Street | Base Line |
| 96 | Robinson Rd. | Highland Ave. | Case Ave. |
| 97 | Robinson Road | Case Street | Robinson Road |
| 98 | Robinson Road | Robinson Road | Robinson Road |
| 100 | San Francisco Ct. | West End | San Francisco St. |
| 102 | San Francisco Street | Pacific Street | 651ft South of Pacific St. |
| 103 | San Francisco Street | 651ft S/O Pacific St. | 15th Street |
| 104 | Stratford Street | West CDS | Church Avenue |
| 105 | Stratford Street | Colwyn Avenue | Central Avenue |
| 106 | Stratford Street | Central Avenue | Orange Street |
| 107 | Stratford Street | Orange Street | City Limit |
| 108 | Union Street | Cunningham Street | East CDS |
| 109 | Valaria Drive | City Limit | South End |
| 110 | Valaria Drive | North CDS | 17th Street |
| 111 | Villa Avenue | Villa Avenue | 13th Street |
| 112 | Villa Avenue | Villa Avenue | Orange Street |
| 113 | Villa Avenue | Buckeye Street | Villa Avenue |
| 114 | Villa Avenue | Palm Avenue | Braemar Drive |
| 115 | Villa Avenue | Braemar Drive | Bradford Avenue |
| 116 | Vine Street | 600ft South of North CDS | 15th Street |
| 117 | Vine Street | North CDS | 600ft S/O North CDS |
| 118 | Wakefiled Court | Hillview Street | North CDS |
| 119 | Valaria Drive† | 17th Street | Pacific St. |
| 120 | Vine Street | 13th Street | 14th Street |
| 122 | Bradford Ave. | Villa Avenue | 14th Street |
| 124 | San Francisco St. | Base Line | 200ft N/O Base Line |
| 125 | Vine Street | 13th Street | 14th Street |
| 126 | Northerly 10' of Base Line | Cole Avenue | 780' w/o Cole Ave. |

# ATTACHMENT 'I '

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR C PREVENTIVE MAINTENANCE

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | 10th Street | Central Avenue | Lillian Lane |
| 2 | 10th Street | Lillian Ln. | Drummond Ave. |
| 3 | 11th Street | West End | Cole Avenue |
| 4 | 11th Street | Reedy Ave. | Palm Ave. |
| 5 | 11th Street | Cole Ave. | Reedy ave. |
| 6 | 6th Street | Peacock Avenue | Shasta Avenue |
| 7 | 6th Street | Shasta Avenue | Church Avenue |
| 8 | 7th Street | Peacock Avenue | Shasta Avenue |
| 9 | 7th Street | Cunningham Street | Colwyn Avenue |
| 10 | 7th Street | West End | Cunningham St. |
| 11 | Benson Court | Bruce Street | North CDS |
| 12 | Bonita Drive | Cypress Street | Hibiscus Street |
| 13 | Bonita Drive | Base Line Street | Norwood Street |
| 14 | Central Ave. | 9th Street | 10th Street |
| 15 | Church Avenue | Harlan Lane | Cypress Street |
| 16 | Church Avenue | Norwood Street | Temple Street |
| 17 | Church Avenue | Temple Street | Harlan Lane |
| 18 | Church Avenue | Cypress Street | Powell Drive |
| 19 | Church Avenue | Powell Drive | 5th Street |
| 20 | Church Avenue | Base Line Street | Norwood Street |
| 21 | Cole Ave. | 11th Street | 10th Street |
| 22 | Cole Avenue | Cypress Street | Fleming Street |
| 23 | Cole Avenue | Base Line Street | 11th Street |
| 24 | Colwyn Ave. | Hilbiscus St. | 7th Street |
| 25 | Colwyn Ave. | 7th Street | Fleming St. |
| 26 | Corwin Ct. | Parker St. | South End |
| 27 | Crest Street | Cole Avenue | East CDS |
| 28 | Cunningham St. | Cypress St. | 7th street |
| 29 | Cunningham St. | 9th Street | Union St. |
| 30 | Cunningham Street | 6th Street | Alley S/O Ward St. N/O 5th Street |
| 31 | Cunningham Street | Alley South of Ward Street North of 5th Street | 5th Street |
| 32 | Cunningham Street | Union Street | Cypress Street |
| 33 | Cypress Street | Central Avenue | Cole Avenue |
| 34 | Cypress Street | Cole Avenue | Drummond Avenue |
| 35 | Cypress Street | Drummond Avenue | Palm Avenue |
| 36 | Cypress Street | Palm Avenue | Bonita Drive |
| 37 | Cypress Street | Bonita Drive | Church Avenue |
| 38 | Cypress Street | Victoria Avenue | Cunningham Street |
| 39 | Cypress Street | Cunningham Street | Central Avenue |
| 40 | Drummond Avenue | Hibiscus Street | Fleming Street |
| 41 | Drummond Avenue | Crest Street | 6th Street |

# ATTACHMENT 'I '

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR C PREVENTIVE MAINTENANCE

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 42 | Drummond Avenue | 9th Street | Cypress Street |
| 43 | Dundee Ave. | 6th Street | Royce Ln. |
| 44 | Eucalyptys Dr. | 9th Street | Perry Wy. |
| 45 | Fleming St. | Cunningham St. | Colwyn Ave. |
| 46 | Fleming St. | San Francisco St. | Cunningham St. |
| 47 | Fleming Street | Cole Avenue | Drummond Avenue |
| 48 | Fresno Street | Victoria Avenue | San Francisco Street |
| 49 | Hibiscus St. | San Francisco St. | Cunningham St. |
| 50 | Hibiscus St. | Cunningham St. | Colwyn Ave. |
| 51 | Hibiscus St. | Peacock St. | Shasta St. |
| 52 | Hibiscus Street | Cole Avenue | Drummond Avenue |
| 53 | Hibiscus Street | Central Avenue | Lillian Lane |
| 54 | Lilian Ln. | Hibiscus St. | Cypress st. |
| 55 | Lillian Lane | Base Line Street | 11th Street |
| 56 | Lillian Lane | 11th Street | 10th Street |
| 57 | Los Feliz Dr. | 11th Street | Temple St. |
| 58 | Los Feliz Drive | Rosemary Drive | 11th Street |
| 59 | Marshall Court | North CDS | South CDS |
| 60 | Meines St. | Palm Ave. | West End |
| 61 | Norwood Street | Palm Avenue | Peacock Avenue |
| 62 | Norwood Street | Peacock Avenue | Bonita Road |
| 63 | Norwood Street | Drummond Avenue | Palm Avenue |
| 64 | Norwood Street | Cole Avenue | Drummond Avenue |
| 65 | Norwood Street | Bonita Drive | Church Avenue |
| 66 | Olive Tree Ln. | Base Line | 11th street |
| 67 | Olive Tree Ln. | 11th Street | 10th Street |
| 68 | Orange St. | Millar St. | 208' S/O Nona St. |
| 69 | Orange St. | 208' S/O Nona st. | Pacific St. |
| 70 | Peacock Ave. | Rustic Ln. | Cypress Ave. |
| 71 | Peacock St. | Hibiscus St. | 6th street |
| 72 | Reedy Avenue | 11th Street | Crest Street |
| 73 | Rosemary Drive | Los Feliz Drive | Victoria Avenue |
| 74 | Royce Lane | Cole Avenue | East CDS |
| 75 | Royce Ln. | Central Ave. | Valmont Ave. |
| 76 | Rustic Lane | Peacock Avenue | East CDS |
| 77 | San Francisco St. | 7th Street | Fleming St. |
| 78 | San Francisco St. | Hilbiscus St. | 7th Street |
| 79 | San Francisco St. | Sparks St. | Fresno St. |
| 80 | San Francisco Street | Base Line Street | Fresno Street |
| 81 | Shasta Ave. | Norwood St. | North End |
| 82 | Shasta Avenue | Hibiscus Street | 6th Street |

## ATTACHMENT "I"

### 5-YEAR PAVEMENT MANAGEMENT PROGRAM
### SECTOR C PREVENTIVE MAINTENANCE

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 83 | Silver Berry Drive | Church Avenue | West CDS |
| 84 | Springmeadow Ct. | Norwood St. | South End |
| 85 | Sweetmeadow Ct. | Norwood St. | South End |
| 86 | Union St. | Cunningham St. | East End |
| 87 | Union Street | Victoria Avenue | Cunningham Street |
| 88 | Valmont Ave. | 6th Street | Royce Ln. |
| 89 | Ward Street | Victoria Avenue | 26596 Ward St. |
| 90 | Cunningham St. | 6th Street | 7th Street |
| 91 | Bell Ct. | 9th Street | North End |
| 92 | Perry Way | Hall Way | Eucalytus Dr. |
| 93 | Hall Way | Perry Way | Daniel St. |
| 94 | Daniel St. | Eucalyptus Dr. | West End |
| 95 | Ward Street | Cunningham St. | East End |
| **CITY FACILITIES** | | | |
| 96 | Sheriff Station Parking Lot | 26905 Base Line, Highland, CA 92346 | |
| 97 | City Hall Parking Lot | 27215 Base Line, Highland, CA 92346 | |
| 98 | Community Center/YMCA Parking Lot | 7793 Central Ave., Highland, CA 92346 | |
| 99 | Highland Library Parking Lot | 7863 Central Ave., Highland, CA 92346 | |
| 100 | City Corporate Yard Parking Lot | 7935 Central Ave., Highland, CA 92346 | |

# STAFF REPORT

## TO THE CITY COUNCIL

**MEETING DATE:** August 9, 2022

**FROM:** Joseph Hughes, City Manager

**REVIEWED BY:** Carlos Zamano, Public Works Director/City Engineer CZ

**PREPARED BY:** Alondra Muñoz – Engineering Technician II AM

**SUBJECT:** Measure I 5-Year Capital Improvement Plan (2022/2023-2026/2027)

**RECOMMENDATION:** (1) Approve the Measure I Capital Improvement Plan Expenditure Strategy (2022/2023-2026/2027), and (2) Approve Resolution No. 2022- ____ adopting the Measure I 5-Year Capital Improvement Plan (2022/2023-2026/2027).

**FISCAL IMPACT:** Based on SBCTA's estimate, the City's annual Measure I Local Pass-Through revenue for the next 5 years ranges from $1,412,650 to $1,446,975 per year. The total amount of revenue for the 5-year period (2022/2023-2026/2027) is estimated at $7,136,984. The proposed 5-year plan will serve as a planning guide for the City's expenditure of Measure I Local Pass-Through Funds. Since Measure I funds are restricted to roadway/traffic/transit type improvements, adoption of the 5-year plan will not affect other City services.

**PUBLIC NOTICE:** Notices of Council Meeting agenda were posted at the three locations required by resolution and on the City website.

**BACKGROUND:** The SBCTA Measure I Strategy Plan requires that each local jurisdiction receiving Local Pass-Through Funds annually adopt a 5-Year Capital Improvement Plan (CIP) to outline the specific projects upon which these funds will be expended. SBCTA also requires each jurisdiction to adopt an Expenditure Strategy to clarify its policy approach for expenditure of these funds.

Currently, the City has in reserve $1,200,000 of unused Measure I Local Pass-Through Funds. Along with the projected $7,136,984 revenue for the next 5 years, a total of $8,336,984 Measure I fund is available for programming in the 5-year CIP.

In the 5-year CIP, $1,238,762 Measure I funds are being programmed to provide the necessary local match for 6 competitive grant projects and 2 CDBG projects, and to provide funding of 2 committed pavement rehabilitation and street improvement projects, as listed below:

| | | | |
|---|---|---|---|
| Approved _____ | Motion _____ | Second _____ | Agenda Item No. 19 |
| Denied _____ | Ayes _____ | | |
| Continued _____ | Noes _____ | | File No. _____ |
| Tabled _____ | Abstain _____ | | |
| | Absent _____ | | |

B Hughes

City Clerk

City Manager

Planning Documents:

- Development of Local Roadway Safety Plan (HSIP/LRSP grant)

Bikeway and Trail Improvements:

- City Creek/Alabama Street Bikeways (ATP and Article 3 grants)
- Highland/Redlands regional Connector (ATP and Article 3 grants)

Pavement Rehabilitation:

- Sector E (Warranty Walk)
- Tippecanoe Avenue from 3rd St to Vine St & Elm Street Alley (Warranty Walk)
- CDBG FY21/22 – Cunningham Street from Base Line to 9th Street
- CDBG FY22/23 – McKinley Avenue from Base Line to 9th Street

Street Improvements:

- 9th Street (Cunningham Street to Palm Avenue) and Church Avenue/Norwood Street Intersection (Warranty Walk)
- McKinley Street (9th Street to Base Line) and Base Line/Valaria Drive Intersection (Warranty Walk)

Transit Access Improvements:

- 9th Street (Eucalyptus Drive to Victoria Avenue) (Article 3 grant)
- Olive Tree Lane Sidewalk and Base Line/Boulder/9th St Transit Access (Article 3 grant)
- Messina Street & Seine Avenue Sidewalk (Article 3 grant)

In addition, $250,000 of Measure I funds are being programmed for Miscellaneous City-wide Street Repairs. This will leave $7,098,222 Measure I Funds for additional projects to be programmed in the 5-year CIP. These future projects, when identified from the 2nd 5-Year Pavement Management Program, can be added to the CIP through periodic amendments or annual updates of the CIP as approved by the City Council.

Attachments: Measure I Local Pass-Through Program Funds and Revenue Estimates
Measure I CIP Expenditure Strategy
Resolution - Measure I 5-Year Capital Improvement Plan (with attachments)

RESOLUTION NO. 2022-____

RESOLUTION OF THE COUNCIL OF THE CITY HIGHLAND, STATE OF CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FY2022/2023 THROUGH FY2026/2027

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-01 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Street Program to annually adopt and update a Five-Year Capital Improvement Plan; and

NOW, THEREFORE, BE IT RESOLVED by the City of Highland, State of California, that the Measure I Five-Year Capital Improvement Plan attached to this resolution is hereby adopted.

PASSED, APPROVED AND ADOPTED this 9th day of August, 2022.

_____
Larry McCallon
Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

CITY OF HIGHLAND

# MEASURE I CAPITAL IMPROVEMENT PLAN

## EXPENDITURE STRATEGY
## Fiscal Year 2022/2023 to 2026/2027

The City of Highland intends to expend Measure I Local Street Program Pass-Through revenue primarily to (1) improve pavement conditions of the City's roadway network by constructing various pavement management projects including pavement rehabilitation, overlay, slurry seal and crack seal projects, and (2) provide local match to grant funding of roadway/bikeway improvement projects.

| | |
|---|---|
| Resolution Number: | 2022-XXX |
| Resolution Approval Date: | 8/9/2022 |
| Contact Person/Title: | Carlos Zamano, Public Works Director |
| Phone: | (909) 864-6861 |
| Email: | czamano@cityofhighland.org |

Jurisdiction:

**Highland**

## Measure I Local Pass-through Program

# FIVE YEAR CAPITAL IMPROVEMENT PLAN

### Fiscal Years 2022/2023 thru 2026/2027

6/30/22 Carryover Balance: **$1,200,000.00**

| Projects: | Is Project in City's Non-motorized Transportation Plan? (Yes/No) | Does Project have an ATP Component? (Yes/No) | Is the Project on the City's Nexus Study List? (Public/DIF Share %) | | Estimated Total Project Cost | FY2022/23 Est. Revenue | FY2023/24 Est. Revenue | FY2024/25 Est. Revenue | FY2025/26 Est. Revenue | FY2026/27 Est. Revenue | Total Est. Rev. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | **$1,412,650** | **$1,421,776** | **$1,421,814** | **$1,433,769** | **$1,446,975** | **$7,136,984** |
| | | | | | | Current Estimate | Current Estimate | Current Estimate | Current Estimate | Current Estimate | **Total** |
| LRS19001 - Develop Local Roadway Safety Plan | No | No | 100.0% | 0.0% | $84,053 | $731 | $0 | $0 | $0 | $0 | **$731** |
| ola20002 - CDBG 20/21 - Rehab - Cunningham St. (Base Line to 9th St.) | No | No | 100.0% | 0.0% | $239,544 | $101,544 | $0 | $0 | $0 | $0 | **$101,544** |
| ola22001 - CBDG 22/23 - Rehab - McKinley Ave. (Base Line to 9th St.) | No | No | 100.0% | 0.0% | $245,000 | $45,000 | $0 | $0 | $0 | $0 | **$45,000** |
| str11005 - Street Improvements - 9th St. (Cunningham St. to Palm Ave.) & Church Ave./Norwood St. Intersection | Yes | No | 100.0% | 0.0% | $819,918 | $2,000 | $0 | $0 | $0 | $0 | **$2,000** |
| str11006 - Street Improvements - McKinley Ave. (9th St. to Base Line) & Base Line/Valaria Dr. Intersection | Yes | No | 100.0% | 0.0% | $1,263,300 | $2,000 | $0 | $0 | $0 | $0 | **$2,000** |
| str12005 - Street Improvements - 10t St. (Central Ave. to Drummond Ave.), Drummond Ave. (Norwood St. to 9th St.), Cole Ave. (14th St. to 10th St.), & 14th St. (Central Ave. to Cole Ave.) | Yes | No | 100.0% | 0.0% | $1,068,254 | $149,230 | $0 | $0 | $0 | $0 | **$149,230** |
| str15002 - Bikeway - Highland/Redlands Regional Connector (Orange St., Streater Dr., Glenheather Dr. and Love St.) | Yes | Yes | 100.0% | 0.0% | $4,691,956 | $192,000 | $0 | $0 | $0 | $0 | **$192,000** |
| str17001 - Bikeway - City Creek/Alabama Street Bikeways | Yes | Yes | 100.0% | 0.0% | $4,095,898 | $140,133 | $188,000 | $0 | $0 | $0 | **$328,133** |
| str20001 - Sector E Pavement Rehabilitation and Maintenance (Locations per Attachments "F" and "G") | No | No | 100.0% | 0.0% | $2,671,700 | $2,000 | $0 | $0 | $0 | $0 | **$2,000** |
| str20003 - Tippecanoe Ave. (3rd St. - Vine St.) & Elm St. Alley Joint Project with SB County | No | No | 100.0% | 0.0% | $2,502,285 | $2,000 | $0 | $0 | $0 | $0 | **$2,000** |
| swk19001 - Transit Stops - Sidewalk and Bikeway Improvements - 9th St. (Eucapytus Dr. to Victoria Ave.) | Yes | No | 100.0% | 0.0% | $124,927 | $23,705 | $0 | $0 | $0 | $0 | **$23,705** |
| swk19002 - Transit Stop Access Improvements - Base Line, Boulder Ave., 9th St. and Olive Tree Ln. | Yes | No | 100.0% | 0.0% | $90,830 | $66,774 | $0 | $0 | $0 | $0 | **$66,774** |
| swk21001 - Street Improvements - Messina St. & Seine Ave. | Yes | No | 100.0% | 0.0% | $148,417 | $73,646 | $0 | $0 | $0 | $0 | **$73,646** |
| Categorical Project - Miscellaneous City-Wide Street Repair | | | 100.0% | 0.0% | $250,000 | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 | **$250,000** |
| | | | 0.0% | 0.0% | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| | | | | | Projects Total: | $850,762 | $238,000 | $50,000 | $50,000 | $50,000 | **$1,238,762** |

**Total Programming is currently** **15%** ***(Must not exceed 150% of Carryover Balance + Total Estimated Revenue)***

**Total Estimated Programming:** **$1,238,762**

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | 7th Street | Elmwood road | Del Rosa Avenue |
| 2 | 9th Street | Elmwood road | Del Rosa Drive |
| 3 | 9th Street | Elmwood road | Bonnie Street |
| 4 | 9th Street | Bonnie Street | Sterling Avenue |
| 5 | 9th Street | Sterling Avenue | 255ft East of Sterling Avenue |
| 6 | 9th Street | 255ft East of Sterling Avenue | Guthrie Street |
| 7 | 9th Street | Guthrie Street | Newcomb Street |
| 8 | 9th Street | Newcomb Street | McKinley Street |
| 9 | 9th Street | McKinley Street | 231ft East of McKinley Street |
| 10 | 9th Street | 231ft East of McKinley Street | 117ft East of Eucalyptus Drive |
| 11 | 9th Street | 117ft East of Eucalyptus Drive | 677ft East of Eucalyptus Drive |
| 12 | 9th Street | 677ft East of Eucalyptus Drive | Victoria Avenue |
| 13 | 9th Street | Victoria Avenue | Cunningham Street |
| 14 | 9th Street | Cunningham Street | Hillview Street |
| 15 | 9th Street | Hillview Street | 536ft East of Hillview Street |
| 16 | 9th Street | 536ft East of Hillview Street | Central Avenue |
| 17 | 9th Street | Central Avenue | Lillian Lane |
| 18 | 9th Street | Lillian Lane | Drummond Ave |
| 19 | 9th Street | Drummond Avenue | Palm Avenue |
| 20 | Abbey Wy. | Church St. | 1112' E/O Church St. |
| 21 | Abbey Wy. | 1112' E/O Church St. | East End |
| 22 | Aloe Court | 172' South of Water Street | South Cul-De-Sac |
| 23 | Alta Vista | Santa Ana Canyon Drive | Frontera Del Norte |
| 24 | Aplin Street | Water Street | 730' N/O Water St. |
| 25 | Aranci Way | Goldbuckle Road | Polo Street |
| 26 | Aranci Wy. | North End | Goldbuckle Rd. |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 27 | Ashford Court | Quail Run Drive | East CDS |
| 28 | Autumnchase Dr. | Sycamore Dr. | Golden Oak Ln. |
| 29 | Base Line Street | Greenbrier Place | Weaver Street |
| 30 | Birchwood Pl. | Southwood Ln. | North End |
| 31 | Blue Creek Lane | Elder Creek Lane | Willow Creek Lane |
| 32 | Bobcat Ln. | North End | Jackrabbit Ln. |
| 33 | Bright Spot Road | Weaver Street | 665' East of Weaver Street |
| 34 | Calle Carrisa | Via Alicia Street | North Cul-De-Sac |
| 35 | Canyon Oaks Drive | Oak Park Drive | Willow Oak Lane |
| 36 | Catalpa Avenue | Saturn Street | Norwood Street |
| 37 | Chanticleer Road | Goldbuckle Road | 1567ft North of Goldbuckle Rd. |
| 38 | Church Street | Greenspot Road | Old Greenspot Road |
| 39 | Church Street | Old Greenspot Road | Abbey Way |
| 40 | Cortez Street | Old Greenspot Road | Merris Street |
| 41 | Cram Rd. | Kemper Ln. | Water St. |
| 42 | Cram Road | Lochnivar Road | Kemper Lane |
| 43 | Falkirk Place | Canyon Oak Drive | Glenheather Drive |
| 44 | Fox Tail Way | Foxtail Court | Jack Rabbit Lane |
| 45 | Fox Tail Way | Glenheather Drive | Foxtail Court |
| 46 | Foxtail Ct. | Foxtail Wy. | North End |
| 47 | Foxtail Pl. | Foxtail Wy. | South End |
| 48 | Gala Street | Highland Avenue | Sheffield Drive |
| 49 | Garden Crescent | Palm View Lane | Palm View Lane |
| 50 | Goldbuckle Rd. | Weaver St. | Unicorn Wy. |
| 51 | Highland Grove Court | Highland Grove Road | North Cul-De-Sac |
| 52 | Homestead Lane | North Cul-De-Sac | Whitegate Lane |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 53 | Jackrabbit Ln. | Church St. | North End |
| 54 | Lavender Court | North Cul-De-Sac | Garden Crescent |
| 55 | Lavender Court | Palm View Lane | South Cul-De-Sac |
| 56 | Lochinvar Rd. | Weaver St. | North End |
| 57 | Marilyn Avenue | 5th Street | South End |
| 58 | Meadow Gate Lane | Club View Drive | Homestead Lane |
| 59 | Merris St. | Old Greenspot Rd. | Merris St. |
| 60 | Merris Street | Church Street | Merris Street |
| 61 | Oak Court | North Cul-De-Sac | Garden Crescent |
| 62 | Oak Ct. | Palm View Ln. | South End |
| 63 | Old Greenspot Road | Merris Street | East End |
| 64 | Palm Avenue | Base Line Street | 11th Street |
| 65 | Palm Avenue | 11th Street | Norwood Street |
| 66 | Palm Avenue | Norwood Street | 9th Street |
| 67 | Palm Avenue | 9th Street | Harlin Lane |
| 68 | Palm Avenue | Harlin Lane | Cypress Street |
| 69 | Palm Avenue | Cypress Street | 956ft Soth of Cypress Street |
| 70 | Palm Avenue | 956ft South of Cypress Street | Meines Street |
| 71 | Palm Avenue | Meines Street | 5th Street |
| 72 | Palm View Ln. | Parkview Ln. | Club View Dr. |
| 73 | Parkview Ln. | Greenspot Rd. | North End |
| 74 | Pattee Court | Nye Drive | East CDS |
| 75 | Pepper Tree Court | Oak Court | Northeast cul-De-Sac |
| 76 | Pluto Street | Baseline Frontage | Seine Avenue |
| 77 | Polo St. | Goldbuckle Rd. | East End |
| 78 | San Benito Street | La Cresta Street | North End |

**ATTACHMENT "F"**
**5-YEAR PAVEMENT MANAGEMENT PROGRAM**
**SECTOR E PREVENTIVE MAINTENANCE**

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 79 | Santa Ana Canyon Rd. | Merlin Wy. | East End |
| 80 | Santa Ana Canyon Road | 1290' East of North Fork Road | Merlin Way |
| 81 | Santa Ana Canyon Road | 711' East of Aplin Street | 1290' East of North Fork Road |
| 82 | Saturn Street | Seine Avenue | Windrose Drive |
| 83 | Silver Bucket Court | Silver Buckle Road | East Cul-De-Sac |
| 84 | Silver Bucket Road | Belt Lane | Goldbuckle Road |
| 85 | Silver Bucket Road | Goldbuckle Road | Silver Bucket Court |
| 86 | Southwood Ln. | Alpin St. | West End |
| 87 | Sweetwater Lane | North Cul-De-Sac | Meadowgate Lane |
| 88 | Sweetwater Lane | Meadowgate Lane | Whitegate Lane |
| 89 | Tiara Avenue | Tiara Court | Burns Avenue |
| 90 | Tiara Court | Tiara Drive | East CDS |
| 91 | Tyler Street | Old Greenspot Road | Merris Street |
| 92 | Villa Court | Villa Avenue | Foster Avenue |
| 93 | Water Street | Aplin Street | North Fork Road |
| 94 | Water Street | Weaver Street | Aplin Street |
| 95 | Weaver Street | Water Street | Highland Grove Ln. |
| 96 | Weaver Street | Highland Grove Ln. | Greenspot Road |
| 97 | Webster St. | Boulder Ave. | Eucalyptus Ave. |
| 98 | Webster Street | Base Line Street | Cherokee Rose Drive |
| 99 | Webster Street | Boulder Avenue | 208ft South of Boulder Ave. |
| 100 | Whitegate Lane | Club View Drive | East Cul-De-Sac |
| 101 | Wisteria Court | Garden Lane | South CDS |
| 102 | Ypsilantha Street | Old Greenspot Rd. | Merris Street |
| 103 | Canyon Oak Dr. | Streater Ave. | Oak Park Dr. |

# ATTACHMENT "G"

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR E PAVEMENT REHABILITATION

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 1 | Brightspot Rd. | Carro Amano Ln. | 665' E/O Weaver St. |
| 2 | Carro Amano Ln. | Lochinvar Rd. | Aplin St. |
| 3 | Cloverhill Dr. | Water St. | Base Line |
| 4 | Clubview Dr. | Water St. | Whitegate Ln. |
| 5 | Clubview Dr. | Whitegate Ln. | Greenspot Rd. |
| 6 | Goldbuckle Rd. | Goldbuckle Rd. | Weaver St. |
| 7 | Goldbuckle Rd. | Greenspot Rd. | Goldbuckle Rd. |
| 8 | Santa Ana Canyon Rd. | Weaver St. | 585' E/O Weaver St. |
| 9 | Unicorn Wy. | Belt Ln. | 7784 Unicorn Wy. |
| 10 | Webster St. | Eucalyptus Ave. | Cherokee Rose Dr. |
| 11 | Belt Ln. | Silverbuckle Rd. | Unicorn Wy. |
| 12 | Double A Ln. | Highland Grove Ln. | North End |
| 13 | Highland Grove Ln. | Chanticleer Rd. | Weaver St. |
| 14 | Lochinvar Rd. | Lochinvar Rd. | North Cul-de-Sac |
| 15 | Lochinvar Rd. | Chanticleer Rd. | Weaver St. |
| 16 | Atlantic Ave. | Boulder Ave. | East End |
| 17 | Gold Buckle Ct. | Goldbucke Rd. | North End |
| 18 | Canyon Oak Dr. | Streater Ave. | Oak Park Dr. |
| 19 | Canyon Oak Dr. | Willow Oak Ln. | White Oak Ln. |
| 20 | Silver Oak Ln. | Canyon Oak Dr. | East End |
| 21 | Willow Oak Ln. | Canyon Oak Dr. | East End |
| 22 | White Oak Ln. | Canyon Oak Dr. | East End |
| 23 | Hilltop Dr. | Sunny Ridge Loop | West End |
| 24 | Sunny Ridge Loop | Canyon Oak Dr. | Canyon Oak Dr. |

# ATTACHMENT "G"

## 5-YEAR PAVEMENT MANAGEMENT PROGRAM
## SECTOR E PAVEMENT REHABILITATION

| NO. | STREET SECTIONS | FROM | TO |
|---|---|---|---|
| 25 | River Oak Ln. | Canyon Oak Dr. | Church St. |

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**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. 20

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** August 9, 2022

**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. 21

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

B Hughes
City Clerk

City Manager