CITY OF HIGHLAND

CITY COUNCIL AGENDA

Regular Meeting
October 8, 2024 at 6:00 PM
City Hall Donahue Council Chambers
27215 Base Line, Highland CA 92346

COUNCILMEMBERS
Penny Lilburn, Mayor
District 3

Larry McCallon, Mayor Pro Tem
District 5

Jesse Chavez-Cordova, Councilmember
District 1

Anaeli Solano, Councilmember
District 2

John P. Timmer, Councilmember
District 4

STAFF
Carlos Zamano, City Manager
Lawrence Mainez, Community Development Director
Leticia Nava-Cruz, Director of Administrative Services/City Treasurer
Octavio Duran Jr., Public Works Director/City Engineer
Maricela Marroquin, City Attorney
Alondra Muñoz, City Clerk

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.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodations, including interpreters.

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.

Levine Act: Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council (or commission) in excess of $250 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but no later than the beginning of the proceeding.

CITY COUNCIL REGULAR MEETING
OCTOBER 8, 2024 - 6:00 p.m.
AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

REPORT FROM CLOSED SESSION

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 acting on any item not on the agenda. Individual speakers are limited to three (3) minutes each.

For those wishing to make public comments by email to be read aloud at the meeting, please submit your comments by 5:00 p.m. on October 8, 2024, to the City Clerk at publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the October 8, 2024 agenda, please identify the agenda item number in the subject line. Emailed 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 - September 10, 2024 Joint Regular City Council & Special Housing Authority Meeting
   RECOMMENDATION: Approve the Minutes as submitted.

3. Minutes - September 12, 2024 City Council Special Meeting
RECOMMENDATION: Approve the Minutes as submitted.

4. Warrant Register
RECOMMENDATION: Approve Warrant Register No. 770 for October 8, 2024, in the amount of $2,172,775.33 and Payroll of $135,368.62.

5. Treasurer's Report for August 2024
RECOMMENDATION: That the City Council receive and file Treasurer's Report for August 2024.

6. Claim Consideration - Linda Benjamin
RECOMMENDATION: George Hills Company recommends the City Council reject the claim.

7. Declare Three (3) Seats Vacant on the Historic and Cultural Preservation Board
RECOMMENDATION: That the City Council:
   1) Declare three (3) seats 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. Selection of an Event Date and Budget for the 27th Annual Citrus Harvest Festival
RECOMMENDATION: The Historic and Cultural Preservation Board recommends the City Council:
   1) Select March 29, 2025 as the Event Date for the Citrus Harvest Festival, with a Rain Date of April 5, 2025; and
   2) Adopt the budget.

9. Resolution No. 2024-____, a Resolution of the City Council of the City of Highland, California Reaffirming and Extending Proclamation of a Local Emergency in the City of Highland as a Result of the Line Fire
RECOMMENDATION: That the City Council adopt Resolution No. 2024-_____, extending the Proclamation of a Local Emergency in the City of Highland because of the Line Fire.

10. Proposed City of Highland Community Development Block Grant (CDBG) Applications for Fiscal Year 2025/2026 Including One for Enhanced Code Enforcement and One for Pavement Rehabilitation and Ancillary Work on Two Streets: Sparks Street between Victoria Avenue and Cunningham Street and 11th Street between Los Feliz Drive and Victoria Avenue
RECOMMENDATION: That the City Council:
   1) Approve the City's application for Enhanced Code Enforcement that supports a portion of the salary and benefits of a Code Enforcement Officer, Administrative Assistant, and Community Development Director; and
   2) Approve the city's application to construct pavement rehabilitation and ancillary work on Sparks Street and Victoria Avenue within the CDBG Low-Moderate Income eligible block area boundaries.

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.

11. General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) from Low Density/Single-Family Residential (LD/R-1) to Planned Development (PD); Conditional Use Permit (CUP 23-010) for the Development of a 79-unit Small Lot Single-Family Community; Design Review Application (DRA 24-003) for the Related Site Plan, Building Elevations, Landscaping, and Grading Plan; Tentative Tract Map No. 20693 (TTM 24-001) to Subdivide Three (3) Parcels Into 79 Single-Family Lots and Common Areas; Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EVN 24-002) for the Adoption of Mitigation Measures for Potential Impacts

RECOMMENDATION: The Planning Commission recommends the City Council:

1) Adopt Resolution No. 2024-_____, approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-002), and direct staff to file a Notice of Determination with the San Bernardino County Clerk of the Board of Supervisors;
2) Adopt Resolution No. 2024-_____, approving General Plan Amendment (GPA 24-001) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);
3) Introduce Ordinance No. _____, approving Zone Change (ZC 24-001), changing the zoning designation of the site from Single-Family (R-1) Residential to Planned Development (PD);
4) Adopt Resolution No. 2024-_____, approving Conditional Use Permit (CUP 23-010) for a 79-unit single-family Planned Development and related improvements, subject to the Conditions of Approval and Findings of Facts;
5) Adopt Resolution No. 2024-_____, approving Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval, Design Directives, and Findings of Fact; and
6) Adopt Resolution No. 2024-_____, approving Tentative Tract Map No. 20693 (TTM 24-001) for the subdivision of three (3) parcels into 79 single-family lots and common areas, subject to Conditions of Approval and Findings of Fact.

CITY COUNCIL LEGISLATIVE

12. Rejection of Bids - Bid No. 2024-05, "Bledsoe Creek Storm Drain (Line "A") and Slope Repair" (Project No. sdr17001)
RECOMMENDATION: That the City Council:
1) Reject all bids;
2) Direct staff to modify the project scope as necessary; and
3) Re-advertise for construction bids at a later date for Bid No. 2024-05, "Bledsoe Creek Storm Drain (Line "A") and Slope Repair" (Project No. sdr17001)

13. Construction and Construction Management Services Contract Awards - Bid No. 2024-02, "Highland Natural Parkland Trail Project" (Project No. tra20001)
RECOMMENDATION: That the City Council:
1) Award the construction contract for Bid No. 2024-02, "Highland Natural Parkland Trail Project" to the responsible low bidder, HL Hitchcock Construction, Inc., in the amount of $1,434,882.50;
2) Approve the proposal from Engineering Resources of Southern California, Inc. (ERSC) to provide Construction Management and Inspection Services (CM Services) in the amount of $190,011.00;
3) Authorize the City Manager to approve amendments to the ERSC task order up to 10% of the proposal amount; and
4) Approve a budget adjustment to transfer $229,178 from the General Capital Financing fund balance (Account No. 023-2510) to be expended from the Trails Construction fund (Account No. 023-3890-6816).

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

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

ANNOUNCEMENTS

CLOSED SESSION

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

ADJOURN

Regular Meetings
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. The next regular meetings of the City Council for 2024 are as follows: November 12; December 10.

I, Alondra Muñoz, City Clerk, certify I caused to be posted this Agenda on or before October 3, 2024, by 5:30 p.m., on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library	Fire Station No. 1	City Hall
7863 Central Avenue	26974 Base Line	27215 Base Line

Date: October 3, 2024

Alondra Muñoz
City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, 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 _____		

City Clerk

City Manager

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Minutes - September 10, 2024 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

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 Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

The invocation was given by Pastor Al LeBrun, Immanuel Baptist Church, and the Pledge of Allegiance was led by Councilmember Solano.

ROLL CALL

Present: Chavez-Cordova, Lilburn, McCallon, Solano, Timmer
Absent: None

REPORT FROM CLOSED SESSION

None

SPECIAL PRESENTATIONS

Battalion Chief Brown from the Highland Fire Department gave a brief update on the Line Fire.

Mayor Lilburn presented a Proclamation proclaiming the month of September 2024 as Childhood Cancer Awareness Month.

Bryan Anderson, Supervising Analyst from the County of San Bernardino Community Development & Housing Department (CDH), gave a brief presentation regarding the Community Development Block Grant (CDBG) 5 Year Consolidated Plan.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

Chris Nielsen and Jane Bouch representing the Highland Chamber of Commerce spoke regarding upcoming events.

Chris Carrillo, Board of Directors from East Valley Water District expressed gratitude to the Highland Emergency Response Team for their prompt response during the Line Fire.

Fatima Rahman thanked the Highland Emergency Response Team for their response during the Line Fire.

CITY COUNCIL CONSENT CALENDAR

A MOTION was made by Mayor Pro Tem McCallon, seconded by Councilmember Chavez-Cordova, to move Item No. 17 from the City Council Legislative Calendar to the City Council Consent Calendar. Motion carried 5-0.

A MOTION was made by Mayor Pro Tem McCallon, seconded by Councilmember Solano, to approve the consent calendar, with Mayor Lilburn abstaining from Item No. 12. Motion carried on a roll call vote, 5-0.

1. Waive the Reading of All Ordinances

   Waived the reading of all Ordinances in their entirety and read by title only.

2. Minutes - August 13, 2024 City Council Regular Meeting

   Approved the Minutes as submitted.

3. Minutes - August 22, 2024 City Council Special Meeting

   Approved the Minutes as submitted.

4. Minutes - August 29, 2024 City Council Special Meeting

   Approved the Minutes as submitted.

5. Warrant Register

   Approved Warrant Register No. 769 for September 10, 2024, in the amount of $2,388,770.99 and Payroll of $239,213.02.

6. Treasurer's Report for July 2024

   Received and filed Treasurer's Report for July 2024.

7. Year-End Budget Adjustments for Fiscal Year 2023/2024

   Approved the Fiscal Year 2023/2024 Year-End Budget Adjustments for Expenditures and Revenues.

8. Second Reading of an Ordinance to Amend Title 5, Chapter 5.04 Sections 5.04.160 and 5.04.240 of the City of Highland Municipal Code (Business License)

   Conducted the second reading of Ordinance No. 465, amending sections 5.04.160 (License Fee-payment Due Dates) and 5.04.240 (Penalty for Delinquency-Action to Collect) of Title 5 (Business Licenses and Regulations) of the Highland Municipal Code establishing a single annual business license fee renewal date and amending penalties and procedures for collecting penalties for delinquent business license fees and approving an environmental exemption.

ORDINANCE NO. 465
AN ORDINANCE OF CITY OF HIGHLAND, CALIFORNIA, AMENDING SECTIONS 5.04.160 (LICENSE FEE - PAYMENT DUE DATES) AND 5.04.240 (PENALTY FOR DELINQUENCY - ACTION TO COLLECT) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE HIGHLAND MUNICIPAL CODE ESTABLISHING A SINGLE, ANNUAL BUSINESS LICENSE FEE RENEWAL DATE AND AMENDING PENALTIES AND PROCEDURES FOR COLLECTING PENALTIES FOR DELINQUENT BUSINESS LICENSE FEES AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

9. Contract Renewal - 2022-06 Highland HVAC Systems Maintenance, Monitoring, and Repair Contract

   1) Extended the 2022-06 Highland HVAC Systems Maintenance, Monitoring, and Repair Contract with F.M. Thomas Air Conditioning, Inc. for one year; and
   2) Approved a 13.2% increase to the contract.

10. Community Development Block Grant (CDBG) Subrecipient Contract Between the City of Highland and Central Little League to Provide Youth Baseball and Softball Programs

   1) Approved the Contract; and
   2) Authorized execution by the Community Development Director.

11. Community Development Block Grant (CDBG) Subrecipient Contract Between the City of Highland and the Highland Family YMCA to Provide Health and Wellness Programs and Resources

   1) Approved the Contract; and
   2) Authorized execution by the Community Development Director.

12. Community Development Block Grant (CDBG) Subrecipient Contract Between the City of Highland and Highland District Council on Aging, Inc. to Provide for Senior Programs, Activities, and Services to Improve Quality of Life, Physical Fitness, Social Programs, Daily Interaction, and Nutrition to Low-and Moderate-Income Seniors

   1) Approved the Contract; and
   2) Authorized execution by the Community Development Director.

13. Bid Award - Bid No. 2024-04, "Purchase of One New Vehicle" (HP-)

   1) Awarded Bid No. 2024-04 to Courtesy Chevrolet Center in the amount of $65,187.67;
   2) Approved the quote from West Coast Lights and Sirens to perform the outfitting of the new vehicle in the amount of $37,241.28 through our Sourcewell Cooperative Purchasing Program Contract No. 97402; and
   3) Approved a budget adjustment transfer of $2,169.97 from 007.2100. (DIF Fund balance) to be expended from 007.8330.6060 (Vehicles).

17. Declare Two (2) Seats Vacant on the Community Trails Committee

   1) Declared two (2) seats vacant on the Community Trails Committee; and
   2) Directed the City Clerk to advertise the vacancy on the Community Trails Committee.

CITY COUNCIL PUBLIC HEARING

No public hearing.

CITY COUNCIL LEGISLATIVE

14. Measure I Capital Project Needs Analysis (FY 2025/2026 - FY 2029/2030)

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

A MOTION was made by Councilmember Timmer, seconded by Councilmember Solano to approve the Five-Year Capital Project Needs Analysis (FY 2025/2026 - FY 2029/2030) for the Measure I Major Street and Freeway Interchange Programs.

RESOLUTION NO. 2024-041
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2025/2026 THROUGH 2029/2030

15. Construction and Construction Management Services Contract Award - Bid No. 2024-02, "Highland Natural Parkland Trail Project" (City Project No. tra20001)

City Manager Zamano requested to pull the item. The project has been impacted by the Line Fire and staff would like the opportunity to re-evaluate the conditions of the project site. Staff will bring this item back to the City Council at a later date.

A MOTION was made by Councilmember Solano, seconded by Councilmember Chavez-Cordova to pull Item No. 15. Motion carried, 5-0.

16. Resolution of Intention to Establish City of Highland Community Facilities District No. 24-001 (Highland Park) Generally on Base Line East of Isabella Villa Court

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

A MOTION was made by Councilmember Timmer, seconded by Councilmember Solano to:

1) Adopt Resolution No. 2024-042, entitled: A Resolution of Intention of the City Council of the City of Highland to establish Community Facilities District No. 24-001 (Highland Park); and
2) Authorize the Levy of a Special Tax within City of Highland Community Facilities District No. 24-001 (Highland Park). Motion carried, 4-1 with Councilmember Chavez-Cordova dissenting.

RESOLUTION NO. 2024-042
A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, TO ESTABLISH CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 24-001 (HIGHLAND PARK) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF HIGHLAND COMMUNITY FACILITIES DISTRICT NO. 24-001 (HIGHLAND PARK)

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

City Manager Zamano stated the Highland Sheriff's Department for the period of August 5 through September 8 received a total 3,977 calls, made 424 reports, 154 arrests, 76 citations, 343 traffic enforcement stops, 64 traffic collisions, towed 21 vehicles, and 33 transient calls.

The Highland Fire Department for the month of August received 655 calls for service, some of which included: 514 medical aids, 18 traffic collisions, 14 structure fires, 10 vegetation fires, and 4 vehicle fires.

Staff received approval from Caltrans to advertise the Highland Regional Connector Project, which is set to commence construction. This initiative aims to repair pavement conditions and upgrade various streets. Key improvements include enhanced curb ramps, installation of bicycle markings and signage to facilitate pedestrian and bicycle connectivity to Arroyo Verde Elementary School, Highland Grove Elementary School, and Beattie Middle School. The specific street segments involved in this project include Orange Street from Greenspot Road to Tonner Drive, Tonner Drive from Orange Street to Glenheather Drive, Streater Avenue/Glenheather Drive from Base Line to Church Street, and the cul-de-sac on Love Street, adjacent to Arroyo Verde Elementary School.

Staff submitted a Federal Grant Application for the Highway Safety Improvement Program (HSIP), requesting a total funding amount of $1.7 million to enhance the safety of our citywide traffic signal system. The proposed improvements include the installation of a new traffic signal at the intersection of Glenheather Drive and Church Street, located adjacent to Arroyo Verde Elementary and the addition of yellow reflective backplates at various signalized intersections. We anticipate receiving notification regarding the grant award status by the end of this year.

For the month of August, Burrtec completed 147 illegal dumping work orders.

On Monday, September 30 from 12:00 p.m. to 5:00 p.m., a Blood Drive will be held at the Highland Police Station.

The Planning Department received a Design Review Application from Diversified Pacific for a proposed development on a 12-acre site located at the northeast corner of Greenspot Road and Alta Vista. The proposal entails the construction of 113 single-family detached homes on smaller lots with recreational facilities. Additionally, applicant Diversified Pacific requests a zone change from single-family zoning to plan development zoning, aimed at achieving increased density and enhanced flexibility in development standards.

The Finance Department's Annual Comprehensive Financial Report for fiscal year ending June 30, 2023 was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association.

19. Councilmember Comments (Agency/Committee/AB 1234 Reports, District Updates, etc.)

Councilmember Timmer thanked the firefighters for their diligent efforts in safeguarding the City of Highland from the Line Fire.

Mayor Lilburn announced the grand re-opening of the Highland Senior Center will be held on October 5.

ANNOUNCEMENTS

None

CLOSED SESSION

None

ADJOURN CITY COUNCIL MEETING

There being no further business, Mayor Lilburn adjourned the meeting at 7:00 p.m.

JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING

CALL TO ORDER

The joint meeting of the Highland City Council and Highland Housing Authority of the City of Highland was called to order at 7:00 p.m. by Chair Lilburn.

ROLL CALL

Present: Chavez-Cordova, Lilburn, McCallon, Solano, Timmer
Absent: None

BUSINESS ITEMS

A MOTION was made by Vice Chair McCallon, seconded by Authority Member Solano, to approve the Minutes as submitted. Motion carried, 5-0.

1. Minutes - July 9, 2024 Special Meeting

Approved the Minutes as submitted.

CITY COUNCIL AND HOUSING AUTHORITY PUBLIC HEARING

2. Second Amendment of the Ground Lease with Housing Venture I, Enabling the Refinancing and Loan Funds to Make Repairs and Improvements Related to the Jeffrey Court Senior Apartments, and Extend the Ground Lease Term for an Additional Twenty-Six (26) Years, Enacting a New Fifty-Five (55) Year Term, and First Amendment of the Regulatory Agreement between the Housing Authority, the City of Highland, and Lessee to Extend the Term of the Affordability Covenant by an Additional Twenty-Six (26) Years

Chair Lilburn stated she would abstain from this item due to a conflict of interest; her property is 500' in proximity to the project site and asked Vice Chair McCallon to open the public hearing.

Vice Chair McCallon opened the public hearing for the Second Amendment of the Ground Lease with Housing Venture I.

Assistant Community Development Director Stater indicated the item involves an amendment to the Ground Lease and Regulatory Agreement pertaining to Jeffrey Court Senior Apartments and its lessee, Housing Venture I. In 1998, Housing Ventures I collaborated with the Highland Redevelopment Agency to finance and construct Jeffrey Court Senior Apartments and has served as the ongoing lessee and manager for the past twenty-six (26) years since the project's foundation.

Housing Ventures I approached the Highland Housing Authority to request refinancing of their primary loan on the project, seeking $2.3 million to fund essential onsite repairs. These repairs will include re-piping units and restoring the fire sprinkler system.

The Highland Housing Authority is asked to extend the ground lease for an additional twenty-six (26) years, effectively renewing the project's original fifty-five (55) year term to provide affordable senior housing in the City of Highland. The established lease rate of $120,000 per year will remain in effect for this extended period. This initiative represents a significant advancement for the city's housing strategy, and the state is expected to recognize the city's commitment to maintaining affordability covenants within the community. The program documents have been reviewed by the city's consultant TKE Engineering, Inc. and the City Attorney.

Mark David, Secretary at JC GP, Inc. and Co-lessee partner stated Jeffrey Court Senior Apartments were built 26 years ago. They have made an effort to be good partners to the city by providing affordable housing for seniors throughout the years. The property has deteriorated over time and efforts to maintain it have been made by utilizing the cash flow available. The property is victim to a piping problem caused by a nationwide manufacturing flaw. It overwhelmed the ability to fix without financing.

The lender has stipulated that an extension of the lease is necessary to secure this financing, which will ultimately benefit residents by ensuring that all repairs are made, including upgrades to the fire sprinkler system and commit to maintain the property as affordable housing for an additional twenty-six (26) years.

Vice Chair McCallon expressed concerns regarding individuals residing in apartments who should not be there. He asked what measures would be implemented in response to this issue?

Co-lessee David stated if an individual over the age of 55 resides in the unit, they are entitled to have younger individuals living with them.

Authority Member Timmer indicated there are currently three loans, is this approach intended to consolidate all the loans into a single arrangement?

Co-lessee David responded, one loan is tied to the City of Highland, which is continuing to be repaid alongside the lease. The other loans pertain to bonds, as this is an affordable housing project. The lender responsible for enhancing the credit of these bonds has issued a letter of intent to increase the funding amount and will be utilized as previously mentioned.

Vice Chair McCallon asked if anyone from the public wanted to speak for or against the item.

Seeing none, Vice Chair McCallon closed the public hearing and brought it back to the City Council for questions.

A MOTION was made by Authority Member Chavez-Cordova, seconded by Authority Member Solano to:

1) Adopt City Council Resolution No. 2024-043 approving the First Amendment of Regulatory Agreement between the Housing Authority, the City of Highland, and Housing Venture I, and making a finding of exemption under the California Environmental Quality Act;
2) Adopt Housing Authority Resolution No. 2024-002 approving the Second Amendment of the Ground Lease with Housing Venture I, enabling the refinancing and loan funds to make repairs and improvements related to the Jeffrey Court Senior Apartments, and extending the Ground Lease Term for an additional twenty-six (26) years, and the First Amendment of the Regulatory Agreement between the Housing Authority, the City of Highland, and Lessee to extend the term of the affordability covenant by an additional twenty-six (26) years; and
3) Direct the Housing Authority Secretary/City Clerk to file a Notice of Exemption with the San Bernardino County Clerk of the Board of Supervisors. Motion carried, 4-0, with Chair Lilburn abstaining.

RESOLUTION NO. 2024-043
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A FIRST AMENDMENT OF REGULATORY AGREEMENT BETWEEN THE HIGHLAND HOUSING AUTHORITY, CITY OF HIGHLAND, AND HOUSING VENTURE I, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RESOLUTION NO. HA2024-002
A RESOLUTION OF THE HIGHLAND HOUSING AUTHORITY APPROVING A SECOND AMENDMENT OF GROUND LEASE BY AND AMONG THE HIGHLAND HOUSING AUTHORITY AND HOUSING VENTURE I, AND FIRST AMENDMENT TO REGULATORY AGREEMENT BETWEEN THE HIGHLAND HOUSING AUTHORITY, CITY OF HIGHLAND, AND HOUSING VENTURE I, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ADJOURN JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING

There being no further business, Chair Lilburn adjourned the meeting at 7:08 p.m. in memory of John Baker, Bill Annear, Sarah Culpepper, and Jim Stark.

Submitted By:

Alondra Muñoz
Secretary

Approved By:

Penny Lilburn
Chair

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Minutes - September 12, 2024 Special Meeting

RECOMMENDATION: Approve the Minutes as submitted.

Approved _____ Motion _____ Second _____ Agenda Item No. 3

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

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 Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

ROLL CALL

Present: Chavez-Cordova, Lilburn, McCallon, Solano, Timmer
Absent: None

PUBLIC COMMENT (LIMITED TO ITEMS ON THIS AGENDA ONLY)

None

CITY COUNCIL LEGISLATIVE

1. Resolution No. 2024-044, a Resolution of the City Council of the City of Highland, California, Ratifying the Proclamation of a Local Emergency in the City of Highland Issued by the City's Director of Emergency Services on September 11, 2024 as a Result of the Line Fire

A MOTION was made by Mayor Pro Tem McCallon, seconded by Councilmember Chavez-Cordova, to approve Resolution No. 2024-044, ratifying the Proclamation of a Local Emergency in the City of Highland issued by the City's Director of Emergency Services on September 11, 2024, as a result of the Line Fire. Motion carried, 5-0.

RESOLUTION NO. 2024-044
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, RATIFYING A PROCLAMATION OF A LOCAL EMERGENCY IN THE CITY OF HIGHLAND ISSUED BY THE CITY'S DIRECTOR OF EMERGENCY SERVICES ON SEPTEMBER 11, 2024, AS A RESULT OF THE LINE FIRE

ADJOURN

There being no further business, Mayor Lilburn adjourned the meeting at 4:02 p.m.

Submitted By:

Alondra Muñoz
City Clerk

Approved By:

Penny Lilburn
Mayor

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Leticia Nava-Cruz, Director of Administrative Services/City Treasurer LNC

SUBJECT: Warrant Register #770

RECOMMENDATION: City Council to approve Warrant Register #770; Warrants in the amount of $2,172,775.33 and Payroll in the amount of $135,368.62

FISCAL IMPACT: The total of Cash and Expenditures is $2,308,143.95

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: 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 #770

October 8, 2024

Warrants:

9/3/2024	Ck#90022-90064 & Wire#1002725929	283,202.58
9/6/2024	Payroll Wire #939-942 & Ck #90065	70,617.84
9/10/2024	Ck#90066-90110	275,254.74
9/17/2024	Ck#90111-90149	250,397.80
9/20/2024	Payroll Wire #943-946 & Ck #90150	74,451.02
9/24/2024	Ck#90151-90191	1,218,851.35
	Total Warrants	$2,172,775.33

Payroll:

9/6/2024	Direct Deposits #14358-14000	11,599.38
9/6/2024	Ck #729	279.98
9/20/2024	Direct Deposits #14001-14443	123,209.28
9/20/2024	Ck #730	279.98
	Total Payroll	$ 135,368.62
	Total Warrants & Payroll	**$ 2,308,143.95**

APPROVED BY:

Larry McCallon
Finance Subcommittee

Carlos Zamano
City Manager

John Timmer
Finance Subcommittee

Leticia Nava-Cruz
Director of Administrative Services/City Treasurer

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90022	9/3/2024	005737 AGA ENGINEERS, INC.	TRAFFIC SYSTEM MONITORING JULY		
			TRAFFIC SYSTEM MONITORING JULY		
			020.8440.4550		3,200.00
				Total :	**3,200.00**
90023	9/3/2024	000014 ALL CITY MANAGEMENT SERVICES	CROSSING GUARD SVC-8/4-8/17/24		
			CROSSING GUARD SVC-8/4-8/17/24		
			002.8200.4530		3,806.46
				Total :	**3,806.46**
90024	9/3/2024	005771 AMAZON CAPITAL SERVICES	STATE OF THE CITY: SUPPLIES		
			STATE OF THE CITY: SUPPLIES		
			001.1000.4336		210.28
				Total :	**210.28**
90025	9/3/2024	000165 AT&T	POLICE DEPT-SEP		
			POLICE DEPT-SEP		
			001.2000.4060		3,236.98
				Total :	**3,236.98**
90026	9/3/2024	001072 AUTO ZONE	BLANKET PURCHASE ORDER		
			VEH#101: MAINT		
			004.8310.4245		19.85
			BLANKET PURCHASE ORDER		
			VEH#126: BATTERY REPLACEMENT MAINT		
			004.8310.4240		131.29
				Total :	**151.14**
90027	9/3/2024	000043 BALLARD PLUMBING HEATING & AIR	FS#1: HVAC MAINT		
			FS#1: HVAC MAINT		
			028.2050.4588		112.50
			FS#1: HVAC MAINT		
			029.2100.4588		112.50
			FS#2: HVAC MAINT		
			FS#2: HVAC MAINT		
			028.2050.4588		112.50
			FS#2: HVAC MAINT		
			029.2100.4588		112.50

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90027	9/3/2024	000043	000043 BALLARD PLUMBING HEATING & AI (Continued)	Total :	450.00
90028	9/3/2024	005516	BASE HILL, INC.		
			JANITORIAL SVC- CITY HALL-AUG 042.9510.4504		1,808.80
			CC-AUG 042.9510.4504		360.14
			AURANTIA PARK-AUG 001.6000.4504		1,683.73
			COMMUNITY PARK-AUG 001.6000.4504		2,258.10
			POLICE DEPT-AUG 001.2000.4504		1,250.64
				Total :	7,361.41
90029	9/3/2024	006228	BIG BRAND TIRE & SERVICE CO		
			VEH#117: TIRE MAINT VEH#117: TIRE MAINT 001.4600.4240		207.90
				Total :	207.90
90030	9/3/2024	002960	BURRTEC WASTE INDUSTRIES INC		
			DELINQUENT REFUSE 2018/2019 DELINQUENT REFUSE 2018/2019 051.1495		623.84
				Total :	623.84
90031	9/3/2024	005553	CLARK PEST CONTROL OF STOCKTON		
			CITY HALL: PEST CONTROL CITY HALL: PEST CONTROL 042.9510.4589		72.00
				Total :	72.00
90032	9/3/2024	005265	COMMERCIAL DOOR METAL SYSTEMS		
			CITY HALL PUBLIC SERVICES DOOR MAINT CITY HALL PUBLIC SERVICES DOOR MAINT 042.9510.4070		2,244.76
				Total :	2,244.76
90033	9/3/2024	004860	CRIME SCENE STERI-CLEAN, LLC		
			BIO HAZARD CLEAN UP: PUBLIC RESTROOM BIO HAZARD CLEAN UP: PUBLIC RESTROOM 001.2000.4240		500.00

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90033	9/3/2024	004860	004860 CRIME SCENE STERI-CLEAN, LLC (Continued)	Total :	500.00
90034	9/3/2024	006316	DAVID WHALEY		
			REFUND: POLICE REPO RELEASES REC#10843		
			REFUND: POLICE REPO RELEASES REC#10843		
			001.1450.9529		15.00
				Total :	15.00
90035	9/3/2024	001035	DEPARTMENT OF JUSTICE		
			FINGERPRINT APPS-GONZALEZ, PRADO, SALAS		
			FINGERPRINT APPS-GONZALEZ		
			001.1700.4236		32.00
			FINGERPRINT APPS-PRADO		
			001.1700.4236		32.00
			FINGERPRINT APPS-SALAS		
			001.1700.4236		32.00
				Total :	96.00
90036	9/3/2024	000085	EAST VALLEY WATER DISTRICT		
			LMD 04-AUG		
			LMD 04-AUG		
			012.8500.4030		71.34
			POLICE STATION-AUG		
			POLICE STATION-AUG		
			001.2000.4030		218.41
			POLICE STATION-AUG		
			POLICE STATION-AUG		
			001.2000.4030		3,253.98
			LMD 29-AUG		
			LMD 29-AUG		
			012.8500.4030		224.24
			CITY HALL-AUG		
			CITY HALL-AUG		
			042.9510.4030		347.14
			LMD 15-A-AUG		
			LMD 15A-AUG		
			012.8500.4030		341.34
			LMD 07-AUG		
			LMD 07-AUG		
			012.8500.4030		122.46
			BASELINE MEDIAN-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90036	9/3/2024	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			BASELINE MEDIAN-AUG	
			004.8310.4030	270.94
			FS#1-AUG	
			FS#1-AUG	
			029.2100.4030	127.00
			FS#1-AUG	
			028.2050.4030	126.99
			LMD 21B-AUG	
			LMD 21-B-AUG	
			012.8500.4030	318.56
			FS#2-AUG	
			FS#2-AUG	
			029.2100.4030	248.07
			FS#2-AUG	
			028.2050.4030	248.07
			AURANTIA PK-AUG	
			AURANTIA PK-AUG	
			001.6000.4030	2,753.90
			LMD 44-AUG	
			LMD 44-AUG	
			012.8500.4030	1,290.50
			LMD 15B-AUG	
			LMD 15-B-AUG	
			012.8500.4030	726.04
			FS#3 FS-AUG	
			FS#3 FS-AUG	
			029.2100.4030	28.85
			FS#3 FS-AUG	
			028.2050.4030	28.85
			FS#2 FS-AUG	
			FS#2 FS-AUG	
			029.2100.4030	20.07
			FS#2 FS-AUG	
			028.2050.4030	20.07
			BASELINE MEDIAN-AUG	
			BASELINE MEDIAN-AUG	
			004.8310.4030	819.14

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90036	9/3/2024	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LMD 73-AUG	
			LMD 73-AUG	
			012.8500.4030	65.94
			LMD 37-AUG	
			LMD 37-AUG	
			012.8500.4030	384.24
			FS#3 DOM-AUG	
			FS#3 DOM-AUG	
			029.2100.4030	386.11
			FS#3 DOM-AUG	
			028.2050.4030	386.10
			LMD 21A-AUG	
			LMD 21-A-AUG	
			012.8500.4030	124.94
			POLICE STATION-AUG	
			POLICE STATION-AUG	
			001.2000.4030	57.70
			FS#3 IRR-AUG	
			FS#3 IRR-AUG	
			029.2100.4030	38.37
			FS#3 IRR-AUG	
			028.2050.4030	38.37
			BOULDER MEDIAN-AUG	
			BOULDER MEDIAN-AUG	
			004.8310.4030	1,579.38
			POLICE STATION-AUG	
			POLICE STATION-AUG	
			001.2000.4030	57.70
			CITY HALL FS-AUG	
			CITY HALL FS-AUG	
			042.9510.4030	40.14
			Total :	**14,764.95**
90037	9/3/2024	004956 FIDELITY SECURITY	VISION-SEP	
			VISION-SEP	
			001.1160	221.42
			VISION-SEP	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90037	9/3/2024	004956 FIDELITY SECURITY	(Continued)	
			004.1160 VISION-SEP	40.80
			010.1160 VISION-SEP	14.18
			012.1160 VISION-SEP	5.18
			016.1160 VISION-SEP	5.18
			023.1160 VISION-SEP	1.04
			024.1160 VISION-SEP	0.41
			041.1160 VISION-SEP	9.12
			042.1160 VISION-SEP	10.36
			070.1160	6.08
			Total :	**313.77**
90038	9/3/2024	006146 FM THOMAS AIR CONDITIONING	YMCA: HVAC REPAIR	
			YMCA: HVAC REPAIR 001.6000.4588	4,622.00
			LIBRARY: HVAC REPAIR	
			LIBRARY: HVAC REPAIR 001.6000.4588	8,434.10
			LIBRARY: HVAC REPAIR	
			LIBRARY: HVAC REPAIR 001.6000.4588	1,005.00
			Total :	**14,061.10**
90039	9/3/2024	004939 GUARDIAN	DENTAL-SEP	
			DENTAL-SEP 001.1160	1,267.86
			DENTAL-SEP 004.1160	171.84
			DENTAL-SEP 010.1160	65.83

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90039	9/3/2024	004939 GUARDIAN	(Continued)		
			DENTAL-SEP		
			012.1160		10.61
			DENTAL-SEP		
			016.1160		10.61
			DENTAL-SEP		
			024.1160		1.01
			DENTAL-SEP		
			041.1160		29.64
			DENTAL-SEP		
			070.1160		17.79
				Total :	**1,575.19**
90040	9/3/2024	000292 HDL COREN & CONE	23/24 ACFR STAT PACKAGE		
			23/24 ACFR STAT PACKAGE		
			001.1700.4510		695.00
				Total :	**695.00**
90041	9/3/2024	000662 HI WAY SAFETY INC	SOLAR FLASHING AMBER & RED BEACONS,		
			SOLAR FLASHING AMBER & RED BEACONS,		
			004.8310.4570		2,929.64
				Total :	**2,929.64**
90042	9/3/2024	000108 HIGH TECH SECURITY	BURG SYST & MONIT -SEP		
			CORP YARD BURG SYST & MONIT-SEP		
			004.8310.4066		55.00
			CITY HALL BURG SYST & MONIT-SEP		
			042.9510.4066		100.00
			COMM PK SYST & MONIT-SEP		
			001.6000.4066		55.00
			FIRE SYST & MONIT -SEP		
			CORP YARD FIRE SYST & MONIT-SEP		
			004.8310.4066		85.00
			LIB/YMCA FIRE SYST & MONIT-SEP		
			001.6000.4066		135.00
			CITY HALL FIRE SYST & MONIT-SEP		
			042.9510.4066		50.00
			FS#3 FIRE SYST & MONIT-SEP		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90042	9/3/2024	000108 HIGH TECH SECURITY	(Continued)		
			028.2050.4066 FS#3 FIRE SYST & MONIT-SEP		42.50
			029.2100.4066 PD FIRE SYST & MONIT-SEP		42.50
			001.2000.4066 CCTV SYS & MAINT -SEP AURANTIA & COMM PK CCTV SYST & MONIT-SEP		85.00
			001.6000.4066 CANYON OAK PK CCTV SYST & MONIT-SEP		75.00
			016.8540.4066 CITY HALL CCTV SYST & MONIT-SEP		25.00
			042.9510.4066 CORP YARD CCTV SYST & MONIT-SEP		25.00
			004.8310.4066		25.00
				Total :	**800.00**
90043	9/3/2024	005088 HOGAN, GREGORY	CAND STMT. HOGAN REFUND CAND STMT. HOGAN REFUND		
			001.1450.9550		322.00
				Total :	**322.00**
90044	9/3/2024	000127 K & L HARDWARE	CORP YARD: MISC SUPPLIES CORP YARD: MISC SUPPLIES		
			004.8310.4206 CORP YARD: MISC SUPPLIES		131.36
			CORP YARD: MISC SUPPLIES 004.8310.4206 CORP YARD: MISC SUPPLIES		15.07
			CORP YARD: MISC SUPPLIES 004.8310.4206 CORP YARD: GRAFFITI REMOVAL		34.45
			CORP YARD: GRAFFITI REMOVAL 004.8310.4206		29.30
				Total :	**210.18**
90045	9/3/2024	001193 LIFE ASSIST, INC.	FS#2: TYPE 6 TACTICAL BAG RETURN FS#2: TYPE 6 TACTICAL BAG RETURN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90045	9/3/2024	001193 LIFE ASSIST, INC.	(Continued)		
			029.2100.6060		-424.31
			FS#1-3: PARAMEDIC SUPPLIES		
			FS#1-3: PARAMEDIC SUPPLIES		
			028.2050.4207		96.08
			FS#1: PARAMEDIC SUPPLIES		
			FS#1: PARAMEDIC SUPPLIES		
			028.2050.4207		35.69
			FS#1-3: PARAMEDIC SUPPLIES		
			FS#1-3: PARAMEDIC SUPPLIES		
			028.2050.4207		298.68
				Total :	**6.14**
90046	9/3/2024	002527 LILBURN, PENNY	CAND STMT. LILBURN REFUND		
			CAND STMT. LILBURN REFUND		
			001.1450.9550		406.00
				Total :	**406.00**
90047	9/3/2024	005993 MACS SPRING INC	REPLACE STOLEN DRAIN GATE @ATLANTIC		
			REPLACE STOLEN DRAIN GATE @ATLANTIC		
			004.8310.4570		996.00
				Total :	**996.00**
90048	9/3/2024	002067 MCCALLON, LARRY	CAND STMT. MCCALLON REFUND		
			CAND STMT. MCCALLON REFUND		
			001.1450.9550		559.00
				Total :	**559.00**
90049	9/3/2024	000168 MICHELLE GOMEZ, PETTY CASH	PETTY CASH-AUG		
			PETTY CASH-AUG		
			001.0020		243.58
				Total :	**243.58**
90050	9/3/2024	005164 MIKE ROQUET CONSTRUCTION INC.	SINK HOLE REPAIR: 5TH EB AT CITY CREEK		
			SINK HOLE REPAIR: 5TH EB AT CITY CREEK		
			004.8310.4570		5,280.00
				Total :	**5,280.00**
90051	9/3/2024	006222 NEC CLOUD COMMUNICATIONS	VOIP-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90051	9/3/2024	006222 NEC CLOUD COMMUNICATIONS	(Continued) VOIP-AUG 042.9510.4533		2,308.55
				Total :	**2,308.55**
90052	9/3/2024	005767 NOCK, LISSETTE	MILEAGE REIMB-AUG MILEAGE REIMB-AUG 001.1200.4332		37.85
				Total :	**37.85**
90053	9/3/2024	000598 PR PRINTING	BUS CARDS: COLEMAN, HALLOWAY, LAYNE BUS CARDS: COLEMAN, HALLOWAY, LAYNE 004.8310.4200		157.13
				Total :	**157.13**
90054	9/3/2024	000176 PRINCIPAL LIFE INSURANCE CO	PRINCIPAL-SEP PRINCIPAL-SEP 001.1200.3590		28.65
			PRINCIPAL-SEP 001.1450.3590		68.38
			PRINCIPAL-SEP 001.1600.3590		6.94
			PRINCIPAL-SEP 001.1700.3590		104.84
			PRINCIPAL-SEP 001.3200.3590		38.11
			PRINCIPAL-SEP 001.4100.3590		150.57
			PRINCIPAL-SEP 001.4200.3590		83.13
			PRINCIPAL-SEP 001.4500.3590		61.04
			PRINCIPAL-SEP 001.4600.3590		91.33
			PRINCIPAL-SEP 001.6000.3590		21.63
			PRINCIPAL-SEP 001.6010.3590		24.72

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90054	9/3/2024	000176 PRINCIPAL LIFE INSURANCE CO	(Continued)		
			PRINCIPAL-SEP		
			001.6020.3590		12.75
			PRINCIPAL-SEP		
			004.8310.3590		146.93
			PRINCIPAL-SEP		
			010.3830.3590		39.71
			PRINCIPAL-SEP		
			012.8500.3590		10.66
			PRINCIPAL-SEP		
			016.8540.3590		10.66
			PRINCIPAL-SEP		
			023.3890.3590		5.59
			PRINCIPAL-SEP		
			024.8470.3590		1.17
			PRINCIPAL-SEP		
			041.9500.3590		13.78
			PRINCIPAL-SEP		
			042.9510.3590		25.20
			PRINCIPAL-SEP		
			070.7000.3590		33.48
				Total :	**979.27**
90055	9/3/2024	006317 RACHEL ARZU	CAND STMT. ARZU REFUND		
			CAND STMT. ARZU REFUND		
			001.1450.9550		406.00
				Total :	**406.00**
90056	9/3/2024	005326 RP LANDSCAPE & IRRIGATION	PARKS LANDSCAPE MAINT-AUG		
			POLICE STATION LANDSCAPE MAINT-AUG		
			001.2000.4585		579.00
			CITY HALL LANDSCAPING MAINT-AUG		
			042.9510.4585		579.00
			LIBRARY LANDSCAPING MAINT-AUG		
			001.6000.4585		694.80
			YMCA LANDSCAPING MAINT-AUG		
			001.6000.4585		694.80
			CORP YARD LANDSCAPING MAINT-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90056	9/3/2024	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			004.8310.4585 AURANTIA PARK LANDSCAPING MAINT-AUG	463.20
			001.6000.4585 COMMUNITY PARK LANDSCAPING MAINT-AUG	1,080.41
			001.6000.4585 CANYON OAK PARK LANDSCAPING MAINT-AUG	4,274.18
			016.8540.4585 CUNNINGHAM PARK LANDSCAPING MAINT-AUG	412.25
			016.8540.4585 SEELEY PARK LANDSCAPING MAINT-AUG	524.57
			016.8540.4585 OAK CREEK PARK LANDSCAPING MAINT-AUG	346.24
			016.8540.4585 MEMORIAL PARK LANDSCAPING MAINT-AUG	643.84
			001.6000.4585 BOULDER MEDIAN LANDSCAPING MAINT-AUG	463.20
			004.8310.4585 LMD LANDSCAPING-AUG	2,867.21
			LMD 00 BASELINE LANDSCAPING MAINT-AUG	
			012.8500.4585 LMD 00 YARNELL LANDSCAPING MAINT-AUG	320.35
			012.8500.4585 LMD 01 LANDSCAPING MAINT-AUG	195.84
			012.8500.4585 LMD 01B LANDSCAPING MAINT-AUG	167.54
			012.8500.4585 LMD 02 LANDSCAPING MAINT-AUG	167.54
			012.8500.4585 LMD 03A-AUG	773.16
			012.8500.4585 LMD 03B-AUG	150.55
			012.8500.4585 LMD 04-AUG	150.55
			012.8500.4585 LMD 05-AUG	45.28
			012.8500.4585	94.32

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90056	9/3/2024	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			LMD 07-AUG	
			012.8500.4585	82.63
			LMD 08-AUG	
			012.8500.4585	186.78
			LMD 09-AUG	
			012.8500.4585	1,137.66
			LMD 10-AUG	
			012.8500.4585	2,217.58
			LMD 11-AUG	
			012.8500.4585	530.90
			LMD 48-AUG	
			012.8500.4585	2,369.27
			LMD 13-AUG	
			012.8500.4585	139.23
			LMD 15-AUG	
			012.8500.4585	512.79
			LMD 16-AUG	
			012.8500.4585	54.33
			LMD 17-AUG	
			012.8500.4585	689.38
			LMD 20 BASELINE-AUG	
			012.8500.4585	213.94
			LMD 20 STREATER-AUG	
			012.8500.4585	166.40
			LMD 21-AUG	
			012.8500.4585	164.40
			LMD 22-AUG	
			012.8500.4585	195.83
			LMD 24-AUG	
			012.8500.4585	73.58
			LMD 25-AUG	
			012.8500.4585	207.15
			LMD 29-AUG	
			012.8500.4585	207.15
			LMD 30-AUG	
			012.8500.4585	841.07

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90056	9/3/2024	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			LMD 31-AUG	
			012.8500.4585	558.07
			LMD 34-AUG	
			012.8500.4585	320.35
			LMD 35-AUG	
			012.8500.4585	232.06
			LMD 36-AUG	
			012.8500.4585	342.99
			LMD 37-AUG	
			012.8500.4585	422.23
			LMD 39-AUG	
			012.8500.4585	541.09
			LMD 43-AUG	
			012.8500.4585	195.83
			LMD 44-AUG	
			012.8500.4585	2,903.58
			LMD 47-AUG	
			012.8500.4585	225.26
			LMD 54-AUG	
			012.8500.4585	605.62
			LMD 55-AUG	
			012.8500.4585	535.43
			LMD 59-AUG	
			012.8500.4585	66.78
			LMD 61-AUG	
			012.8500.4585	376.95
			LMD 63-AUG	
			012.8500.4585	139.23
			LMD 70-AUG	
			012.8500.4585	648.63
			LMD 76-AUG	
			012.8500.4585	195.83
			LMD 68-AUG	
			012.8500.4585	580.71
			LMD 69-AUG	
			012.8500.4585	133.57

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90056	9/3/2024	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			LMD 73-AUG	
			012.8500.4585	303.37
			Total :	**35,005.48**
90057	9/3/2024	000030 SAN BERNARDINO COUNTY SHERIFFS	VEHICLE MAINTENANCE 04/2024-06/2024	
			VEHICLE MAINTENANCE 04/2024-06/2024	
			001.2000.4240	45,043.89
			CELL PHONES 04/2024-06/2024	
			CELL PHONES 04/2024-06/2024	
			001.2000.4061	10,832.93
			OFFICE EXPENDITURES 04/2024-06/2024	
			OFFICE EXPENDITURES 04/2024-06/2024	
			001.2000.4200	16,334.17
			TRANSCRIPTIONS 04/2024-06/2024	
			TRANSCRIPTIONS 04/2024-06/2024	
			001.2000.4560	7,285.86
			O/T 04/2024-06/2024	
			O/T 04/2024-06/2024	
			001.2000.4560	69,608.56
			ON-CALL/STANDBY 04/2024-06/2024	
			ON-CALL/STANDBY 04/2024-06/2024	
			001.2000.4560	7,006.56
			O/T ARPA 04/2024-06/2024	
			O/T ARPA 04/2024-06/2024	
			030.8495.4560	819.11
			OT IBC HARVEST 04/2024-06/2024	
			OT IBC HARVEST 04/2024-06/2024	
			001.2000.4560	2,218.81
			O/T BIKE CLASSIC 04/2024-06/2024	
			O/T BIKE CLASSIC 04/2024-06/2024	
			001.2000.4560	24,786.41
			PERSONNEL CREDITS 04/2024-06/2024	
			PERSONNEL CREDITS 04/2024-06/2024	
			001.2000.4560	-54,436.80
			Total :	**129,499.50**
90058	9/3/2024	004662 SKYLINE SAFETY AND SUPPLY	CORP YARD: SUPPLIES	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90058	9/3/2024	004662 SKYLINE SAFETY AND SUPPLY	(Continued)		
			CORP YARD: SUPPLIES		
			004.8310.4206		31.08
				Total :	**31.08**
90059	9/3/2024	000204 SOCALGAS	FS#2-AUG		
			FS#2-AUG		
			028.2050.4020		25.87
			FS#2-AUG		
			029.2100.4020		25.87
			POLICE-AUG		
			POLICE-AUG		
			001.2000.4020		1,038.32
			FS#1-AUG		
			FS#1-AUG		
			028.2050.4020		25.09
			FS#1-AUG		
			029.2100.4020		25.09
				Total :	**1,140.24**
90060	9/3/2024	000570 STP COMPLIANCEEHS	CAL OCC H&S NETWORK 24/25		
			CAL OCC H&S NETWORK 24/25		
			001.1600.4310		1,308.10
				Total :	**1,308.10**
90061	9/3/2024	004920 TKE ENGINEERING	STI 21-001 MISC PERMITS/INSP OCT-DEC		
			STI 21-001 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		824.00
			PGC 22-001 MISC PERMITS/INSP OCT-DEC		
			PGC 22-001 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		27.50
			PGR23001 MISC PERMITS/INSP OCT-DEC		
			PGR23001 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		55.00
			RGC23001 MISC PERMITS/INSP OCT-DEC		
			RGC23001 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		690.00
			RGI 20-001 MISC PERMITS/INSP OCT-DEC		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90061	9/3/2024	004920 TKE ENGINEERING	(Continued)		
			RGI 20-001 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		206.00
			WIN23001 MISC PERMITS/INSP OCT-DEC		
			WIN23001 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		103.00
			STI 23-003 MISC PERMITS/INSP OCT-DEC		
			STI 23-003 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		257.50
			EXE 22-008 MISC PERMITS/INSP OCT-DEC		
			EXE 22-008 MISC PERMITS/INSP OCT-DEC		
			001.3200.4551		5,253.00
			PGI24005 MISC PERMITS/INS-JUN		
			PGI24005 MISC PERMITS/INS-JUN		
			001.3200.4551		3,763.00
			WIN24002 MISC PERMITS/INS-JUN		
			WIN24002 MISC PERMITS/INS-JUN		
			001.3200.4551		477.00
			WIN24003 MISC PERMITS/INS-JUN		
			WIN24003 MISC PERMITS/INS-JUN		
			001.3200.4551		848.00
				Total :	**12,504.00**
90062	9/3/2024	001387 TRANSWORLD SYSTEMS INC.	ADMIN CITE #15478		
			ADMIN CITE #15478		
			001.1450.8202		200.00
				Total :	**200.00**
90063	9/3/2024	000226 UNUM LIFE INSURANCE	LONG TERM DISABILITY-SEP		
			LONG TERM DISABILITY-SEP		
			001.1180		657.79
			LONG TERM DISABILITY-SEP		
			004.1180		108.49
			LONG TERM DISABILITY-SEP		
			023.1180		2.67
			LONG TERM DISABILITY-SEP		
			041.1180		11.10
			LONG TERM DISABILITY-SEP		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90063	9/3/2024	000226 UNUM LIFE INSURANCE	(Continued)		
			070.1180 LONG TERM DISABILITY-SEP		48.10
			010.1180		74.00
				Total :	**902.15**
90064	9/3/2024	003535 WEST COAST ARBORISTS, INC.	YMCA TREE TRIMMING		
			YMCA TREE TRIMMING 001.6000.4680 LMD TREE MAINT-JUL		290.00
			LMD 03-TREE MAINT-JUL 012.8500.4585 LMD 10-TREE MAINT-JUL		1,285.50
			012.8500.4585 TREE MAINT-JUL		771.30
			004.8310.4680 CITYWIDE TREE MAINT-JUL		266.80
			CITYWIDE TREE MAINT-JUL 004.8310.4680		6,921.65
				Total :	**9,535.25**
1002725929	9/3/2024	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS HEALTH-SEP		
			PERS HEALTH-SEP 001.1150 PERS HEALTH-SEP		14,634.65
			004.1150 PERS HEALTH-SEP		3,494.11
			010.1150 PERS HEALTH-SEP		2,460.57
			012.1150 PERS HEALTH-SEP		206.61
			016.1150 PERS HEALTH-SEP		206.61
			023.1150 PERS HEALTH-SEP		41.32
			041.1150 PERS HEALTH-SEP		371.31
			070.1150		367.49

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1002725929	9/3/2024	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			PERS HEALTH-SEP	
			001.1450.3511	66.99
			PERS HEALTH-SEP	
			041.9500.3515	2,000.00
			Total :	23,849.66

44 Vouchers for bank code : wfb — Bank total : 283,202.58

44 Vouchers in this report — Total vouchers : 283,202.58

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
939	9/6/2024	000003 ICMA RETIREMENT TRUST-457	ICMA DEFERRED COMP 457: PAYMENT	
			ICMA DEFERRED COMP 457: Payment 001.1170	10,096.46
			ICMA DEFERRED COMP 457: Payment 004.1170	1,974.99
			ICMA DEFERRED COMP 457: Payment 042.1170	164.99
			ICMA DEFERRED COMP 457: Payment 070.1170	211.89
			ICMA DEFERRED COMP 457: Payment 010.1170	794.97
			ICMA DEFERRED COMP 457: Payment 012.1170	12.50
			ICMA DEFERRED COMP 457: Payment 016.1170	12.50
			ICMA DEFERRED COMP 457: Payment 023.1170	21.25
			ICMA DEFERRED COMP 457: Payment 024.1170	12.00
			ICMA DEFERRED COMP 457: Payment 041.1170	185.86
			Total :	13,487.41
940	9/6/2024	000119 INTERNAL REVENUE SERVICE	FEDERAL TAXES: PAYMENT	
			MEDICARE: Payment 023.1140	27.46
			MEDICARE: Payment 024.1140	5.90
			MEDICARE: Payment 041.1140	80.76
			MEDICARE: Payment 042.1140	118.76
			MEDICARE: Payment 070.1140	151.40
			FEDERAL TAXES: Payment 001.1120	13,391.18

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
940	9/6/2024	000119 INTERNAL REVENUE SERVICE	(Continued)	
			FEDERAL TAXES: Payment	
			004.1120	2,176.56
			FEDERAL TAXES: Payment	
			010.1120	656.49
			FEDERAL TAXES: Payment	
			012.1120	135.51
			FEDERAL TAXES: Payment	
			016.1120	135.51
			FEDERAL TAXES: Payment	
			023.1120	79.55
			FEDERAL TAXES: Payment	
			024.1120	18.56
			FEDERAL TAXES: Payment	
			041.1120	447.15
			FEDERAL TAXES: Payment	
			042.1120	341.50
			FEDERAL TAXES: Payment	
			070.1120	855.60
			SOCIAL SECURITY: Payment	
			001.1140	640.86
			SOCIAL SECURITY: Payment	
			008.1140	134.90
			MEDICARE: Payment	
			001.1140	3,432.16
			MEDICARE: Payment	
			004.1140	652.48
			MEDICARE: Payment	
			008.1140	31.54
			MEDICARE: Payment	
			010.1140	195.48
			MEDICARE: Payment	
			012.1140	56.40
			MEDICARE: Payment	
			016.1140	56.42
			Total :	**23,822.13**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
941	9/6/2024	000004 PUBLIC EMPLOYEE RETIREMENT SYS	EPMC: PAYMENT	
			EPMC: Payment 001.1145	531.72
			EPMC: Payment 004.1145	96.32
			EPMC: Payment 012.1145	3.00
			EPMC: Payment 016.1145	3.00
			EPMC: Payment 023.1145	8.37
			EPMC: Payment 024.1145	0.72
			EPMC: Payment 041.1145	19.35
			EPMC: Payment 042.1145	14.59
			EPMC: Payment 070.1145	60.00
			PERS: Payment 001.1145	17,406.03
			PERS: Payment 004.1145	3,397.43
			PERS: Payment 010.1145	1,041.01
			PERS: Payment 012.1145	247.67
			PERS: Payment 016.1145	247.65
			PERS: Payment 023.1145	146.97
			PERS: Payment 024.1145	26.52
			PERS: Payment 041.1145	458.78
			PERS: Payment 042.1145	551.75

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
941	9/6/2024	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			PERS: Payment	
			070.1145	939.76
			PERS SURVIVOR: Payment	
			001.1145	25.37
			PERS SURVIVOR: Payment	
			004.1145	4.60
			PERS SURVIVOR: Payment	
			010.1145	1.04
			PERS SURVIVOR: Payment	
			012.1145	0.58
			PERS SURVIVOR: Payment	
			016.1145	0.59
			PERS SURVIVOR: Payment	
			023.1145	0.29
			PERS SURVIVOR: Payment	
			024.1145	0.03
			PERS SURVIVOR: Payment	
			041.1145	0.33
			PERS SURVIVOR: Payment	
			042.1145	0.89
			PERS SURVIVOR: Payment	
			070.1145	0.69
			Total :	**25,235.05**
942	9/6/2024	000001 CALIF STATE EMPLOYMENT	STATE TAXES: PAYMENT	
			STATE TAXES: Payment	
			001.1130	5,513.41
			STATE TAXES: Payment	
			004.1130	840.67
			STATE TAXES: Payment	
			010.1130	255.67
			STATE TAXES: Payment	
			012.1130	54.53
			STATE TAXES: Payment	
			016.1130	54.52
			STATE TAXES: Payment	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
942	9/6/2024	000001 CALIF STATE EMPLOYMENT	(Continued)	
			023.1130 STATE TAXES: Payment	20.38
			024.1130 STATE TAXES: Payment	7.15
			041.1130 STATE TAXES: Payment	175.97
			042.1130 STATE TAXES: Payment	132.28
			070.1130	294.23
			Total :	**7,348.81**
90065	9/6/2024	003804 AFLAC WWHQ	AFLAC ACCIDENT INSURANCE: PAYMENT AFLAC HOSPITAL INSURANCE: Payment	
			070.1181 AFLAC DENTAL: Payment	1.64
			001.1181 AFLAC SPECIFIED HEALTH INS: Payment	19.56
			001.1181 AFLAC SPECIFIED HEALTH INS: Payment	12.40
			012.1181 AFLAC SPECIFIED HEALTH INS: Payment	1.48
			016.1181 AFLAC AFTER TAX HOSP INSURANCE: Payment	1.48
			001.1181 AFLAC AFTER TAX HOSP INSURANCE: Payment	13.40
			012.1181 AFLAC AFTER TAX HOSP INSURANCE: Payment	6.71
			016.1181 AFLAC ACCIDENT INSURANCE: Payment	6.71
			001.1181 AFLAC ACCIDENT INSURANCE: Payment	132.65
			004.1181 AFLAC ACCIDENT INSURANCE: Payment	15.37
			012.1181 AFLAC ACCIDENT INSURANCE: Payment	3.57
			016.1181	3.57

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90065	9/6/2024	003804 AFLAC WWHQ	(Continued)	
			AFLAC ACCIDENT INSURANCE: Payment 023.1181	5.81
			AFLAC ACCIDENT INSURANCE: Payment 024.1181	0.26
			AFLAC ACCIDENT INSURANCE: Payment 041.1181	4.18
			AFLAC ACCIDENT INSURANCE: Payment 070.1181	1.39
			AFLAC DISABILITY INSURANCE: Payment 001.1181	191.66
			AFLAC DISABILITY INSURANCE: Payment 004.1181	39.38
			AFLAC DISABILITY INSURANCE: Payment 012.1181	6.30
			AFLAC DISABILITY INSURANCE: Payment 016.1181	6.30
			AFLAC DISABILITY INSURANCE: Payment 023.1181	2.45
			AFLAC DISABILITY INSURANCE: Payment 024.1181	0.51
			AFLAC HOSPITAL INSURANCE: Payment 001.1181	203.36
			AFLAC HOSPITAL INSURANCE: Payment 004.1181	11.90
			AFLAC HOSPITAL INSURANCE: Payment 012.1181	6.70
			AFLAC HOSPITAL INSURANCE: Payment 016.1181	6.70
			AFLAC HOSPITAL INSURANCE: Payment 023.1181	14.02
			AFLAC HOSPITAL INSURANCE: Payment 041.1181	4.98
			Total :	**724.44**

5 Vouchers for bank code : wfb **Bank total : 70,617.84**

5 Vouchers in this report **Total vouchers : 70,617.84**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90066	9/10/2024	004206 #1 SON PLUMBING INC	AURANTIA PARK:REPAIRS		
			AURANTIA PARK:REPAIRS		
			001.6000.4070		1,838.30
				Total :	**1,838.30**
90067	9/10/2024	004193 AECOM USA INC.	BRG07001 DES RDA07-JUN		
			BRG07001 DES RDA07-JUN		
			010.3830.6813		7,340.16
			BRG07001 DES HBP-JUN		
			BRG07001 DES HBP-JUN		
			030.8495.6813		56,654.26
				Total :	**63,994.42**
90068	9/10/2024	000014 ALL CITY MANAGEMENT SERVICES	CROSSING GUARD SVS 8/18-8/31/24		
			CROSSING GUARD SVS 8/18-8/31/24		
			002.8200.4530		4,006.80
				Total :	**4,006.80**
90069	9/10/2024	005771 AMAZON CAPITAL SERVICES	FS#3: COOLER & FLATWARE		
			FS#3: COOLER & FLATWARE		
			028.2050.4203		167.01
			FS#3: COOLER & FLATWARE		
			029.2100.4203		166.99
				Total :	**334.00**
90070	9/10/2024	000774 ARROWHEAD CREDIT UNION-DEPT 91	FS#2: EVEREST REFRIGERATOR		
			FS#2: EVEREST REFRIGERATOR		
			029.2100.4070		2,766.60
			FS#2: EVEREST REFRIGERATOR		
			028.2050.4070		2,766.60
			2024 ANNL CONF & EXPO HOTEL: ZAMANO		
			2024 ANNL CONF & EXPO HOTEL:ZAMANO		
			001.3200.4320		26.64
			2024 ANNL CONF & EXPO: ZAMANO		
			2024 ANNL CONF & EXPO: ZAMANO		
			001.3200.4320		700.00
			APWA MEMBERSHIP & DUES: DURAN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90070	9/10/2024	000774 ARROWHEAD CREDIT UNION-DEPT 91	(Continued)	
			APWA MEMBERSHIP & DUES: DURAN	
			001.3200.4310	297.50
			2024 ANNL CONF & EXPO HOTEL: ZAMANO	
			2024 ANNL CONF & EXPO HOTEL:ZAMANO	
			001.3200.4320	416.28
			CHAMBER SOUND SYSTEM PROG-AUG	
			CHAMBER SOUND SYSTEM PROG-AUG	
			042.9510.4533	3.99
			APWA SENIOR CIVIL ENGINEER POSTING	
			APWA SENIOR CIVIL ENGINEER POSTING	
			001.1600.4300	375.00
			Total :	**7,352.61**
90071	9/10/2024	000774 ARROWHEAD CREDIT UNION-DEPT 91	VOLUNTEER DINNER INVITATIONS	
			VOLUNTEER DINNER INVITATIONS	
			001.6020.4336	189.63
			DRI CRASH PLAN-AUG	
			DRI CRASH PLAN-AUG	
			042.9510.4533	19.98
			CASQA: FLOREZ	
			CASQA: FLOREZ	
			001.4200.4320	850.00
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			001.4200.4320	71.07
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			001.4200.4320	36.00
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			001.4200.4320	36.00
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			CRRA CONF INCIDENTIALS: MORGAN & FLOREZ	
			001.4200.4320	35.00
			CRRA TRAINING PARKING: MORGAN & FLOREZ	
			CRRA TRAINING PARKING: MORGAN & FLOREZ	
			001.4200.4320	32.16

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90071	9/10/2024	000774 ARROWHEAD CREDIT UNION-DEPT 91	(Continued)	
			CRRA TRAINING PARKING: MORGAN & FLOREZ	
			027.8490.4349	126.96
			CRRA TRAINING PARKING: MORGAN & FLOREZ	
			CRRA TRAINING PARKING: MORGAN & FLOREZ	
			001.4200.4320	32.16
			CRRA TRAINING PARKING: MORGAN & FLOREZ	
			027.8490.4349	126.96
			STATE OF THE CITY: FLOWERS	
			STATE OF THE CITY: FLOWERS	
			001.1000.4336	229.45
			Total :	**1,785.37**
90072	9/10/2024	000774 ARROWHEAD CREDIT UNION-DEPT 91	ZOOM MEETINGS-AUG	
			ZOOM MEETINGS-AUG	
			042.9510.4533	110.00
			GOVERNMENTJOBS.COM POSTING	
			GOVERNMENTJOBS.COM POSTING	
			001.1600.4300	199.00
			STATE OF THE CITY: GIFT CARDS RAFFLE	
			STATE OF THE CITY: GIFT CARDS RAFFLE	
			001.1000.4336	200.00
			STATE OF THE CITY: LITTLE MISS MOFFAT CO	
			STATE OF THE CITY: LITTLE MISS MOFFAT	
			001.1000.4336	240.00
			STATE OF THE CITY: FLOWERS	
			STATE OF THE CITY: FLOWERS	
			001.1000.4336	224.03
			Total :	**973.03**
90073	9/10/2024	005345 CALIFORNIA ASSOCIATION OF CODE	PROFESSIONAL DUES: RAMIREZ	
			PROFESSIONAL DUES: RAMIREZ	
			001.4600.4330	100.00
			Total :	**100.00**
90074	9/10/2024	005238 CALIFORNIA MUNICIPAL STATISTIC	DIRECT/OVERLAPPING DEBT 23/24	
			DIRECT/OVERLAPPING DEBT 23/24	
			001.1700.4510	550.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
90074	9/10/2024	005238	005238 CALIFORNIA MUNICIPAL STATISTIC (Continued)		Total :	550.00
90075	9/10/2024	000232	CAPITAL ONE	PD: TRAINING ROOM TV PD: TRAINING ROOM TV 001.2000.4203		1,091.33
				HALLOWAY: UNIFORM ALLOWANCE HALLOWAY: UNIFORM ALLOWANCE 001.6010.4249		92.44
				PECK: UNIFORM ALLOWANCE PECK: UNIFORM ALLOWANCE 001.6000.4249		157.74
				COLEMAN: UNIFORM ALLOWANCE COLEMAN: UNIFORM ALLOWANCE 001.6000.4249		111.90
					Total :	1,453.41
90076	9/10/2024	000281	CMTA	CMTA DUES 24-25-GOMEZ CMTA DUES 24-25-GOMEZ 001.1700.4310		110.00
				CMTA DUES 24-25-NAVA-CRUZ CMTA DUES 24-25-NAVA-CRUZ 001.1700.4310		110.00
					Total :	220.00
90077	9/10/2024	000213	DAILY JOURNAL CORPORATION	HRG JEFFREY GL: NEWS PUB HRG JEFFREY GL: NEWS PUB 001.1200.4300		1,632.36
				BUSINESS LIC ORD. NEWSPAPER PUB. BUSINESS LIC ORD. NEWSPAPER PUB. 001.1200.4300		1,080.64
					Total :	2,713.00
90078	9/10/2024	005394	DATA TICKET, INC.	PARKING CITATIONS-AUG PARKING CITATIONS-AUG 001.1700.4516		34.94
					Total :	34.94
90079	9/10/2024	000324	DIB'S SAFE & LOCK SERVICE	POOL CAR KEY: ESCAPE POOL CAR KEY: ESCAPE		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90079	9/10/2024	000324 DIB'S SAFE & LOCK SERVICE	(Continued)		
			042.9510.4240		240.00
				Total :	240.00
90080	9/10/2024	005869 DOPP PROPERTY SERVICES	25646 BASELINE: SECURE PROP		
			25646 BASELINE: SECURE PROP		
			001.4600.4557		480.00
			25646 BASELINE: SECURE PROP		
			25646 BASELINE: SECURE PROP		
			001.4600.4557		335.00
			25646 BASELINE: SECURE PROP		
			25646 BASELINE: SECURE PROP		
			001.4600.4557		850.00
				Total :	1,665.00
90081	9/10/2024	000085 EAST VALLEY WATER DISTRICT	BOULDER MEDIAN-AUG		
			BOULDER MEDIAN-AUG		
			004.8310.4030		198.24
			BOULDER MEDIAN-AUG		
			BOULDER MEDIAN-AUG		
			004.8310.4030		376.96
			BEATTIE-IRRIGATION-AUG		
			BEATTIE- IRRIGATION-AUG		
			001.6000.4030		294.11
			LMD 48B-AUG		
			LMD 48B-AUG		
			012.8500.4030		1,260.32
			LMD 02-E-AUG		
			LMD 02-E-AUG		
			012.8500.4030		1,078.20
			LMD 48C-AUG		
			LMD 48C-AUG		
			012.8500.4030		129.50
			LMD 48C-AUG		
			LMD 48C-AUG		
			012.8500.4030		478.16
			LMD 31-AUG		
			LMD 31-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90081	9/10/2024	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			012.8500.4030 LMD 00-BASELINE-AUG LMD 00-BASELINE-AUG	478.04
			012.8500.4030 LMD 22-AUG LMD 22-AUG	796.76
			012.8500.4030 LMD 03- YARNELL-AUG LMD 03- YARNELL-AUG	284.84
			012.8500.4030 LMD 02- A-AUG LMD 02- A-AUG	35.24
			012.8500.4030 LMD 03- BASELINE-AUG LMD 03- BASELINE-AUG	88.06
			012.8500.4030 LMD 20- BASELINE-AUG LMD 20- BASELINE-AUG	138.84
			012.8500.4030 LMD 01- A-AUG LMD 01- A-AUG	455.42
			012.8500.4030 LMD 70-AUG LMD 70-AUG	103.74
			012.8500.4030 LMD 35-AUG LMD 35-AUG	136.14
			012.8500.4030 LMD 06-AUG LMD 06-AUG	223.48
			012.8500.4030 LMD 01- B-AUG LMD 01- B-AUG	49.74
			012.8500.4030 LMD 48-AUG LMD 48-AUG	109.14
			012.8500.4030	1,781.28

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90081	9/10/2024	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LMD 30-AUG	
			LMD 30-AUG	
			012.8500.4030	1,269.68
			LMD 68/69-AUG	
			LMD 68/69-AUG	
			012.8500.4030	2,710.82
			LMD 39-AUG	
			LMD 39-AUG	
			012.8500.4030	935.68
			CANYON OAKS PARK-AUG	
			CANYON OAKS PK-AUG	
			016.8540.4030	1,120.34
			LMD 02- B-AUG	
			LMD 02- B-AUG	
			012.8500.4030	355.56
			LMD 13-AUG	
			LMD 13-AUG	
			012.8500.4030	275.00
			LMD 02- D-AUG	
			LMD 02- D-AUG	
			012.8500.4030	207.50
			LMD 02- C-AUG	
			LMD 02- C-AUG	
			012.8500.4030	426.00
			LMD 08-AUG	
			LMD 08-AUG	
			012.8500.4030	223.70
			LMD 20- STREATER-AUG	
			LMD 20- STREATER-AUG	
			012.8500.4030	156.74
			LMD 70 IRRIGATION-AUG	
			LMD 70 IRRIGATION-AUG	
			012.8500.4030	997.24
			LMD 79-AUG	
			LMD 79-AUG	
			012.8500.4030	216.94

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90081	9/10/2024	000085 000085 EAST VALLEY WATER DISTRICT	(Continued)	Total :	17,391.41
90082	9/10/2024	000085 EAST VALLEY WATER DISTRICT	LMD 36-AUG LMD 36-AUG 012.8500.4030		187.44
				Total :	187.44
90083	9/10/2024	002190 ENGINEERING RESOURCES OF SO CA	GEN. ENG STANDARDS-JUL GEN. ENG STANDARDS-JUL 001.3200.4550		4,950.00
				Total :	4,950.00
90084	9/10/2024	005567 FIRE APPARATUS SOLUTIONS	ME542: REPAIRS ME542: REPAIRS 028.2050.4240		180.31
			ME542: REPAIRS 029.2100.4240		180.30
				Total :	360.61
90085	9/10/2024	005358 FLEET SERVICES INC	FS#1: DEF FS#1: DEF 028.2050.4220		93.42
			FS#1: DEF 029.2100.4220		93.42
				Total :	186.84
90086	9/10/2024	003947 HDR ENGINEERING, INC.	STR17002 PE CCF-JUN STR17002 PE CCF-JUN 027.8490.6550		1,612.50
			STR17002 PE CCF-JUL STR17002 PE CCF-JUL 027.8490.6550		476.50
				Total :	2,089.00
90087	9/10/2024	002221 HUMANE SOCIETY OF	VOUCHER 25-0006 VOUCHER 25-0006 001.2200.4344		50.00
				Total :	50.00

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90088	9/10/2024	004977 INLAND BOBCAT, INC.	72" BRUSHCAT HF: SKIDSTEER ATTACHMENT	
			72" BRUSHCAT HF-SKIDSTEER	
			004.8310.4203	11,184.45
			Total :	11,184.45
90089	9/10/2024	000127 K & L HARDWARE	BLANKET PURCHASE ORDER	
			FS#1: MISC SUPPLIES	
			028.2050.4240	7.54
			FS#1: MISC SUPPLIES	
			029.2100.4240	7.53
			BLANKET PURCHASE ORDER	
			FS#3: MISC SUPPLIES	
			028.2050.4206	25.32
			FS#3: MISC SUPPLIES	
			029.2100.4206	25.31
			BLANKET PURCHASE ORDER	
			FS#3: MISC SUPPLIES	
			028.2050.4206	4.63
			FS#3: MISC SUPPLIES	
			029.2100.4206	4.63
			BLANKET PURCHASE ORDER	
			FS#3: MISC SUPPLIES	
			028.2050.4245	50.05
			FS#3: MISC SUPPLIES	
			029.2100.4245	50.05
			BLANKET PURCHASE ORDER	
			FS#1: MISC SUPPLIES	
			028.2050.4055	10.55
			FS#1: MISC SUPPLIES	
			029.2100.4055	10.55
			BLANKET PURCHASE ORDER	
			FS#1: MISC SUPPLIES RETURNS	
			028.2050.4206	-35.93
			FS#1: MISC SUPPLIES RETURNS	
			029.2100.4206	-35.93
			BLANKET PURCHASE ORDER	
			FS#1: MISC SUPPLIES	
			028.2050.4206	39.39

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90089	9/10/2024	000127 K & L HARDWARE	(Continued)		
			FS#1: MISC SUPPLIES		
			029.2100.4206		39.39
			FS#3: MISC SUPPLIES		
			FS#3: MISC SUPPLIES		
			028.2050.4206		16.69
			FS#3: MISC SUPPLIES		
			029.2100.4206		16.69
				Total :	**236.46**
90090	9/10/2024	000207 KONICA MINOLTA	IT MONTHLY CONTRACT-AUG		
			IT MONTHLY CONTRACT-AUG		
			042.9510.4627		5,104.00
			PRINTER CONTRACT-AUG		
			PRINTER CONTRACT-AUG		
			042.9510.4631		780.13
				Total :	**5,884.13**
90091	9/10/2024	001272 L.N. CURTIS & SONS	FS#1: G2 GAS DETECTOR & CALIBRATION KIT		
			FS#1: G2 GAS DETECTOR & CALIBRATION KIT		
			029.2100.4204		5,865.31
				Total :	**5,865.31**
90092	9/10/2024	001114 PARKHOUSE TIRE, INC.	CASING CREDIT		
			CASING CREDIT		
			028.2050.4240		-35.00
			CASING CREDIT		
			029.2100.4240		-35.00
			VEH #135: TIRES		
			VEH #135: TIRES		
			004.8310.4245		372.14
				Total :	**302.14**
90093	9/10/2024	002511 RECORDER-CLERK CO OF SB	DOCUMENT RECORDING-AUG		
			DOCUMENT RECORDING-AUG		
			001.1200.4506		20.00
			DOCUMENT RECORDING-AUG		
			DOCUMENT RECORDING-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90093	9/10/2024	002511 RECORDER-CLERK CO OF SB	(Continued)		
			001.1200.4506		6.00
			DOCUMENT RECORDING-AUG		
			DOCUMENT RECORDING-AUG		
			001.1200.4506		60.00
				Total :	**86.00**
90094	9/10/2024	001041 SAN MANUEL BAND OF, MISSION INDIAI	ICH17006 ENV IGG-JUN		
			ICH17006 ENV IGG-JUN		
			027.8490.6813		27,767.12
				Total :	**27,767.12**
90095	9/10/2024	003713 SATCOM GLOBAL LTD.	SATTELITE PHONES-AUG		
			SATTELITE PHONES-AUG		
			028.2050.4061		28.61
			SATTELITE PHONES-AUG		
			029.2100.4061		28.60
			SATTELITE PHONES-AUG		
			001.2000.4061		57.21
			SATTELITE PHONES-AUG		
			042.9510.4061		57.21
				Total :	**171.63**
90096	9/10/2024	001848 SB CO ASSESSORS OFFICE	PARCEL MAP REVISIONS-SEP		
			PARCEL MAP REVISIONS-SEP		
			001.4100.4310		10.00
				Total :	**10.00**
90097	9/10/2024	005731 SITEONE LANDSCAPE SUPPLY, LLC	COMM PK: IRR SUPPLIES		
			COMM PK: IRR SUPPLIES		
			001.6000.4206		337.15
			LMD17: IRR SUPPLIES		
			LMD17: IRR SUPPLIES		
			012.8500.4206		100.88
				Total :	**438.03**
90098	9/10/2024	004662 SKYLINE SAFETY AND SUPPLY	PARKS: MISC SUPPLIES		
			PARKS: MISC SUPPLIES		
			001.6000.4206		219.42

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90098	9/10/2024	004662 004662 SKYLINE SAFETY AND SUPPLY	(Continued)	Total :	219.42
90099	9/10/2024	000487 SMART & FINAL	STATE OF THE CITY SUPPLIES STATE OF THE CITY SUPPLIES 001.1000.4336 BREAKROOM SUPPLIES BREAKROOM SUPPLIES 042.9510.4200		150.00 121.56
				Total :	271.56
90100	9/10/2024	000203 SOUTHERN CALIFORNIA EDISON	STREET LIGHT ACQUISITION-SALES PH 1-AUG STREET LIGHT ACQUISITION-SALES PH 1-AUG 013.8510.4011 SIGNALS: VARIOUS-AUG SIGNALS: VARIOUS-AUG 004.8310.4580 LS3: VARIOUS-AUG LS3: VARIOUS-AUG 013.8510.4011 LS1: VARIOUS-AUG LS1: VARIOUS-AUG 013.8510.4011 BASELINE/BOULDER MEDIAN-AUG BASELINE/BOULDER MEDIAN-AUG 004.8310.4010 LS2: VARIOUS LOCATIONS-AUG LS2: VARIOUS LOCATIONS-AUG 013.8510.4011 SIGNALS: VARIOUS-AUG SIGNALS: VARIOUS-AUG 004.8310.4580		16,128.83 3,664.33 720.18 9,359.34 442.25 1,291.25 510.60
				Total :	32,116.78
90101	9/10/2024	000203 SOUTHERN CALIFORNIA EDISON	AURANTIA PARK-AUG AURANTIA PK-AUG 001.6000.4010 CUNNINGHAM PK-AUG CUNNINGHAM PK-AUG		152.64

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90101	9/10/2024	000203 SOUTHERN CALIFORNIA EDISON	(Continued)	
			016.8540.4010 PD-AUG PD-AUG	15.56
			001.2000.4010 CANYON OAK-AUG CANYON OAK-AUG	12,869.61
			016.8540.4010 EVC STATIONS-AUG EVC STATIONS-AUG	25.47
			042.9510.4012 LMD 48-AUG LMD 48-AUG	10,907.95
			012.8500.4010 UPLIGHTING-AUG	2.86
			013.8510.4011 CITY HALL-AUG CITY HALL-AUG	29.77
			042.9510.4010 CITY HALL-AUG CITY HALL-AUG	2,422.65
			042.9510.4010 COPR YARD-AUG COPR YARD-AUG	2,445.14
			004.8310.4010 LS3-AUG LS3-AUG	1,401.67
			013.8510.4011 OAK CREEK PARK-AUG OAK CREEK PARK-AUG	27.09
			016.8540.4010 SEELEY PK-AUG SEELEY PK-AUG	-5.75
			016.8540.4010 FS#3-AUG FS#3-AUG	22.93
			029.2100.4010 FS#3-AUG	1,449.79

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Voucher	Date	Vendor	Description/Account	Amount
90101	9/10/2024	000203 SOUTHERN CALIFORNIA EDISON	(Continued)	
			028.2050.4010 FS#1-AUG	1,449.78
			029.2100.4010 FS#1-AUG	932.44
			028.2050.4010 FS#2-AUG	932.43
			029.2100.4010 FS#2-AUG	643.56
			028.2050.4010 LIBRARY/ELC-AUG	643.55
			LIBRARY/ELC-AUG 001.6000.4010	9,875.33
			Total :	**46,244.47**
90102	9/10/2024	000075 THE COUNSELING TEAM INT'L	EMPLOYEE SUPPORT SERVICES 2024/2025 EMPLOYEE SUPPORT SVCS - AUG 001.1600.4537	330.00
			Total :	**330.00**
90103	9/10/2024	003044 THOMSON REUTERS WEST	CODE BOOKS-SEP CODE BOOKS-SEP 001.1200.4626	1,577.67
			Total :	**1,577.67**
90104	9/10/2024	004679 TK ELEVATOR CORPORATION	PD: ELEVATOR MAINT. PD: ELEVATOR MAINT. 001.2000.4589	718.08
			Total :	**718.08**
90105	9/10/2024	003689 TPX COMMUNICATIONS	POLICE DEPT-AUG POLICE DEPT-SEP 001.2000.4060	215.85
			Total :	**215.85**
90106	9/10/2024	005839 TRUSTED TECH TEAM	MICROSOFT 365-SEP MICROSOFT 365-SEP 042.9510.4533	1,484.45

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
90106	9/10/2024	005839	005839 TRUSTED TECH TEAM	(Continued)	Total :	1,484.45
90107	9/10/2024	000222	UNDERGROUND SERVICE ALERT	REGULATORY FEE-AUG		
				REGULATORY FEE-AUG		
				004.8310.4553		348.82
				MONTHLY DIG ALERT FEE-AUG		
				MONTHLY DIG ALERT FEE-AUG		
				004.8310.4553		703.75
					Total :	1,052.57
90108	9/10/2024	000979	VERIZON WIRELESS	CELL PHONES/AIR CARDS-SEP		
				CELL PHONES-SEP		
				001.2000.4061		169.86
				AIR CARDS-SEP		
				001.2000.4062		1,104.32
				CELL PHONES-SEP		
				001.6000.4061		65.25
				CELL PHONES-SEP		
				001.6010.4061		30.79
				CELL PHONES-SEP		
				004.8310.4061		163.85
				AIR CARDS-SEP		
				004.8310.4062		38.01
				CELL PHONES-SEP		
				028.2050.4061		145.29
				AIR CARDS-SEP		
				028.2050.4062		304.08
				AIR CARDS-SEP		
				042.9510.4062		40.01
				CELL PHONES-SEP		
				042.9510.4061		838.54
				AIR CARDS-SEP		
				042.9510.4062		194.05
				FIRE/MEDIC IPAD		
				028.2050.4203		330.46
				FIRE/MEDIC IPAD		
				029.2100.4203		330.46
				CELL PHONES-SEP		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90108	9/10/2024	000979 VERIZON WIRELESS	(Continued)		
			004.8310.4061		81.57
				Total :	3,836.54
90109	9/10/2024	000233 WAXIE SANITARY SUPPLY	FS#1 JANITORIAL SUPPLIES		
			FS#1 JANITORIAL SUPPLIES		
			028.2050.4055		102.25
			FS#1 JANITORIAL SUPPLIES		
			029.2100.4055		102.25
				Total :	204.50
90110	9/10/2024	006001 YUNEX LLC	STL RESPONSE CALL OUTS-JUL		
			STL RESPONSE CALL OUTS-JUL		
			013.8510.4664		1,506.88
			TC RESPONSE CALL OUTS-JUL		
			TC RESPONSE CALL OUTS-JUL		
			004.8310.4580		14,653.74
			STL MAINT-JUL		
			STL MAINT-JUL		
			013.8510.4664		2,528.50
			TRAFFIC SIGNAL MAINT-JUL		
			TRAFFIC SIGNAL MAINT-JUL		
			004.8310.4580		3,872.28
				Total :	22,561.40
45 Vouchers for bank code : wfb				Bank total :	275,254.74
45 Vouchers in this report				Total vouchers :	275,254.74

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90111	9/17/2024	004206 #1 SON PLUMBING INC	YMCA: ATHLETIC CTR WATER LEAK REPAIRS AT YMCA: PLUMBING REPAIR		
			001.6000.4070		7,809.84
				Total :	**7,809.84**
90112	9/17/2024	005771 AMAZON CAPITAL SERVICES	FS#1: SUPPLIES		
			FS#1: SUPPLIES		
			029.2100.4203		656.18
			FS#1: SUPPLIES		
			028.2050.4203		656.16
				Total :	**1,312.34**
90113	9/17/2024	001072 AUTO ZONE	VEH#101: EQUIP MAINT		
			VEH#101: EQUIP MAINT		
			004.8310.4245		147.45
			CORP YARD: MISC SUPPLIES		
			CORP YARD: MISC SUPPLIES		
			004.8310.4240		35.14
			CORP YARD: MISC SUPPLIES		
			CORP YARD: MISC SUPPLIES		
			004.8310.4206		31.88
			VEH#130: MAINT		
			VEH#130: MAINT		
			004.8310.4240		19.59
				Total :	**234.06**
90114	9/17/2024	005769 BENNETT, MATTHEW	MILEAGE REIMB-SEP		
			MILEAGE REIMB-SEP		
			001.3200.4332		31.49
				Total :	**31.49**
90115	9/17/2024	005345 CALIFORNIA ASSOCIATION OF CODE	WEBINAR SMI-CHAMBERS		
			WEBINAR SMI-CHAMBERS		
			001.4600.4330		36.00
				Total :	**36.00**
90116	9/17/2024	006099 CHARTER COMMUNICATIONS	CITY HALL: TELE/INT-SEP		
			CITY HALL: TELE/INT-SEP		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90116	9/17/2024	006099 CHARTER COMMUNICATIONS	(Continued)		
			042.9510.4065		1,743.90
				Total :	1,743.90
90117	9/17/2024	006099 CHARTER COMMUNICATIONS	PD: TELE/INT-SEP		
			PD: TELE/INT-SEP		
			001.2000.4065		829.85
				Total :	829.85
90118	9/17/2024	006099 CHARTER COMMUNICATIONS	CORP YARD: TELE/INT-SEP		
			CORP YARD: TELE/INT-SEP		
			004.8310.4060		629.75
				Total :	629.75
90119	9/17/2024	006099 CHARTER COMMUNICATIONS	FS#3: TELE/INT-SEP		
			FS#3: TELE/INT-SEP		
			028.2050.4065		179.97
			FS#3: TELE/INT-SEP		
			029.2100.4065		179.97
				Total :	359.94
90120	9/17/2024	006099 CHARTER COMMUNICATIONS	FS#1: TELE/INT-SEP		
			FS#1: TELE/INT-SEP		
			028.2050.4065		155.42
			FS#1: TELE/INT-SEP		
			029.2100.4065		155.42
				Total :	310.84
90121	9/17/2024	006099 CHARTER COMMUNICATIONS	FS#2: TELE/INT-SEP		
			FS#2: TELE/INT-SEP		
			028.2050.4065		98.47
			FS#2: TELE/INT-SEP		
			029.2100.4065		98.47
				Total :	196.94
90122	9/17/2024	000143 COMMUNITY WORKS DESIGN GROUP	GENERAL PLAN CHECK-AUG		
			GENERAL PLAN CHECK-AUG		
			001.4100.4547		775.00
			DRA21004 PLAN CHECK-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90122	9/17/2024	000143 COMMUNITY WORKS DESIGN GROUP	(Continued)	
			DRA21004 PLAN CHECK-AUG	
			001.4100.4547	178.10
			DRA21007 PLAN CHECK-AUG	
			DRA21007 PLAN CHECK-AUG	
			001.4100.4547	387.50
			DRA21013 PLAN CHECK-AUG	
			DRA21013 PLAN CHECK-AUG	
			001.4100.4547	716.80
			DRA22002 PLAN CHECK-AUG	
			DRA22002 PLAN CHECK-AUG	
			001.4100.4547	1,550.00
			CUP22009 (DRA22009) PLAN CHECK-AUG	
			CUP22009 (DRA22009) PLAN CHECK-AUG	
			001.4100.4547	465.00
			CUP23009 (DRA23010) PLAN CHECK-AUG	
			CUP23009 (DRA23010) PLAN CHECK-AUG	
			001.4100.4547	155.00
			CUP23006 (DRA23011) PLAN CHECK-AUG	
			CUP23006 (DRA23011) PLAN CHECK-AUG	
			001.4100.4547	232.50
			CUP23010 PLAN CHECK-AUG	
			CUP23010 PLAN CHECK-AUG	
			001.4100.4547	243.50
			DRA24002 PLAN CHECK-AUG	
			DRA24002 PLAN CHECK-AUG	
			001.4100.4547	310.00
			CUP23014 PLAN CHECK-AUG	
			CUP23014 PLAN CHECK-AUG	
			001.4100.4547	542.50
			DRA24005 PLAN CHECK-AUG	
			DRA24005 PLAN CHECK-AUG	
			001.4100.4547	620.00
			PLAN CHECK-HIGHLAND VILL PLAZA-AUG	
			PLAN CHECK-HIGHLAND VILL PLAZA-AUG	
			001.4100.4547	232.50
			Total :	**6,408.40**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90123	9/17/2024	005859 COUNTY OF SAN BERNARDINO DEPT	RADIO ACCESS-JUL		
			RADIO ACCESS-JUL		
			028.2050.4209		529.72
			RADIO ACCESS-JUL		
			029.2100.4209		529.72
				Total :	**1,059.44**
90124	9/17/2024	006322 COURTESY CHEVROLET CENTER	PD: SUPERVISOR VEH 2024 CHEV TAHOE		
			PD: SUPERVISOR VEH 2024 CHEV TAHOE		
			007.8330.6060		65,187.67
				Total :	**65,187.67**
90125	9/17/2024	000085 EAST VALLEY WATER DISTRICT	ATHLETIC CTR-AUG		
			ATHLETIC CTR-AUG		
			001.6000.4030		290.61
			COMMUNITY PARK-AUG		
			COMMUNITY PARK-AUG		
			001.6000.4030		10,955.45
			LMD 34-AUG		
			LMD 34-AUG		
			012.8500.4030		157.74
			LMD 30-AUG		
			LMD 30-AUG		
			012.8500.4030		243.01
			LMD 10-AUG		
			LMD 10-AUG		
			012.8500.4030		1,754.96
			OAK CREEK PARK-AUG		
			OAK CREEK PARK-AUG		
			016.8540.4030		1,923.46
			LMD 10-AUG		
			LMD 10-AUG		
			012.8500.4030		688.74
			COMMUNITY PARK-AUG		
			COMMUNITY PARK-AUG		
			001.6000.4030		57.70
			COMM CTR-AUG		
			COMM CTR-AUG		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90125	9/17/2024	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			001.6000.4030 STR & STRM DRN #21-AUG STR & STRM DRN #21-AUG	57.70
			024.8470.4030 CORP YARD-AUG CORP YARD-AUG	54.14
			004.8310.4030 COMM CTR: IRRIGATION-AUG COMM CTR: IRRIGATION-AUG	1,242.70
			001.6000.4030 LIBRARY/ELC-AUG LIBRARY/ELC-AUG	804.70
			001.6000.4030 YMCA COMMUNITY PARK-AUG YMCA COMMUNITY PARK-AUG	674.90
			001.6000.4030 CORP YARD-AUG CORP YARD-AUG	235.44
			004.8310.4030 LIBRARY/ELC-AUG LIBRARY/ELC-AUG	154.32
			001.6000.4030 ATHLETIC CTR-AUG ATHLETIC CTR-AUG	657.21
			001.6000.4030 CUNNINGHAM PARK-AUG CUNNINGHAM PARK-AUG	40.14
			016.8540.4030 LIBRARY/ELC-AUG LIBRARY/ELC-AUG	2,496.54
			001.6000.4030 CORP YARD-AUG CORP YARD-AUG	75.27
			004.8310.4030	75.27
				Total : **22,640.00**
90126	9/17/2024	000085 EAST VALLEY WATER DISTRICT	LMD 17B-SEP	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90126	9/17/2024	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LMD 17B-AUG	
			012.8500.4030	355.86
			LMD 11-SEP	
			LMD 11-SEP	
			012.8500.4030	610.64
			LMD 17D-SEP	
			LMD 17D-SEP	
			012.8500.4030	112.36
			LMD 29-SEP	
			LMD 29-SEP	
			012.8500.4030	217.14
			LMD 17C-SEP	
			LMD 17C-SEP	
			012.8500.4030	182.82
			LMD 76-SEP	
			LMD 76-SEP	
			012.8500.4030	287.74
			LMD 17A-SEP	
			LMD 17A-SEP	
			012.8500.4030	98.64
			LMD 43-SEP	
			LMD 43-SEP	
			012.8500.4030	254.92
			LMD 55-SEP	
			LMD 55-SEP	
			012.8500.4030	1,120.94
			LMD 47-SEP	
			LMD 47-SEP	
			012.8500.4030	205.28
			SEELEY PK-SEP	
			SEELEY PK-SEP	
			016.8540.4030	342.54
			LMD 16-SEP	
			LMD 16-SEP	
			012.8500.4030	62.50
				Total : 3,851.38

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90127	9/17/2024	006325 ENTERPRISES INC., SHANAYA	CUP24-005 WITHDRAWN BY APPLICANT		
			CUP24-005 WITHDRAWN BY APPLICANT		
			001.1450.9514		3,735.00
				Total :	**3,735.00**
90128	9/17/2024	005201 FLOREZ, ERNEST CARLOS	MILEAGE REIMB-AUG		
			MILEAGE REIMB-AUG		
			001.4200.4332		84.69
				Total :	**84.69**
90129	9/17/2024	006146 FM THOMAS AIR CONDITIONING	PD: HVAC MAINT/REPAIR		
			PD: HVAC MAINT/REPAIR		
			001.2000.4588		1,754.16
				Total :	**1,754.16**
90130	9/17/2024	004453 HARRIS & ASSOCIATES	MEDIC TAX LEVY 24/25		
			MEDIC TAX LEVY 24/25		
			028.2050.4550		1,282.51
				Total :	**1,282.51**
90131	9/17/2024	000662 HI WAY SAFETY INC	TRAILS: WEED SPRAY SIGN		
			TRAILS: WEED SPRAY SIGN		
			001.6100.4206		39.51
				Total :	**39.51**
90132	9/17/2024	000108 HIGH TECH SECURITY	LIBRARY: BATTERY FIRE SYST		
			LIBRARY: BATTERY FIRE SYST		
			001.6000.4066		200.00
			CORP YARD BURG SYST & MONIT-OCT		
			CORP YARD BURG SYST & MONIT-OCT		
			004.8310.4066		55.00
			CITY HALL BURG SYST & MONIT-OCT		
			042.9510.4066		100.00
			COMM PK SYST & MONIT-OCT		
			001.6000.4066		55.00
			CORP YARD FIRE SYST & MONIT-OCT		
			CORP YARD FIRE SYST & MONIT-OCT		
			004.8310.4066		85.00
			LIB/YMCA FIRE SYST & MONIT-OCT		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90132	9/17/2024	000108 HIGH TECH SECURITY	(Continued)	
			001.6000.4066 CITY HALL FIRE SYST & MONIT-OCT	135.00
			042.9510.4066 FS#3 FIRE SYST & MONIT-OCT	50.00
			028.2050.4066 FS#3 FIRE SYST & MONIT-OCT	42.50
			029.2100.4066 PD FIRE SYST & MONIT-OCT	42.50
			001.2000.4066 AURANTIA & COMM PK SYST & MONIT-OCT AURANTIA & COMM PK SYST & MONIT-OCT	85.00
			001.6000.4066 CANYON OAK PK CCTV SYST & MONIT-OCT	75.00
			016.8540.4066 CITY HALL CCTV SYST & MONIT-OCT	25.00
			042.9510.4066 CORP YARD CCTV SYST & MONIT-OCT	25.00
			004.8310.4066	25.00
			Total :	**1,000.00**
90133	9/17/2024	000105 HIGHLAND CHAMBER OF COMMERCE	LUNCHEON 8/27: MAINEZ LUNCHEON 8/27: MAINEZ	
			001.4100.4320 LUNCHEON 8/27: FLOREZ LUNCHEON 8/27: FLOREZ	25.00
			001.4200.4330 LUNCHEON 8/27: WILSON	25.00
			001.4200.4330 LUNCHEON 8/27: ZAMANO LUNCHEON 8/27: ZAMANO	25.00
			001.1450.4330 LUNCHEON 8/27: MORENO LUNCHEON 8/27: MORENO	25.00
			001.6020.4330	25.00
			Total :	**125.00**
90134	9/17/2024	005028 HOLMAN, DEBRA	UNIFORM REIMB-HOLMAN	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90134	9/17/2024	005028 HOLMAN, DEBRA	(Continued)		
			UNIFORM REIMB-HOLMAN		
			001.2000.4566		278.29
				Total :	**278.29**
90135	9/17/2024	005087 MORENO, DENISE	MILEAGE REIMB-AUG		
			MILEAGE REIMB-AUG		
			001.6020.4332		15.68
				Total :	**15.68**
90136	9/17/2024	002439 MORGAN, MELISSA	MILEAGE REIMB-AUG		
			MILEAGE REIMB-AUG		
			001.4200.4332		126.90
				Total :	**126.90**
90137	9/17/2024	006323 MUNOZ, FABIAN	REFUND: CITIZEN PD DMV ON 5/30/24		
			CITE#58023 VC400(A)-REFUND		
			051.1490		17.50
			CITE#58023 VC400(A)-REFUND		
			001.1450.8150		17.50
			CITE#58023 VC400(A)-REFUND		
			051.1490		17.50
			CITE#58023 VC400(A)-REFUND		
			001.1450.8150		21.50
				Total :	**74.00**
90138	9/17/2024	000167 PARTY PLUS RENTALS INC	STATE OF THE CITY: LINEN RENTAL		
			STATE OF THE CITY: LINEN RENTAL		
			001.1000.4336		280.50
				Total :	**280.50**
90139	9/17/2024	000424 SAN BERNARDINO COUNTY FIRE	HHW PROGRAM 10/24-12/24		
			HHW PROGRAM 10/24-12/24		
			001.4200.4596		13,057.57
				Total :	**13,057.57**
90140	9/17/2024	000022 SB CO AUDITOR/CONTROLLER	PARKING CITATIONS-MAY		
			PARKING CITATIONS-MAY		
			051.1490		313.00

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90140	9/17/2024	000022 SB CO AUDITOR/CONTROLLER	(Continued)		
			PARKING CITATIONS-JUN		
			PARKING CITATIONS-JUN		
			051.1490		245.00
			PARKING CITATIONS-JUL		
			PARKING CITATIONS-JUL		
			051.1490		352.50
			PARKING CITATIONS-AUG		
			PARKING CITATIONS-AUG		
			051.1490		210.00
				Total :	**1,120.50**
90141	9/17/2024	002149 SB CO DEPT OF PUBLIC HEALTH	ANIMAL CONTROL 4/1-6/30/24		
			ANIMAL CONTROL 4/1-6/30/24		
			001.2200.4565		110,831.00
				Total :	**110,831.00**
90142	9/17/2024	000203 SOUTHERN CALIFORNIA EDISON	LS3: VARIOUS-AUG		
			LS3: VARIOUS-AUG		
			013.8510.4011		1,583.72
				Total :	**1,583.72**
90143	9/17/2024	000203 SOUTHERN CALIFORNIA EDISON	LMDS-JUL		
			LMD 10-JUL		
			012.8500.4010		18.99
			LMD 22-JUL		
			012.8500.4010		16.26
			LMD 03-JUL		
			012.8500.4010		15.78
			LMD 16-JUL		
			012.8500.4010		16.02
			LMD 20-JUL		
			012.8500.4010		16.26
			LMD 02-JUL		
			012.8500.4010		16.26
			LMD 35-JUL		
			012.8500.4010		16.02
			LMD 01-JUL		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90143	9/17/2024	000203 SOUTHERN CALIFORNIA EDISON	(Continued)	
			012.8500.4010 LMD 31-JUL	16.26
			012.8500.4010 LMD 21-JUL	16.26
			012.8500.4010 LMD 00-JUL	16.26
			012.8500.4010 LMD 15-JUL	16.26
			012.8500.4010 LMD 02-JUL	32.76
			012.8500.4010 LMD 04-JUL	32.28
			012.8500.4010 LMD 07-JUL	16.50
			012.8500.4010 LMD 06-JUL	14.85
			012.8500.4010 LMD 05-JUL	14.99
			012.8500.4010 LMD 11-JUL	16.02
			012.8500.4010 LMD 02-JUL	16.26
			012.8500.4010 LMD 34-JUL	16.26
			012.8500.4010 LMD 36-JUL	16.26
			012.8500.4010 LMD 44-JUL	32.52
			012.8500.4010 LMD 17-JUL	16.73
			012.8500.4010 LMD 47-JUL	62.52
			012.8500.4010 LMD 29-JUL	16.37
			012.8500.4010 LMD 08-JUL	16.26

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90143	9/17/2024	000203 SOUTHERN CALIFORNIA EDISON	(Continued)		
			012.8500.4010 LMD 09-JUL		16.26
			012.8500.4010 LMD 68/69-JUL		16.50
			012.8500.4010 LMD 20-JUL		15.46
			012.8500.4010 LMD 76-JUL		16.26
			012.8500.4010 LMD 10-JUL		16.26
			012.8500.4010 LMD 30-JUL		39.70
			012.8500.4010 LMD 37-JUL		16.73
			012.8500.4010 LMD 73-JUL		16.26
			012.8500.4010 LMD 48B-JUL		15.32
			012.8500.4010 LMD 48C-JUL		16.26
			012.8500.4010 LMD 70-JUL		16.73
			012.8500.4010 LMD 13-JUL		15.22
			012.8500.4010 LMD 55-JUL		16.40
			012.8500.4010		16.50
				Total :	**751.07**
90144	9/17/2024	000203 SOUTHERN CALIFORNIA EDISON	LS3-AUG LS3 8017 1/2 DEL ROSA DR-AUG		
			013.8510.4011		96.61
				Total :	**96.61**
90145	9/17/2024	004323 UNITED RENTALS (NORTH AMERICA)	VEH#101: EQUIP MAINT VEH#101: EQUIP MAINT		
			004.8310.4245		1,211.19

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90145	9/17/2024	004323 004323 UNITED RENTALS (NORTH AMERIC/ (Continued)		Total :	1,211.19
90146	9/17/2024	006324 VELAZQUEZ, BRIANNA	CITIZEN WITHDREW BP#20241205-REFUND BP#20241205-REFUND 001.1450.7600		75.00
				Total :	75.00
90147	9/17/2024	000979 VERIZON WIRELESS	AIR CARDS-AUG AIR CARDS-AUG 001.2000.4062		20.02
				Total :	20.02
90148	9/17/2024	000113 VULCAN MATERIALS CO	ASPHALT REPAIRS ASPHALT REPAIRS 004.8310.4206		87.00
			ASPHALT REPAIRS ASPHALT REPAIRS 004.8310.4206		116.39
				Total :	203.39
90149	9/17/2024	005765 WILSON, SALLI	MILEAGE REIMB-AUG MILEAGE REIMB-AUG 001.4200.4332		9.65
				Total :	9.65
	39 Vouchers for bank code : wfb			Bank total :	250,397.80
	39 Vouchers in this report			Total vouchers :	250,397.80

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
943	9/20/2024	000003 ICMA RETIREMENT TRUST-457	ICMA DEFERRED COMP 457: PAYMENT	
			ICMA DEFERRED COMP 457: Payment 001.1170	10,083.31
			ICMA DEFERRED COMP 457: Payment 004.1170	1,974.97
			ICMA DEFERRED COMP 457: Payment 010.1170	795.03
			ICMA DEFERRED COMP 457: Payment 012.1170	12.51
			ICMA DEFERRED COMP 457: Payment 016.1170	12.49
			ICMA DEFERRED COMP 457: Payment 023.1170	21.24
			ICMA DEFERRED COMP 457: Payment 024.1170	12.01
			ICMA DEFERRED COMP 457: Payment 041.1170	185.85
			ICMA DEFERRED COMP 457: Payment 042.1170	164.99
			ICMA DEFERRED COMP 457: Payment 070.1170	211.91
			Total :	**13,474.31**
944	9/20/2024	000119 INTERNAL REVENUE SERVICE	FEDERAL TAXES: PAYMENT	
			FEDERAL TAXES: Payment 001.1120	14,447.59
			FEDERAL TAXES: Payment 004.1120	2,693.63
			FEDERAL TAXES: Payment 010.1120	964.17
			FEDERAL TAXES: Payment 012.1120	155.16
			FEDERAL TAXES: Payment 016.1120	155.14
			FEDERAL TAXES: Payment 023.1120	79.55

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
944	9/20/2024	000119 INTERNAL REVENUE SERVICE	(Continued)	
			FEDERAL TAXES: Payment	
			024.1120	19.10
			FEDERAL TAXES: Payment	
			041.1120	488.72
			FEDERAL TAXES: Payment	
			042.1120	347.29
			MEDICARE: Payment	
			010.1140	235.10
			MEDICARE: Payment	
			012.1140	61.16
			MEDICARE: Payment	
			016.1140	61.16
			MEDICARE: Payment	
			023.1140	27.44
			MEDICARE: Payment	
			024.1140	5.94
			MEDICARE: Payment	
			041.1140	85.98
			MEDICARE: Payment	
			042.1140	117.60
			MEDICARE: Payment	
			070.1140	186.64
			FEDERAL TAXES: Payment	
			070.1120	1,124.23
			SOCIAL SECURITY: Payment	
			001.1140	640.86
			SOCIAL SECURITY: Payment	
			008.1140	117.04
			MEDICARE: Payment	
			001.1140	3,593.74
			MEDICARE: Payment	
			004.1140	719.20
			MEDICARE: Payment	
			008.1140	27.36
			Total :	**26,353.80**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
945	9/20/2024	000004 PUBLIC EMPLOYEE RETIREMENT SYS	EPMC: PAYMENT	
			PERS: Payment	
			016.1145	247.65
			PERS: Payment	
			023.1145	146.97
			PERS: Payment	
			024.1145	26.51
			PERS: Payment	
			041.1145	460.38
			PERS: Payment	
			042.1145	551.69
			PERS: Payment	
			070.1145	941.41
			PERS SURVIVOR: Payment	
			001.1145	25.39
			PERS SURVIVOR: Payment	
			004.1145	4.54
			PERS SURVIVOR: Payment	
			010.1145	1.10
			PERS SURVIVOR: Payment	
			012.1145	0.58
			PERS SURVIVOR: Payment	
			016.1145	0.54
			PERS SURVIVOR: Payment	
			023.1145	0.27
			PERS SURVIVOR: Payment	
			024.1145	0.03
			PERS SURVIVOR: Payment	
			041.1145	0.32
			PERS SURVIVOR: Payment	
			042.1145	0.94
			PERS SURVIVOR: Payment	
			070.1145	0.70
			EPMC: Payment	
			001.1145	531.70
			EPMC: Payment	
			004.1145	96.34

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
945	9/20/2024	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			EPMC: Payment	
			012.1145	3.00
			EPMC: Payment	
			016.1145	3.00
			EPMC: Payment	
			023.1145	8.37
			EPMC: Payment	
			024.1145	0.71
			EPMC: Payment	
			041.1145	19.35
			EPMC: Payment	
			042.1145	14.59
			EPMC: Payment	
			070.1145	60.01
			PERS: Payment	
			001.1145	17,597.63
			PERS: Payment	
			004.1145	3,397.56
			PERS: Payment	
			010.1145	1,040.85
			PERS: Payment	
			012.1145	247.69
			Total :	**25,429.82**
946	9/20/2024	000001 CALIF STATE EMPLOYMENT	STATE TAXES: PAYMENT	
			STATE TAXES: Payment	
			001.1130	6,009.18
			STATE TAXES: Payment	
			004.1130	1,070.14
			STATE TAXES: Payment	
			010.1130	394.50
			STATE TAXES: Payment	
			012.1130	65.75
			STATE TAXES: Payment	
			016.1130	65.72
			STATE TAXES: Payment	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
946	9/20/2024	000001 CALIF STATE EMPLOYMENT	(Continued)	
			023.1130 STATE TAXES: Payment	20.37
			024.1130 STATE TAXES: Payment	7.24
			041.1130 STATE TAXES: Payment	194.43
			042.1130 STATE TAXES: Payment	133.49
			070.1130	418.61
			Total :	**8,379.43**
90150	9/20/2024	003804 AFLAC WWHQ	AFLAC ACCIDENT INSURANCE: PAYMENT AFLAC HOSPITAL INSURANCE: Payment	
			023.1181 AFLAC HOSPITAL INSURANCE: Payment	14.02
			041.1181 AFLAC HOSPITAL INSURANCE: Payment	4.99
			070.1181 AFLAC DENTAL: Payment	1.62
			001.1181 AFLAC SPECIFIED HEALTH INS: Payment	19.56
			001.1181 AFLAC SPECIFIED HEALTH INS: Payment	12.40
			004.1181 AFLAC SPECIFIED HEALTH INS: Payment	2.97
			010.1181 AFLAC SPECIFIED HEALTH INS: Payment	2.97
			012.1181 AFLAC SPECIFIED HEALTH INS: Payment	1.48
			016.1181 AFLAC AFTER TAX HOSP INSURANCE: Payment	1.48
			001.1181 AFLAC AFTER TAX HOSP INSURANCE: Payment	13.40
			012.1181 AFLAC AFTER TAX HOSP INSURANCE: Payment	6.71
			016.1181	6.71

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90150	9/20/2024	003804 AFLAC WWHQ	(Continued)	
			AFLAC ACCIDENT INSURANCE: Payment 001.1181	132.65
			AFLAC ACCIDENT INSURANCE: Payment 004.1181	22.50
			AFLAC ACCIDENT INSURANCE: Payment 010.1181	7.15
			AFLAC ACCIDENT INSURANCE: Payment 012.1181	3.59
			AFLAC ACCIDENT INSURANCE: Payment 016.1181	3.55
			AFLAC ACCIDENT INSURANCE: Payment 023.1181	5.81
			AFLAC ACCIDENT INSURANCE: Payment 024.1181	0.26
			AFLAC ACCIDENT INSURANCE: Payment 041.1181	4.18
			AFLAC ACCIDENT INSURANCE: Payment 070.1181	1.39
			AFLAC DISABILITY INSURANCE: Payment 001.1181	191.65
			AFLAC DISABILITY INSURANCE: Payment 004.1181	73.88
			AFLAC DISABILITY INSURANCE: Payment 010.1181	34.50
			AFLAC DISABILITY INSURANCE: Payment 012.1181	6.31
			AFLAC DISABILITY INSURANCE: Payment 016.1181	6.31
			AFLAC DISABILITY INSURANCE: Payment 023.1181	2.44
			AFLAC DISABILITY INSURANCE: Payment 024.1181	0.51
			AFLAC HOSPITAL INSURANCE: Payment 001.1181	203.35
			AFLAC HOSPITAL INSURANCE: Payment 004.1181	11.91

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90150	9/20/2024	003804 AFLAC WWHQ	(Continued)	
			AFLAC HOSPITAL INSURANCE: Payment	
			012.1181	6.71
			AFLAC HOSPITAL INSURANCE: Payment	
			016.1181	6.70
			Total :	**813.66**

5 Vouchers for bank code : wfb **Bank total :** **74,451.02**

5 Vouchers in this report **Total vouchers :** **74,451.02**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90151	9/24/2024	004206 #1 SON PLUMBING INC	LIBRARY: HVAC SUPPLIES		
			LIBRARY: HVAC SUPPLIES		
			001.6000.4070		822.74
				Total :	**822.74**
90152	9/24/2024	004645 ACAA LIMITED PARTNERSHIP	REFUND OVERPAID BP#20241149		
			REFUND OVERPAID BP#20241149		
			001.1450.7610		2,900.00
				Total :	**2,900.00**
90153	9/24/2024	005737 AGA ENGINEERS, INC.	ON CALL TRAFFIC ENG SVC-JUL		
			ON CALL TRAFFIC ENG SVC-JUL		
			020.8440.4550		825.00
			STR18001 NPM ARPA2-JUL		
			STR18001 NPM ARPA2-JUL		
			030.8495.6550		660.00
				Total :	**1,485.00**
90154	9/24/2024	000014 ALL CITY MANAGEMENT SERVICES	CROSSING GUARD SVC 9/1-9/14/2024		
			CROSSING GUARD SVC 9/1-9/14/2024		
			002.8200.4530		2,203.74
				Total :	**2,203.74**
90155	9/24/2024	001271 ALLSTAR FIRE EQUIPMENT INC	FS#3: NOZZLE		
			FS#3: NOZZLE		
			029.2100.4204		118.76
				Total :	**118.76**
90156	9/24/2024	005771 AMAZON CAPITAL SERVICES	PD: METAL EXAM ROOM FLAGS		
			PD: METAL EXAM ROOM FLAGS		
			001.2000.4250		63.96
			FS#3: BATTERIES FOR SCBA'S		
			FS#3: BATTERIES FOR SCBA'S		
			029.2100.4245		330.57
			FS#3: BATTERIES FOR SCBA'S		
			028.2050.4245		330.55
			LATERAL LOCKING FILING CABINET		
			LATERAL LOCKING FILING CABINET		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90156	9/24/2024	005771 AMAZON CAPITAL SERVICES	(Continued)		
			042.9510.4203 OFFICE SUPPLIES VOLUNTEER SUPPLIES		181.01
			001.6020.4200		72.57
				Total :	**978.66**
90157	9/24/2024	003445 BOOT BARN, INC.	UNIFORM BOOTS: AVON UNIFORM BOOTS: AVON		
			004.8310.4249 UNIFORM BOOTS: LAYNE UNIFORM BOOTS: LAYNE		173.99
			004.8310.4249 UNIFORMS: LAYNE UNIFORMS: LAYNE		170.00
			004.8310.4249		290.56
				Total :	**634.55**
90158	9/24/2024	000068 CITY CLERK'S ASSOCIATION OF CA	CCAC MEMBERSHIP DUES-MUNOZ CCAC MEMBERSHIP DUES-MUNOZ		
			001.1200.4310		250.00
				Total :	**250.00**
90159	9/24/2024	005553 CLARK PEST CONTROL OF STOCKTON	FS#1: PEST CONTROL FS#1: PEST CONTROL		
			028.2050.4589 FS#1: PEST CONTROL		26.50
			029.2100.4589 FS#2: PEST CONTROL FS#2: PEST CONTROL		26.50
			028.2050.4589 FS#2: PEST CONTROL		26.50
			029.2100.4589 FS#3: PEST CONTROL FS#3: PEST CONTROL		26.50
			028.2050.4589 FS#3: PEST CONTROL		26.50
			029.2100.4589		26.50

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90159	9/24/2024	005553 CLARK PEST CONTROL OF STOCKTON	(Continued)	
			YMCA: PEST CONTROL	
			YMCA: PEST CONTROL	
			001.6000.4589	109.00
			CITY HALL: PEST CONTROL	
			CITY HALL: PEST CONTROL	
			042.9510.4589	72.00
			PD: PEST CONTROL	
			PD: PEST CONTROL	
			001.2000.4589	111.00
			CORP YARD: PEST CONTROL	
			CORP YARD: PEST CONTROL	
			004.8310.4589	84.00
			Total :	**535.00**
90160	9/24/2024	000744 D&T AUTO REPAIR	VEH#123 MAINT	
			VEH#123 MAINT	
			001.4200.4240	553.41
			VEH#117 MAINT	
			VEH#117 MAINT	
			001.4600.4240	355.49
			Total :	**908.90**
90161	9/24/2024	006259 DEPENDABLE BREAK ROOM SOLUTION	COUNCIL CHAMBER:COOLER RENTAL	
			COUNCIL CHAMBER:COOLER RENTAL	
			042.9510.4200	16.16
			CITY HALL: COFFEE/COOLER RENTAL	
			CITY HALL: COFFEE/COOLER RENTAL	
			042.9510.4200	77.04
			CITY HALL: COFFEE	
			CITY HALL: COFFEE	
			042.9510.4200	199.75
			Total :	**292.95**
90162	9/24/2024	003360 DIRECTV	PD: SATTELITE CABLE-AUG	
			PD: SATTELITE CABLE-SEP	
			001.2000.4065	118.99
			Total :	**118.99**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90163	9/24/2024	005018 FLYERS ENERGY, LLC	FUEL-AUG	
			FUEL-AUG	
			001.2000.4220	5,246.48
			FUEL-AUG	
			001.4200.4220	20.97
			FUEL-AUG	
			001.4600.4220	180.66
			FUEL-AUG	
			001.6000.4220	106.27
			FUEL-AUG	
			001.6010.4220	130.17
			FUEL-AUG	
			004.8310.4220	398.49
			FUEL-AUG	
			028.2050.4220	1,079.52
			FUEL-AUG	
			029.2100.4220	1,079.52
			FUEL-AUG	
			042.9510.4220	26.58
			FUEL-SEP	
			FUEL-SEP	
			001.2000.4220	5,669.25
			FUEL-SEP	
			001.4600.4220	317.24
			FUEL-SEP	
			001.6000.4220	186.28
			FUEL-SEP	
			001.6010.4220	100.63
			FUEL-SEP	
			004.8310.4220	698.51
			FUEL-SEP	
			028.2050.4220	1,109.88
			FUEL-SEP	
			029.2100.4220	1,109.88
			FUEL-SEP	
			042.9510.4220	46.57
			Total :	**17,506.90**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90164	9/24/2024	005763 GOMEZ, MICHELLE	MILEAGE: GOMEZ AUG/SEP 24		
			MILEAGE: GOMEZ AUG/SEP 24		
			001.1700.4332		13.94
				Total :	**13.94**
90165	9/24/2024	004453 HARRIS & ASSOCIATES	CFD22001 SP TAX A & B ADMIN-AUG		
			CFD22001 SP TAX A & B ADMIN-AUG		
			019.8430.4550		3,026.80
			CFD24001 HIGHLAND PARK FORMATION		
			CFD24001 HIGHLAND PARK FORMATION		
			019.8430.4550		7,477.50
				Total :	**10,504.30**
90166	9/24/2024	002710 HERNANDEZ, KROONE & ASSOCIATES	BRG07001 NPM ARPA2-AUG		
			BRG07001 NPM ARPA2-AUG		
			030.8495.6813		8,832.00
			BRG12001 NPM ARPA2-AUG		
			BRG12001 NPM ARPA2-AUG		
			030.8495.6813		3,552.00
			ICH17006 PM SMBMI IGG-AUG		
			ICH17006 PM SMBMI IGG-AUG		
			027.8490.6813		2,352.00
			ICH17004 NPM APRA2-AUG		
			ICH17004 NPM APRA2-AUG		
			030.8495.6813		5,760.00
			STR17002 PM ARPA2-AUG		
			STR17002 PM ARPA2-AUG		
			030.8495.6550		2,832.00
			STR07004 PM ARPA2-AUG		
			STR07004 PM ARPA2-AUG		
			030.8495.6600		96.00
				Total :	**23,424.00**
90167	9/24/2024	002710 HERNANDEZ, KROONE & ASSOCIATES	ICH17004 PM ARPA2-JUL		
			ICH17004 PM ARPA2-JUL		
			030.8495.6813		556.50
				Total :	**556.50**
90168	9/24/2024	000108 HIGH TECH SECURITY	COMM PK-ALARM BATTERIES		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90168	9/24/2024	000108 HIGH TECH SECURITY	(Continued)		
			COMM PK-ALARM BATTERIES		
			001.6000.4066		140.00
				Total :	**140.00**
90169	9/24/2024	001618 INNOVATIVE FEDERAL STRATEGIES	PROFESSIONAL SVC-AUG		
			PROFESSIONAL SVC-AUG		
			023.3890.4554		4,000.00
				Total :	**4,000.00**
90170	9/24/2024	006136 INTEGRITY SURVEILLANCE GROUP	TACTITRAK W/1 YEAR ALERTS		
			TACTITRAK W/1 YEAR ALERTS		
			001.2000.4250		998.00
				Total :	**998.00**
90171	9/24/2024	000127 K & L HARDWARE	FS#2: MISC SUPPLIES		
			FS#2: MISC SUPPLIES		
			028.2050.4206		47.84
			FS#2: MISC SUPPLIES		
			029.2100.4206		47.83
			CORP YARD: MISC SUPPLIES		
			CORP YARD: MISC SUPPLIES		
			004.8310.4206		5.17
			FS#3: MISC SUPPLIES		
			FS#3: MISC SUPPLIES		
			028.2050.4070		19.25
			FS#3: MISC SUPPLIES		
			029.2100.4070		19.25
			FS#1: MISC SUPPLIES		
			FS#1: MISC SUPPLIES		
			028.2050.4070		29.61
			FS#1: MISC SUPPLIES		
			029.2100.4070		29.60
			FS#2: BLDG MAINT		
			FS#2: BLDG MAINT		
			028.2050.4070		31.20
			FS#2: BLDG MAINT		
			029.2100.4070		31.19

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90171	9/24/2024	000127 K & L HARDWARE	(Continued)	
			FS#1: MISC SUPPLIES	
			FS#1: MISC SUPPLIES	
			028.2050.4206	8.15
			FS#1: MISC SUPPLIES	
			029.2100.4206	8.15
			FS#3: MISC SUPPLIES	
			FS#3: MISC SUPPLIES	
			028.2050.4206	9.79
			FS#3: MISC SUPPLIES	
			029.2100.4206	9.79
			ME541: RADIOS	
			ME541: RADIOS	
			028.2050.4209	11.41
			ME541: RADIOS	
			029.2100.4209	11.40
			FS#1: MISC SUPPLIES	
			FS#1: MISC SUPPLIES	
			028.2050.4070	73.11
			FS#1: MISC SUPPLIES	
			029.2100.4070	73.10
			CORP YARD: MISC SUPPLIES	
			CORP YARD: MISC SUPPLIES	
			004.8310.4206	7.74
			PD: KEYS	
			PD: KEYS	
			001.2000.4070	42.99
			CITY HALL MAINT: ICE MACHINE	
			CITY HALL MAINT: ICE MACHINE	
			042.9510.4070	62.45
			PD: BLDG MAINT	
			PD: BLDG MAINT	
			001.2000.4070	118.51
			CITY HALL POOL CAR KEYS	
			CITY HALL POOL CAR KEYS	
			042.9510.4240	182.09
			AURANTIA PARK: MAINT SUPPLIES	
			AURANTIA PARK: MAINT SUPPLIES	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90171	9/24/2024	000127 K & L HARDWARE	(Continued)		
			001.6000.4206		46.27
			CITY HALL: BLDG MAINT		
			CITY HALL: BLDG MAINT		
			042.9510.4070		14.00
			BOULDER ROW LANDSCAPE MAINT		
			BOULDER ROW LANDSCAPE MAINT		
			004.8310.4206		20.83
			CORP YARD MISC SUPPLIES		
			CORP YARD MISC SUPPLIES		
			004.8310.4206		86.34
				Total :	**1,047.06**
90172	9/24/2024	005310 KOA CORPORATION	STR22002 DES MSRI 06/29-07/26/24		
			STR22002 DES MSRI 06/29-07/26/24		
			017.8350.6530		3,434.00
				Total :	**3,434.00**
90173	9/24/2024	005310 KOA CORPORATION	ARP23001 HSIP CYCLE 12-APP		
			ARP23001 HSIP CYCLE 12-APP		
			030.8495.4349		449.80
				Total :	**449.80**
90174	9/24/2024	000207 KONICA MINOLTA	PRINTER CONTRACT MAY		
			PRINTER CONTRACT MAY		
			042.9510.4631		703.68
				Total :	**703.68**
90175	9/24/2024	001193 LIFE ASSIST, INC.	FS#3: PARAMEDIC SUPPLIES		
			FS#3: PARAMEDIC SUPPLIES		
			028.2050.4207		149.34
			FS#1: GLOVES		
			FS#1: GLOVES		
			028.2050.4207		298.68
				Total :	**448.02**
90176	9/24/2024	001404 LOWE'S	CITY HALL: MAINT SUPPLIES		
			CITY HALL: MAINT SUPPLIES		
			042.9510.4070		96.40

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90176	9/24/2024	001404 LOWE'S	(Continued)	
			CITY HALL: DRYWALL REPAIR	
			CITY HALL: DRYWALL REPAIR	
			042.9510.4070	33.37
			CORP YARD: MAINT SUPPLIES	
			CORP YARD: MAINT SUPPLIES	
			004.8310.4206	1,277.69
			CORP YARD: MAINT SUPPLIES	
			CORP YARD: MAINT SUPPLIES	
			004.8310.4206	-98.21
			CORP YARD: MAINT SUPPLIES RETURNS	
			CORP YARD: MAINT SUPPLIES RETURNS	
			004.8310.4206	5.10
			FS#2: KITCHEN SINK, FAUCET & SOAP DISPEN	
			FS#2: KITCHEN SINK, FAUCET & SOAP	
			029.2100.4070	275.77
			FS#2: KITCHEN SINK, FAUCET & SOAP	
			028.2050.4070	275.76
			FS#2: KITCHEN PROJECT LIGHTING	
			FS#2: KITCHEN PROJECT LIGHTING	
			029.2100.4070	321.32
			FS#2: KITCHEN PROJECT LIGHTING	
			028.2050.4070	321.30
			FINANCE CHARGE	
			FINANCE CHARGE	
			001.1700.4400	29.00
			Total :	**2,537.50**
90177	9/24/2024	001404 LOWE'S	FS#3: BLDG MAINT	
			FS#3: BLDG MAINT	
			028.2050.4206	46.04
			FS#3: BLDG MAINT	
			029.2100.4206	46.04
			CITY HALL: BLDG SUPPLIES	
			CITY HALL: BLDG SUPPLIES	
			042.9510.4070	111.46
			COMM PARK:BENCH REPAIR	
			COMM PARK:BENCH REPAIR	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90177	9/24/2024	001404 LOWE'S	(Continued)		
			001.6000.4206 COMM PARK: MISC SUPPLIES COMM PARK: MISC SUPPLIES		82.97
			001.6000.4206 FS#3: BLDG MAINT RETURN FS#3: BLDG MAINT RETURN		110.49
			028.2050.4206 FS#3: BLDG MAINT RETURN		-46.04
			029.2100.4206 CITY HALL: HVAC MAINT CITY HALL: HVAC MAINT		-46.04
			042.9510.4070 AURANTIA PK: MAINT SUPPLIES AURANTIA PK: MAINT SUPPLIES		45.38
			001.6000.4206 FS#2: MICROWAVE & DISHWASHER FS#2: MICROWAVE & DISHWASHER		27.11
			028.2050.4203 FS#2: MICROWAVE & DISHWASHER		553.80
			029.2100.4203 FS#3: TRAINING PROP SUPPLIES FS#3: TRAINING PROP SUPPLIES		553.79
			029.2100.4206 FS#3: TRAINING PROP SUPPLIES		414.10
			028.2050.4206		414.09
				Total :	**2,313.19**
90178	9/24/2024	001679 MC CRAY'S ENTERPRISES	ME541: REPAIRS ME541: REPAIRS		
			029.2100.4240 ME541: REPAIRS		1,969.69
			028.2050.4240		1,969.68
				Total :	**3,939.37**
90179	9/24/2024	004767 MOBILE AIR	ME541: A/C REPAIRS ME541: A/C REPAIRS		
			028.2050.4240		465.20

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90179	9/24/2024	004767 MOBILE AIR	(Continued)		
			ME541: A/C REPAIRS		
			029.2100.4240		465.20
				Total :	**930.40**
90180	9/24/2024	001414 RICHARDS, WATSON & GERSHON	GENERAL-JUL		
			GENERAL-JUL		
			001.1450.4520		10,044.31
			CFD24001-JUL		
			CFD24001-JUL		
			019.8430.4520		280.00
			WAKEFIELD-JUL		
			WAKEFIELD-JUL		
			070.7000.4520		3,800.00
			CODE ENFORCEMENT CASE-JUL		
			CODE ENFORCEMENT CASE-JUL		
			001.4600.4520		1,500.00
			CODE ENFORCEMENT GENERAL-JUL		
			CODE ENFORCEMENT GENERAL-JUL		
			001.4600.4520		299.36
			CODE ENFORCEMENT CASE#9085-JUL		
			CODE ENFORCEMENT CASE#9085-JUL		
			001.4600.4520		485.19
			CODE ENFORCEMENT CASE#11558-JUL		
			CODE ENFORCEMENT CASE#11558-JUL		
			001.4600.4520		43.00
			PERSONNEL & LABOR RELATIONS-JUL		
			PERSONNEL & LABOR RELATIONS-JUL		
			001.1450.4520		1,225.50
			SWK19001 RW MSRI-JUL		
			SWK19001 RW MSRI-JUL		
			017.8350.6545		2,564.10
			SWK19001 RW ART3-JUL		
			SWK19001 RW ART3-JUL		
			005.8320.6545		2,564.10
				Total :	**22,805.56**
90181	9/24/2024	000192 SAM'S CLUB/SYNCHRONY BANK	STATE OF THE CITY: SUPPLIES		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
90181	9/24/2024	000192 SAM'S CLUB/SYNCHRONY BANK	(Continued)		
			STATE OF THE CITY: SUPPLIES		
			001.1000.4336		41.96
				Total :	**41.96**
90182	9/24/2024	000030 SAN BERNARDINO COUNTY SHERIFFS	POLICE SVS-SEP		
			POLICE SVS-SEP		
			001.2000.4560		1,086,688.00
				Total :	**1,086,688.00**
90183	9/24/2024	005731 SITEONE LANDSCAPE SUPPLY, LLC	LMD 17 MAINT		
			LMD 17 MAINT		
			012.8500.4206		94.31
			BOULDER ROW LANDSCAPE MAINT		
			BOULDER ROW LANDSCAPE MAINT		
			004.8310.4206		134.97
			COMMUNITY PARK LANDSCAPE MAINT		
			COMMUNITY PARK LANDSCAPE MAINT		
			001.6000.4206		304.88
			CITY HALL LANDSCAPE MAINT		
			CITY HALL LANDSCAPE MAINT		
			042.9510.4585		196.94
				Total :	**731.10**
90184	9/24/2024	000204 SOCALGAS	FS#3-SEP		
			FS#3-SEP		
			028.2050.4020		30.81
			FS#3-SEP		
			029.2100.4020		30.81
				Total :	**61.62**
90185	9/24/2024	001527 STERICYCLE INC.	SHREDDING SVS-JUL/SEP		
			SHREDDING SVS-JUL/SEP		
			001.1200.4626		323.29
				Total :	**323.29**
90186	9/24/2024	000636 STEVEN ENTERPRISES INC	PLOT PRINTER MAINT OCE 7050 09/24-09/25		
			PLOT PRINTER MAINT OCE 7050 09/24-09/25		
			001.3200.4245		1,486.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
90186	9/24/2024	000636	000636 STEVEN ENTERPRISES INC	(Continued)	Total :	1,486.00
90187	9/24/2024	000465	TOM DODSON & ASSOCIATES	STR17002 ENV CCF SVC-JUL STR17002 ENV CCF SVC-JUL 027.8490.6550		13,382.50
					Total :	13,382.50
90188	9/24/2024	000233	WAXIE SANITARY SUPPLY	FS#1: JANITORIAL SUPPLIES FS#1: JANITORIAL SUPPLIES 028.2050.4055		42.45
				FS#1: JANITORIAL SUPPLIES 029.2100.4055		42.44
				PD: JANITORIAL SUPPLIES PD: JANITORIAL SUPPLIES 001.2000.4055		425.85
					Total :	510.74
90189	9/24/2024	003535	WEST COAST ARBORISTS, INC.	CITY WIDE TREE MAINT-AUG CITY WIDE TREE MAINT-AUG 004.8310.4680		3,227.85
					Total :	3,227.85
90190	9/24/2024	006216	YEAGER'S DIESEL & AUTO INC	ME541: VEHICLE MAINT ME541: VEHICLE MAINT 028.2050.4240		624.63
				ME541: VEHICLE MAINT 029.2100.4240		624.62
				ME542: VEHICLE MAINT ME542: VEHICLE MAINT 028.2050.4240		680.35
				ME542: VEHICLE MAINT 029.2100.4240		680.35
				ME543: VEHICLE MAINT ME543: VEHICLE MAINT 028.2050.4240		593.59
				ME543: VEHICLE MAINT 029.2100.4240		593.58
					Total :	3,797.12

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
90191	9/24/2024	004298 ZOLL MEDICAL CORPORATION	FS#3: PARAMEDIC SUPPLIES	
			FS#3: PARAMEDIC SUPPLIES	
			028.2050.4207	1,599.66
			Total :	1,599.66

41 Vouchers for bank code : wfb — Bank total : 1,218,851.35

41 Vouchers in this report — Total vouchers : 1,218,851.35

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Leticia Nava-Cruz, Director of Administrative Services/City Treasurer LNC

SUBJECT: Treasurer's Report for August 2024

RECOMMENDATION: City Council to receive and file the Treasurer's Report for August 2024

FISCAL IMPACT: Cash and Investments:

General Fund	$12,787,262.68
Special Revenue Funds	$38,035,425.70
Internal Service Funds	$ 5,310,732.81
Capital Projects Funds	$29,944,783.99
Agency Funds	$ 1,903,799.53
Housing Authority Fund	$ 3,735,516.40
SARDA Funds	$ 3,055,934.25

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: 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 $75M.

Attachments: Treasurers Report, Treasurer's Report Graph, Cash and Investments Graph and General Fund Reserves Graph

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 August 31, 2024

CASH AND BANK ACCOUNTS:

Cash on Hand-Office Petty Cash & Change Fund Accounts	1,150.00
Wells Fargo Checking Account (reconciled book balance)	3,340,765.67

DESCRIPTION	MATURITY PERIOD	YIELD	PAR VALUE	ORIGINAL COST
INVESTMENTS: LOCAL GOVERNMENT INVESTMENT POOLS				
California Treasurer's Local Agency Investment Fund (LAIF)	n/a	4.579%		
General Fund			13,975,391.97	
Special Revenue Funds			27,155,122.00	
Internal Service Funds			5,868,225.00	
Capital Projects Funds			26,675,013.00	
Total City LAIF Funds				73,673,751.97
Housing Authority Fund			3,799,964.39	
Total Housing Authority LAIF Funds				3,799,964.39
Total LAIF Funds				77,473,716.36

1) Maximum limits on accounts are $75M City and $75M Housing Authority.
2) Market Value is based on the June 30, 2024 applicable percentage of 0.996316042
3) Market Value is $77,188,306.44 ($77,473,716.36 x 0.996316042).

California Asset Management Program (CAMP)	n/a	5.410%		
General Fund			3,370,993.71	
Special Revenue Funds			1,891,157.00	
Capital Projects Funds			6,331,654.00	
Total CAMP Funds				11,593,804.71
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 #60934N872	n/a	4.90%	109,494.94	109,494.94
Fire Protection Expense Fund #128262-012				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	10,091.52	10,091.52
Police Protection Expense Fund #128262-013				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	3,732.76	3,732.76
Community Facilities District (CFD) 2001-1				
Special Tax Fund #217795000				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	350,390.07	350,390.07
Interest Account #217795001				
US Bank Money Market Account CUSIP #60934N872	n/a	0.00%	-	-
Principal Account #217795002				
US Bank Money Market Account CUSIP #60934N872	n/a	0.00%	-	-
Administrative Expense Account #217795003				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	14,625.17	14,625.17
Surplus Fund #217795004				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	30,305.21	30,305.21
Community Facilities District (CFD) 2007-1				
Administrative Expense Fund #260722000				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	8,534.10	8,534.10
Fire Expense Fund #260722001				
US Bank Money Market Account CUSIP #60934N872	n/a	4.89%	356.51	356.51
Police Expense Fund #260722002				
US Bank Money Market Account CUSIP #60934N872	n/a	4.90%	131.75	131.75
TOTAL INVESTMENTS US BANK (COMMUNITY FACILITIES DISTRICTS)				527,662.03

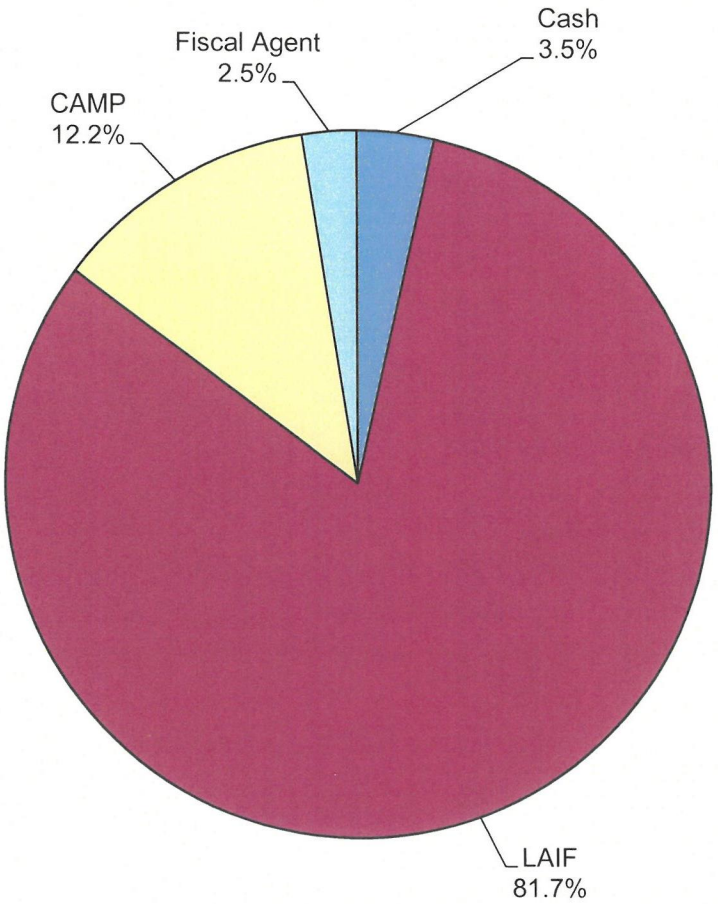
DESCRIPTION	MATURITY PERIOD	YIELD	PAR VALUE	ORIGINAL COST
INVESTMENTS: FISCAL AGENT ACCOUNTS (continued)				
US Bank Corporate Trust Services (SARDA)				
2004B Tax Allocation Refunding Bonds				
Special Fund 786709001				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.90%	2,927.41	2,927.41
Interest 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	4.90%	173,205.96	173,205.96
2015A Tax Allocation Refunding Bonds				
Special Fund 268777000				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.90%	541.57	541.57
Interest Fund 268777001				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.89%	106.47	106.47
Principal Fund 268777002				
Federated Treasury Obligations CUSIP #60934N872	n/a	0.00%	-	-
Reserve Fund 268777004				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.90%	975,331.53	975,331.53
Expense Account 268777006				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.90%	14,757.18	14,757.18
2017 Tax Allocation Refunding Bonds				
Debt Service Fund 259928000				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.90%	668,271.49	668,271.49
Interest Fund 259928001				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.89%	124.07	124.07
Principal Fund 259928002				
Federated Treasury Obligations CUSIP #60934N872	n/a	4.90%	1,090.91	1,090.91
Reserve Fund 259928004				
Assured Guaranty Municipal Bond Insurance	n/a	0.00%	-	-
TOTAL INVESTMENTS US BANK (SARDA)				1,836,356.59
TOTAL CASH AND INVESTMENTS				**94,773,455.36**

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.

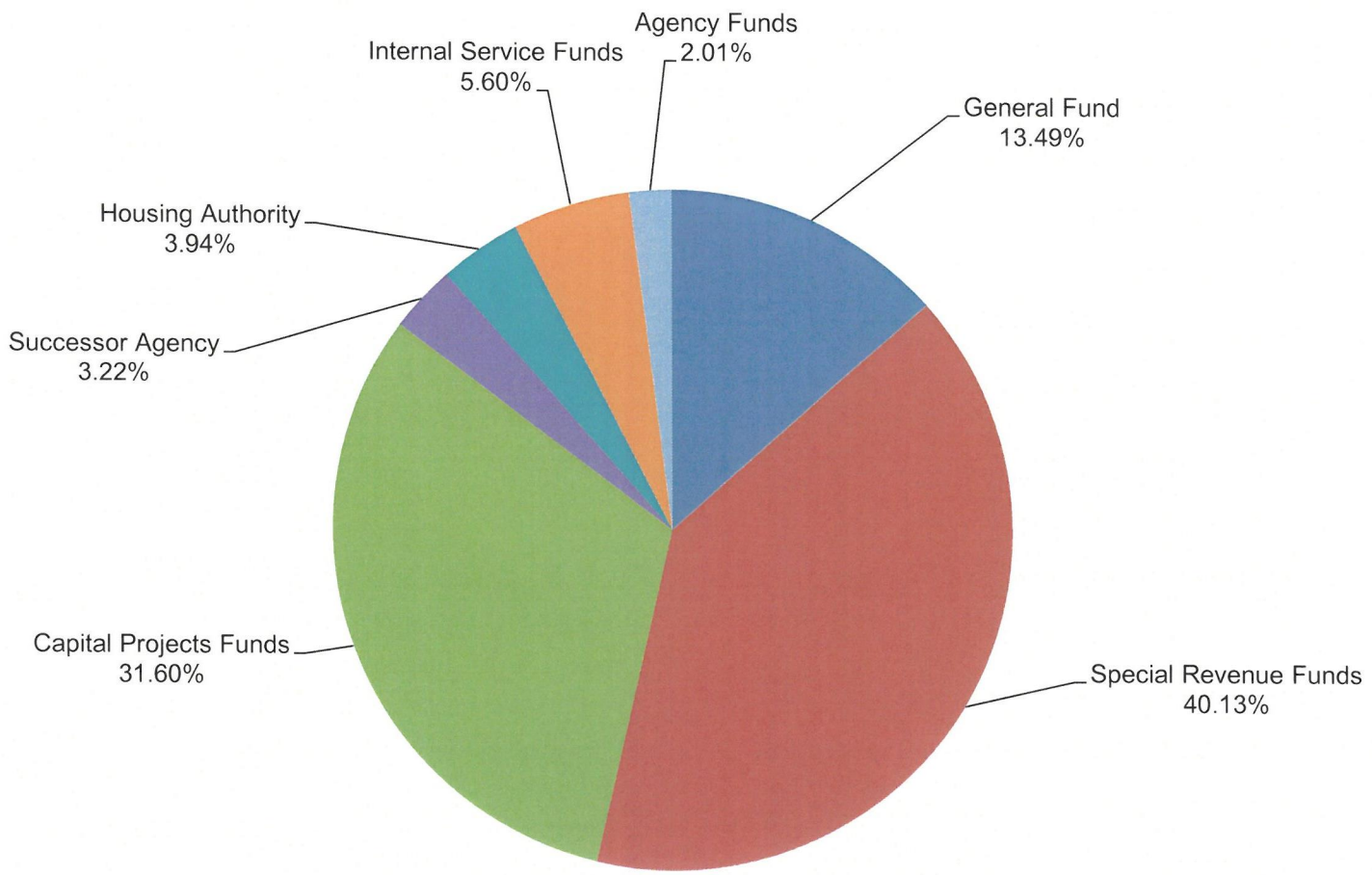
SIGNED: _____
Carlos Zamano
CITY MANAGER

SIGNED: _____
Leticia Nava-Cruz
DIRECTOR OF ADMINISTRATIVE SERVICES/CITY TREASURER

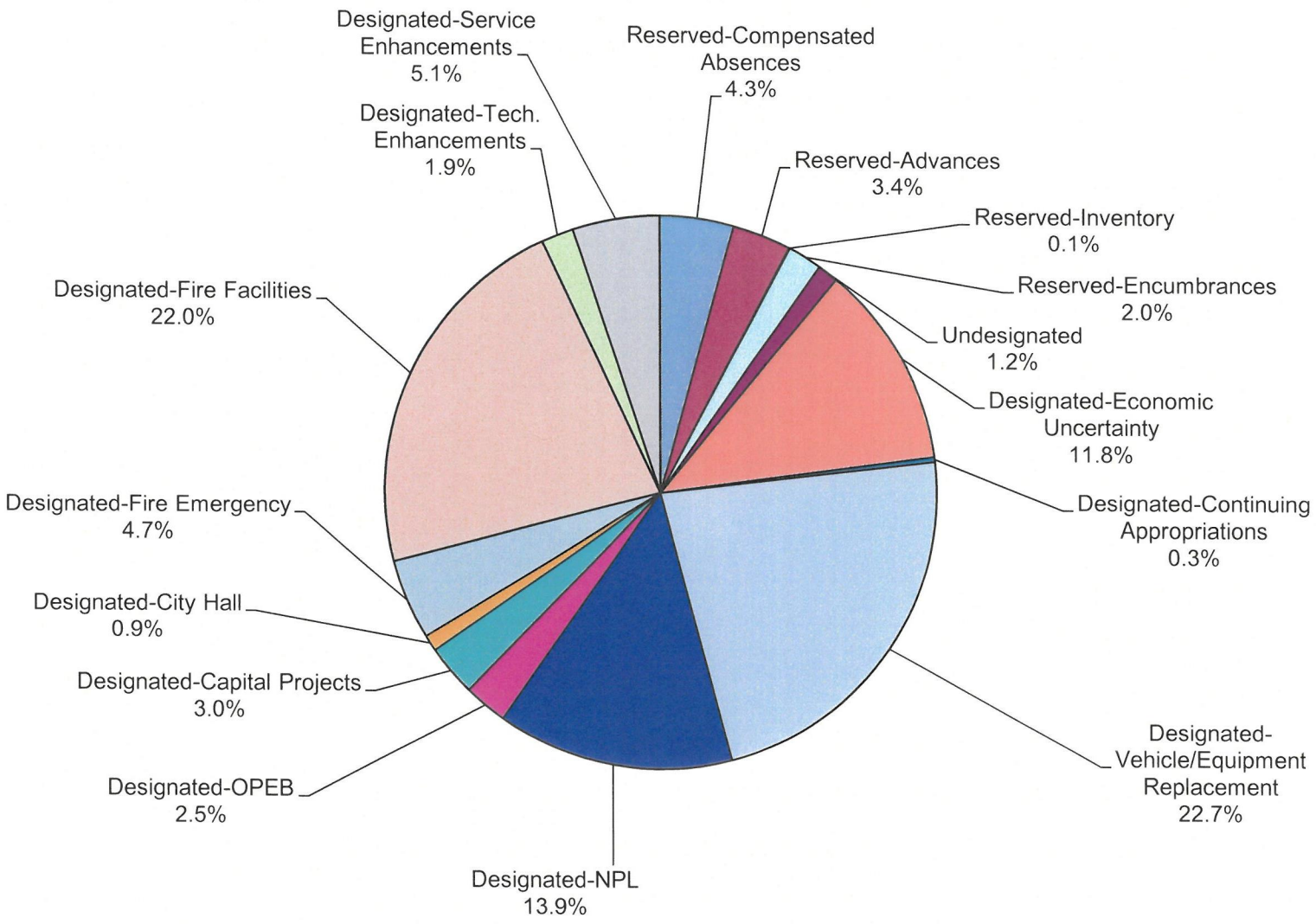
Treasurer's Report



Cash & Investments



General Fund Reserves



STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, City Clerk

REVIEWED BY: Dana Calkins, George Hills Company, Claims Adjuster

SUBJECT: Claim Consideration - Linda Benjamin

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

BACKGROUND: The Claim was received in the City Clerk's Office on September 19, 2024. It was then sent to the City's claim adjuster, George Hills Company, who is recommending the claim be rejected.

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

City Clerk

City Manager

GEORGE HILLS
Our minds over your matters.

October 1, 2024

Linda Benjamin
30255 Frontera Del Norte
Highland, CA 92346-5948

RE:	Our Client:	City of Highland
	GHC Claim:	GHC0076316
	Date of Loss:	August 1, 2024

George Hills is the claims administrator for the City of Highland, and we are handling the above-referenced claim on their behalf.

It is our understanding that you are alleging damage to your vehicle caused by collision with a pothole in the roadway at Victoria Avenue and 6th Street on August 1, 2024. Our investigation has revealed that the City of Highland has no record of unaddressed complaints regarding the condition of the roadway at prior to August 1, 2024.

Government Code 835 states in part that a public entity is only liable for damage caused by a dangerous condition of public property if the condition was created by an employee of the public entity, or if the public entity had prior notice of the condition and failed to take corrective action.

Based on our investigation, the condition at issue was not created by an employee of the City of Highland, nor did the City of Highland have prior notice of the condition. Therefore, the City of Highland is not liable for the claimed damages.

Please note that this letter in no way changes or modifies the information contained in the Notice of Rejection sent to you by the City of Highland.

If you have any questions, please contact the undersigned.

Sincerely,
George Hills Company,

Jennifer Arellano
Claims Adjuster
(916) 352-7793
jennifer.arellano@georgehills.com

P.O. Box 278 Rancho Cordova, CA 95741

City of
HIGHLAND
Inc. 1987

September 19, 2024

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

Re: Claimant(s): Linda Benjamin
Incident Date: August 1, 2024

Dear Patti:

Enclosed is a copy of a Claim received in person at the Office of the City Clerk on September 19, 2024, by the above referenced claimant(s). Note: Coordinates were provided and attached is a vicinity map for reference.

This item will be tentatively scheduled for the City Council regular meeting of Tuesday, October 8, 2024, pending your recommendation. All correspondence will be required from George Hills no later than September 27. Please review and advise this office on the appropriate action to be taken.

If you have any questions, please contact Leticia Nava-Cruz at (909) 864-6861, ext. 208 or myself at ext. 226.

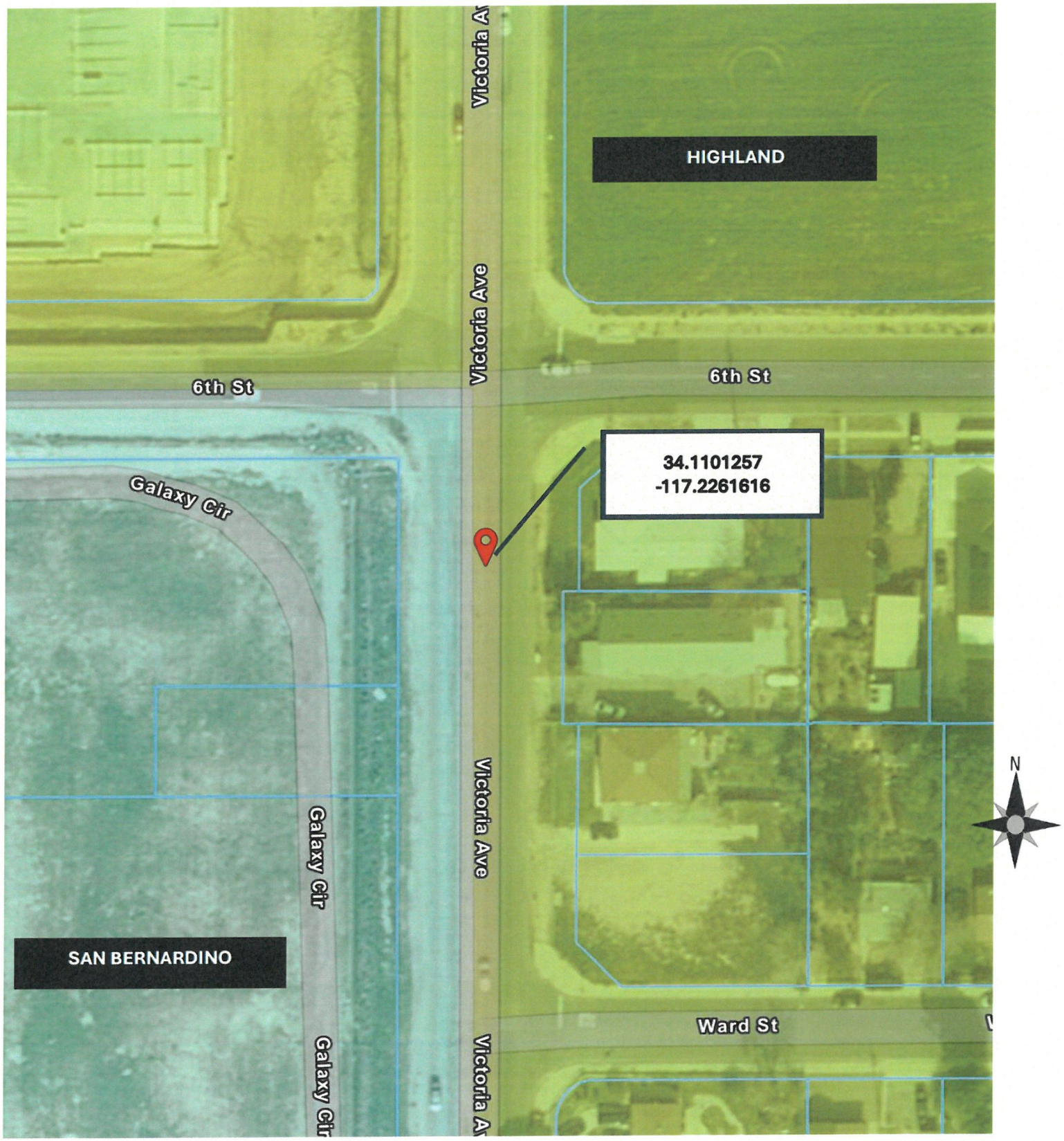
Sincerely,

Alondra Muñoz
City Clerk

cc: Carlos Zamano, City Manager
Leticia Nava-Cruz, Director of Administrative Services
Maricela Marroquin, City Attorney

Mayor Penny Lilburn | Mayor Pro Tem Larry McCallon | City Council Jesse Chavez-Cordova | City Council Anaeli Solano | City Council John P. Timmer | City Manager Carlos Zamano
27215 Base Line • Highland, CA 92346
Tel: 909.864.6861 • Fax: 909.862.3180 • www.cityofhighland.org

VICINITY MAP



The blue shading is in the City of San Bernardino and the green shading is in the City of Highland.

RECEIVED
SEP 19 2024
CITY OF HIGHLAND

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

Received: 9/19/2024

By: Eileen Prado

☐ E-Mail ☐ 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 Linda P. Benjamin

   a. Complete Address of Claimant, including City, State and Zip Code:
   30255 Frontera Del Norte
   Highland CA. 92346

   b. Phone Number

   c. Date of Birth

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

[redacted] _____

Issued by which State! _____

X Driver's License _____ Identification Card

Expiration Date: _____

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 08-01-2024

b. Time of occurrence 11:55 P.m

c. Place of occurrence (Exact and specific location)

6th St. & Victoria Ave., Highland CA.
(34.1101257-117.2261616)

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).

Was driving at night and there was a big pot hole that ruined my tires (2 Front)

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

The Street has a big pot hole that needs to be Fixed

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".

No Injuries

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

6. Name and address of any other person injured:

None

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

Linda Benjamin
30255 Frontera Del Norte Highland (2 Times) Front

8. Damages Claimed:

a. Amount claimed as of this date: $897.-

b. Estimate amount of future costs: $0

c. Total amount claimed: $897.-

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

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

a. _____

b. _____

c. _____

d. _____

e. _____

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

My Tires are run Flat expensive tire that ended up getting damaged

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

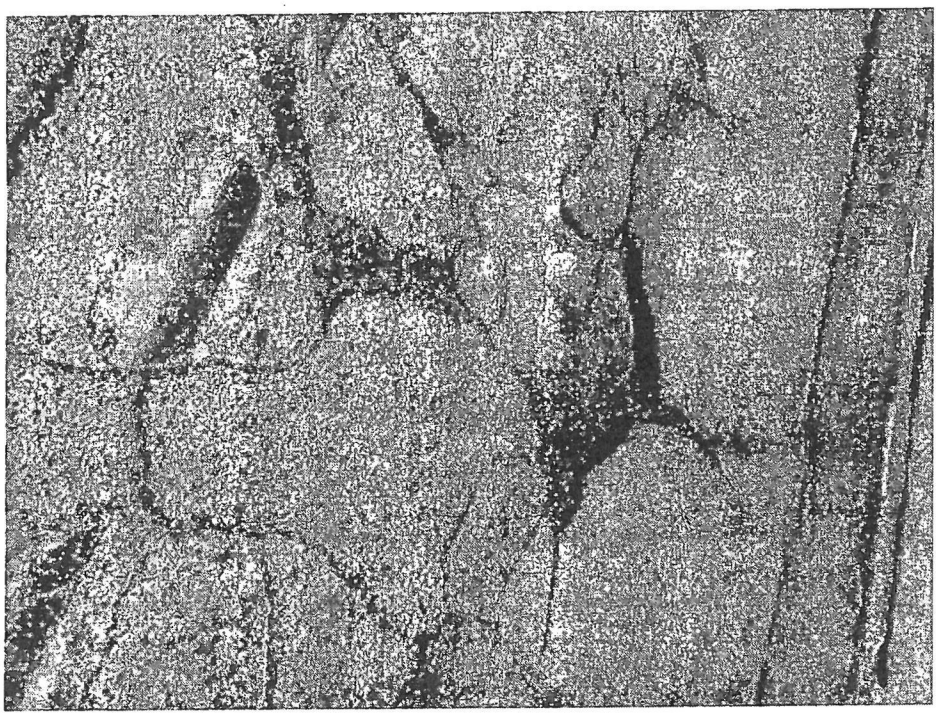
I have read the matters and statements made in the above claim and I know the same to be true of my own knowledge, except as to those matters stated upon information or belief as to such matters I believe the same to be true. I certify under penalty of perjury that the foregoing is true and correct.

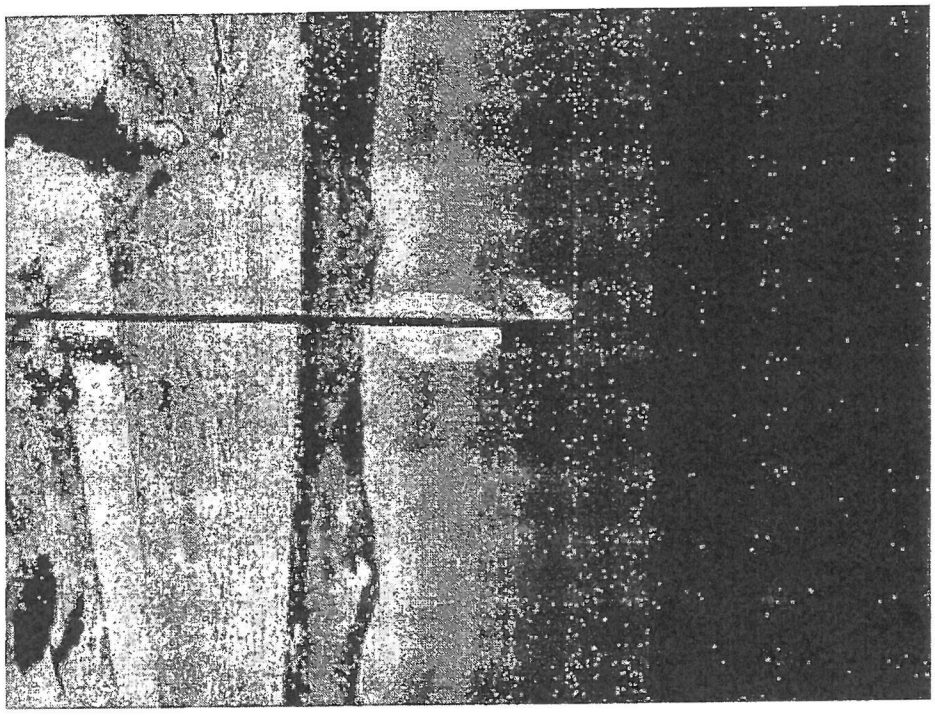
Signed at: Highland CA.
City and State

Date: 9-16-2024

Linda Benjamin
Signature of Claimant

Linda Benjamin
Printed name of person signing above





Warehouse: 478
Sales Date: 7/09/24 Reg#: 95 Trans Type: Tender
Time: 20:31 Tran#: 4 Tender:
Total: 263.18 Operator: 1 Block:
Member #: [redacted] BENJAMIN, LINDA Mbr Type: Gold Star
Tax: 21.18 Resale Total:

FRONT

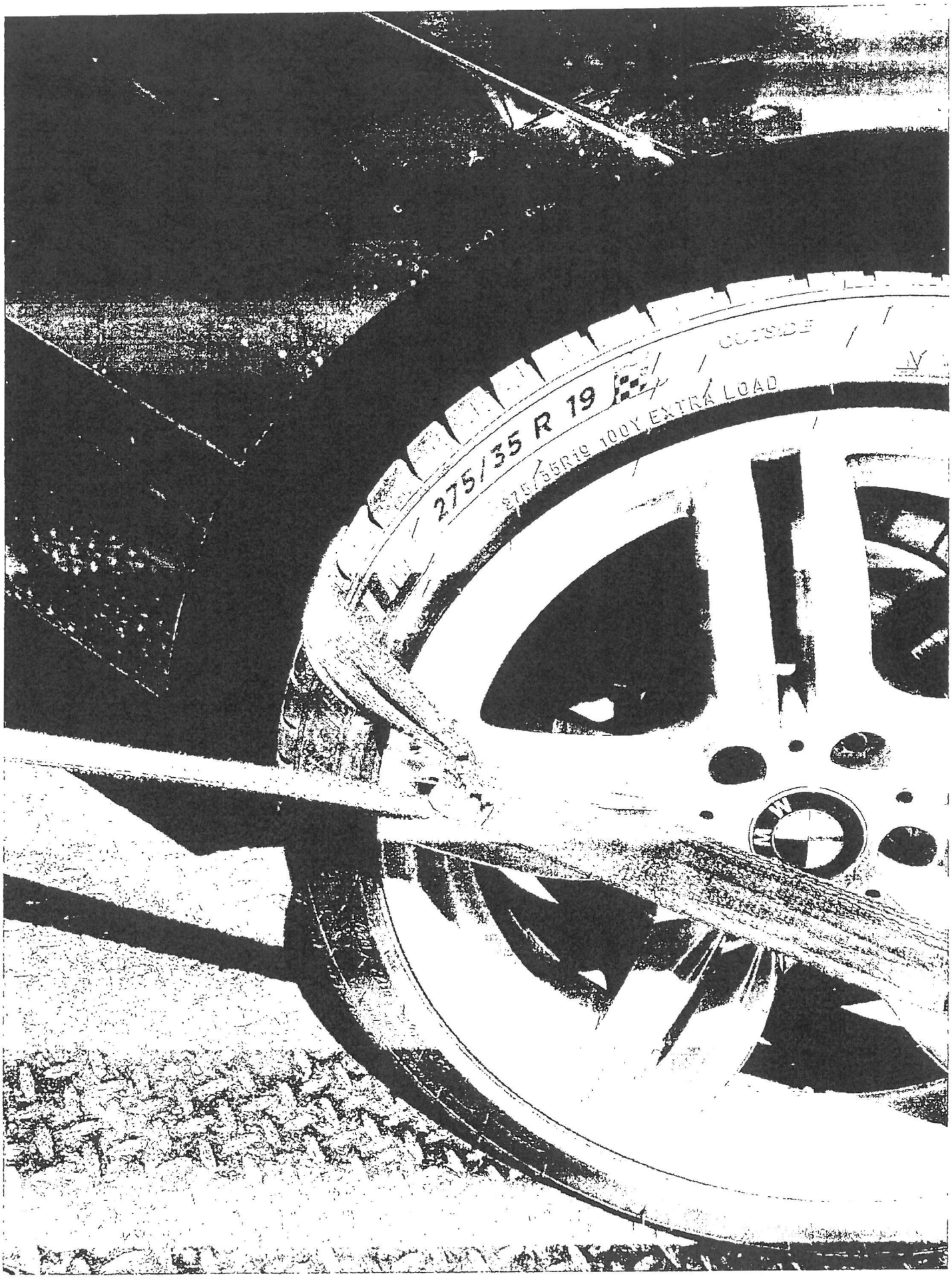
FSA/ EBT	Item	Description	Amount	Units	TxFl
	1431670	275/35R19 PILOT SPORT 4	889.98	2	A
	1549780	275/35R19 PILOT SPORT AS4	647.98-	2-	A
	9999999	Linked Item	3.50	2	
	9999999	Linked Item	3.50-	2-	
	7023	ENVIRONMENTAL FEE	4.00	2	A
	7023	ENVIRONMENTAL FEE	4.00-	2-	A
		95 Void Tire/Optical Item Override	.00		
		Override by MGR 870	.00		
		VISA #6349	263.18		

*** END OF REPORT ***

Warehouse: 478
Sales Date: 7/29/24 Reg#: 96 Trans Type: Tender
Time: 11:31 Tran#: 27 Tender:
Total: 816.91 Operator: 824 Block:
Member #: ---------- BENJAMIN, LINDA Mbr Type: Gold Star
Tax: 65.45 Resale Total:

FSA/ EBT	Item	Description	Amount	Units	TxFl
	1431661	245/40R19 PILOT SPORT 4	737.98	2	A
	9999999	Linked Item	3.50	2	
	7023	ENVIRONMENTAL FEE	4.00	2	A
	866632	TPMS SERVICE PACK GENERIC	5.98	2	A
		VISA #6349	816.91		

*** END OF REPORT ***


OUTSIDE
275/35 R 19
275/35R19 100Y EXTRA LOAD



STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director
Alondra Munoz, City Clerk

PREPARED BY: Camille Duarte, Administrative Assistant III

SUBJECT: Declare Three (3) Seats Vacant on the Historic and Cultural Preservation Board

RECOMMENDATION: Staff recommends the City Council:

1. Declare three (3) seats 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.

Board Members Patrick Sandford, Hugh Walker and Jeff Staggs term expire in November 2024. Therefore, it would be appropriate for the City Council to declare three (3) seats vacant on the Historic and Cultural Preservation Board and direct the City Clerk to advertise and post those vacancies.

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: October 8, 2024

FROM: Carlos Zamano, City Manager

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

PREPARED BY: Angela Tafolla, Associate Planner

SUBJECT: Selection of an Event Date and Budget for the 27th Annual Citrus Harvest Festival

RECOMMENDATION: The Historic and Cultural Preservation Board recommends the City Council:

1. Select March 29, 2025, as the Event Date for the Citrus Harvest Festival with a Rain Date of April 5, 2025; and

2. Adopt the Budget

FISCAL REVIEW: The Citrus Harvest Festival (CHF) Account currently reflects a balance of -$277, primarily due to the postponement of the original 2024 Citrus Harvest Festival date to the designated rain date the following weekend. This rescheduling led to a considerable number of vendor cancellations and refund requests, contributing to the deficit. Separately, the Home Tour Account has a balance of $1,639.91, with all prior-year expenses settled, leaving these funds available for use.

Attached is the Budget for the 2025 Citrus Harvest Festival (Attachment 1). Expenses are estimated to be $18,020 while revenues are expected to be $18,100.

The Budget does not reflect a Rain Date contingency or Staff's time. Costs associated with a Rain Date are approximately $7,000 for re-advertising, vendor cancellations and modifications to entertainment and paid demonstrators.

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

Traditionally, staff time is not charged to the CHF fund. Planning, Public Works and Finance Departments spend many hours on the event. Personnel costs are estimated at $19,000.

PROJECT REVIEW: Consistent with the traditional citrus harvesting seasons, the Board recommends the Festival be held on **March 29, 2025**, with a Rain Date the following week, **April 5, 2025**.

ATTACHMENTS: 1) Budget for the 2025 Citrus Harvest Festiva

ATTACHMENT 1

Budget for the 2025 Citrus Harvest Festival

2025 Draft Citrus Harvest Festival Budget

FESTIVAL EXPENDITURES		
Item / Description	**2024 Budget**	***2025***
Advertising – Print Media Sponsor	0	*0*
Advertising - Redlands Daily Facts / SB Sun	1,250	*1,250*
Advertising - East Highlands Ranch Newsletter	700	*700*
'Peach Jar' School District Electronic Newsletter	500	*500*
Hot 103.9 Radio Advertisement	1,400	*1,400*
Historic Demonstrators/Exhibitors (5 x $200 ea) (2 x $300 WAPA/ Heritage Hills)	1,700	*1,700*
Entertainment DJ & MC	1,500	*1,500*
Citrus Valley Music Boosters & Beattie Middle School	250	*250*
Balloons street decorations	1,200	*1,250*
Insurance	1,800	*1,800*
Street Banner over Base Line (date modification)	0	*0*
Portable toilets	1,100	*2,500*
Posters Boards, Flyers, print marketing materials	600	*600*
Mobile Stage (rental)	0	*1,100*
Paper materials, copying, postage	500	*500*
Tables w/ umbrella & chairs for food court & stage area	800	*800*
Signs for parking & festival activities	0	*0*
Contest ribbons (126) & Plaques (1 Honorees + 2 Home Restoration)	550	*550*
Kid's activities	100	*300*
Miscellaneous supplies	300	*400*
Staff shirts (2 x $25)	100	*50*
Contest materials	200	*300*
Car show dash plaques	500	*570*
TOTAL	**$15,050**	*$18,020*

Item / Description	**2024 Budget**	***2025***
Sponsorship	11,000	*12,000*
Retail vendor Booth spaces	2,800	*3,500*
Food vendor booth spaces	1,600	*2,600*
TOTAL	**$15,400**	*$18,100*

	PROJECTED BALANCE: $100

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

REVIEWED BY: Maricela Marroquin, City Attorney

PREPARED BY: Carlos Zamano, City Manager
Maricela Marroquin, City Attorney

SUBJECT: Resolution No. 2024-xx – a Resolution of the City Council of the City of Highland, California Reaffirming and Extending Proclamation of a Local Emergency in the City of Highland as a result of the Line Fire

RECOMMENDATION: That the City Council adopt Resolution No. 2024-XX, extending the Proclamation of a Local Emergency in the City of Highland as a result of the Line Fire.

FISCAL IMPACT: There is no immediate financial impact or budget action necessary as a result of the recommended action. The issuance of a local emergency proclamation allows the City to pursue State and Federal grant assistance to recover the City's portion of the costs associated with battling and recovering from the Line Fire. At this time, the total estimated fiscal impact to the City is projected to be approximately $1.25 million.

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 & DISCUSSION: Chapter 2.44 of Title 2 of the Highland Municipal Code ("HMC") contains the City's laws relating to emergency procedures. HMC Section 2.44.060 designates the City Manager as the Director of Emergency Services ("Director"), and HMC Section 2.44.060(A) empowers the Director to issue a proclamation of a local emergency if the City Council is not in session.

On the evening of Thursday, September 5, 2024, the Line Fire broke out in Highland. The Line Fire created conditions of extreme peril to the safety of persons and property within the City of Highland and resulted in evacuation warnings for parts of the City.

Approved _____	Motion _____	Second _____	Agenda Item No. 9
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
_____ City Clerk		_____ City Manager	

On September 11, 2024, the City Manager, as the Director of Emergency Services, issued a proclamation entitled "Proclamation of a Local Emergency by the Director of Emergency Services of the City of Highland," as the City Council was not in session. (Attachment 1) This action authorized the City Manager to take certain necessary actions to address the emergency.

The Director of Emergency Services' Proclamation of a Local Emergency permits the Director of Emergency Services and the City Council to adopt regulations and issue orders necessary for the protection of lives and property. It also assists the City in recovering costs of responding to the disaster. Furthermore, it allows for the City to enjoy certain immunities from liability as a result of taking actions to abate the emergency.

Pursuant to California Government Code Section 8630 and HMC Section 2.44.060(A), the Director of Emergency Services' Proclamation expires within seven days unless ratified by the City Council. On September 12, 2024, the City Council adopted a resolution ratifying the Director of Emergency Services' Proclamation of a local emergency (Attachment 2)

Pursuant to Government Code Section 8630 (California Emergency Services Act), the City Council is required to review the local emergency within sixty (60) days of ratification to determine whether the conditions surrounding the local emergency still exist. Because the Line Fire has not yet been declared fully contained by the unified command agencies, the potential of some smoldering and isolated flareups remain, and emergency protective measures have not been implemented, the conditions of the local emergency still exist. A proposed resolution, Resolution No. 2024-____ extends the local emergency (Attachment 3).

The Line Fire has burned 39,232 acres in San Bernardino County and is approximately 83% contained. The fire originated in Highland and burned areas in Highland that are now susceptible to mud and debris flow. On Friday, September 20, 2024, the segment of Greenspot Road between Mediterra Parkway and Santa Ana Canyon Road had be closed from 3 to 7 p.m. to remove mud and debris from the roadway, see attached photos. The City received assistance from EVWD and the City of Loma Linda with street sweeper and water trucks. The health, safety, and well-being of persons within the territorial limits of the City of Highland is of the highest priority. It is important to keep the existing proclamation and the powers that flow from it in place until the emergency conditions are fully abated, which includes the recovery stage as well.

The local emergency will remain in effect until its termination is proclaimed by the City Council.

ATTACHMENTS:

1) Director of Emergency Services' Proclamation of Local Emergency
2) Resolution Ratifying Director of Emergency Services' Proclamation of Local Emergency
3) Proposed Resolution Extending Proclamation of Local Emergency
4) Greenspot Road Debris Removal Incident 9-20-2024 Photos

ATTACHMENT 1

PROCLAMATION OF A LOCAL EMERGENCY
BY THE
DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF HIGHLAND

WHEREAS, Section 8630 of the Government Code authorizes the designation of a City official to proclaim a local emergency; and

WHEREAS, Highland Municipal Code Section 2.44.060 designates the Director of Emergency Services to proclaim the existence of a local emergency if the City Council is not in session; and

WHEREAS, the Line Fire is currently causing conditions of extreme peril to the safety of persons and property within the City of Highland; and

WHEREAS, the City Council is not in session and cannot immediately be called into session.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Highland.

IT IS FURTHER PROCLAIMED AND ORDERED that a copy of this Proclamation shall be forwarded to the Director of the Governor's Office of Emergency Services requesting that:

1. This Proclamation be found acceptable in accordance with state law; and

2. The Governor waive regulations that may hinder response and recovery efforts; and

3. Recovery assistance be made available under the California Disaster Assistance Act; and

4. The State of California expedite access to state and federal resources and any other appropriate federal disaster relief programs.

IT IS FURTHER PROCLAIMED AND ORDERED that, during the existence of this local emergency the powers, functions, and duties of the emergency organization of the City of Highland shall be those prescribed by applicable statutes, ordinances, and resolutions, and by the City's Emergency Operations Plan. This Proclamation shall have no further force or effect seven days from the date of its adoption unless the City Council shall take action to ratify this Proclamation.

DATED this 11th day of September, 2024

Carlos Zamano
Director of Emergency Services/City Manager
City of Highland

ATTACHMENT 2

RESOLUTION NO. 2024-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, RATIFYING A PROCLAMATION OF A LOCAL EMERGENCY IN THE CITY OF HIGHLAND ISSUED BY THE CITY'S DIRECTOR OF EMERGENCY SERVICES ON SEPTEMBER 11, 2024, AS A RESULT OF THE LINE FIRE

WHEREAS, Section 2.44.060 of the Highland Municipal Code ("HMC") authorizes the City Council to proclaim the existence of a "Local Emergency" and delegates such authority to the City's Director of Emergency Services if the City Council is not in session; and

WHEREAS, on the evening of Thursday, September 5, 2024, the Line Fire broke out in Highland. Over the weekend, the fire intensified and is currently over 34,600 acres in size and is only 14% contained; and

WHEREAS, the Line Fire is currently causing conditions of extreme peril to the safety of persons and property within the City of Highland and has resulted in the evacuation warnings for parts of the City; and

WHEREAS, on September 7, 2024, the County of San Bernardino proclaimed a local emergency as a result of the Line Fire; and

WHEREAS, on September 7, 2024, Governor Newsom proclaimed a State of Emergency in San Bernardino County as a result of the Line Fire and announced that California has secured a Fire Management Assistance Grant from the Federal Emergency Management Agency (FEMA) to help ensure the availability of vital resources to suppress the fire; and

WHEREAS, HMC Section 2.44.060 designates the City Manager, as Director of Emergency Services, to proclaim the existence or threatened existence of a local emergency when the City Council is not in session, subject to ratification by the City Council within seven days; and

WHEREAS, September 11, 2024, the City Manager, in his capacity as Director of Emergency Services, duly and reasonably proclaimed the existence of a local emergency in the City of Highland on that date due to the Line Fire; and

WHEREAS, CMC Section 2.44.060(A) states that the City Council shall take action to ratify the proclamation of the Director of Emergency Services within seven (7) days thereafter or the proclamation shall have no further force and effect.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED AS FOLLOWS:

Section 1. The City Council does hereby find that the aforesaid conditions of extreme peril did warrant and necessitate the proclamation of the existence of a local emergency by the Director of Emergency Services on September 11, 2024, due to the Line Fire.

Section 2. The local emergency shall be in effect from and including September 11, 2024, until such time that the City Council determines that the emergency conditions have been abated.

Section 3. The City Council shall review this proclamation of local emergency at least once every sixty (60) days until the City Council terminates the local emergency.

Section 4. During the existence of this local emergency the powers, functions, and duties of the emergency organization of the City of Highland shall be those prescribed by applicable statutes, ordinances, and resolutions, and by the City's Emergency Operations Plan.

PASSED, APPROVED AND ADOPTED on the 12th day of September 2024.

Penny Lilburn
Mayor

ATTEST:

Alondra Muñoz
City Clerk

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO)

CITY OF HIGHLAND)

I, ALONDRA MUÑOZ, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2024-044 was duly and regularly adopted by the City Council of the City of Highland, California, at a special meeting thereof held on the 12th day of September, 2024, by the following vote:

AYES:	Chavez-Cordova, Lilburn, McCallon, Solano, Timmer
NOES:	None
ABSTAIN:	None
ABSENT:	None

Dated this 12th day of September, 2024.

ALONDRA MUÑOZ
CITY CLERK

ATTACHMENT 3

RESOLUTION NO. 2024-xx

A RESOLUTION OF THE HIGHLAND CITY COUNCIL PROCLAIMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY AS A RESULT OF THE LINE FIRE

WHEREAS, Section 2.44.060 of the Highland Municipal Code ("HMC") authorizes the City Council to proclaim the existence of a "Local Emergency" and delegates such authority to the City's Director of Emergency Services if the City Council is not in session; and

WHEREAS, on the evening of Thursday, September 5, 2024, the Line Fire broke out in Highland. The Line Fire caused conditions of extreme peril to the safety of persons and property within the City of Highland and resulted in fire damage and evacuation warnings for parts of the City; and

WHEREAS, on September 11, 2024, the City Manager, in his capacity as Director of Emergency Services, duly and reasonably proclaimed the existence of a local emergency in the City of Highland on that date due to the Line Fire; and

WHEREAS, HMC Section 2.44.060(A) states that the City Council shall take action to ratify the proclamation of the Director of Emergency Services within seven days thereafter or the proclamation shall have no further force and effect.

WHEREAS, on September 12, 2024, the City Council adopted Resolution 2024-44 ratifying the Director of Emergency Service's proclamation of a local emergency.

WHEREAS, the Line Fire has burned 39,232 acres in San Bernardino County and is approximately 83% contained. The fire originated in Highland and burned areas in Highland that are now susceptible to mud and debris flow and possible landslides.

WHEREAS, the City Council hereby finds that the above described conditions of extreme peril warranted and necessitated the proclamation of the existence of a local emergency, and that such conditions continue, in substantial part, in that the work necessary to protect, repair and clean up damage and recover from the damage is ongoing and the City continues to pursue reimbursement from emergency state and federal funds for its costs of responding to these emergencies.

NOW, THEREFORE BE IT PROCLAIMED AND ORDERED, by the City Council that state of Local Emergency, as previously declared by the Director of Emergency Services and ratified by the City Council, is hereby further reviewed and confirmed.

IT IS FURTHER PROCLAIMED AND ORDERED that the City Council shall review this proclamation of local emergency at least once every sixty (60) days until the City Council terminates the local emergency.

IT IS FURTHER PROCLAIMED AND ORDERED that the local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of Highland, State of California.

PASSED, APPROVED AND ADOPTED on the 8th day of October 2024.

_____
PENNY LILBURN, MAYOR

ATTEST:

_____
ALONDRA MUNOZ, CITY CLERK

ATTACHMENT 4

Greenspot Road Debris Removal Incident 9-20-20204 (3 p.m. to 7 p.m.)



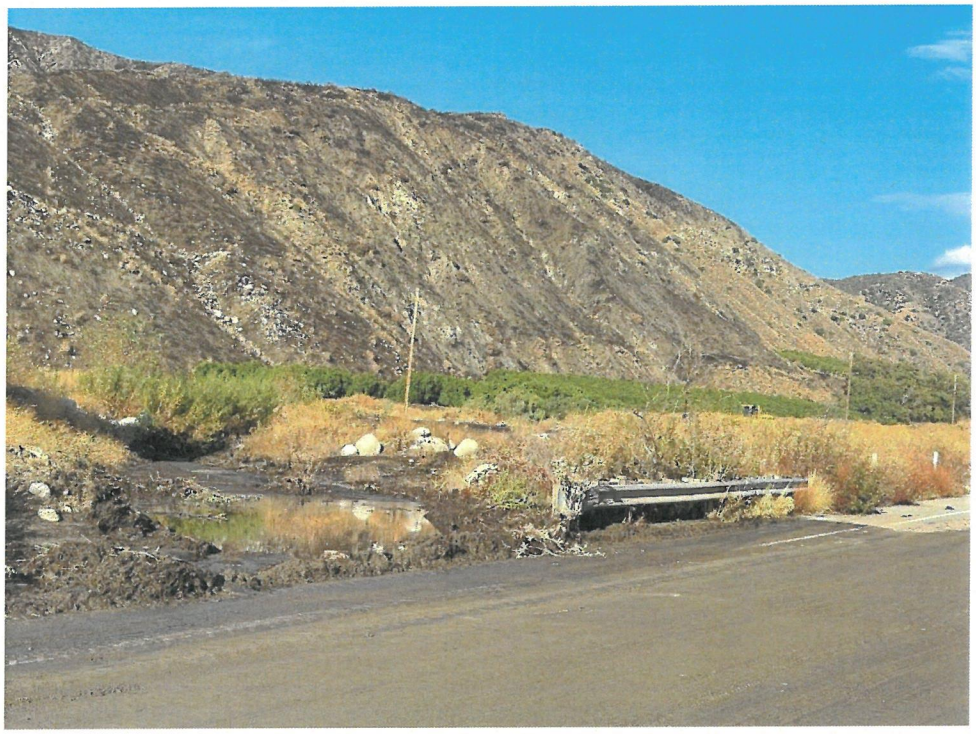
initial Mud from storm event (looking east toward Iron Bridge) Photo 1



Debris after storm event (looking east toward Iron Bridge) Photo 2



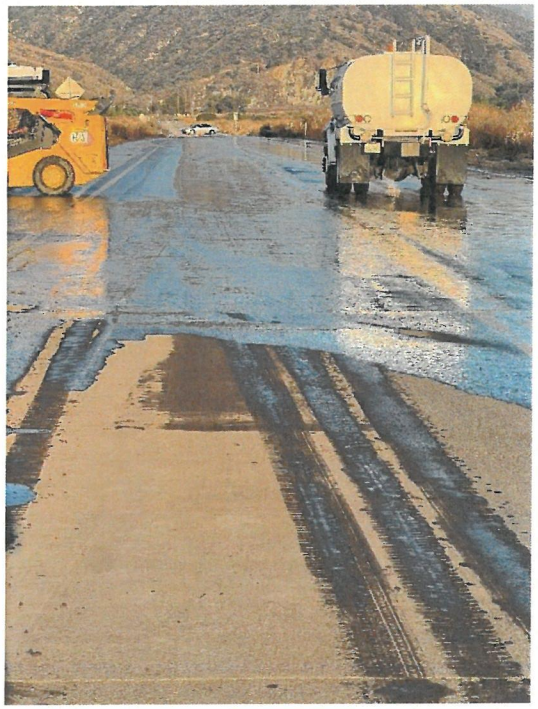
Mud at Culvert (looking downstream – south of Greenspot Road)



Mud at Culvert (looking upstream - north of Greenspot Road)



Mud at Santa Ana Low Turnout (SBVMWD site - south of Greenspot Road)



EVWD Sweeper and Water Truck Cleanup



Loma Linda Water Truck



Final Cleanup (looking east on Greenspot Road)



Final Cleanup (looking west on Greenspot Road)



Final Cleanup (Greenspot Road at Culvert looking northeast)

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director

SUBJECT: Proposed City of Highland Community Development Block Grant (CDBG) Applications for Fiscal Year 2025-2026 including one for Enhanced Code Enforcement and one for Pavement Rehabilitation and ancillary work on two streets including Sparks Street between Victoria Avenue and Cunningham Street and 11th Street between Los Feliz Drive and Victoria Avenue.

RECOMMENDATION: Staff recommends the City Council:

1. Approve the City's Application for Enhanced Code Enforcement that supports a portion of the salary and benefits of a Code Compliance Officer, Administrative Assistant, and Community Development Director; and

2. Approve the City's Application to construct pavement rehabilitation and ancillary work on Sparks Street and Victoria Avenue within the CDBG Low-Moderate Income eligible block area boundaries.

FISCAL IMPACT: The City's grant allocation in Fiscal Year 2025-2026 has not yet been determined by the US Department of Housing and Urban Development (HUD). For the purpose of applying, staff will assume that it will be similar to the 2024-2025 allocation of $398,292.

A maximum of fifteen percent (15%) of the City's allocation may be used for Public

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

City Clerk

City Manager

Service Projects. Examples of prior Public Service Project recipients include the Highland Branch Library, YMCA, Highland Senior Center, and Central Little League. The remainder must be used for Construction Improvement Projects. Examples of these include curb/gutter/sidewalk construction and rehabilitation projects as well as Code Enforcement.

Public Service Applications

Staff did not prepare applications on behalf of the City that would be categorized as "Public Service."

Construction Improvements Project Proposal Applications

Staff prepared two "Construction" Applications:

1. Enhanced Code Enforcement: $120,000 total request:

    a. $18,300 to fund a portion of the salary and benefits of the Community Development Director position.

    b. $57,248 to fund a portion of the salary and benefits of a full-time Code Compliance Officer position.

    c. $44,452 to fund a portion of the salary of an Administrative Assistant.

2. Pavement Improvements: $230,000 request to construct pavement improvements and ancillary work on Sparks Street between Victoria Avenue and Cunningham Street, and 11th Street between Los Feliz Drive and Victora Avenue.

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.

BACKGROUND: The San Bernardino County Department of Community Development and Housing is currently accepting CDBG applications for Fiscal Year 2025-2026. The deadline for submittal is October 29, 2024.

The County will determine project eligibility on behalf of HUD. Eligible Applications by the City and all other Community Based Organizations will be returned to the City in January for prioritization by the City Council.

City Council Meeting of
October 8, 2024
2025-2026 CDBG Applications

The following is a brief summary of the City's proposed Applications:

1. Enhanced Code Enforcement Funding of this program would continue the on-going revitalization effort, development, and revitalization activities in the CDBG Target Area. Code Enforcement has received CDBG funding since 1995 to fund a portion of Code Enforcement activities in the CDBG Target Area. Funding will provide for focused efforts in abating substandard housing and blight in the Target Area (see Attachment 1 – Enhanced Code Enforcement Application).

2. Pavement Improvements Construct pavement improvements and ancillary work on Sparks Street and 11th Street. The proposed work will include design and construction of approximately 55,000 square feet of pavement rehabilitation and extend the service life (see Attachment 2 – Pavement Improvements).

The above CDBG Applications request a total of $350,000 in Construction Improvements Project Proposals.

Attachment 1 - Enhanced Code Enforcement Application
Attachment 2 - Pavement Improvements Application

Attachment 1
Enhanced Code Enforcement Application

Log Number
(Office Use Only)

SAN BERNARDINO COUNTY

San Bernardino County
Fiscal Year 2025 - 2026
Construction Improvement Application

The following documents must be submitted in the order listed, please be sure to submit all attachments to your application.

☑	Exhibit 1: Organization Information
☑	Exhibit 2: Project Information
☑	Exhibit 3: Project Characteristics
☑	Exhibit 4: Priority Needs:
☑	Exhibit 5: Project Budget & Sources
☑	Exhibit 6: Proposed Goals and Milestones
☑	Exhibit 7: Agency Capacity Narrative
☑	Exhibit 8: Civil Rights Laws Compliance And HUD Good Standing
☑	Exhibit 9: Signatures And Assurances
☑	Maintenance And Operations Agreement
☑	Application Checklist

Exhibit 1: Organization Information

Organization Name:
City of Highland

Organization Address:
27215 Base Line

City/State/Zip: Highland / CA / 92346

Phone: (909) 864-6861

Fax: (909) 862-3180

Email: kstater@cityofhighland.org

Applicant Type: Local Government Agency

Authorized Person Name: Lawrence A. Mainez

Authorized Person's Title: Community Development Director

Address: 27215 Base Line

City/State/Zip: Highland / CA / 92346

Phone: (909) 864-6861, x215

Fax: (909) 862-3180

Email: lmainez@cityofhighland.org

Application Contact Person's Name: Kim Stater

Application Contact Person's Title: Assistant Community Development Director

Explain the Agency's 1) Mission, 2) Purpose, 3) Population Served, 4) Number of years serving population, 5) Supportive Services, their Funding Sources, and Start/End Dates.

1) Mission - Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff 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. The mission is established to reflect the following beliefs which represent the predominant beliefs of the community. They express what matters most in the conduct of public affairs affecting the citizenry of Highland, responsibility, services accountability, creativity, neighborhood sustainability, vision and family. 2) Purpose - The City's purpose is to develop a vibrant economy for the benefit of our citizens and businesses. 3) Population Served - Highland has a diverse population of approximately 56,000 persons. 4) No. years serving the population - The City of Highland incorporated in 1987, serving the community for 37 years. 5) N/A

Exhibit 2: Project Information

Project Title:

Enhanced Code Enforcement

Address:

27215 Base Line

City /State/Zip:

Highland / CA / 92346

County Supervisorial District where project will be located:

☐ 1st District ☐ 2nd District ☒ 3rd District: ☐ 4th District ☐ 5th District

Is this a new construction project, or a request for additional funding to an existing CDBG Project?

Request for additional funding to an existing CDBG project

If requesting additional funds for an existing CDBG project, provide prior CDBG project number?

HIGH-24-1-15-1355

Project Type (Description):

The project proposes to revitalize lower-income neighborhoods and improve public health and safety through the outreach and enforcement of property maintenance standards. The program would partially fund three City staff. Staff would identify and inspect residential and commercial property deficiencies, contact the responsible party, provide resources for abatement, and conduct outreach in response to homelessness.

Eligible Block Group

Indicate eligible Block Group to be benefited by CDBG Funds requested.
Provide a map identifying the eligible census block as indicated in the Eligible Census Blocks.

090710063022, 06710064021, 06710064022, 060910065, 00106091, 007408206, 0710074072, 060710074101, 060710076011, 060710076012, 060710076013, 060710076014, 060710076031, 060710076032, 060710076033, 060710076042

EXHIBIT 2A: Countywide Vision

Indicate Yes/No in the table below which countywide vision goals are pertinent to the proposed project.

Countywide Vision

Countywide Vision	Yes/ No
Implement the Countywide Vision.	Yes
Create, Maintain and Grow Jobs and Economic Value in the County.	No
Improve County Government Operations.	No
Operate in a Fiscally-Responsible and Business-Like Manner.	Yes
Ensure Development of a Well-Planned, Balanced, and Sustainable County.	Yes
Maintain Public Safety.	Yes
Provide for the Health and Social Services Needs of County Residents.	Yes
Pursue County Goals and Objectives by Working with Other Governmental Agencies.	Yes

Provide a brief narrative of how your project meets the Countywide Vision:

Highland shares the County's vision for a vibrant economy, quality community health, public safety and housing. Providing quality housing to all economic segments of the community and ensuring all residents have a neighborhood in which individuals and families can thrive and be proud of is a key component to the community's success. To achieve these goals, the City must stop neighborhood decline through the enhancement of Code Enforcement efforts and outreach. Staff will seek to eliminate the accumulation of trash and debris, substandard housing, abandoned vehicles, overgrown vegetation and zoning violations that negatively affect the quality of life for individuals, families and neighborhoods. The project would partially fund a Code Compliance Officer who would conduct inspections and abate violations, a portion of an Administrative Assistant to assist with admin duties, and a portion of the Community Development Director who will provide direction on an as-needed basis. City staff will provide information and services to residents with violations.

Exhibit 3: Project Characteristics

Street address and nearest cross streets of the site where the program will be carried out:

Legal property owner:

N/A

What is the current zoning?

N/A

Is this use permitted in this zoning?

N/A

Is a conditional use permit required? Yes/No

No

Complete applicable items for all construction projects:

- Assessor's parcel number:
  N/A
- Square footage of proposed building or building addition:
  N/A
- Square footage of construction site parcel:
  N/A
- Length of improvements if street, water or sewer project:
  N/A
- Service capacity of existing facility:
  N/A
- Improved service capacity of the facility:
  N/A
- Age of structure:
  N/A
- Is the structure registered as a historic landmark under state, federal or local Law?
  N/A

Describe the geographic boundaries of the neighborhood, community, or region to be served by this project. This description must include service area boundaries if land acquisition or structural improvements are proposed (attach a map):

The boundaries can be described as the City's CDBG Target Area generally located south of Highland Avenue and west of State Route 210.

Exhibit 4: Priority Needs:

Complete the table below by answering "Yes" or "NO".

Public Facility's Needs:	Yes/ No:
Senior Center Improvements	No
Community Center Improvements	No
Child Care Center Improvements	No
Youth Center Improvements	No
Park & Recreation Improvements	No
Social Care Facility Improvements	No
Code Enforcement Needs	Yes
Code Enforcement	Yes
Demolition and Clearance	Yes
Blight Abatement	Yes
Infrastructure Needs	No
Water and Sewer Improvements	No
Drainage Improvements	No
Street Improvements	No
Sidewalk Improvements	No
Commercial/ Industrial Infrastructure Development	No
Accessibility Needs	No
Removal of Architectural Barriers	No
Historic Preservation Needs:	Yes
Historic Preservation Improvements	Yes
Other:	

Exhibit 4: Priority Needs (continued)

HUD Demographics: (Please indicate Yes/No)

- Does this project help prevent homelessness?
  No
- Does this project help the homeless?
  Yes
- Does this project help those with HIV or AIDS?
  No
- Does this project primarily help persons with disabilities?
  No

Why this project is considered a priority?

The project protects and improves the physical health and economic vitality of its residents and businesses by ensuring health & safety and property maintenance Code violations are corrected. The City halts the deterioration of housing stock in lower income neighborhoods.

Why this project is needed, Site the evidence to substantiate the need?

The project is needed to improve property conditions in the City, encourage affordable housing and improve living conditions. The Target Area suffers from blighted conditions such as a lack of property maintenance, substandard living conditions, illegal and unsafe structures.

Why must this proposed project be funded now versus receiving funding in future years?

The decline of residential and non-residential infrastructure is incremental. The longer the City waits to address issues, the more numerous and compounded they become.

What are the ramifications if this project is not recommended for funding in this fiscal year?

The City's Code Enforcement efforts would be less. Violations may go unanswered and further the decline of properties in the CDBG Target Area. Housing neighborhood stabilization efforts would suffer and recover in the City's economically disadvantaged neighborhoods would be impaired.

What is the project's population to be served?

The project will be conducted within the City's CDBG Target Area and will assist the economically disadvantaged. It will serve families of low, very-low and extremely-low income. It will serve areas that contain the oldest housing stock in the City with the least amount of infrastructure and opportunities.

What is the projects accomplishment level?

The project will reduce the number of substandard property violations including the accumulation of trash and debris, overgrown vegetation, illegal construction, inoperative vehicles, etc. Efforts will make a visible and quantifiable improvement. While addressing violations, staff will direct resources related to housing and economic development programs that assist disadvantaged families.

Summarize the Scope of Work; include in your summary the number of units or activities the project will complete with CDBG funds.

The Officer will conduct daily inspections and issue warnings and violations as necessary. They will provide residents with referrals to housing advocates, legal aid and other social services. The Officer will coordinate with San Bernardino County Animal Control, Weed Abatement, Vector Control and Sheriff's Office. Approximately 100 inspections can be expected each month at 75 properties resulting in 20 violations. The Administrative Assistant will manage the related document filing to maximize the Officer's time in the field.

Describe how the project preserves a low and moderate-income neighborhood, or provides other community benefits.

The project will halt and improve property conditions. Considerable decline is visible in the lack of maintenance, illegal additions, abandoned vehicles, overgrown vegetation, etc. The identification and rectification of these items will improve individual properties, their surrounding neighborhood, and City as a whole. Business attraction and retention within the Target Area is key to revitalization of vacant and substandard commercial and industrial properties.

Exhibit 5: Project Budget & Sources

Provide the estimated financial data for the project as requested below for the appropriate project group. Costs should be based on the best information available. When preparing this data, consider the following factors: (a) project should be completed in one phase if possible, or if phased, operational capability of the phases should be independent of each other: (b) a phased project should be prioritized and broken into distinct parts, with estimated cost and priority for each part; (c) apply federal prevailing wage rates to construction projects over $2,000.

Project Budget		
	SB County Share ($):	**Other Source ($):**
Architectural and engineering services		
Site acquisition		
Local Review application		
Construction		
Other: Staff time	$120,000.00	$251,750.00
Total	$120,000.00	$251,750.00
Overall Total Project Cost: *(CDBG Share + Other Source)*		$371,750.00

Exhibit 5A: CDBG Funds Requested and Leveraging Information

Indicate the amount being requested by the city.

City	Amount Requested ($) (This amount should match the grand total requested from CDBG Share)
Highland	$120,000.00

Leveraging items may include any written commitments that will be used towards your cash match requirements in the project, as well as any written commitments for building, equipment, materials, services and volunteer time.

Source of Funding:	Type of Funding: (Grant Name, EFSP Money)	Amount ($):	Date Available: *(11/22/2016)*
Federal Funding			
State Funding			
County Funding			
Private Funding			
Other:	City General Fund	$251,750.00	07/01/2025
	Total Leveraging Funds	$251,750.00	

Exhibit 6: Proposed Goals and Milestones

Explain how the project will meet contract goals and milestones. *For example, project expenditures and performance/accomplishment goals of 40% by September 30th, 50% by December 31st, 80% by March 31st, and 100% by June 30th.*

Fill-in the table below with dates for submission of reimbursement claims and the estimated amount of each.

Date of Reimbursement:	Amount ($):
07/01/2025	$10,000.00
08/01/2025	$10,000.00
09/01/2025	$10,000.00
10/01/2025	$10,000.00
11/01/2025	$10,000.00
12/01/2025	$10,000.00
01/01/2026	$10,000.00
02/01/2026	$10,000.00
03/01/2026	$10,000.00
04/01/2026	$10,000.00
05/01/2026	$10,000.00
06/01/2026	$10,000.00
Total Reimbursement:	$120,000.00

EXHIBIT 7: Agency Capacity Narrative (Non-Profit Organizations Only)

- Describe the roles of key administrators, staff members, and volunteers within your agency that will implement the proposed project. In your description include experience, education, and licensing qualifications.

N/A

- Describe your agency's experience in administering government and/or public funds.

N/A

- Describe your method to sustain project viability over the multi-year process if funding decreases.

N/A

INSTRUCTIONS: Complete the table below by marking "YES" or "NO to the questions listed below.

Question:	Yes/ No
Example: Have you received federal funds in the past five years?	***Yes***
In the past ten years, has your organization ever had its nonprofit status revoked or withheld by the IRS, the Secretary of State, the State Attorney General, or the Franchise Tax Board?	No
Has your organization been sued in the last five years?	
Are any of your managers or staff with fiscal responsibilities involved in litigation presently that has any bearing on fiduciary trust or employee relations?	
Have any unfavorable rulings been handed down by any court against your organization or Executive Director the last five years?	
Does your organization currently have any unresolved fiscal, reporting, or program issues with any of its funding sources?	

Exhibit 8: Civil Rights Laws Compliance And HUD Good Standing

Answer the following questions:

Has your organization been a past recipient of assistance under a HUD McKinney Act program or the HUD Single Family Property Disposition Homeless Program?

No

If you have been a recipient under either of these programs, has your agency experienced any project or construction delay, HUD finding or outstanding audit that HUD deems serious regarding the administration of HUD McKinney Act programs or the HUD Single Family Property Disposition Homeless Program?

No

If you answered "Yes", please explain the circumstances and outcome below.

Applicants must be in compliance with applicable civil rights laws and Executive Orders. Applications will be rejected if your agency has any of the following: (1) Any pending civil rights lawsuit instituted by the U.S. Department of Justice; (2) Any noncompliance with civil rights statutes, Executive Orders or regulations as a result of formal administrative proceedings, unless the applicant is operating under a HUD-approved compliance agreement designed to correct the area of noncompliance or is currently negotiating such an agreement; (3) Any unresolved Secretarial charge of discrimination issues under Section 810(g) of the Fair Housing Act, as implemented by 24 CFR 103:400; (4) Any adjudication of a civil rights violation in a civil action brought against the Organization by a private individual, unless the applicant is operating in compliance with a court order designed to correct the area of noncompliance or the applicant has discharged any responsibility arising from such litigation; (5) Any deferral of the processing of applications from the sponsor imposed by HUD under Title VI of the Civil Rights Act of 1964, the Attorney General's Guidelines (28 CFR 50.3) or the HUD Title VI regulations (24 CFR 1.8) and procedures, or under Section 504 of the Rehabilitation Act of 1973 and HUD Section 504 regulations (24 CFR 8.57). If one or more of these situations exists with your Organization, please attach a brief description.

E-Signature Authorization
San Bernardino County
Community Development and Housing Departmemt
Community Development Block Grant
2025 - 2026 Application

In order to comply with all applicable federal grant regulations, a hard-copy of this E-Signature Authorization containing an original wet signature must be filed with the San Bernardino County Community Development and Housing (CDH) in order for the applicant to electronically sign the Community Development Block Grant (CDBG) application documents online. This authorization may only be completed by a registered owner, partner, executive officer, or authorized employee **(with proof of authorization)** of the applicant submitting this form and must contain an original signature to be submitted to the CDH.

Authorization Agreement

I am an owner, partner, executive officer, or duly authorized employee of the below-listed applicant and have authority to enter into agreements on behalf of the below-listed applicant. CDH may rely on the receipt of such agreements executed and delivered by facsimile or other electronic means as if the original had been received. The undersigned agrees that the electronic signatures appearing on documents submitted from the below-listed applicant are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. By signing this Electronic Signature Authorization Agreement, I authorize the CDH to accept, via electronic submission, documents submitted from the below-listed applicant as required by the CDH's CDBG 2025 - 2026 Funding Application.

I understand that CDH may change the CDBG application system from time to time. I agree that the below-listed applicant will electronically sign all documents requiring a signature related to the CDBG funding application.

My signature on this form certifies that:

I agree that entering my name in the CDBG funding application system constitutes my electronic signature. I understand that any information and documents submitted using my name is electronically certifying my signature. I understand that I am legally bound, obligated, and responsible by use of my electronic signature as much as I would be by my handwritten signature. I agree that I will protect my signature from unauthorized use, and that I will contact CDH immediately, upon discovery that my electronic signature has been compromised. I certify that my electronic signature is for my own use, and that I will not delegate it or share it with any individual.

This request is effective immediately upon receipt by the CDH and will remain in effect until the end of the 2025 - 2026 CDBG funding cycle or I choose to cancel this request via written notification to the CDH. I understand that it is my responsibility to update and/or cancel this request under all circumstances, including my departure or terminated association with the below-listed applicant.

By signing the E- Signature Authorization Form we certify that this agency will also comply with the following:

Non-discrimination

This organization will, through all possible means, ensure equal opportunity for all persons to receive services, to participate in the volunteer structure, and to be employed regardless of age, handicap, national background, race, religion, or sex. An existing sectarian nature of the agency shall not suffer impairment under this agreement, but participation in religious observances, rituals or services will not be required as a condition of receiving food, services, or shelter paid for by this grant.

Accountability

We commit this organization, if a grant is received, to provide all reports to the County as required; to expend monies only on eligible costs; to keep complete documentation (copies of all canceled checks, invoices, receipts, etc.) on all expenditures for a minimum of three years; to spend all funds and close out the program on the required date; to return any unused funds to the County to cooperate with monitoring or site visits, and; to provide complete documentation of expenses to the County, if requested, by the required date.

We affirm that all information in this application is true and correct to the best of our knowledge and that the applicant under our authority will execute its responsibility under the proposed contract and adhere to all other applicable rules and regulations to the fullest extent possible.

Non-collusion

This proposal is genuine, and not sham or collusive, nor made in the interest or in behalf of any person not herein named; the proposer has not directly induced or solicited any other proposer to put in a sham proposal, or any other person, firm or corporation to refrain from submitting a proposal; the proposer has not in any manner sought by collusion to secure for him/herself an advantage over any other proposer.

Applicant Information	
Agency Name: City of Highland	Federal Tax ID No.: 33-0270638
Mailing Address: 27215 Base Line, Highland, CA 92346	Phone No.: (909) 864-6861
Email Address: kstater@cityofhighland.org	Fax No: (909) 862-3180
Authorized Signature	
Print Name: Lawrence A. Mainez	Print Title: Community Development Director
Signature:	Date: 10/09/2024

Please send the signed copy of this one page agreement to:
San Bernardino County Community Development and Housing Department
215 North D Street, Suite 302, San Bernardino, CA 94215-0043
Attn: CDBG Application

Maintenance and Operations Agreement

Please keep in mind the Maintenance and Operations cost is ineligible for CDBG funds.

All capital improvements or facilities will require a Maintenance and Operation (M & O) contract. The MAINTENANCE AND OPERATION COMMITMENT must be signed by a representative of the M & O entity with authority to obligate the organization.

1) MAINTENANCE AND OPERATION COMMITMENT: The governing body of the below named public, quasi-public, or non-profit entity has the financial capacity and is willing to assume the Maintenance and Operation (M & O) responsibility and costs associated with the indicated community development project. This body has reviewed the "Estimated Annual Maintenance and Operation Budget" part of this section. To the best of this body's ability, it has determined this budget to be a true and accurate estimate of the annual M & O costs for the proposed project.

It is understood that without a commitment for maintenance and operation, the indicated project may not be considered for funding under the Community Development Block Grant program. Should this project be funded, a formal M & O contract shall be written and signed before any funds can be released. NOTE: The Maintenance and Operation cost for capital improvements and facilities are not eligible for CDBG funding.

Proposed Project:
Enhanced Code Enforcement

Legal/ Incorporated Name of Prospective M&O Entity:
City of Highland

Address:
27215 Base Line, Highland, CA 92346

Federal I.D. Number of M&O Entity:
33-0270638

Signature: Lawrence A. Mainez Title: Community Development Direc

Print Name: Lawrence A. Mainez Date: 10/09/2024

Maintenance and Operations Expenses

Utilities	Amount ($):
Electric	
Water	
Gas	
Telephone	
Disposal Service	
Other:	
Sub-Total	$0.00
Materials	
Janitorial Supplies	
Office Supplies	
Recreational Supplies	
Ground Supplies	
Other:	
Sub-Total	$0.00
Maintenance – Capital Improvements	
Building Repair	
Maintenance of Equipment	
Improvements to Property	
Other:	
Sub-Total	$0.00
Insurance	
Liability	
Fire	
Other:	
Sub-Total	$0.00

Personnel	
Maintenance	
Secretary	
Administrator	
Program Staff	
Other:	
Sub-Total	$0.00
M& O Annual Expense Total	$0.00

List out all sources and liabilities such as budget sources, membership, user fees, etc.

Revenue Sources:	Amount ($):
Budgeted Revenue Total	$0.00
Assets/ Liabilities	**Amount ($):**
Budgeted Revenue minus M&O Expense	$0.00

CDBG Application Checklist
(Non-Profit Agency Only)

Community-based organizations are required to include one copy of the items listed below. If you are not submitting these items at this time, please notify Community Development and Housing at (909) 501-0600 to make other arrangements. The following information is required before any contract or reimbursement can be completed.

- Summary of agency's current year General Operating Budget
- List of agency's Board of Directors, including names and addresses
- Proof of existing non-profit/tax-exempt status (Letters from the Federal Internal Revenue Service and State Franchise Tax Board)
- Current certificate of insurance and amounts covered
- Organizational chart
- Minutes of last Board meeting
- Non- Profit agency's must be Registered in the System of Award Management (SAM) website. Agency cannot be funded if they have been debarred in the past.
- Provide board minutes/letter that authorizes the executive director or program manager to run the project.

If your application is funded you will be required to provide a copy of your last audit and your Articles of Incorporation and Bylaws must be on file.

Attachment 2
Pavement Improvements Application

Log Number
(Office Use Only)

SAN BERNARDINO COUNTY

San Bernardino County
Fiscal Year 2025 - 2026
Construction Improvement Application

The following documents must be submitted in the order listed, please be sure to submit all attachments to your application.

☑	Exhibit 1: Organization Information
☑	Exhibit 2: Project Information
☑	Exhibit 3: Project Characteristics
☑	Exhibit 4: Priority Needs:
☑	Exhibit 5: Project Budget & Sources
☑	Exhibit 6: Proposed Goals and Milestones
☑	Exhibit 7: Agency Capacity Narrative
☑	Exhibit 8: Civil Rights Laws Compliance And HUD Good Standing
☑	Exhibit 9: Signatures And Assurances
☑	Maintenance And Operations Agreement
☑	Application Checklist

Exhibit 1: Organization Information

Organization Name:
City of Highland

Organization Address:
27215 Base Line

City/State/Zip: Highland / CA / 92346

Phone: 909-864-6861

Fax:

Email: oduran@cityofhighland.org

Applicant Type: City

Authorized Person Name: Octavio Duran Jr.

Authorized Person's Title: Public Works Director/City Engineer

Address: 27215 Base Line

City/State/Zip: Highland / CA / 92346

Phone: 9098646861

Fax:

Email: oduran@cityofhighland.org

Application Contact Person's Name: Octavio Duran Jr

Application Contact Person's Title: Public Works Director/City Engineer

Explain the Agency's 1) Mission, 2) Purpose, 3) Population Served, 4) Number of years serving population, 5) Supportive Services, their Funding Sources, and Start/End Dates.

1) Mission: Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and staff of the City 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. 2) Purpose: To develop a vibrant economy for the benefit of our citizens and businesses; 3) Population served: 56,705; 4) Number of years serving population: 33; 5) Supporting Services: Transportation, Funding Sources: Local and State funds, Start Date: 7/1/25, End Date: 6/28/26.

Exhibit 2: Project Information

Project Title:

FY 25/26 CDBG Highland Pavement Rehabilitation Project

Address:

27215 Base Line

City /State/Zip:

Highland / CA / 92346

County Supervisorial District where project will be located:

☐ 1st District ☐ 2nd District ☒ 3rd District: ☐ 4th District ☐ 5th District

Is this a new construction project, or a request for additional funding to an existing CDBG Project?

New Construction Project

If requesting additional funds for an existing CDBG project, provide prior CDBG project number?

Project Type (Description):

Construct pavement rehabilitation and ancillary work on two streets located in two neighborhoods within the CDBG Low-Mod Income eligible block area boundaries within the City of Highland including: Sparks St: Victoria Ave - Cunningham St and 11th St: Los Feliz Dr - Victoria Ave

Eligible Block Group

Indicate eligible Block Group to be benefited by CDBG Funds requested.
Provide a map identifying the eligible census block as indicated in the Eligible Census Blocks.

Block groups to be benefited are Block Group 060710076033 and 060710076012

EXHIBIT 2A: Countywide Vision

Indicate Yes/No in the table below which countywide vision goals are pertinent to the proposed project.

Countywide Vision

Countywide Vision	Yes/ No
Implement the Countywide Vision.	Yes
Create, Maintain and Grow Jobs and Economic Value in the County.	No
Improve County Government Operations.	No
Operate in a Fiscally-Responsible and Business-Like Manner.	No
Ensure Development of a Well-Planned, Balanced, and Sustainable County.	Yes
Maintain Public Safety.	Yes
Provide for the Health and Social Services Needs of County Residents.	No
Pursue County Goals and Objectives by Working with Other Governmental Agencies.	No

Provide a brief narrative of how your project meets the Countywide Vision:

The project includes improvements in residential neighborhoods that are near and have convenient access to commercial and planned development areas. The project will improve public infrastructure from a deteriorated state to new condition, provide a safer and more convenient and attractive transportation environment, and will provide low-income residents with better access to job opportunities in the local area.

Exhibit 3: Project Characteristics

Street address and nearest cross streets of the site where the program will be carried out:

Legal property owner:

City of Highland

What is the current zoning?

Public Right-of-Way

Is this use permitted in this zoning?

Yes

Is a conditional use permit required? Yes/No

No

Complete applicable items for all construction projects:

- Assessor's parcel number:
  n/a
- Square footage of proposed building or building addition:
  n/a
- Square footage of construction site parcel:
  n/a
- Length of improvements if street, water or sewer project:
  1600 linear feet (~55,000 SF)
- Service capacity of existing facility:
  n/a
- Improved service capacity of the facility:
  n/a
- Age of structure:
  n/a
- Is the structure registered as a historic landmark under state, federal or local Law?
  n/a

Describe the geographic boundaries of the neighborhood, community, or region to be served by this project. This description must include service area boundaries if land acquisition or structural improvements are proposed (attach a map):

Located within existing CDBG area boundaries in some of the City's lowest socioeconomic areas. See attached Project Location Map. Locations: Sparks St: Victoria Ave - Cunningham St (Block: 060710076033) and 11th St: Los Feliz Dr - Victoria Ave (Block: 060710076012)

Exhibit 4: Priority Needs:

Complete the table below by answering "Yes" or "NO".

Public Facility's Needs:	Yes/ No:
Senior Center Improvements	No
Community Center Improvements	No
Child Care Center Improvements	No
Youth Center Improvements	No
Park & Recreation Improvements	No
Social Care Facility Improvements	No
Code Enforcement Needs	No
Code Enforcement	No
Demolition and Clearance	No
Blight Abatement	No
Infrastructure Needs	No
Water and Sewer Improvements	No
Drainage Improvements	No
Street Improvements	Yes
Sidewalk Improvements	No
Commercial/ Industrial Infrastructure Development	No
Accessibility Needs	Yes
Removal of Architectural Barriers	No
Historic Preservation Needs:	No
Historic Preservation Improvements	No
Other:	No

Exhibit 4: Priority Needs (continued)

HUD Demographics: (Please indicate Yes/No)

- Does this project help prevent homelessness?
  No
- Does this project help the homeless?
  No
- Does this project help those with HIV or AIDS?
  No
- Does this project primarily help persons with disabilities?
  No

Why this project is considered a priority?

The project is priority for the City because it will rehabilitate public streets that are in poor and fair pavement condition to new conditions extending their service life for another 15 years.

Why this project is needed, Site the evidence to substantiate the need?

Current street conditions are poor and fair and without the rehabilitation proposed herein, would continue to deteriorate and would present a potential hazard for roadway users.

Why must this proposed project be funded now versus receiving funding in future years?

If not repaired now, these streets will deteriorate to the point that they become hazardous to roadway users and that these streets would need to be completely removed and replaced in the future at a much higher cost.

What are the ramifications if this project is not recommended for funding in this fiscal year?

Street hazards and much higher repair cost in the future, as the streets continue deteriorating.

What is the project's population to be served?

56705

What is the projects accomplishment level?

This project will rehabilitate neighborhood streets that have deteriorated to new conditions and will help to improve quality of life and property values in one of the City's lowest socioeconomic neighborhoods.

Summarize the Scope of Work; include in your summary the number of units or activities the project will complete with CDBG funds.

The project will include design and construction of approximately 55,100 SF of pavement rehabilitation in low-income neighborhoods in the City of Highland.

Describe how the project preserves a low and moderate-income neighborhood, or provides other community benefits.

The proposed street pavement rehabilitation will extend the service life of 2 streets in lowe socio-economic neighborhoods for another 15-20 years.

Exhibit 5: Project Budget & Sources

Provide the estimated financial data for the project as requested below for the appropriate project group. Costs should be based on the best information available. When preparing this data, consider the following factors: (a) project should be completed in one phase if possible, or if phased, operational capability of the phases should be independent of each other: (b) a phased project should be prioritized and broken into distinct parts, with estimated cost and priority for each part; (c) apply federal prevailing wage rates to construction projects over $2,000.

Project Budget		
	SB County Share ($):	**Other Source ($):**
Architectural and engineering services	$0.00	$20,000.00
Site acquisition		
Local Review application		
Construction	$230,000.00	$45,000.00
Other:		
Total	$230,000.00	$65,000.00
Overall Total Project Cost: *(CDBG Share + Other Source)*		$295,000.00

Exhibit 5A: CDBG Funds Requested and Leveraging Information

Indicate the amount being requested by the city.

City	Amount Requested ($) (This amount should match the grand total requested from CDBG Share)
Highland	$230,000.00

Leveraging items may include any written commitments that will be used towards your cash match requirements in the project, as well as any written commitments for building, equipment, materials, services and volunteer time.

Source of Funding:	Type of Funding: (Grant Name, EFSP Money)	Amount ($):	Date Available: *(11/22/2016)*
Federal Funding			
State Funding			
County Funding			
Private Funding			
Other:	Local Funds	$65,000.00	07/01/2025
	Total Leveraging Funds	$65,000.00	

Exhibit 6: Proposed Goals and Milestones

Explain how the project will meet contract goals and milestones. *For example, project expenditures and performance/accomplishment goals of 40% by September 30th, 50% by December 31st, 80% by March 31st, and 100% by June 30th.*

Design: 7/1/25 through 11/30/24 Bid Package Approval by CHD: 12/31/25 Contractor Selection: 3/11/26 Construction: 4/7/26 through 6/27/26

Fill-in the table below with dates for submission of reimbursement claims and the estimated amount of each.

Date of Reimbursement:	Amount ($):
05/04/2026	$70,000.00
06/01/2026	$80,000.00
07/01/2026	$80,000.00
Total Reimbursement:	$230,000.00

EXHIBIT 7: Agency Capacity Narrative (Non-Profit Organizations Only)

- Describe the roles of key administrators, staff members, and volunteers within your agency that will implement the proposed project. In your description include experience, education, and licensing qualifications.

n/a

- Describe your agency's experience in administering government and/or public funds.

n/a

- Describe your method to sustain project viability over the multi-year process if funding decreases.

n/a

INSTRUCTIONS: Complete the table below by marking "YES" or "NO to the questions listed below.

Question:	Yes/ No
Example: Have you received federal funds in the past five years?	***Yes***
In the past ten years, has your organization ever had its nonprofit status revoked or withheld by the IRS, the Secretary of State, the State Attorney General, or the Franchise Tax Board?	Yes
Has your organization been sued in the last five years?	Yes
Are any of your managers or staff with fiscal responsibilities involved in litigation presently that has any bearing on fiduciary trust or employee relations?	Yes
Have any unfavorable rulings been handed down by any court against your organization or Executive Director the last five years?	No
Does your organization currently have any unresolved fiscal, reporting, or program issues with any of its funding sources?	No

Exhibit 8: Civil Rights Laws Compliance And HUD Good Standing

Answer the following questions:

Has your organization been a past recipient of assistance under a HUD McKinney Act program or the HUD Single Family Property Disposition Homeless Program?

No

If you have been a recipient under either of these programs, has your agency experienced any project or construction delay, HUD finding or outstanding audit that HUD deems serious regarding the administration of HUD McKinney Act programs or the HUD Single Family Property Disposition Homeless Program?

No

If you answered "Yes", please explain the circumstances and outcome below.

Applicants must be in compliance with applicable civil rights laws and Executive Orders. Applications will be rejected if your agency has any of the following: (1) Any pending civil rights lawsuit instituted by the U.S. Department of Justice; (2) Any noncompliance with civil rights statutes, Executive Orders or regulations as a result of formal administrative proceedings, unless the applicant is operating under a HUD-approved compliance agreement designed to correct the area of noncompliance or is currently negotiating such an agreement; (3) Any unresolved Secretarial charge of discrimination issues under Section 810(g) of the Fair Housing Act, as implemented by 24 CFR 103:400; (4) Any adjudication of a civil rights violation in a civil action brought against the Organization by a private individual, unless the applicant is operating in compliance with a court order designed to correct the area of noncompliance or the applicant has discharged any responsibility arising from such litigation; (5) Any deferral of the processing of applications from the sponsor imposed by HUD under Title VI of the Civil Rights Act of 1964, the Attorney General's Guidelines (28 CFR 50.3) or the HUD Title VI regulations (24 CFR 1.8) and procedures, or under Section 504 of the Rehabilitation Act of 1973 and HUD Section 504 regulations (24 CFR 8.57). If one or more of these situations exists with your Organization, please attach a brief description.

E-Signature Authorization
San Bernardino County
Community Development and Housing Departmemt
Community Development Block Grant
2025 - 2026 Application

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Authorization Agreement

I am an owner, partner, executive officer, or duly authorized employee of the below-listed applicant and have authority to enter into agreements on behalf of the below-listed applicant. CDH may rely on the receipt of such agreements executed and delivered by facsimile or other electronic means as if the original had been received. The undersigned agrees that the electronic signatures appearing on documents submitted from the below-listed applicant are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. By signing this Electronic Signature Authorization Agreement, I authorize the CDH to accept, via electronic submission, documents submitted from the below-listed applicant as required by the CDH's CDBG 2025 - 2026 Funding Application.

I understand that CDH may change the CDBG application system from time to time. I agree that the below-listed applicant will electronically sign all documents requiring a signature related to the CDBG funding application.

My signature on this form certifies that:

I agree that entering my name in the CDBG funding application system constitutes my electronic signature. I understand that any information and documents submitted using my name is electronically certifying my signature. I understand that I am legally bound, obligated, and responsible by use of my electronic signature as much as I would be by my handwritten signature. I agree that I will protect my signature from unauthorized use, and that I will contact CDH immediately, upon discovery that my electronic signature has been compromised. I certify that my electronic signature is for my own use, and that I will not delegate it or share it with any individual.

This request is effective immediately upon receipt by the CDH and will remain in effect until the end of the 2025 - 2026 CDBG funding cycle or I choose to cancel this request via written notification to the CDH. I understand that it is my responsibility to update and/or cancel this request under all circumstances, including my departure or terminated association with the below-listed applicant.

By signing the E- Signature Authorization Form we certify that this agency will also comply with the following:

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This organization will, through all possible means, ensure equal opportunity for all persons to receive services, to participate in the volunteer structure, and to be employed regardless of age, handicap, national background, race, religion, or sex. An existing sectarian nature of the agency shall not suffer impairment under this agreement, but participation in religious observances, rituals or services will not be required as a condition of receiving food, services, or shelter paid for by this grant.

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We commit this organization, if a grant is received, to provide all reports to the County as required; to expend monies only on eligible costs; to keep complete documentation (copies of all canceled checks, invoices, receipts, etc.) on all expenditures for a minimum of three years; to spend all funds and close out the program on the required date; to return any unused funds to the County to cooperate with monitoring or site visits, and; to provide complete documentation of expenses to the County, if requested, by the required date.

We affirm that all information in this application is true and correct to the best of our knowledge and that the applicant under our authority will execute its responsibility under the proposed contract and adhere to all other applicable rules and regulations to the fullest extent possible.

Non-collusion

This proposal is genuine, and not sham or collusive, nor made in the interest or in behalf of any person not herein named; the proposer has not directly induced or solicited any other proposer to put in a sham proposal, or any other person, firm or corporation to refrain from submitting a proposal; the proposer has not in any manner sought by collusion to secure for him/herself an advantage over any other proposer.

Applicant Information	
Agency Name: City of Highland	Federal Tax ID No.: 33-0270638
Mailing Address: 27215 Base Line	Phone No.: (909) 864-6861
Email Address: oduran@cityofhighland.org	Fax No: (909) 864-3180
Authorized Signature	
Print Name: Octavio Duran Jr.	Print Title: Public Works Director/City Engineer
Signature: Octavio Duran Jr., Public Works Director/City Engineer	Date: 09/30/2024

Please send the signed copy of this one page agreement to:
San Bernardino County Community Development and Housing Department
215 North D Street, Suite 302, San Bernardino, CA 94215-0043
Attn: CDBG Application

Maintenance and Operations Agreement

Please keep in mind the Maintenance and Operations cost is ineligible for CDBG funds.

All capital improvements or facilities will require a Maintenance and Operation (M & O) contract. The MAINTENANCE AND OPERATION COMMITMENT must be signed by a representative of the M & O entity with authority to obligate the organization.

1) MAINTENANCE AND OPERATION COMMITMENT: The governing body of the below named public, quasi-public, or non-profit entity has the financial capacity and is willing to assume the Maintenance and Operation (M & O) responsibility and costs associated with the indicated community development project. This body has reviewed the "Estimated Annual Maintenance and Operation Budget" part of this section. To the best of this body's ability, it has determined this budget to be a true and accurate estimate of the annual M & O costs for the proposed project.

It is understood that without a commitment for maintenance and operation, the indicated project may not be considered for funding under the Community Development Block Grant program. Should this project be funded, a formal M & O contract shall be written and signed before any funds can be released. NOTE: The Maintenance and Operation cost for capital improvements and facilities are not eligible for CDBG funding.

Proposed Project:
2026/2026

Legal/ Incorporated Name of Prospective M&O Entity:
City of Highland

Address:
27215 Base Line

Federal I.D. Number of M&O Entity:
33-0270638

Signature: Octavio Duran Jr. Title: Public Works Director/City Eng

Print Name: Octavio Duran Jr. Date: 09/30/2024

Maintenance and Operations Expenses

Utilities	Amount ($):
Electric	
Water	
Gas	
Telephone	
Disposal Service	
Other: Pavement Maintenance - Rehabilitation	$210,000.00
Sub-Total	$210,000.00
Materials	
Janitorial Supplies	
Office Supplies	
Recreational Supplies	
Ground Supplies	
Other:	
Sub-Total	$0.00
Maintenance – Capital Improvements	
Building Repair	
Maintenance of Equipment	
Improvements to Property	
Other:	
Sub-Total	$0.00
Insurance	
Liability	
Fire	
Other:	
Sub-Total	$0.00

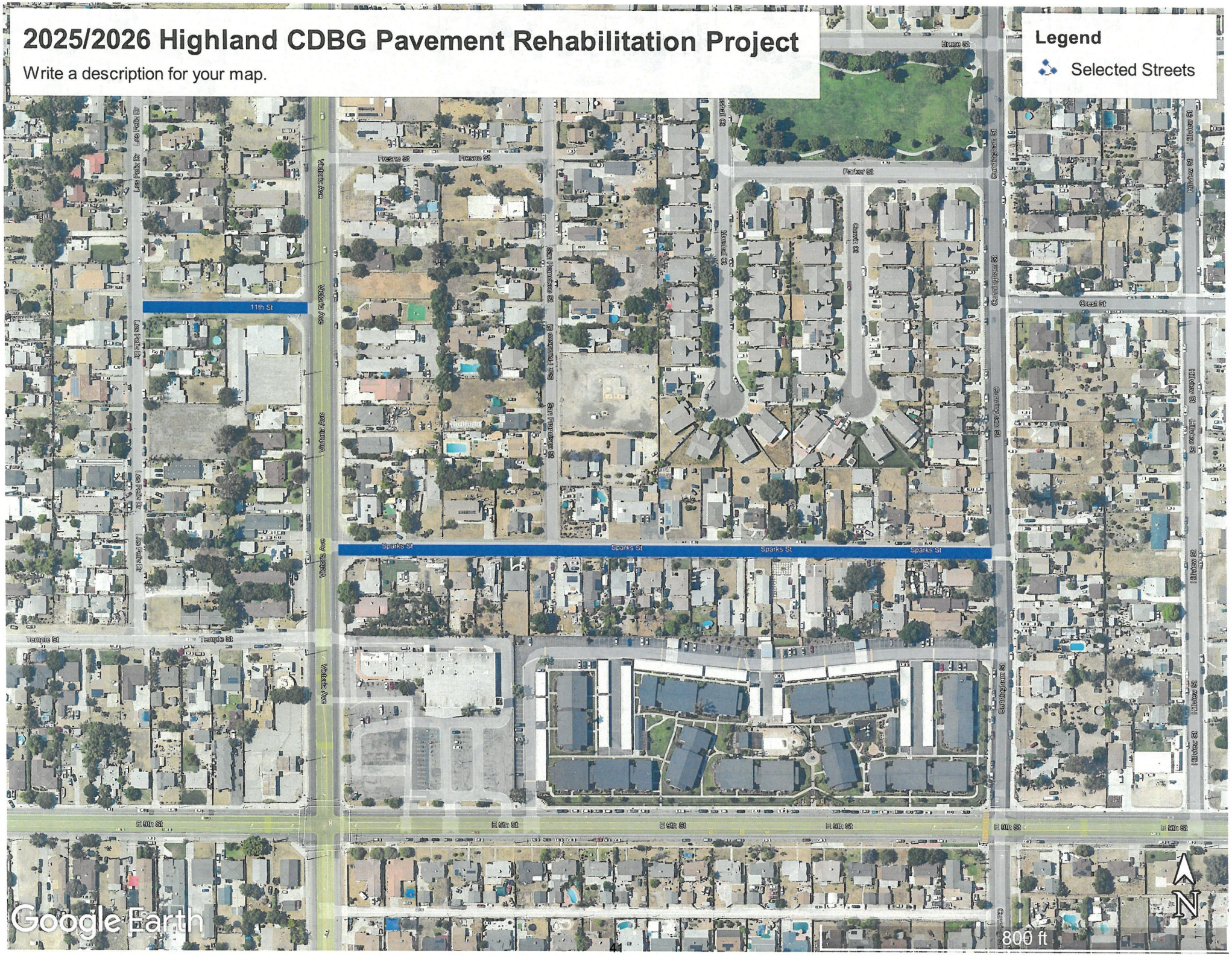
Personnel	
Maintenance	
Secretary	
Administrator	
Program Staff	
Other:	
Sub-Total	$0.00
M& O Annual Expense Total	$210,000.00

List out all sources and liabilities such as budget sources, membership, user fees, etc.

Revenue Sources:	Amount ($):
Local Funds	$210,000
Budgeted Revenue Total	$210,000
Assets/ Liabilities	**Amount ($):**
Budgeted Revenue minus M&O Expense	$0.00

2025/2026 Highland CDBG Pavement Rehabilitation Project

Write a description for your map.



STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director Larry
Kim Stater, Assistant Community Development Director KS
Maricela Marroquin, City Attorney

PREPARED BY: Tiffany Martinez, Assistant Planner TM

SUBJECT: General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) from Low Density/Single-Family Residential (LD/R-1) to Planned Development (PD); Conditional Use Permit (CUP 23-010) for the development of a 79-unit small lot single-family community; Design Review Application (DRA 24-003) for the related Site Plan, Building Elevations, Landscaping and Grading Plan; Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single-family lots and common areas; adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EVN 24-002) for the adoption of Mitigation Measure for potential impacts.

LOCATION: 7394 Central Avenue, Highland, CA 92346
Three parcels on the west side of Central Avenue, approximately 400 feet south of Base Line.
Assessor's Parcel Numbers: 1192-341-11, 1192-361-45, 1192-361-47

PROPERTY OWNER: Coffee Family Trust

APPLICANT/REP.: DSMA Investments, LLC, Anacapa DG

RECOMMENDATION: The Planning Commission recommends the City Council:

1. Adopt Resolution No. 2024 - ____ Approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-002) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;

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

2. Adopt Resolution No. 2024 - ____ Approving General Plan Amendment (GPA 24-001) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);

3. Introduce Ordinance No. ____ Approving Zone Change (ZC 24-001) changing the zoning designation of the site from Single-Family (R-1) Residential to Planned Development (PD);

4. Adopt Resolution No. 2024 - ____ Approving Conditional Use Permit (CUP 23-010) for a 79-unit single-family Planned Development and related improvements, subject to the Conditions of Approval and Findings of Fact;

5. Adopt Resolution No. 2024 - ____ Approving Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval, Design Directives, and Findings of Fact; and

6. Adopt Resolution No. 2024 - ____ Approving Tentative Tract Map No. 20693 (TTM-24-001) for the subdivision of three (3) parcels into 79 single-family lots and common area, subject to Conditions of Approval and Findings of Fact.

FISCAL IMPACT: The Applicant submitted the required deposit for processing the subject land use applications. Staff time spent working on the applications will be charged to this deposit.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On September 26, 2024, the notice was posted on the City's website, mailed to property owners within 300 feet of the project site and to parties requesting notice. A display ad was published in the SB Sun newspaper on September 27, 2024. All legal requirements for noticing have been met.

PUBLIC COMMENT: Staff received two (2) public comment letters (Attachment 2 – Public Comment) from Highland residents living in close proximity to the project, one on Crest Street and the other on Central Avenue. The residents expressed opposition to the project due to an increase in traffic, vehicular and pedestrian hazards, a lack of parking and right-of-way improvements on Crest Street and Central Avenue.

The resident on Crest Street may assume that the project will connect by road or sidewalk to their neighborhood on Crest Street. However, it will not. The project will have two (2) points of access, both to the east on Central Avenue. The project will not create additional trips into the established neighborhood on Crest Street or Bruce Street. These streets from these existing neighborhoods will continue to terminate on the west side of the site as they currently do. A Traffic Impact Analysis determined that the project is consistent with City standards and no hazardous condition would be created.

DESCRIPTION OF SITE: The project site is located on the west side of Central Avenue, approximately 400 feet south of Base Line, south of the Alta Dena Dairy facility (Attachment 1 – Area Map). The site is comprised of three parcels with a combined area of 8.3 acres. It currently contains a single residential dwelling constructed in 1952, an accessory building with old animal pens, and disturbed agricultural fields. The single family residence is owner

occupied. In the 1950s and 60s the property was used as a small horse ranch known as the "Coffee Thoroughbred Horse Ranch." It kept no more than 30 horses, several cows, goats, chickens, and a small orchard for non-commercial purposes. The property is accessed directly from Central Avenue.

The site is generally flat with existing grades ranging from 1,169 in the northeast to 1,163 feet in the southwest. The frontage along Central Avenue is generally unimproved. It is fenced with chain link along the majority of the property boundary, with block and wood fencing occurring along portions of the east and south. The majority of the site consists of disturbed fields, void of vegetation with scattered ornamental vegetation occurring primarily around the main residence. Overhead utility lines run the length of the site.

The Project site is in a suburban area, surrounded by public streets and developed properties. There are single-family residential lots to the west and the south, a commercial distribution facility for Alta Dena Dairy to the north, and Jeffrey Court Senior Apartments to the east opposite Central Avenue. It has a Zoning designation of Single-Family (R-1) Residential and General Plan Land Use Designation of Low-Density (LD) Residential permitting a development density of 2.1-6.0 dwelling units per acre.

Location	General Plan	Zoning
North:	General Commercial (CG)	General Commercial (CG)
South:	Low Density (LD)	Single-Family Residential (R-1)
East:	Planned Developmental (PD)	Planned Development (PD)
West:	Low Density (LD)	Single-Family Residential (R-1)

The project is not within an identified area of concern such as a flood plain, an area of suspected liquefaction, an area of paleontological sensitivity, or high fire hazard.

PROJECT REVIEW: The project proposal is to redevelop the site as a for-sale residential gated community with 79 detached small lot homes and shared amenities. These will be market-rate units at a density of approximately 9.3 dwelling units per acre. To accommodate this proposal, a General Plan Amendment and Zone Change are required.

A. General Plan Amendment

As mentioned above, the current General Plan Land Use Designation is Low Density (LD) Residential which permits a maximum development density of 6.0 dwelling units per acre. The Applicant feels that the current housing market and this location lend themselves to a small lot subdivision with an approximate density of 9.3 dwelling units per acre. The applicant is seeking a change of designation to Planned Development (PD) to allow the increased density (Attachment 5, Exhibit B – General Plan Map Amendment). PD allows projects to establish their own development standards while encouraging superior development through a greater degree of design and land use flexibility. It allows the formulation of specific development standards and design criteria.

B. Zone Change

The Zoning District designation and General Plan designation must correspond thus the Applicant is requesting a Zone Change from Single-family (R-1) Residential to Planned Development (PD) to permit the density increase and modified development standards. Graphics of the corresponding land use changes are attached (Attachment 6, Exhibit A – Zoning Map Amendment)

C. Conditional Use Permit establishing the Planned Development

A Planned Development (PD) community must be adopted via a Conditional Use Permit (CUP), Specific Plan or Planned Unit Development (PUD). The Applicant selected the CUP process. The CUP will establish the Development Standards and Site Plan for the project. The project is a gated residential community comprised of 79 single-family homes, recreational amenities, private roads, guest parking and water quality facilities (Attachment 7, Exhibit A – CUP Plans and Conditions).

The Plot Plan shows that the lots will be plotted around the perimeter of the property on a loop street with an L-shaped street bisecting the tract. The interior streets will be privately owned and maintained by the Homeowners Association (HOA). They will be designed with 40 feet of right-of-way, 36-feet from curb to curb, and 4-foot sidewalk on one side. Parking is permitted on one side of the interior streets. There are two points of access from Central Avenue. Both are gated. The main gate is located to the north with a u-shaped drive, embellished landscaping and monumentation. The gate will operate with a transponder and keypad. The secondary access located to the south is for emergency vehicle access only and include a Knox box.

Common open space and recreation is provided in a few locations. Across from the entry gates is a 14,897-square foot park that includes passive recreation amenities for the future residents, such as two (2) tot lots ranging from ages 2 to 12 with sail shade, turf, shade trellis with seating, BBQ island, and benches. The site plan provides for an additional nine (9) uncovered guest parking spaces adjacent to the park/recreation area along Street "B".

The Conditional Use Permit will establish the permitted number of units and Plot/Site Plan as well as the general Development Standards such as setbacks, lot coverage and building heights. Each of the 79 units would have a rear yard at least 10 feet deep. Side yard widths vary with a minimum of 4 feet on one side and 5 feet on the other. Living space would be setback from the front property line a minimum of 9 feet and the garage would be setback a minimum of 19 feet measured from the property line to garage door. The minimum lot size is 2,500 square feet. These minimum development standards are enumerated in the CUP Planning Condition of Approval No. 19.

D. Design Review

Plot Plan/Site Plan

All 79 units within the development are 2-story to best fit within the reduced lot parameters. Each unit includes a 2-car garage, full-size driveway, and a minimum 10-foot rear yard for private outdoor space.

Building Elevations

There are three (3) different floor plans proposed, each with three elevations (Spanish, Craftsman & Prairie) and three color schemes. The floor plans range in size from 1,717 square feet to 1,998 square feet, and are evenly distributed with 27 Plan 1s, 27 Plan 2s and 25 Plan 3s. They are three- and four-bedroom with a variety of homeowner options/upgrades.

The three architectural styles are differentiated in their varying gable and hip roof styles, concrete tile roofing, shutter detailing, window grids, front door design and the application of lap siding on the Prairie elevations and stone veneer wainscoting on the Prairie and Craftsman. Generally, all three styles have a stucco body, porch pop out over the front

door, multiple rooflines along the façade, window shutters, gable end treatments, and roll-up metal sectional garage doors with varying styles for each elevation.

The side and rear elevations for each style are fairly sparse. Due to their close proximity to each other, this may not be noticeable in all cases, but in some visible areas it will. Because the units are 2-story, there are several highly visible locations that would benefit from embellished second story architectural treatments. Staff recommends certain embellishments be required for Lots 1-3, 37-43 (visible from Central Avenue), Lots 48, 49, 66 and 76 (visible from the recreation area), Lots 17 and 18 (visible from Bruce Street), Lots 28, 31, 33, 34, 44, 53, 54, 59, 60, 65, 72 and 73 (visible from adjacent streets within the development). Embellishments could include window surrounds, shutters, or similar treatments on one or two sides as enumerated in the Planning Conditions of Approval (Attachment 8, Exhibit A – DRA Plans & Conditions, Condition No 9).

Landscape Plan

Conceptual Landscape and Planting Plans demonstrate a variety of trees, shrubs and groundcover within front yards, side yards and in common areas. Holly Oaks will be planted at the gated entry and in the recreation area for ornamentation and shade. Front yard street trees include the Aleppo Pine, Pink Dawn Chitalpa, and Water Gum. Fern Pines will be utilized in the common areas where there is an expanse of side yard fencing. There is a multitude of shrubs and groundcover, most being categorized as "low" water users with the WUCOLS classification system. Turf will be planted within the open play area of the recreation facility. The front yards of the homes, Central Avenue parkway and interior parkways will be maintained by the HOA. Individual homeowners will be responsible for their respective interior side and rear yards.

The plans were reviewed by the City's Landscape Architect. Comments were provided to ensure the construction plans include a higher level of detail. Additionally, they recommend that the plans include enhanced paving treatments and finishes to highlight entrances, street crossings and amenities. Also, enhanced landscaping and site features should better define the outdoor community space. Conditions were included to ensure compliance with state and local water use, shade coverage and industry standard design guidelines (DRA Planning Conditions 13-48).

Walls and Fences

The project proposes a variety of slump block, wrought iron and vinyl fencing. The perimeter will be lined with a six foot tall slump block wall. The entrance will have decorative tubular steel fence and gates, and the interior yards will have vinyl privacy fencing 5-6 feet tall.

Grading Plan

The Project site would be re-graded to accommodate the proposed development. Construction of the Project would begin with demolition of the existing buildings. All material would be hauled off-site and to the extent possible taken to a recycling facility. The Project site would be graded, which includes the removal and recompaction of the upper approximately 2 to 4 feet depending on the underlying soil conditions. Grading will occur in a single phase.

The frontage along Central Avenue will be improved to include curb, gutter, sidewalks and a landscape parkway and street lighting. The existing overhead electrical lines along Central Avenue will be placed underground. A detention/water quality basin will be constructed in

the southern portion of the site and provide a connection to the existing public storm drain within the Crest Street right-of-way. Individual lots will drain from the rear around to each side at a minimum 5% slope.

Sewer and domestic water would be served by existing public services located in Central Avenue and Crest Street. Dry utility service would be accessed from available existing electrical, gas, internet, and telephone providers currently serving the site and area.

Storm drains within the Project site would discharge into a proposed detention/water quality basin and connect to a regional storm drain facility within the Crest Street right-of-way adjacent to the southern Project boundary. A proposed catch basin inlet and storm drain would collect runoff from the widened portion of Central Avenue and convey flows to the on-site detention/water quality basin.

The Applicant intends to finance public improvements through a Community Facilities District (CFD) or Statewide Community Infrastructure Program (SCIP).

E. Tentative Tract Map

Tentative Tract Map No. 20693 delineates Lots 1-79 as the residential lots, Lots 80-82 for landscaping at the project entry, Lot 83 for the secondary emergency vehicle access, Lot 84 for the community recreation area, and Lot 85 for the water quality basin. The minimum lot size plotted is 2,574 square feet with a minimum width of 39 feet and depth of 66 feet.

A small amount of retaining will be necessary along the rear yards of Lots 33, 35, and 49-54. The map will require a dedication of right-of-way for both Central Avenue and Crest Street. Central Avenue will have a width of 66 feet and the private streets at 40 feet curb-to-curb (Attachment 9, Exhibit A – TTM Plans & Conditions).

ENVIRONMENTAL REVIEW: An Initial Study was prepared for the project and potential impacts to air quality, biological resources, cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific design features and mitigation measures have been identified to reduce said impacts to below a level of significance and included in the Mitigation Monitoring and Reporting Program (Attachment 4, Exhibit A – IS/MND & MMRP).

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024, and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1.

One letter was received from the Department of Toxic Substance Control and responded to within the Final IS/MND. Based on the Findings of Fact and adoption of the Mitigation Measures, the Project will not have a significant impact upon the environment. Staff recommends adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

ANALYSIS: As stated above, the proposed 79-unit single-family dwelling community with the current General Pan and Zoning designation would not permit a single-family community development at the density of approximately 9.3 dwelling units per acre. To accommodate this proposal, a General Plan Amendment and Zone Change are required. Changing the Zoning designation to Planned Development would allow the project to establish its own development

standards while encouraging superior development through a greater degree of design and land use flexibility. It allows the formulation of specific development standards and design criteria. The General Plan's Housing Element goals, objectives, policies and programs encourage a variety and density of housing types in order to accommodate all economic segments of Highland's population. The proposed General Plan amendment will help to provide entry-level single-family housing with flexible design standards and shared amenities. Staff recommends approval of the project, subject to the Conditions of Approval and Findings of Fact.

PREVIOUS ACTION BY THE PLANNING COMMISSION: The Planning Commission reviewed the project at their meeting on August 20, 2024 (Attachment 10 - Draft PC Minutes). They made several design comments and directives with respect to the CUP, DRA and Findings of Fact. At the conclusion of the Public Hearing, the Commission adopted Resolution No. 2024-021, recommending the City Council approve the project subject to the Conditions of Approval as modified, and the Design Directives (Attachment 11 – PC Design Directives).

ATTACHMENTS:

1) Area Map
2) Public Comment Letters
3) Project Plans 8.5x11" (24x36" Under Separate Cover)
4) Resolution to Adopt the Mitigated Negative Declaration
    Exhibit A - Initial Study Mitigated Neg Dec & MMRP
5) Resolution to Approve General Plan Amendment (GPA-24-001)
    Exhibit A - General Plan Map Amendment
6) Ordinance to Approve Zone Change (ZC-24-001)
    Exhibit A – Zone Change Map Amendment
7) Resolution to Approve Conditional Use Permit (CUP-23-010)
    Exhibit A – CUP Plans & Conditions of Approval
8) Resolution to Approve Design Review Application (DRA-24-003)
    Exhibit A – DRA Plans & Conditions of Approval
9) Resolution to Approve Tentative Tract Map No. 20693 (TTM-24-001)
    Exhibit A – TTM Plans & Conditions of Approval
10) Draft PC Minutes of August 20, 2024
11) PC Design Directives

ATTACHMENT 1

Area Map


Baseline St
Baseline St
Baseline St
Baseline St
Cunningham St
Bruce St
Bruce St
Central Ave
Hillview St
Crest St
Crest St
Crest St
Central Ave
Hillview St
9th St

ATTACHMENT 2

Public Comment Letters

COMMENTS REGARDING CONDITIONAL USE PERMIT NO. 23-010 DESIGN REVIEW APPLICATION NO.24-003

Your comments must be received by this office no later than **April 22, 2024**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary. Project plans may be reviewed on the City's website at: https://www.cityofhighland.org/DocumentCenter/Index/664

I am a hundred percent against this proposal of yours. We don't need any more traffic than the one we already have; there are elderly people in the neighborhood that I'm a daily basis cross both streets, Crest and Hillview st. Sometimes, with the use of a walker, walking sticks, or even with disable electric scooters. This increment in traffic will Jeopardize these people's safety. Besides, some of these properties have only one vehicle driveway; leaving us no option but to park our cars on the street. The size of these streets is not suitable to hold Navy traffic passing through. I strongly disagree with this proposal.

Juan Carlos Aguilar
PRINTED NAME

04-08-24
DATE

SIGNATURE

8-20-24 6:00 PM Highland Chambers

Good Evening Ladies and Gentlemen,

Karen Harnitchek, speaking for the Harnitchek Family, Harnitchek Family Trust

We wonder what direction the City of Highland is taking?
Looks like two thirds of the plans are to be 4 bedroom houses. If two thirds of the houses are four bedrooms, that's 52 houses. With two people in each bedroom and one sleeping on the couch in the living room, that's a possibility of 9 people in each house. 9 people x 52 houses = 468 people. Plus, the other third of the plans being 3 bedroom, that's 27 houses with a possibility of 7 people in each house. 7 x 27 = 189 people. 468 + 189 = 657 people living there possibly.
How many of these people will be drivers, needing to go to work, or school, or somewhere at about the same time each morning and all returning home at about the same time each evening?
Even if you cut that in half, (the rest are children not driving yet), that's possibly 328 cars trying to get in and out twice a day at about the same time.
All this traffic will pour out through one Entrance/Exit onto Central Ave creating every day congestion like we've never known.
Looks like there might be a possibility of another entry/exit on the west side of the Coffee Trust property: Bruce Street. Bruce Street is already there. It butts up to the Coffee Trust property. Maybe there is a possibility of losing two proposed houses, to open up Bruce Street for a second entrance/exit. This could help relieve the congestion on Central.
Bruce St leads over to Cunninghan Park, a larger park than the one in this proposal. Two parks for the families, within walking distance.
Emergency Exits. The proposed emergency exit, also exits onto Central. There are other possible emergency exits, but they exit on to private property, Ron Dieffenbacher's property, so no emergency exits there.
There's Crest St where the catch basin is proposed, but it is street water diversion right now and the sewer goes somewhere under it to the next street over. No emergency exit there.

Looking at the Legend on the diagram of the houses, three fourths of an inch equals 60 feet, the proposed park is 60 feet x 60 feet, give or take a few feet. Is that a big enough area to entertain all the kids and/or adults in these houses? I don't think so.

What does the proposed development add to this community other than money, high density housing, population, congestion and more?

This proposal will overburden our community and devalue our property. We don't want any part of high-density housing. This is where our families have grown up. We have homes here. Changing from R1 to R 9.5 is a huge increase. Too big a stretch to get an okay from us.

Thank you for your time.

ATTACHMENT 3

Project Plans 8.5x11”

(24x36 Under Separate Cover)

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MARCH 2024

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 1192-361-47-0-000, 1192-361-45-0-000, 1192-341-11-0-000.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNER OF LAND DIVIDER AS SHOWN.
3. TOTAL NUMBER OF NUMBERED RESIDENTIAL LOTS = 79
   TOTAL GROSS AREA OF PROJECT = 8.5 AC (DENSITY = 9.3 DU/AC)
4. RESIDENTIAL LOT SIZE BREAKDOWN (SEE SHEET 2 FOR LOT AREAS)
5. ALL ONSITE STREETS AND NUMBERED NON-RESIDENTIAL LOTS INCLUDING BASINS, NATURAL CHANNELS, PARKS, PASEOS, AND OPEN SPACES, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
6. CONTOUR INTERVAL = 1 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER. FOR BASIN AND NATURAL CHANNEL GRADING, REFER TO DRAINAGE REPORT.
8. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
9. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE.
11. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
12. TENTATIVE MAP AREA IS NOT WITHIN THE SPECIFIC PLAN.
13. TENTATIVE MAP AREA IS DETERMINED TO BE OUTSIDE OF A FLOOD PLAIN (ZONE X) PER MAP NUMBER 06071C8702H.
14. EXISTING TOPOGRAPHY: PBLA SURVEYING, INC., DECEMBER 2022.
15. TENTATIVE MAP IS IN AN AREA WITH LOW LIQUEFACTION POTENTIAL, NOT SUSCEPTIBLE TO SUBSIDENCE, HAS POTENTIAL PALEONTOLOGICAL SENSITIVITY, AND NOT WITHIN A FIRE HAZARD STATE RESPONSIBILITY AREA.
16. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
17. THIS PROJECT WILL NOT IMPLEMENT SUBSURFACE SEPTIC SEWAGE DISPOSAL SYSTEMS.
18. THIS IS A PROPOSED STANDARD SUBDIVISION OF FIVE OR MORE PARCELS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 1192-361-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7458, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 78 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B: (APN: 1192-361-45-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 6273, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 70 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C: (APN: 1192-341-11-0-000)

THAT PORTION OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF LOT 4, BLOCK 63, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 06' WEST 359.25 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.15 FEET TO THE WEST LINE OF THE EAST ½ OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST ½ OF SAID LOT 4 SOUTH 00° 13' 06" EAST 300.37 FEET TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH ¼ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4; THENCE EAST 656.15 FEET ALONG THE SOUTH LINE OF THE NORTH ¼ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH 00° 06' EAST 300.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK ID: CITY OF HIGHLAND BM NO. - "02139"

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, AT PACIFIC AND PALM AVENUES, 35 FEET SOUTH OF PACIFIC, 40 FEET EAST OF PALM, IN TOP NORTHWEST CORNER CONCRETE BASE OF SIGN AND LIGHT STANDARD.

ELEVATION: 1,311.022 FEET (NAVD 29)

EARTHWORK

CUT:	6,250 CY
FILL:	8,670 CY
OK:	32,300 CY
IMPORT:	3,950 CY

NOTE: THE EARTHWORK QUANTITIES PROVIDED HEREIN ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS.

LAND USE NOTES

EXISTING ZONING: SFR

PROPOSED ZONING: PD

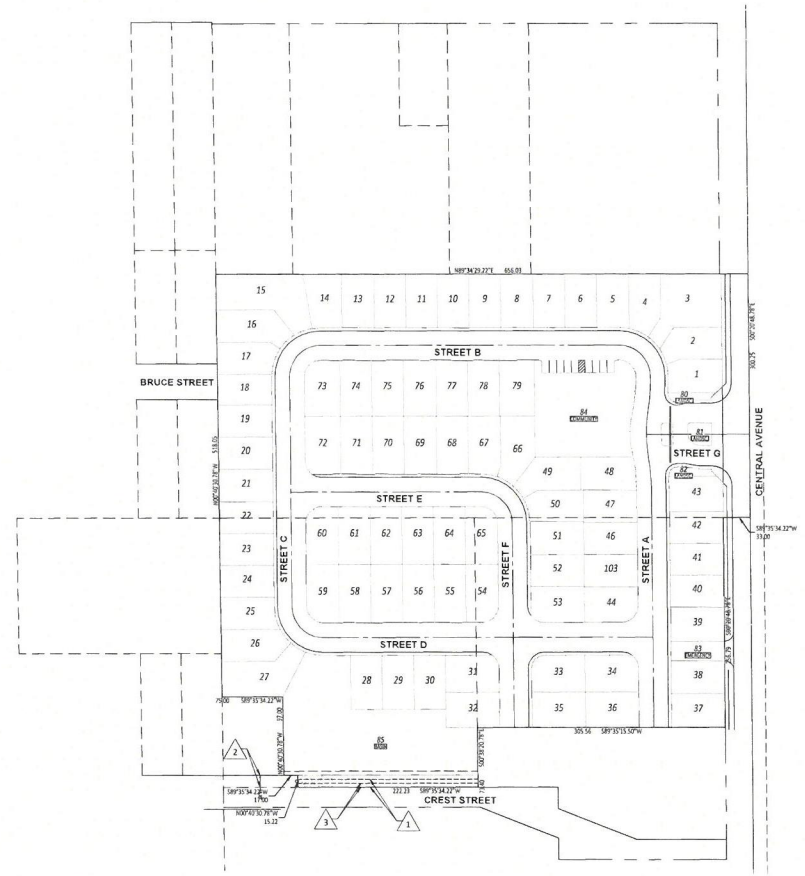
EXISTING LAND USE: LD

PROPOSED LAND USE: MD

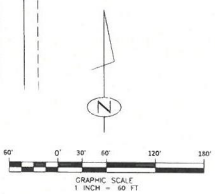
ADJACENT EXISTING LAND USE:
NORTH = COM (GEN)
SOUTH = LD
EAST = HD OVERLAY
WEST = LD

EASEMENT NOTES

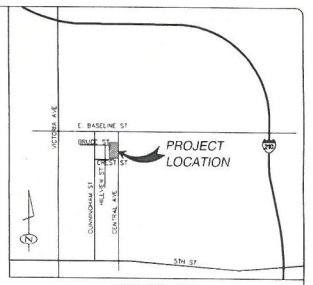
1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1948 AS BOOK 2211, PAGE 138 OF OFFICIAL RECORDS.
   IN FAVOR OF: BADY M. MALONE AND BEULAH M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS BOOK 5584, PAGE 130 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1999 AS INSTRUMENT NO. 1999-0280363 OF OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A



INDEX MAP
SCALE: 1" = 60'



GRAPHIC SCALE
1 INCH = 60 FT



VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
SEWER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 287 TENNESSEE STREET REDLANDS, CA 92373
GAS:	SOUTHERN CALIFORNIA GAS 1981 LUGONIA AVENUE REDLANDS, CA 92374
COMMUNICATIONS:	SPECTRUM 27470 W. LUGONIA AVENUE REDLANDS, CA 92374
SCHOOL DISTRICT:	SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT 777 NORTH F STREET SAN BERNARDINO, CA 92410 (909) 381-1100

LEGEND

FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
RET	RETAINING
(640.85)	EXISTING ELEVATION
390	LOT NUMBER
641	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	SLOPE
	RETAINING WALL
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

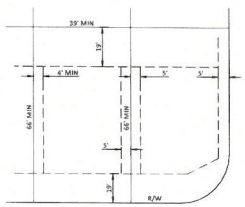
CLIENT/APPLICANT

DSMG INVESTMENTS LLC
23289 VENTURA BLVD
WOODLAND HILLS, CA 91364

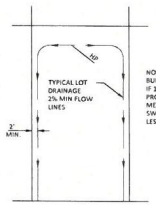
CONTACT NAME: MATT GIBSON
CELL: (949) 303-3359
EMAIL: MATT@ANACAPADG.COM

RECORDED OWNER

COFFEE FAMILY TRUST
7394 CENTRAL AVENUE
HIGHLAND, CA 92346

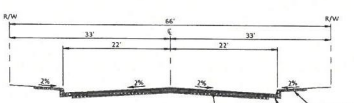


TYPICAL BUILDING SETBACKS -
2,574 SF MIN LOT SIZE
NOT TO SCALE

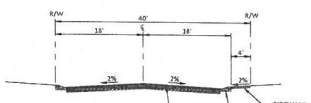


NOTE: A 5% MIN. GRADE SHALL SLOPE AWAY FROM BUILDING FOR 10'.
IF 10' CAN NOT BE ACHIEVED, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER.
SWALES USED FOR THIS PURPOSE SHALL NOT BE LESS THAN 2% IS LOCATED WITHIN 10'.

TYPICAL LOT DRAINAGE
NOT TO SCALE



CENTRAL AVENUE
SCALE: 1"=10'



PRIVATE STREET
SCALE: 1"=10'

SHEET 1 OF 3

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
TITLE SHEET

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MARCH 2024



LOT SUMMARY

LOT #	AREA
1	2,768 S.F.
2	2,772 S.F.
3	5,455 S.F.
4	2,701 S.F.
5	2,646 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,639 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,649 S.F.
14	2,782 S.F.
15	5,802 S.F.
16	3,468 S.F.
17	2,778 S.F.
18	2,621 S.F.
19	2,614 S.F.
20	2,608 S.F.
21	2,668 S.F.
22	2,594 S.F.
23	2,588 S.F.
24	2,583 S.F.
25	2,637 S.F.
26	3,002 S.F.
27	4,197 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,931 S.F.
32	2,902 S.F.
33	2,915 S.F.
34	2,931 S.F.
35	2,904 S.F.
36	2,905 S.F.
37	2,774 S.F.
38	2,643 S.F.
39	2,733 S.F.
40	2,583 S.F.
41	2,585 S.F.
42	2,587 S.F.
43	2,845 S.F.
44	2,752 S.F.
45	2,640 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,714 S.F.
49	2,965 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,574 S.F.
53	2,865 S.F.
54	2,754 S.F.
55	2,769 S.F.
56	2,769 S.F.
57	2,769 S.F.
58	2,800 S.F.
59	2,754 S.F.
60	2,754 S.F.
61	2,801 S.F.
62	2,769 S.F.
63	2,769 S.F.
64	2,769 S.F.
65	2,754 S.F.
66	3,086 S.F.
67	2,808 S.F.
68	2,730 S.F.
69	2,800 S.F.
70	2,730 S.F.
71	2,730 S.F.
72	3,041 S.F.
73	2,994 S.F.
74	2,730 S.F.
75	2,730 S.F.
76	2,835 S.F.
77	2,730 S.F.
78	2,730 S.F.
79	3,012 S.F.

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	541 S.F.
83	EMERGENCY	1,587 S.F.
84	COMMUNITY	13,077 S.F.
85	BASIN	23,445 S.F.

N

30' 0' 15' 30' 60' 90'

GRAPHIC SCALE
1 INCH = 30 FT

SHEET 2 OF 3

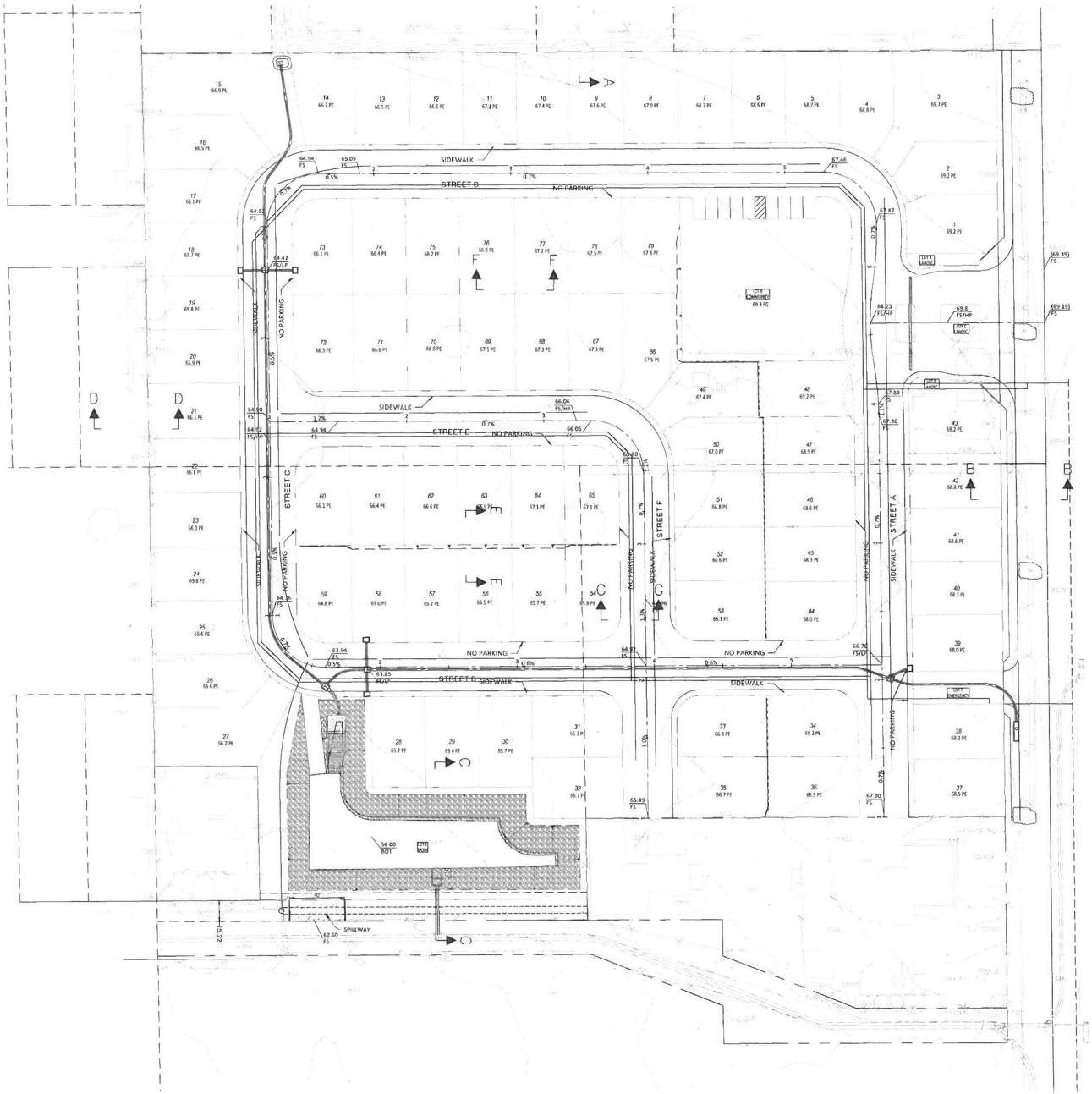
ANDERSON CONSULTING ENGINEERS, INC.

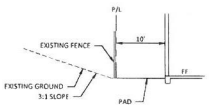
TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO
SITE PLAN

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

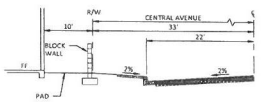
TENTATIVE TRACT MAP NO. 20693

MARCH 2024

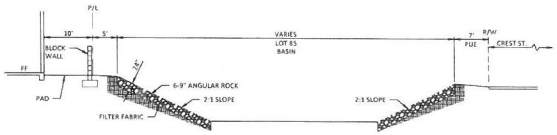




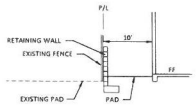
SECTION A-A
SCALE: 1"=10'



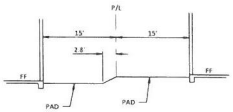
SECTION B-B
SCALE: 1"=10'



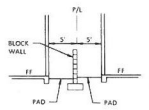
SECTION C-C
SCALE: 1"=10'



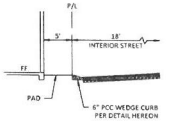
SECTION D-D
SCALE: 1"=10'



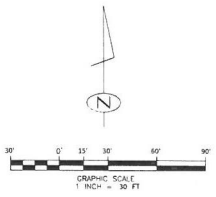
SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



SECTION G-G
SCALE: 1"=10'



GRAPHIC SCALE
1 INCH = 30 FT

SHEET 3 OF 3

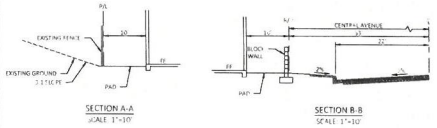
ANDERSON CONSULTING ENGINEERS, INC.

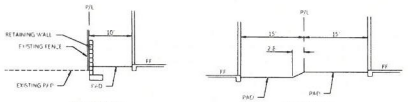
TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
GRADING PLAN

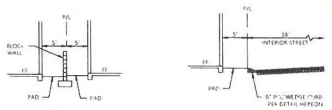
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

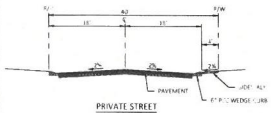
PLOT PLAN - UPDATED

SEPTEMBER 2024

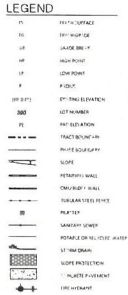


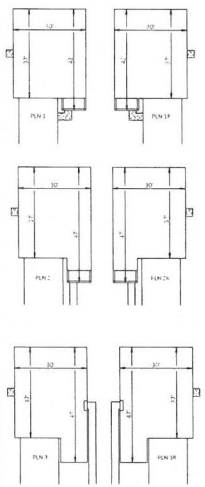






LEGEND





PLAN LEGEND
NOT TO SCALE

LOT SUMMARY

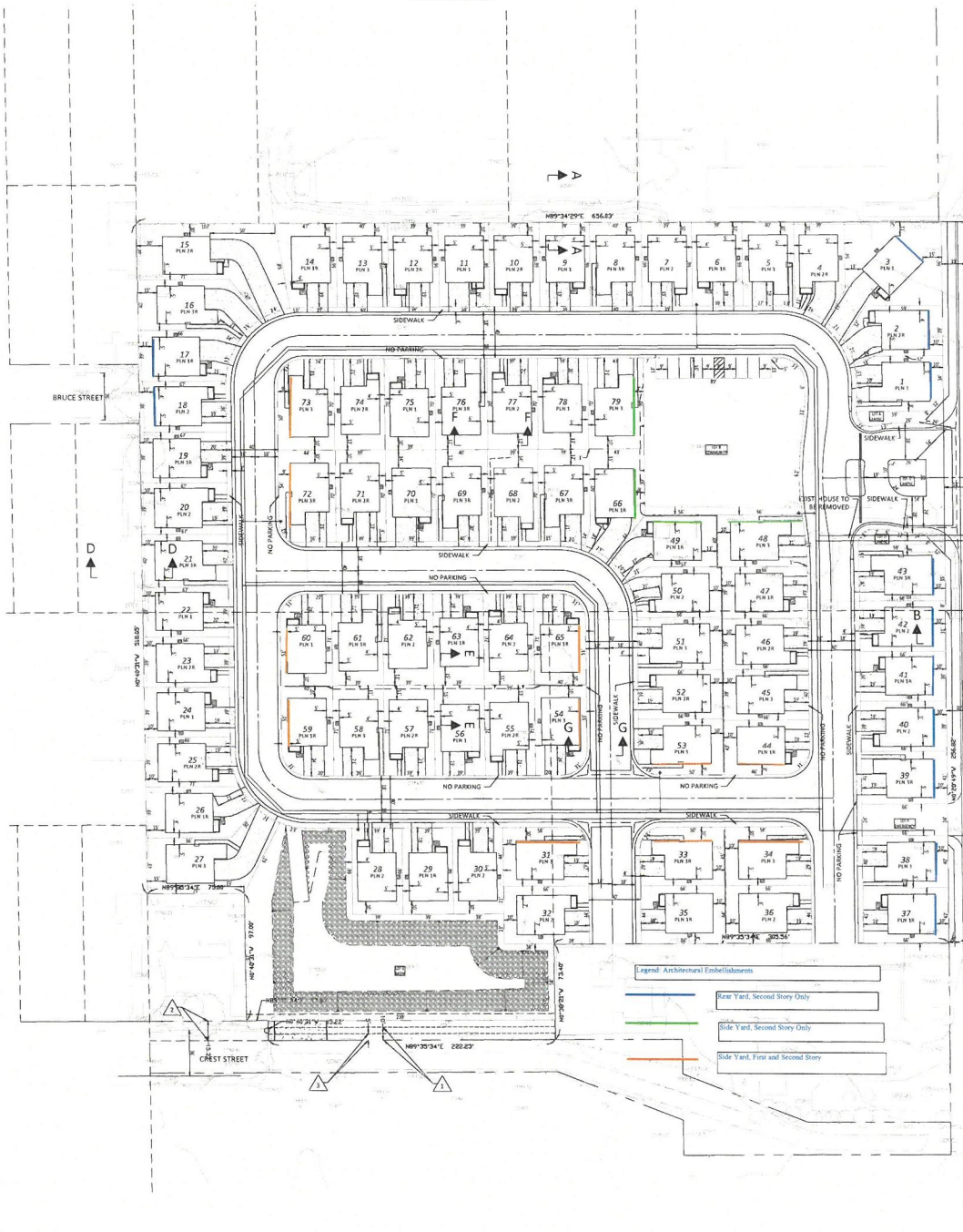
LOT #	AREA
1	2,767 S.F.
2	2,772 S.F.
3	3,455 S.F.
4	2,754 S.F.
5	2,546 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,574 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,840 S.F.
14	2,787 S.F.
15	3,420 S.F.
16	3,405 S.F.
17	2,778 S.F.
18	2,813 S.F.
19	2,845 S.F.
20	2,609 S.F.
21	2,568 S.F.
22	2,564 S.F.
23	2,588 S.F.
24	2,581 S.F.
25	2,775 S.F.
26	3,002 S.F.
27	4,497 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,713 S.F.
32	2,402 S.F.
33	2,317 S.F.
34	2,574 S.F.
35	2,845 S.F.
36	2,705 S.F.
37	2,774 S.F.
38	2,843 S.F.
39	2,773 S.F.

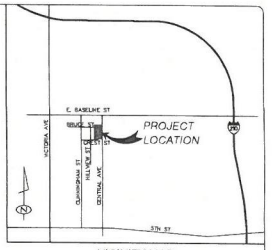
LOT #	AREA
40	3,843 S.F.
41	2,585 S.F.
42	2,593 S.F.
43	2,845 S.F.
44	2,754 S.F.
45	2,840 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,734 S.F.
49	2,965 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,753 S.F.
53	2,855 S.F.
54	2,734 S.F.
55	2,769 S.F.
56	2,769 S.F.
57	2,769 S.F.
58	2,809 S.F.
59	2,774 S.F.
60	2,774 S.F.
61	2,868 S.F.
62	2,769 S.F.
63	2,769 S.F.
64	2,769 S.F.
65	2,809 S.F.
66	2,774 S.F.
67	2,893 S.F.
68	2,780 S.F.
69	2,795 S.F.
70	3,041 S.F.
71	2,796 S.F.
72	2,780 S.F.
73	2,780 S.F.
74	2,780 S.F.
75	2,780 S.F.
76	875 S.F.
77	2,780 S.F.
78	2,780 S.F.
79	7,062 S.F.

UNIT BREAKDOWN

TYPE	QTY
PLAN 1	27
PLAN 2	27
PLAN 3	25
TOTAL	79

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	541 S.F.
83	EMERGENCY	1,357 S.F.
84	COMMUNITY	13,477 S.F.
85	BASIN	23,445 S.F.





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 1191-231-47-0000)

PARCEL NO. 2 OF PARCEL MAP NO. 7475, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 79, PAGE 31, MAPS, RECORDS OF SAID COUNTY.

PARCEL B: (APN: 1192-361-05-0000)

PARCEL NO. 2 OF PARCEL MAP NO. 6472, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 71 OF PARCEL MAPS, PAGE 51, RECORDS OF SAID COUNTY.

PARCEL C: (APN: 1192-341-11-0-000)

THAT PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 8, BLOCK 14, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 3, PAGE 28, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 45 FEET OF DUE WEST 330 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.31 FEET TO THE WEST LINE OF THE EAST 1/2 OF LOT 4; THENCE NORTH ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4 SOUTH OF LOT 3 OF EAST 370.32 FEET; THENCE 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4; THENCE EAST 656.31 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH DEG. 06' EAST 329.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK: CITY OF HIGHLAND BM NO. [illegible]

DESCRIPTION: BRASS DISK IN CONCRETE BASE AT LIGHT STANDARD, AT PACIFIC AND ELM AVENUES, 75 FEET SOUTH OF PACIFIC AVENUE CENTERLINE, 15 FEET EAST OF ELM AVENUE CENTERLINE, IN NORTHWEST CORNER CONCRETE BASE OF 3-PHASE LIGHT STANDARD.

ELEVATION: [illegible] FEET (NAVD 29)

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC.
1,326 HIGH BLUFF DRIVE, SUITE 100
SAN DIEGO, CA 92130
(858) 527-7918

CLIENT/APPLICANT

DMB HOMES, LLC
23,191 VENTURA BLVD
WOODLAND HILLS, CA 91364

CONTACT NAME: MATT GIBSON
CELL: (949) 973-3159
EMAIL: MATT@DMBHOMES.COM

RECORDED OWNER

[illegible]
[illegible]
[illegible]

LAND USE NOTES

EXISTING ZONING: SP-1

PROPOSED ZONING: RD-

EXISTING LAND USE: LD

PROPOSED LAND USE: MD

ADJACENT EXISTING LAND USE:
NORTH = [illegible]
SOUTH = LD
EAST = HDTV/ PLAY
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 11, 1949 AS BOOK [illegible], PAGE 138 OF OFFICIAL RECORDS.
   IN FAVOR OF: SAID M. McLEOD AND BELLA M. McLEOD, HUSBAND AND WIFE, AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND PUBLIC AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 IN BOOK 5084, PAGE 132 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1966 IN INSTRUMENT NO. 67798, OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A

AREAS

CATEGORY	AREA
BUILDING COVERAGE	347,905 S.F.
IMPERVIOUS SURFACE	515,979 S.F.
LANDSCAPE	191,721 S.F.

ANDERSON CONSULTING ENGINEERS, INC.
1,326 N. HIGH BLUFF DR., SUITE 100
SAN DIEGO, CA 92130
(858) 524-6570

PLOT PLAN - UPDATED
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO
SITE PLAN

SUBMITTALS

DESIGNED BY: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SHEET 1 OF 1

CENTRAL AVENUE

HIGHLAND, CA

LOT	Elev	Color
1	A	1
2	B	4
3	C	7
4	A	2
5	B	5
6	A	3
7	C	8
8	A	1
9	B	6
10	A	2
11	C	9
12	B	4
13	C	7
14	A	3
15	B	5
16	A	2
17	C	9
18	A	3
19	B	4
20	C	8
21	A	1
22	C	7
23	B	6
24	A	3
25	C	9

LOT	Elev	Color
26	B	5
27	A	2
28	A	2
29	C	9
30	B	6
31	B	5
32	C	9
33	C	8
34	B	6
35	A	1
36	A	3
37	C	9
38	A	1
39	B	6
40	C	8
41	A	3
42	B	6
43	C	7
44	B	4
45	C	9
46	A	2
47	C	8
48	B	5
49	B	6
50	A	1

LOT	Elev	Color
51	C	8
52	B	5
53	A	2
54	C	7
55	A	3
56	B	4
57	C	8
58	B	6
59	A	1
60	A	3
61	B	6
62	A	1
63	C	8
64	B	4
65	A	2
66	C	9
67	B	4
68	C	7
69	A	3
70	B	5
71	A	2
72	C	9
73	B	4
74	C	8
75	B	6

LOT	Elev	Color
76	A	3
77	B	5
78	A	1
79	C	9

Created 8/14/24

JOB# 23074

DSMG Investments, LLC.

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

KLCA Plotted colors and elevations, plans plotted by others



PARK IMAGERY

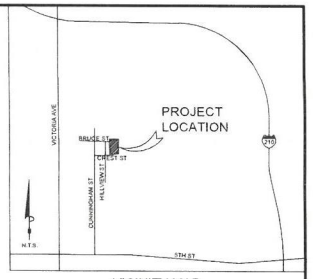












VICINITY MAP
NOT TO SCALE

TREE LEGEND

TREES	SIZE	BOTANICAL / COMMON NAME	WUCOLS
	24" BOX	ARBUTUS X 'MARINA ARBUTUS/ PINUS HALEPENSIS ALEPPO PINE	M
	24" BOX	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE/ CHITALPA X 'PINK DAWN' PINK DAWN CHITALPA	L
	24" BOX	CINNAMOMUM CAMPHORA CAMPHOR TREE/ OLEA EUROPEA 'SWAN HILL'	M
	24" BOX	TRISTANIA LAURINA WATER GUM	L
	24" BOX	MAGNOLIA G. 'D.D. BLANCHARD' MAGNOLIA/ PODOCARPUS GRACILIOR FERN PINE	M
	24" BOX	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	L
	24" BOX	QUERCUS ILEX HOLLY OAK/ METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	VL

SYMBOL LEGEND

- HOA OR POA MAINTAINED PUBLIC LANDSCAPE AREA
- HOME OWNER MAINTAINED PRIVATE LANDSCAPE AREA
- TURF
- CONCRETE WALK & DRIVEWAY
- GRAVEL
- BASIN
- PARK AMENITY AREA

SHRUB LEGEND (FOR THIS PLAN PACKAGE)

BOTANICAL NAME	COMMON NAME	WUCOLS
ALOE ARBORESCENS ECHIUM FASTUOSUM	TREE ALOE PRIDE OF MADEIRA	L
ALOE 'ALWAYS RED' ALOE STRIATA	ALWAYS RED CORAL ALOE	L
ALOE BARBADENSIS HESPERALOE PARVIFLORA	MEDICINAL ALOE RED YUCCA	L
ALOE STRIATULA 'BURI V' AGAVE ATTENUATA	LARGE HARDY ALOE FOXTAIL AGAVE	L
ARTEMISIA CALIFORNICA ARCTOSTAPHYLOS 'SUNSET' ENCELIA CALIFORNICA PUNICA G. 'NANA'	CALIFORNIA SAGEBRUSH SUNSET MANZANITA CALIFORNIA SUNFLOWER DWARF POMEGRANTE	L
BOUTELOUA GRACILIS CAREX TUMULICOLA/OVULISA ALOE SPP.	BLUE GRAMA GRASS BERKELEY SEDGE ALOE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN' ILEX VOMITORIA MYRTUS 'COMPACTA'	WEEPING BOTTLE BRUSH YAUPON COMPACT WAX MYRTLE	L L M
DIETES BICOLOR JUNCUS PATENS IOPHYSHA LIVARIA	FORTNIGHT LILY CALIFORNIA GRAY RUSH RED HOT POKER	M L L
ENCELIA CALIFORNICA RHAMNUS CALIFORNICA SALVIA APIANA	COAST SUNFLOWER COFFEE BERRY WHITE SAGE	L
FESTUCA MAIREI DIANELLA REVOLUTA	ATLAS GRASS TURF LILY	M L
FICUS PUMILA	CREEPING FIG	M
JUNIPERUS (COMPACT VAR.) LANTANA M. 'PURPLE' CARISSA 'GREEN CARPET' IVA HAYESIANA	GROUNDCOVER JUNIPER PURPLE TRAILING LANTANA GREEN CARPET CARISSA POVERTY WEED	M L M L
LANTANA CAMARA 'NEW GOLD' GREVILLEA LAN. 'PROSTRATUS' MACHAERIS FIL. 'PIGEON POINT'	NEW GOLD LANTANA PROSTRATE GREVILLEA COYOTE BRUSH	L
LAVANDULA SPECIES SANTOLINA SPP CISTUS SALVIIFOLIUS	LAVENDER LAVENDER COTTON SAGELEAF ROCKROSE	L
LIGUSTRUM JAPONICUM DODONAEA VISCOSA LEUCOPHYLLUM SPP. LAVATERA MARITIMA HETEROMELES ARBUTIFOLIA	TEXAS PRIVET HOP SEED BUSH TEXAS RANGE/SAGE TREE MALLOW TOYON	M M L M L
MUHLENBERGIA CAPILLARIS WESTRINGIA 'MORNING LIGHT'	PINK MUHLY COAST ROSEMARY	L
MISCANTHUS TRANSMORRISONENSIS MUHLENBERGIA RIGENS	EVERGREEN MISCANTHUS DEER GRASS	M
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	DWARF ROSEMARY	L
RHAPHIOLEPIS INDICA CRASSULA OVATA PYRACANTHA SPECIES OLEA E. 'LITTLE OLLIE'	INDIAN HAWTHORN CRASSULA FIRETHORN LITTLE OLLIE OLIVE	M L L L
SALVIA SPP. WESTRINGIA 'WYNYABBIE GEM'	SAGE COAST ROSEMARY	L
SALVIA GREGGII DIANELLA REVOLUTA SALVIA 'BEES BLISS'	AUTUMN SAGE TURF LILY BEES BLISS SAGE	L
SALVIA CLEVELANDII CAESALPINIA SPP. DENDROMECON RIGIDA	SAGE BIRD OF PARADISE BUSH POPPY	L
SENECIO MANDRALISCAE CRASSULA CAPITELLA EUPHORBIA RIGIDA	BLUE CHALK STICKS CRASSULA GOPHER SPURGE	L
TAGETES LEMMONII PHLOMIS FRUTICOSA ROSMARINUS 'TUSCAN BLUE'	MEXICAN MARIGOLD JERUSALEM SAGE TUSCAN BLUE ROSEMARY	L
WESTRINGIA SPP. PORTULAGARIA AFRA	COAST ROSEMARY ELEPHANT FOOD	L
YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	VL
CYNODON DACTYLON CULTIVARS	BERMUDA	60% of ETO

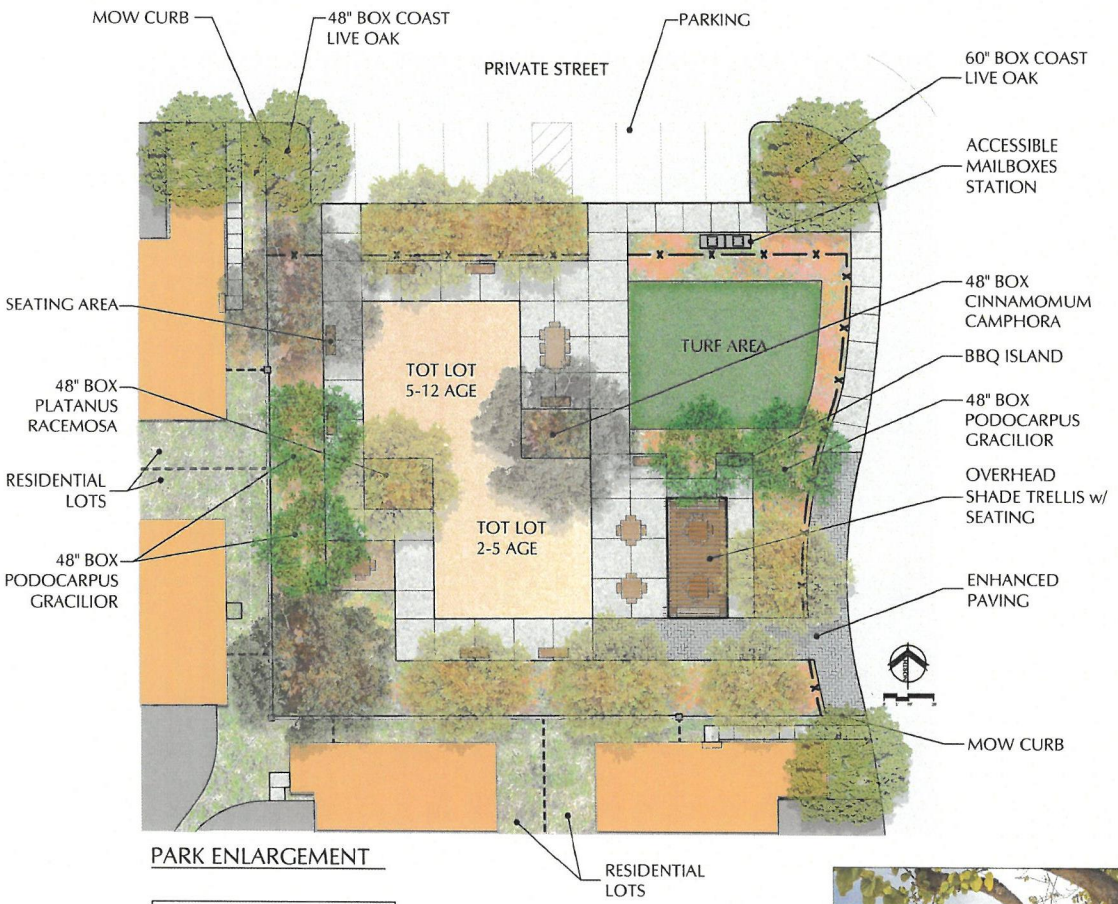
NORTH

0 15' 30' 60'

Associates Landscape Architecture

PLOT PLAN NO. XXXXXX
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LANDSCAPE CONCEPT PLAN

SUBMITTALS	
DESIGNED BY: KL	
DRAWN BY: JD	
CHECKED BY: KL	
SHEET 1 OF 1	



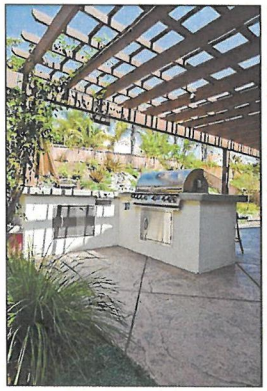
PARK ENLARGEMENT

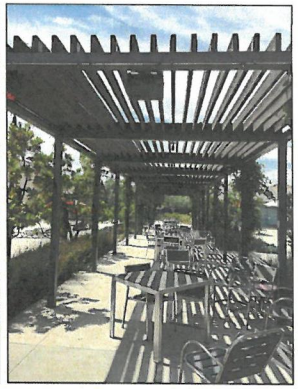
NOTES:

MINIMUM TREE SIZE TO BE 36" BOX SIZE AT ENTRY LOCATION WITH ONE TREE A MINIMUM SIZE OF 48" BOX. SHRUB PLANTING SHALL BE 5 GALLON MINIMUM SIZE WITH 15% OF ALL SHRUBS TO BE 15 GALLON. GROUNDCOVER MAYBE 1 GALLON SIZE.

REPRESENTATIVE PARK IMAGERY



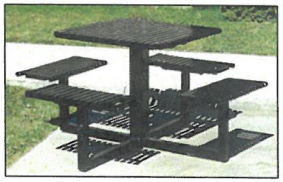












CLARK & GREEN Associates
Landscape Architecture

DRA 24-003

7394 CENTRAL AVENUE RESIDENTIAL PROJECT

CENTRAL AVENUE
RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

DSMG
INVESTMENTS, LLC.

Kevin L. Crook
Architect
Inc
#23074
PLANNING + ARCHITECTURE

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

#23074
09.11.2024

A-1 Street Scene
A-2 Plan 1 (1717) - Front Elevations
A-3 Plan 1A (1717) - Floor Plan
A-4 Plan 1A (1717) - Spanish Elevations
A-5 Plan 1A (1717) - Spanish Enhanced Elevations
A-6 Plan 1B (1717) - Craftsman Elevations
A-7 Plan 1B (1717) - Craftsman Enhanced Elevations
A-8 Plan 1C (1717) - Prairie Elevations
A-9 Plan 1C (1717) - Prairie Enhanced Elevations
A-10 Plan 1 (1717) - Roof Plans

A-11 Plan 2 (1839) - Front Elevations
A-12 Plan 2A (1839) - Floor Plan
A-13 Plan 2A (1839) - Spanish Elevations
A-14 Plan 2A (1839) - Spanish Enhanced Elevations
A-15 Plan 2B (1839) - Craftsman Elevations
A-16 Plan 2B (1839) - Craftsman Enhanced Elevations
A-17 Plan 2C (1839) - Prairie Elevations
A-18 Plan 2C (1839) - Prairie Enhanced Elevations
A-19 Plan 2 (1839) - Roof Plans

A-20 Plan 3 (1998) - Front Elevations
A-21 Plan 3A (1998) - Floor Plan
A-22 Plan 3A (1998) - Spanish Elevations
A-23 Plan 3A (1998) - Spanish Enhanced Elevations
A-24 Plan 3B (1998) - Craftsman Elevations
A-25 Plan 3B (1998) - Craftsman Enhanced Elevations
A-26 Plan 3C (1998) - Prairie Elevations
A-27 Plan 3C (1998) - Prairie Enhanced Elevations
A-28 Plan 3 (1998) - Roof Plans

A-29 Written Color Schemes
A-30 Color Boards - "A" Spanish
A-31 Color Boards - "B" Craftsman
A-32 Color Boards - "C" Prairie

DSMG INVESTMENTS, LLC.

Developer: DSMG Investments, LLC
23289 Ventura Blvd.
Woodland Hills, CA 91364

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Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

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PLANNING + ARCHITECTURE



STREET SCENE

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CITY OF HIGHLAND, CA

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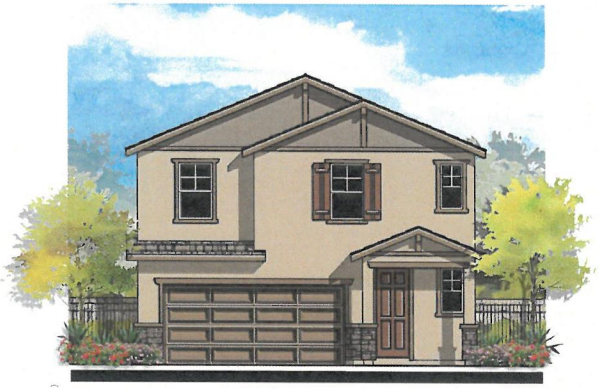



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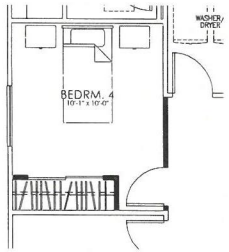
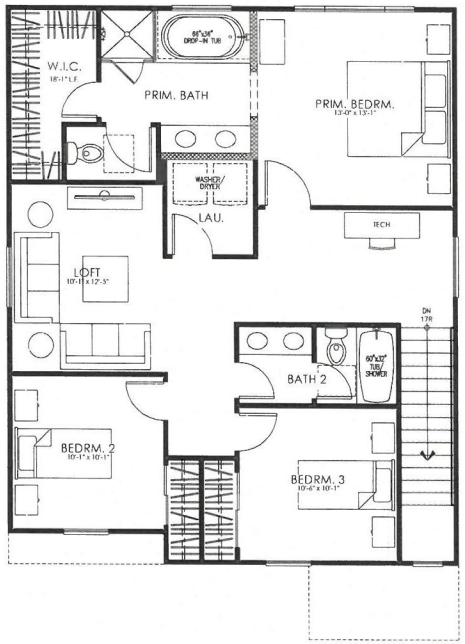
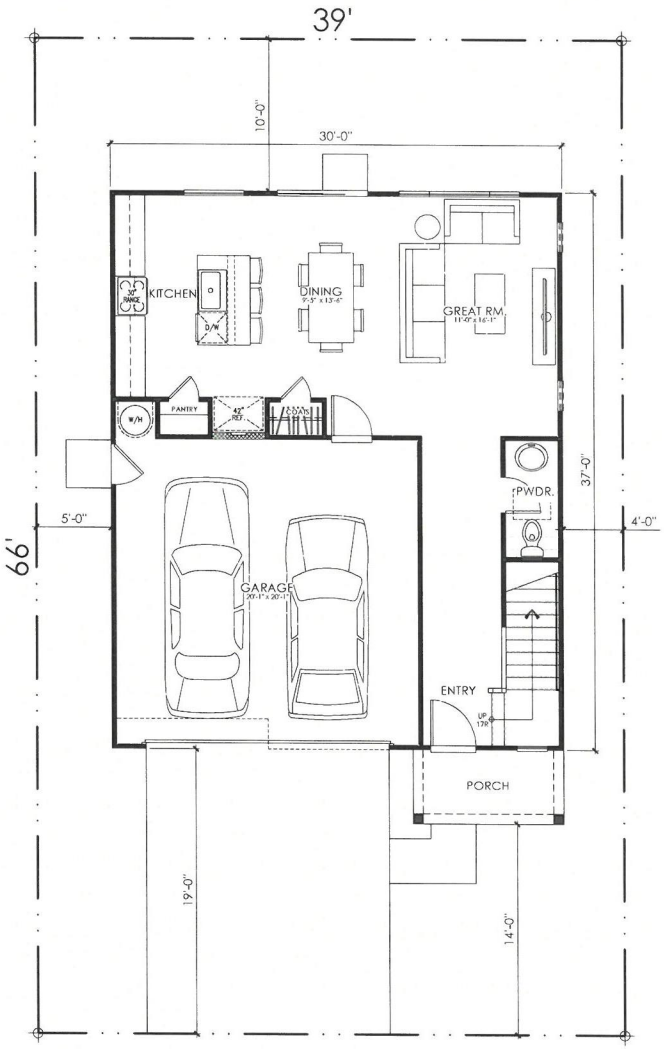


OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR

Items shown dashed shall occur at lots requiring enhancements.

PLAN 1A (1717)

3 BEDROOM, 2.5 BATH, LOFT, OPT. BEDROOM 4
FLOOR PLAN

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,030 SQ. FT.
TOTAL DWELLING	1,717 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	50 SQ. FT.

0 2 4 8 12

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CITY OF HIGHLAND, CA

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A-3

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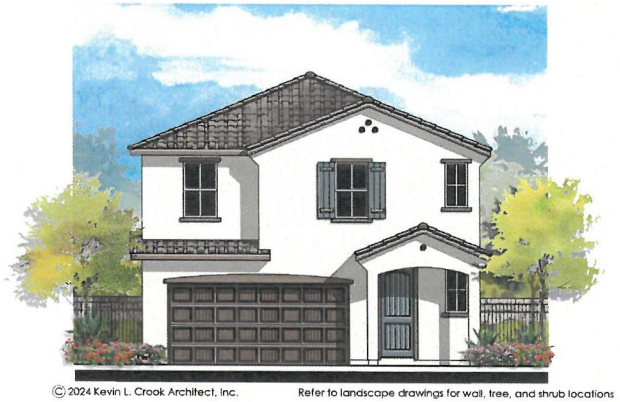

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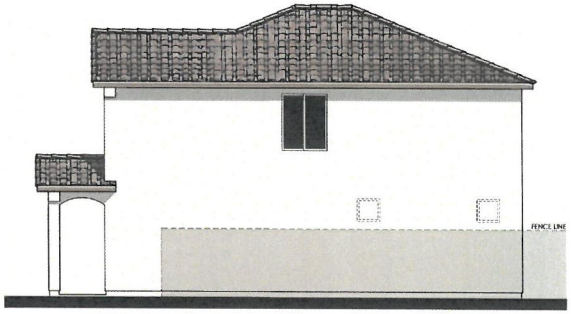
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

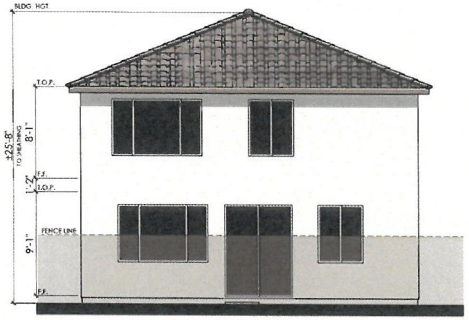


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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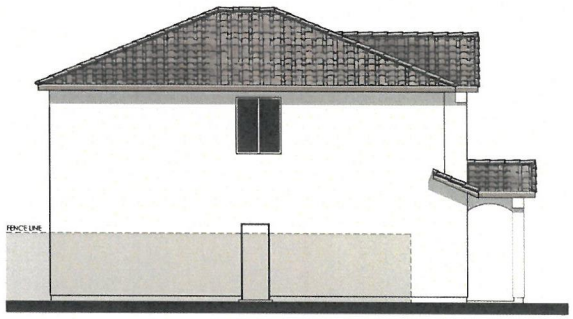

LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ELEVATIONS

0 2 4 8 12

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09.11.2024
A-4

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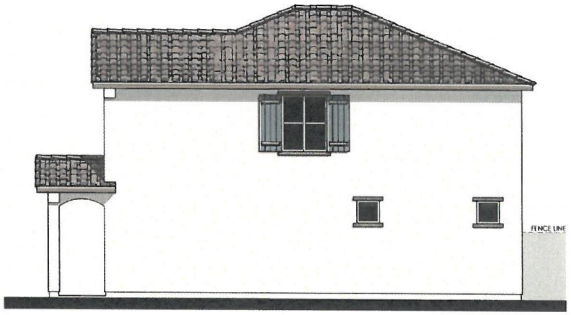
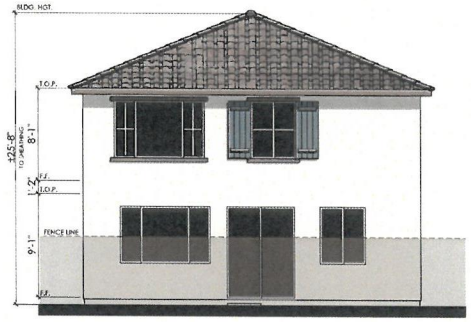


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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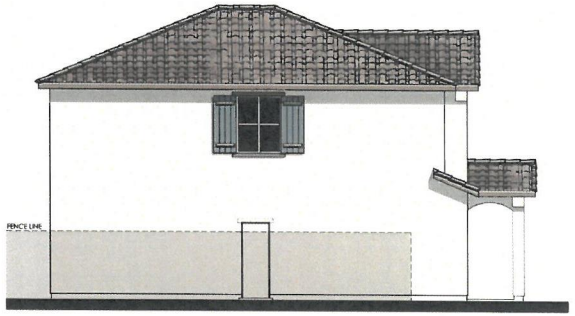

LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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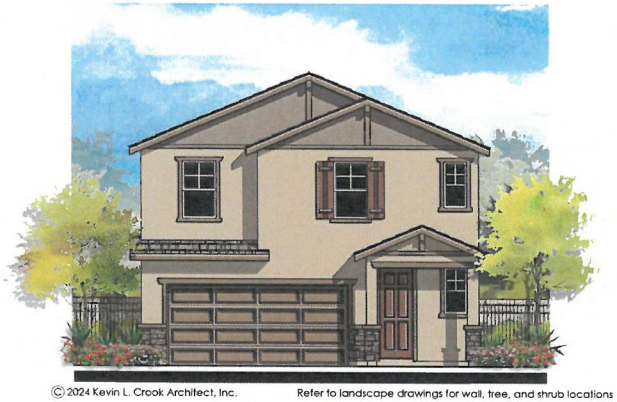

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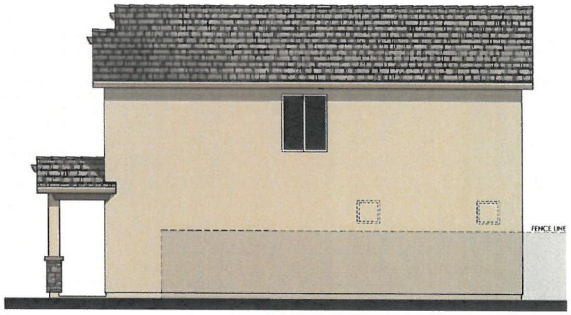
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

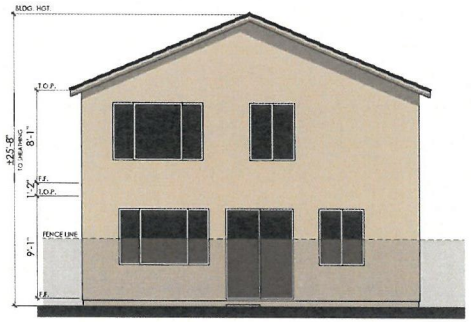


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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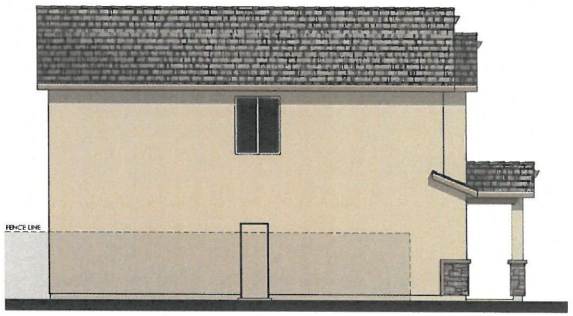

LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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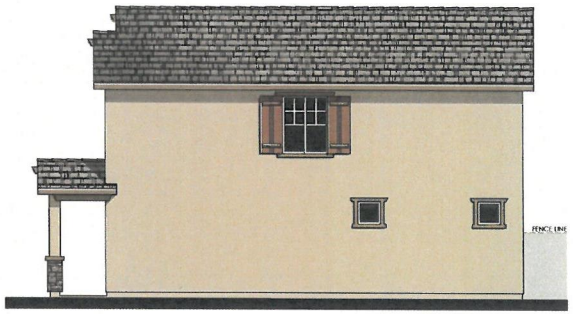
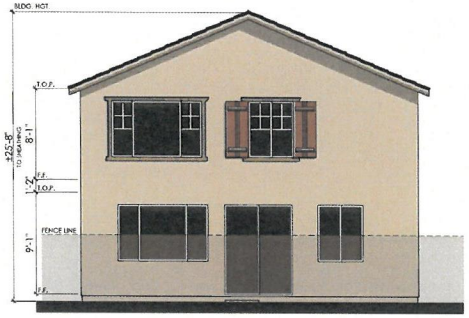


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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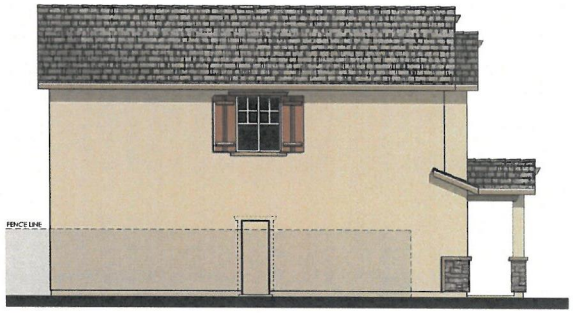

LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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CITY OF HIGHLAND, CA

09.11.2024
A-7

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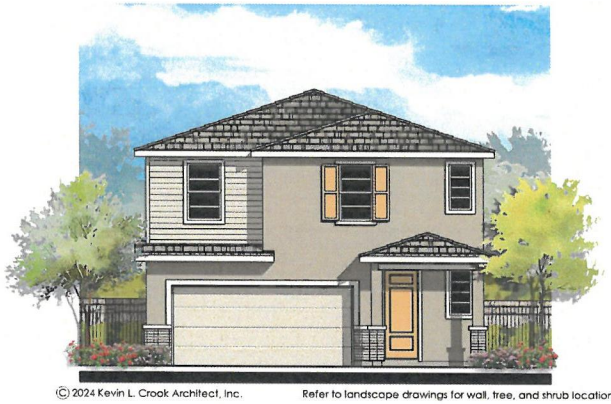

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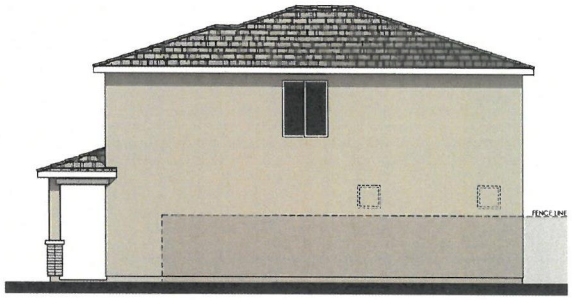
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

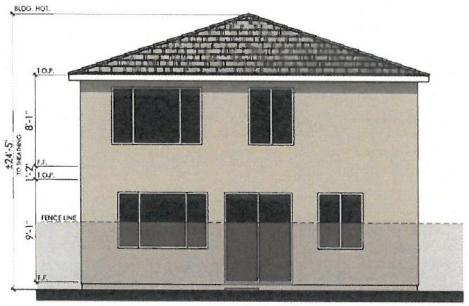


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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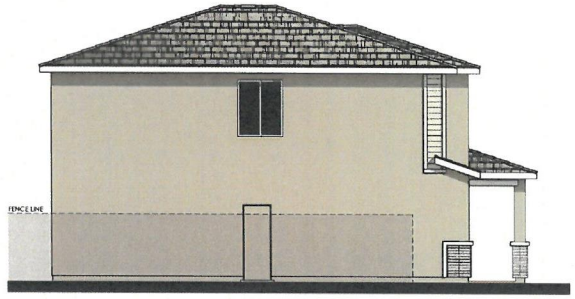

LEFT

COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ELEVATIONS

0 2 4 8 12

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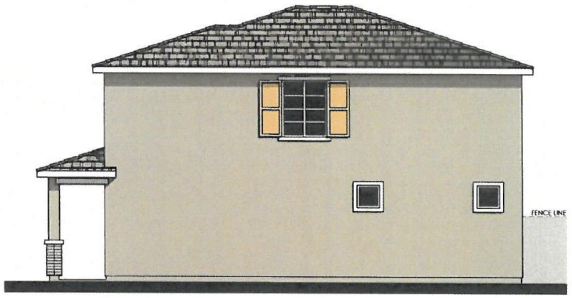
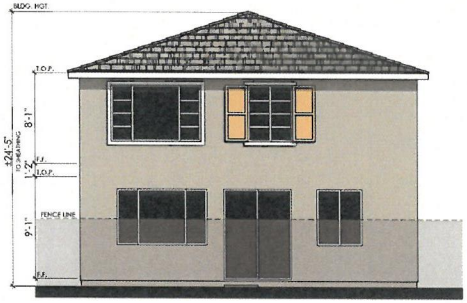
Inc
#23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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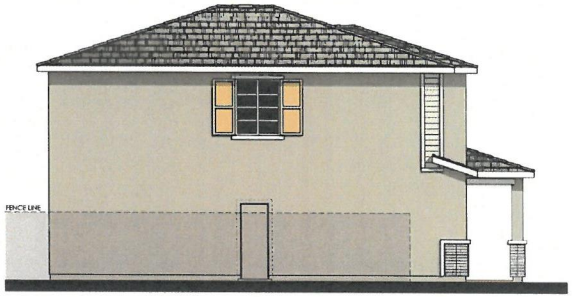


LEFT

COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ENHANCED ELEVATIONS

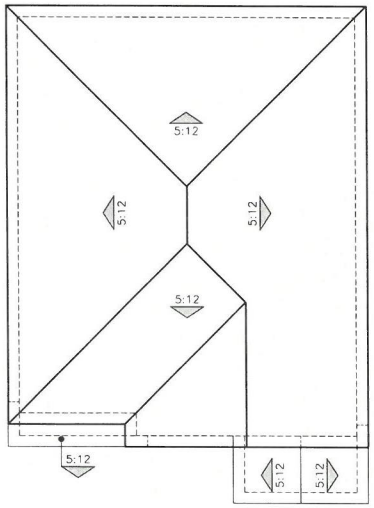
0 2 4 8 12

DSMG
INVESTMENTS, LLC.

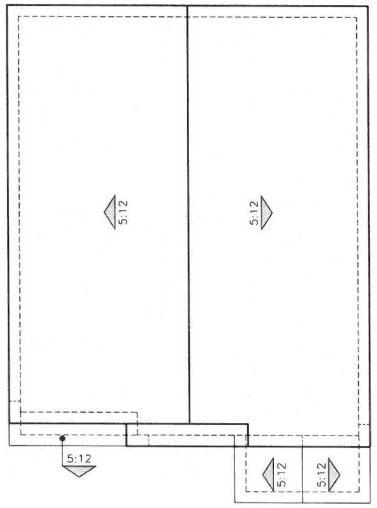
CENTRAL AVENUE RESIDENTIAL
CITY OF HIGHLAND, CA

09.11.2024
A-9

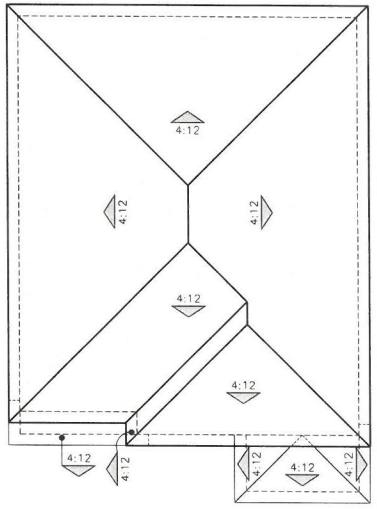
Kevin L. Crook
Architect
Inc
#23074



A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 1 (1717)

ROOF PLANS

0 2 4 8 12

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A-10

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A - SPANISH



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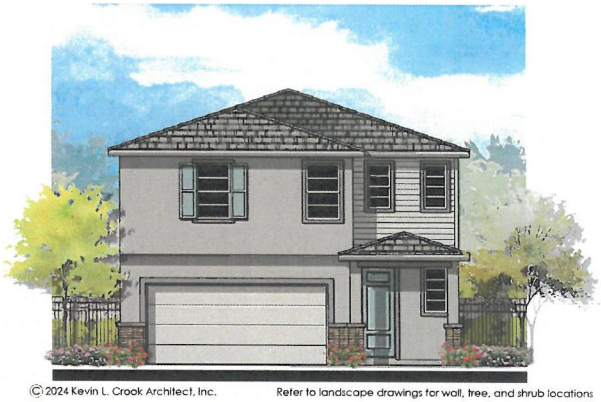
B - CRAFTSMAN



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C - PRAIRIE

PLAN 2 (1839)

FRONT ELEVATIONS

0 2 4 8 12

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09.11.2024

A-11

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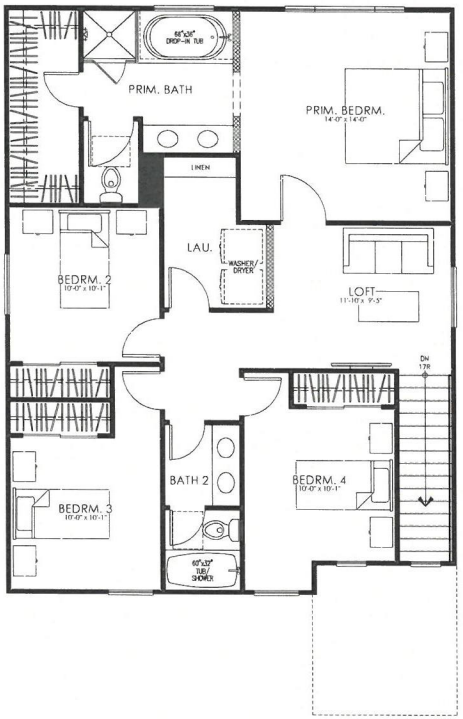
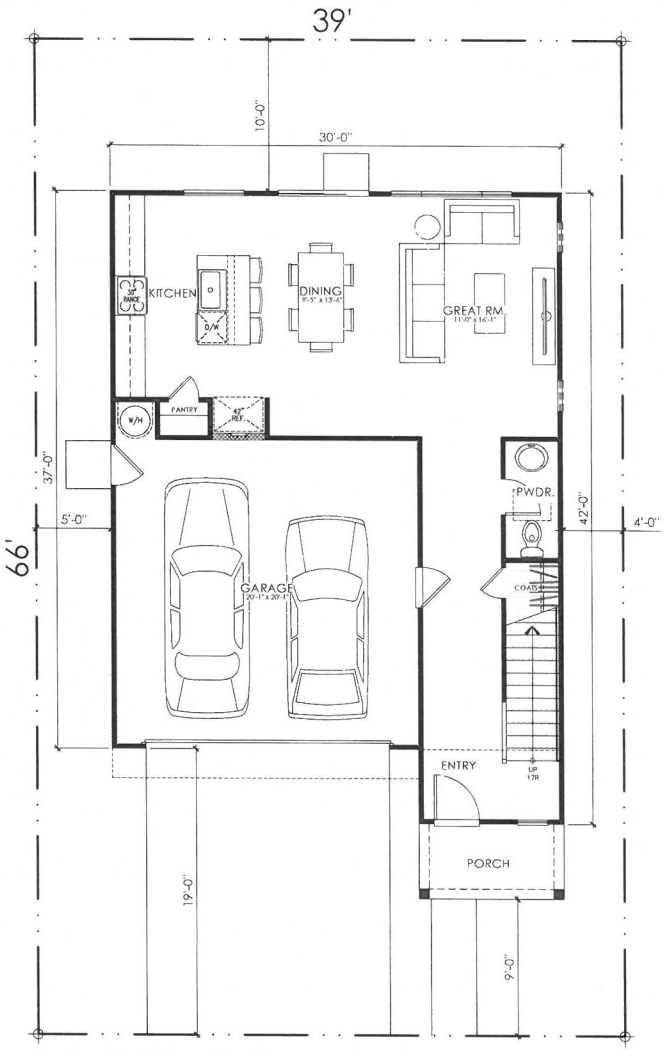


SECOND FLOOR



Items shown dashed shall occur at lots requiring enhancements.

FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,103 SQ. FT.
TOTAL DWELLING	1,839 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	48 SQ. FT.

PLAN 2A (1839)

4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

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A-12

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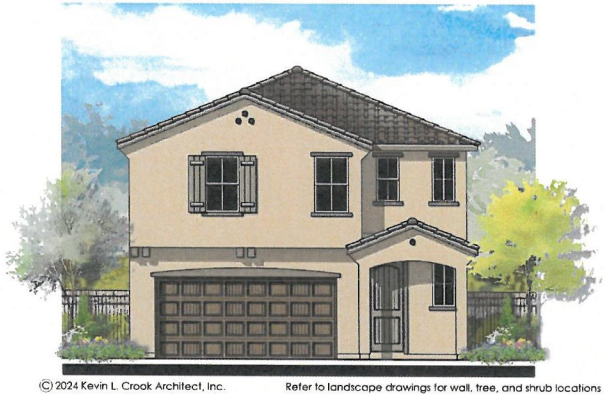

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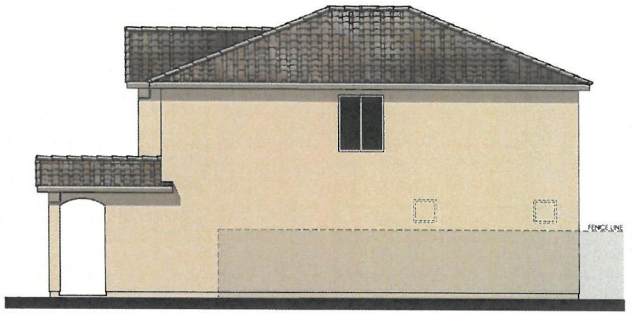
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

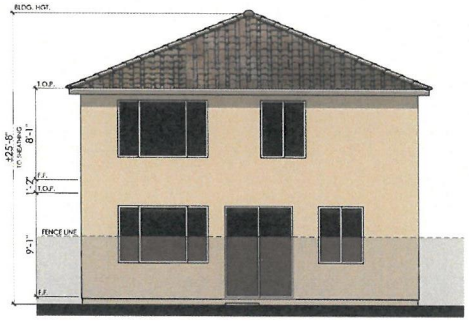


Items shown dashed shall occur at lots requiring enhancements.

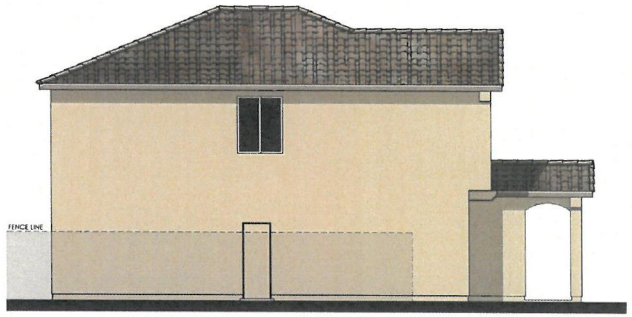
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ELEVATIONS

0 2 4 8 12

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CITY OF HIGHLAND, CA

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A-13

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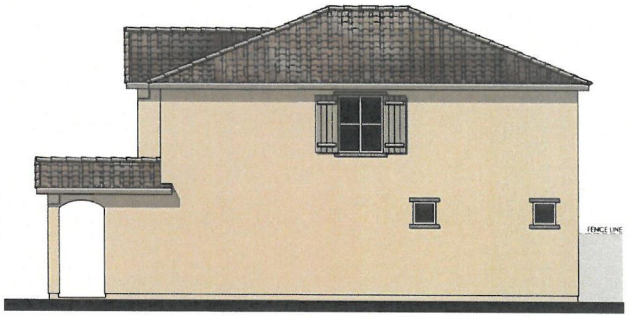
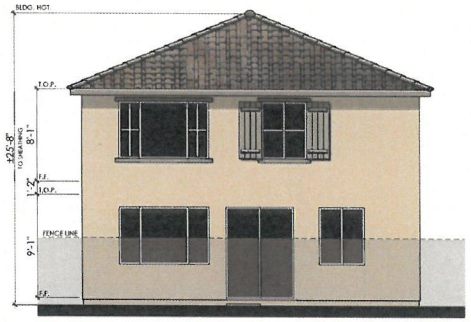


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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INVESTMENTS, LLC.

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CITY OF HIGHLAND, CA

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A-14

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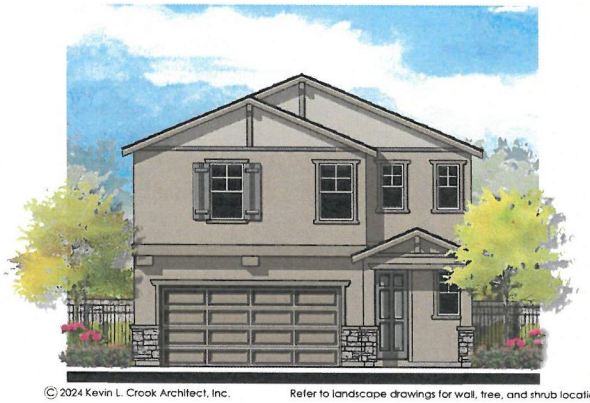
#23074



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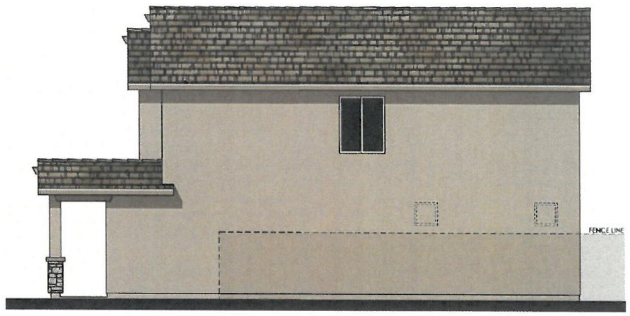
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

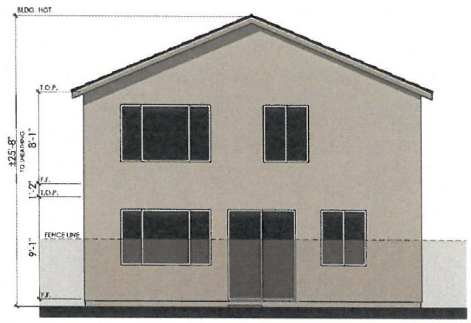


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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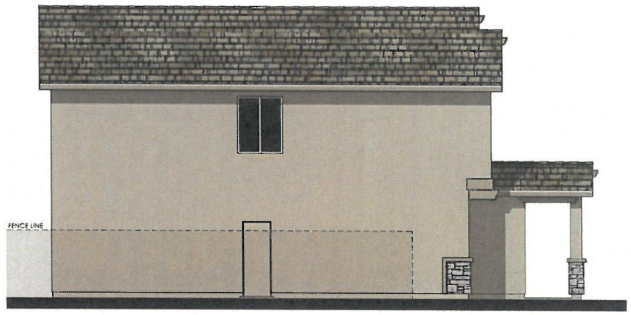

LEFT

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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CITY OF HIGHLAND, CA

09.11.2024
A-15

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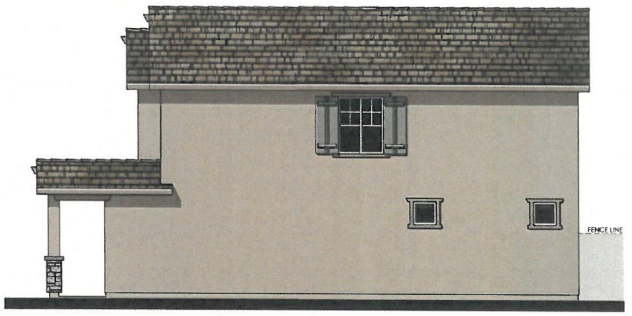
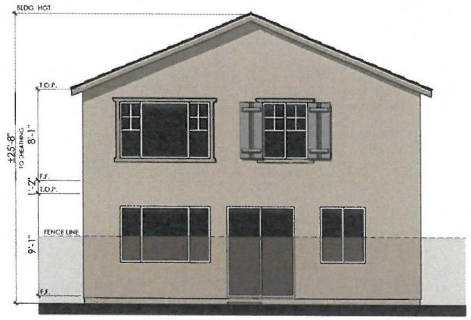


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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CITY OF HIGHLAND, CA

09.11.2024

A-16

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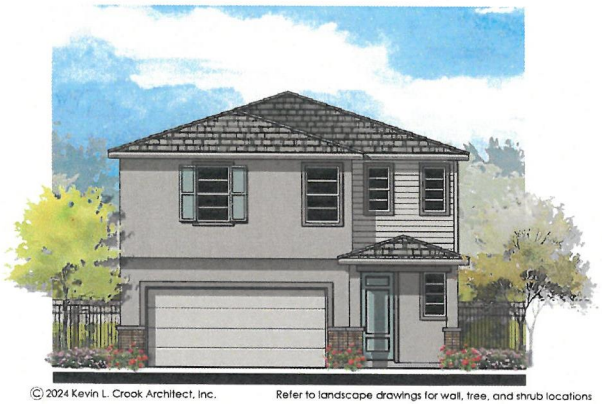

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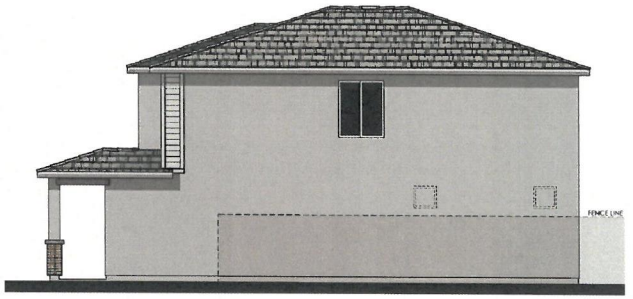
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

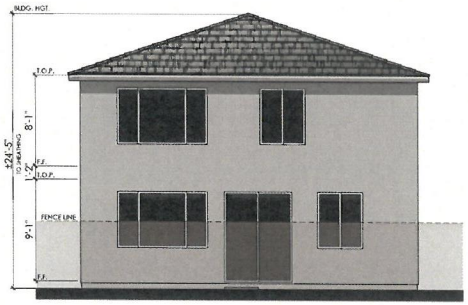


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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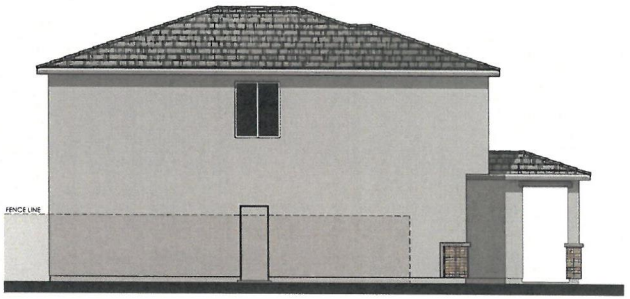

LEFT

COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ELEVATIONS

0 2 4 8 12

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CITY OF HIGHLAND, CA

09.11.2024

A-17

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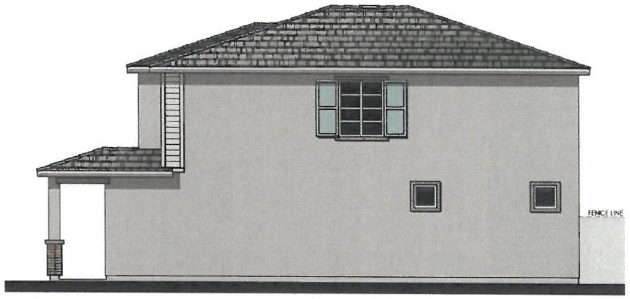
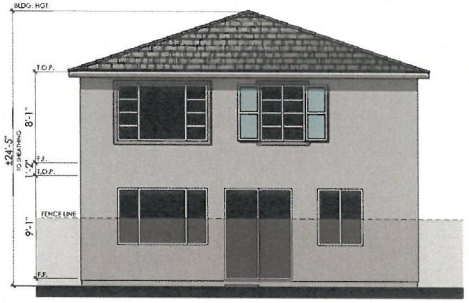


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

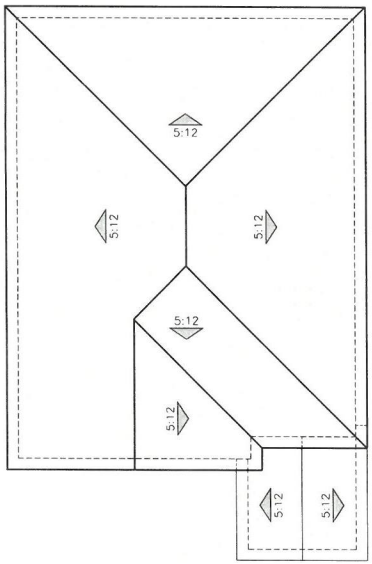
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE **RESIDENTIAL**

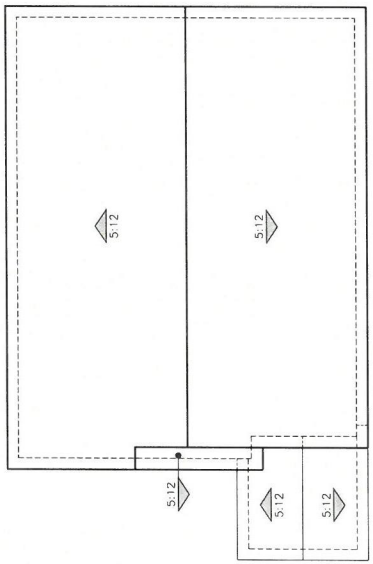
CITY OF HIGHLAND, CA

09.11.2024
A-18

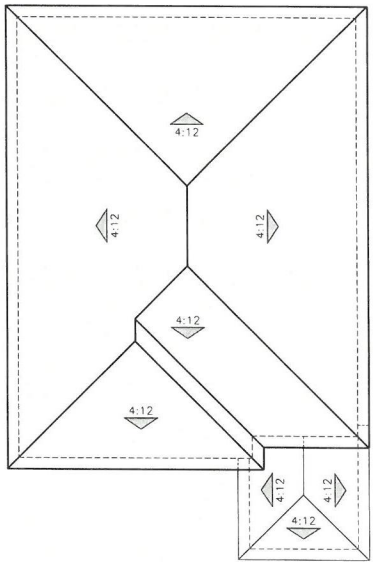
Kevin L. Crook Architect Inc #23074



A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 2 (1839)

ROOF PLANS

0 2 4 8 12

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A - SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - PRAIRIE

PLAN 3 (1998)

FRONT ELEVATIONS

0 2 4 8 12

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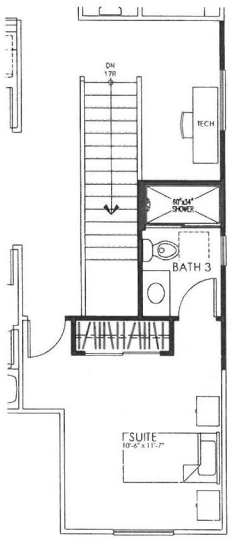
CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

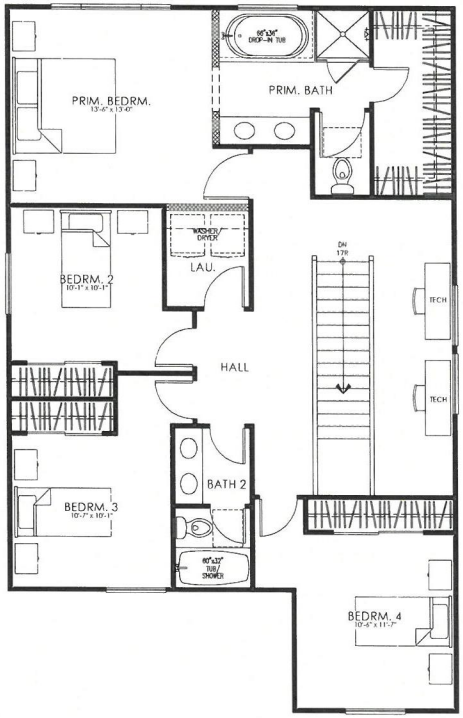
09.11.2024

A-20

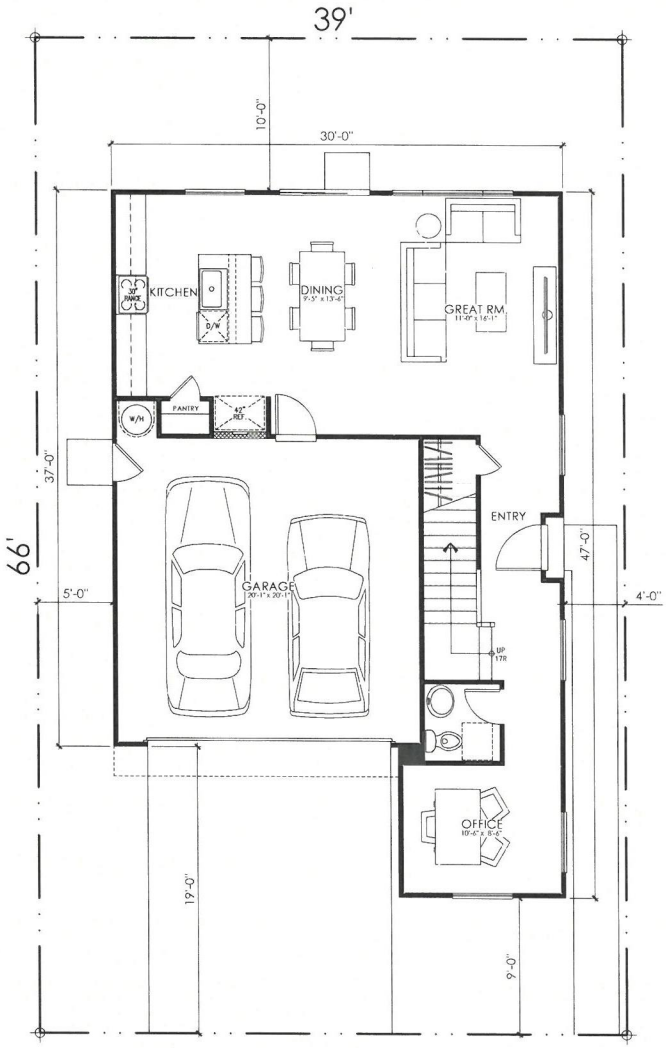
Kevin L. Crook Architect Inc #23074



OPT. SUITE/BATH 3



SECOND FLOOR



FIRST FLOOR

PLAN 3A (1998)

4 BEDROOM, 2.5 BATH, OFFICE, TECH, OPT. SUITE/BATH3

FLOOR PLAN

PLAN #

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,205 SQ. FT.
SECOND FLOOR AREA	793 SQ. FT.
TOTAL DWELLING	1,998 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	5 SQ. FT.

0 2 4 8 12

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09.11.2024

A-21

Kevin L. Crook Architect Inc #23074



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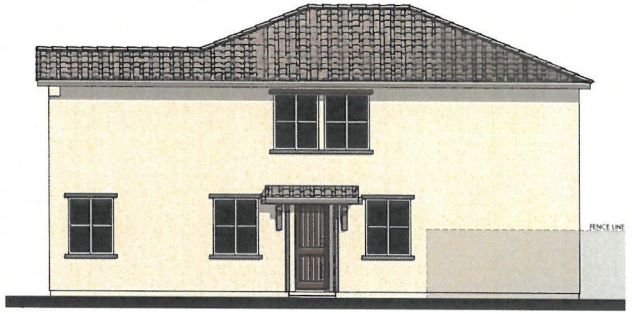
Refer to landscape drawings for wall, tree, and shrub locations

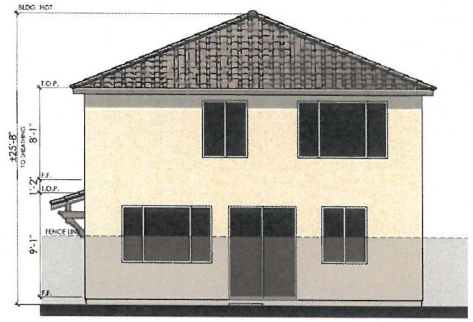
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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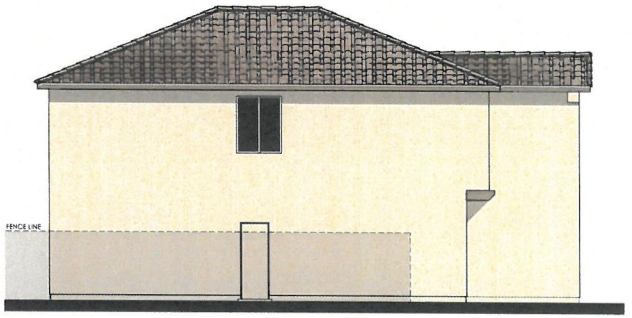


LEFT

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

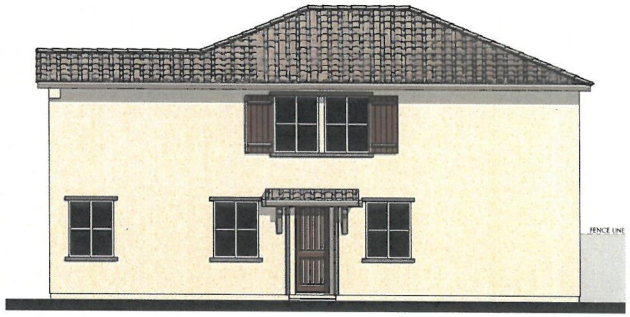
CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

A-22

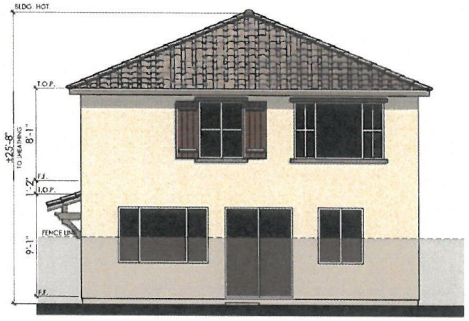
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

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CITY OF HIGHLAND, CA

09.11.2024
A-23

Kevin L. Crook
Architect
Inc
#23074



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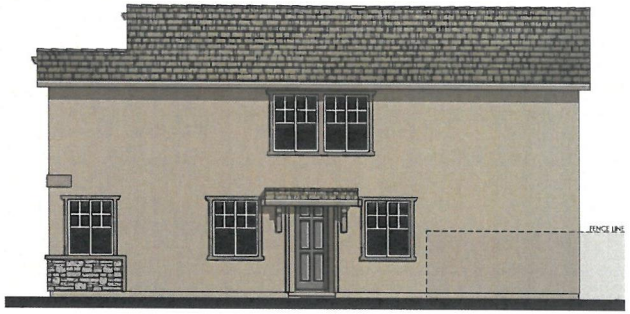
Refer to landscape drawings for wall, tree, and shrub locations

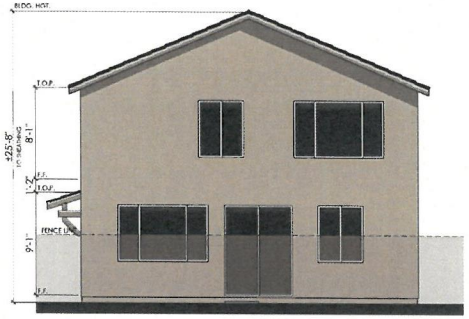
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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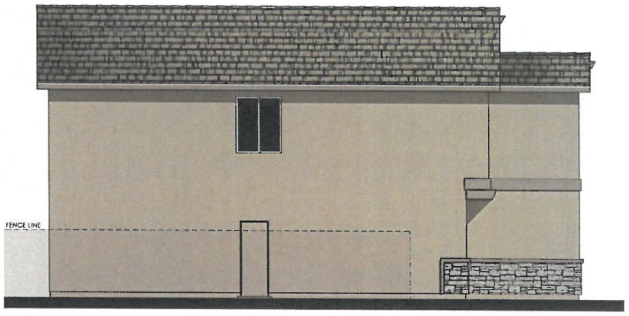

LEFT

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-24

Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
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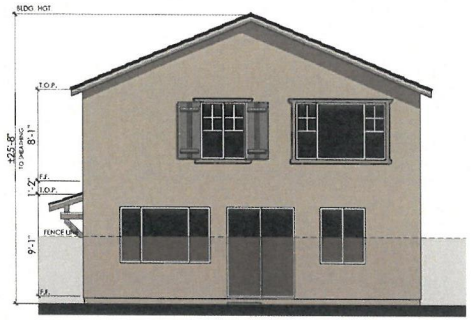
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

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CITY OF HIGHLAND, CA

09.11.2024

A-25

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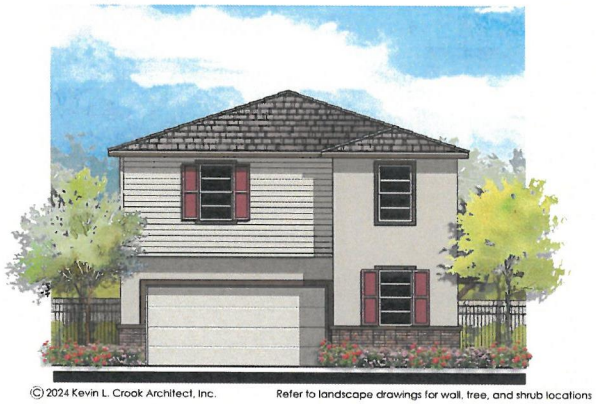

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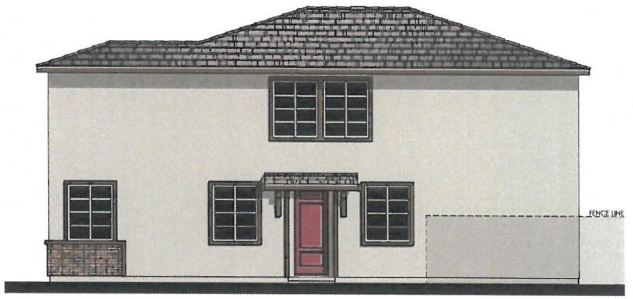
Refer to landscape drawings for wall, tree, and shrub locations

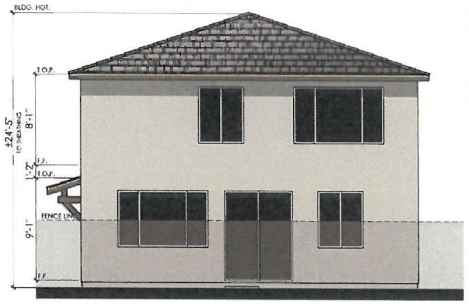
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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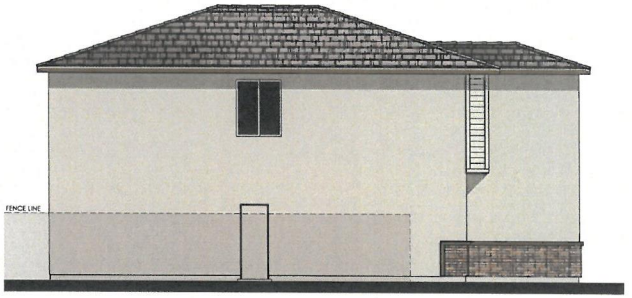

LEFT

COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ELEVATIONS

0 2 4 8 12

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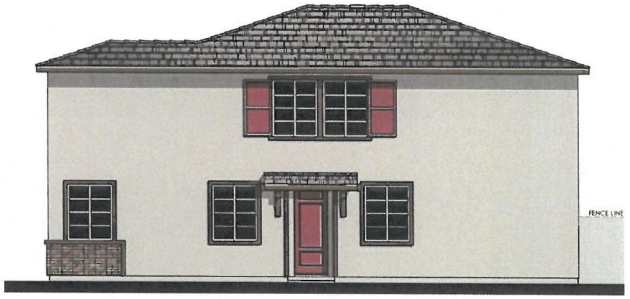
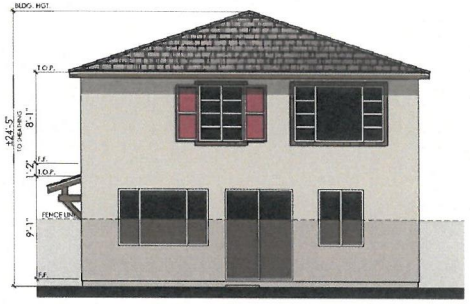


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

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CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-27

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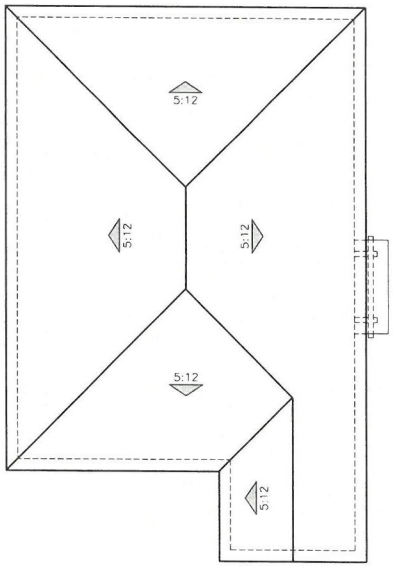
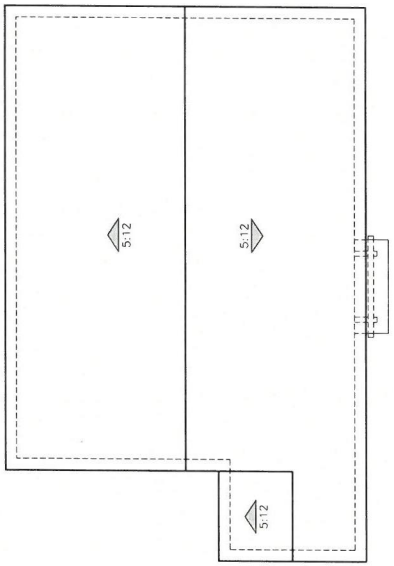
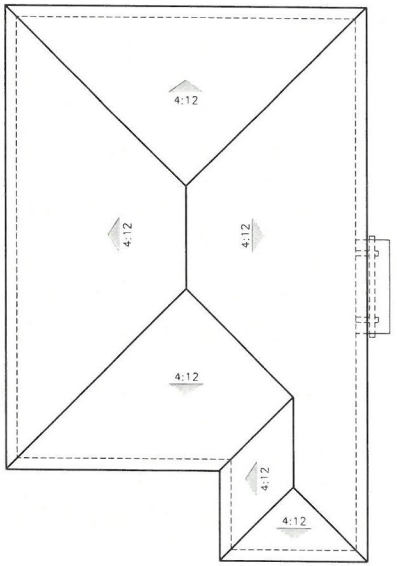


A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 3 (1998)

ROOF PLANS

0 2 4 8 12

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CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

A-28

Kevin L. Crook Architect Inc #23074

CENTRAL AVENUE
HIGHLAND, CA

JOB #	23074
CREATED	11/20/23
Planning Dept.	8/28/24
Rev	

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE / BRICK:	ELDORADO
GROUT:	ORCO or EQUAL

"A" ELEVATIONS SPANISH	**SCHEME 1**	**SCHEME 2**	**SCHEME 3**
STUCCO	1591	1547	1585
STUCCO PAINT MATCH *	SW7566 WESTHIGHLAND	SW6121 WHOLE WHEAT	SW6386 NAPERY
FASCIA / TRIM	SW6082 COBBLE BROWN	SW6152 SUPERIOR BRONZE	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6083 SABLE	SW6153 PROTÉGÉ BRONZE	SW7041 VAN DYKE BROWN
FRONT DOOR/ SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
CONCRETE ROOF LOW PROF "S" (VILLA)	SMM 8402 SANTA CRUZ BLEND	2804 ROCKLIN BLEND	SMM 8816 SAN GABRIEL BLEND

"B" ELEVATIONS CRAFTSMAN	**SCHEME 4**	**SCHEME 5**	**SCHEME 6**
STUCCO	1552	1524	1549
STUCCO PAINT MATCH**	SW7539 CORK WEDGE	SW6158 SAWDUST	SW7550 RESORT TAN
FASCIA / TRIM / GARAGE DOOR	SW6103 TEA CHEST	SW6159 HIGH TEA	SW7040 SMOKEHOUSE
SECONDARY STUCCO AT GABLES	SW7550 RESORT TAN	SW6149 RELAXED KHAKI	SW7038 TONY TAUPE
FRONT DOOR	SW2853 NEW COLONIAL YELLOW	SW2812 ROOKWOOD JADE	SW2854 CARIBBEAN CORAL
SHUTTERS	SW6062 RUGGED BROWN	SW7068 GRIZZLE GRAY	SW7048 URBANE BRONZE
CONCRETE ROOF FLAT SHAKE PONDEROSA	5809 LOMITA RANGE	SHP 9713 TIBURON BLEND	SCP 8804 HERSHEY BLEND
STONE DRYSTACK INSTALLATION	STACKED STONE SANTA FE	STACKED STONE ALDERWOOD	STACKED STONE NANTUCKET

"C" ELEVATIONS PRAIRIE	**SCHEME 7**	**SCHEME 8**	**SCHEME 9**
STUCCO	1556	1540	1595
STUCCO PAINT MATCH	SW7544 FENLAND	SW9168 ELEPHANT EAR	SW7037 BALANCED BEIGE
FASCIA / TRIM	SW7551 GREEK VILLA	SW6075 GARRET GRAY	SW7041 VAN DYKE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6155 RICE GRAIN	SW6072 VERSATILE GRAY	SW7036 ACCESSIBLE BEIGE
FRONT DOOR / SHUTTERS	SW2831 CLASSICAL GOLD	SW0020 PEACOCK PLUME	SW6307 FINE WINE
CONCRETE ROOF FLAT SLATE BEL AIR	4804 ROCKLIN BLEND	4634 KINGS CANYON BLEND	4606 VALLEJO RANGE
BRICK STACK BOND INSTALLATION	TUNDRA CHALKDUST	TUNDRA LATIGO	TUNDRA RIVERBED
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

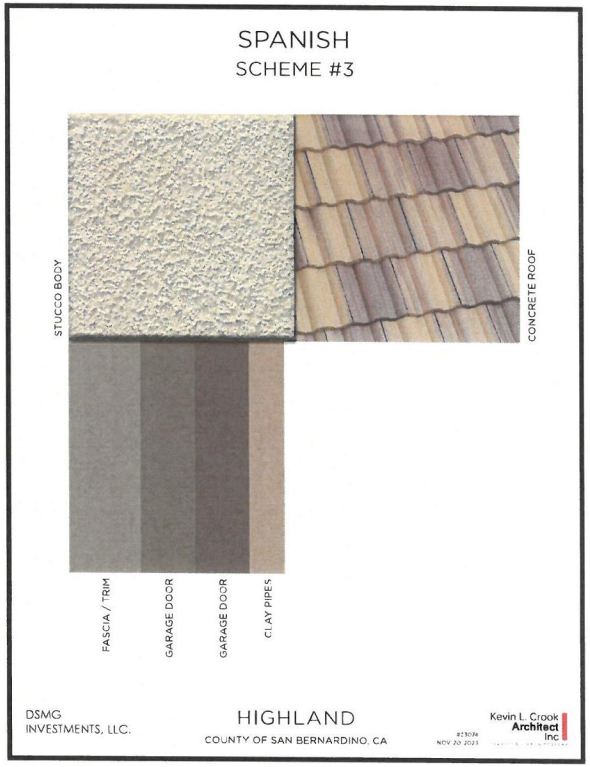
ALL FLASHING, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD.
* DRYSTACK STONE INSTALLATION
TODAS LAS TAPAJUNTAS, CANALERAS, CANALONES, ETC SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO.
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES. NO USAR EN EL CAMPO.

DSMG INVESTMENTS, LLC.
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

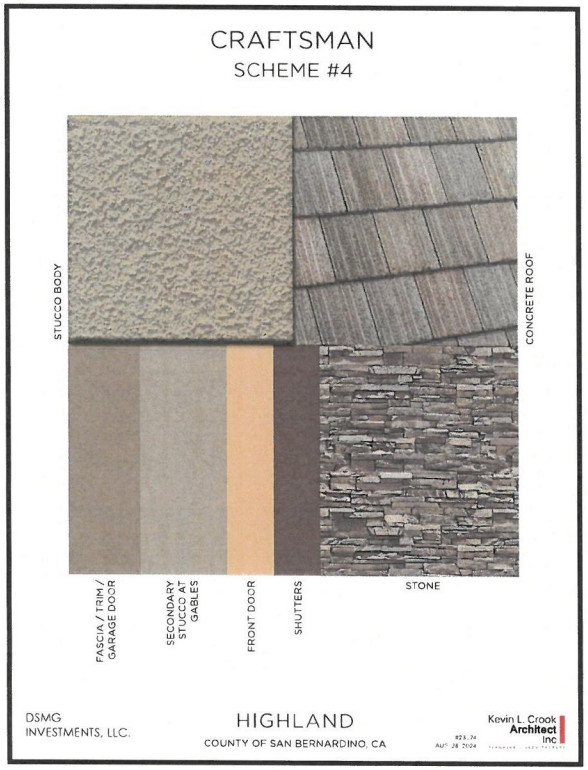
WRITTEN COLOR SCHEMES







COLOR BOARDS - "A" SPANISH

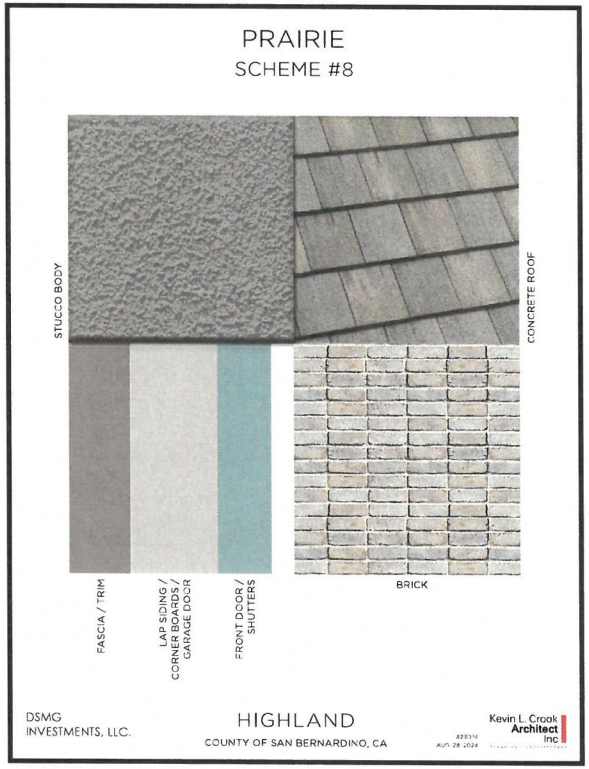






COLOR BOARDS - "B" CRAFTSMAN







COLOR BOARDS - "C" PRAIRIE



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A - SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - PRAIRIE

PLAN 1 (1717)

FRONT ELEVATIONS

DSMG
INVESTMENTS, LLC

HIGHLAND
CITY OF HIGHLAND
08/29/24

0 2 4 8 12

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
klcarch.com
JOB #: 23074

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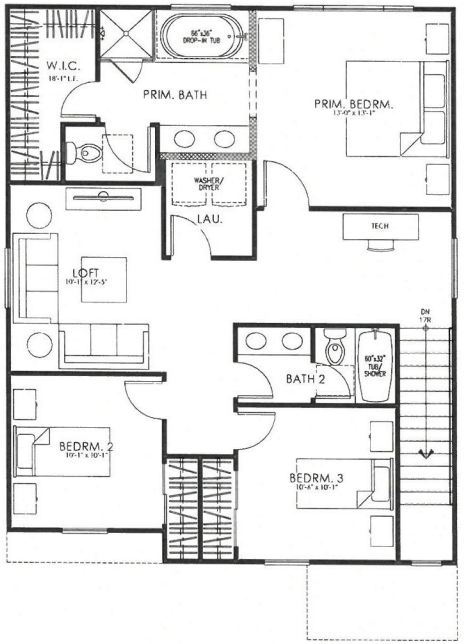
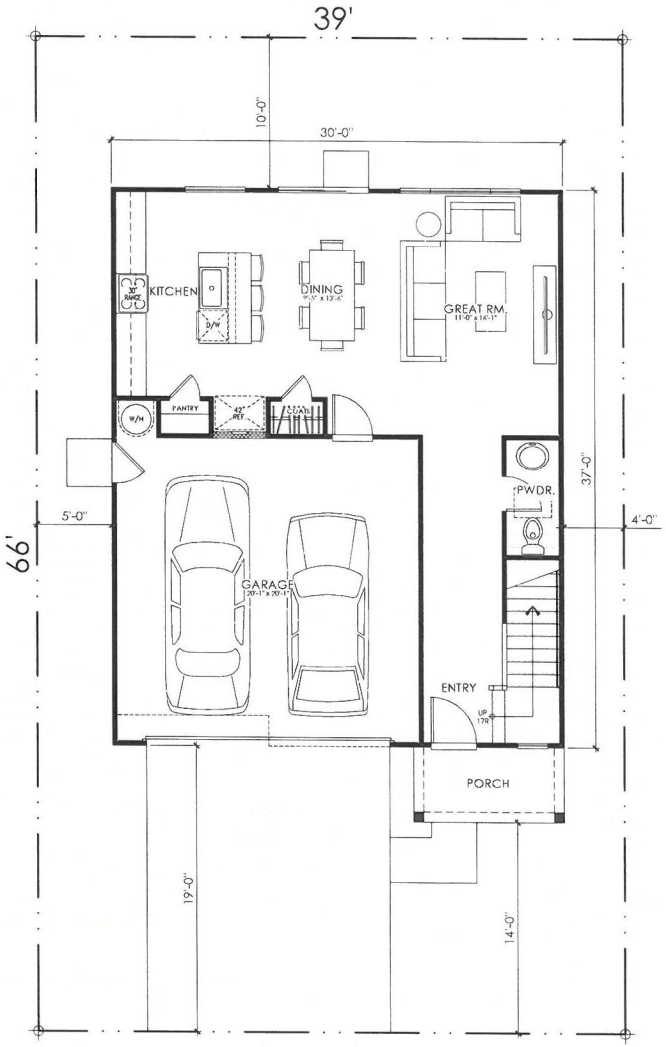
Plot Dated: Aug 29, 2024
Drawn By: home



OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR

PLAN # AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,030 SQ. FT.
TOTAL DWELLING	1,717 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	50 SQ. FT.

PLAN 1A (1717)

3 BEDROOM, 2.5 BATH, LOFT, OPT. BEDROOM 4 FLOOR PLAN

0 2 4 8 12

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HIGHLAND
CITY OF HIGHLAND
08/29/24

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klcarch.com
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PLANNING + ARCHITECTURE
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Drawn By: Name



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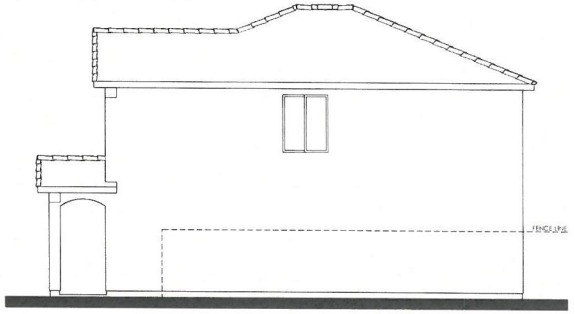
Refer to landscape drawings for wall, tree, and shrub locations

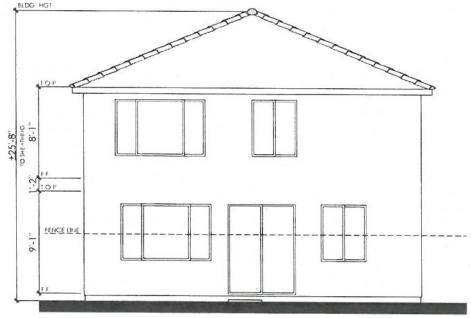
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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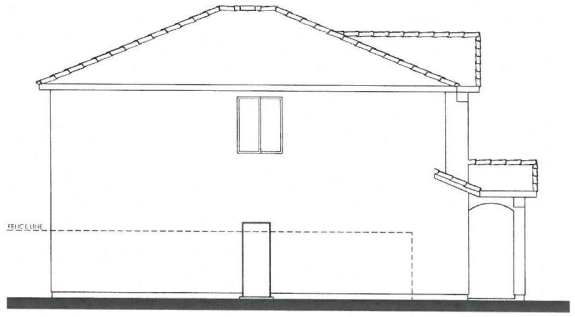

LEFT

PLAN 1A (1717)

SPANISH ELEVATIONS

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CITY OF HIGHLAND
08/29/24

0 2 4 8 12

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klcarch.com
JOB #: 23074

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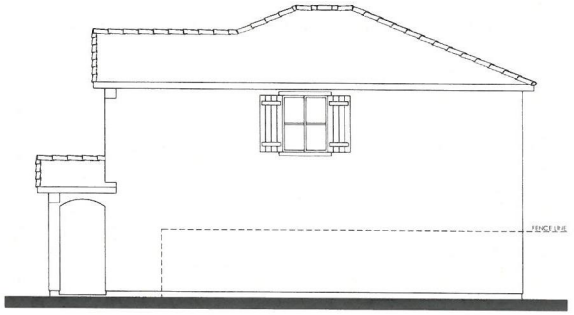

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
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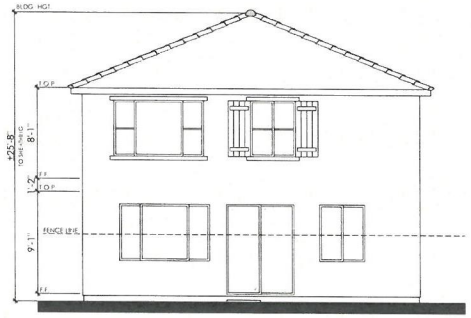

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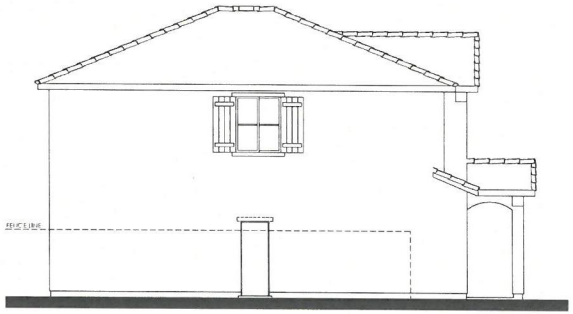

LEFT

PLAN 1A (1717)

SPANISH ENHANCED ELEVATIONS

DSMG
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HIGHLAND
CITY OF HIGHLAND
08/29/24

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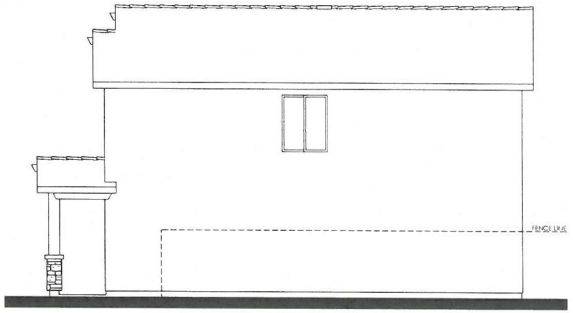
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



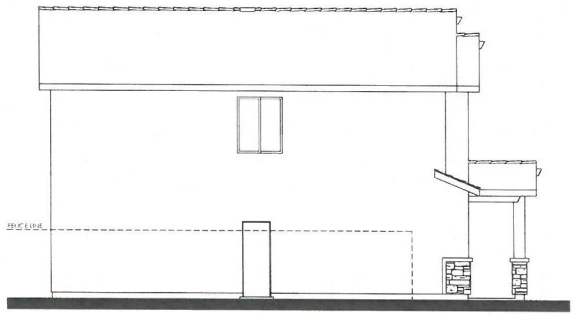
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

PLAN 1B (1717)

CRAFTSMAN ELEVATIONS

DSMG
INVESTMENTS, LLC

HIGHLAND
CITY OF HIGHLAND
08/29/24

0 2 4 8 12

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klcarch.com
JOB #: 23074
PLANNING + ARCHITECTURE

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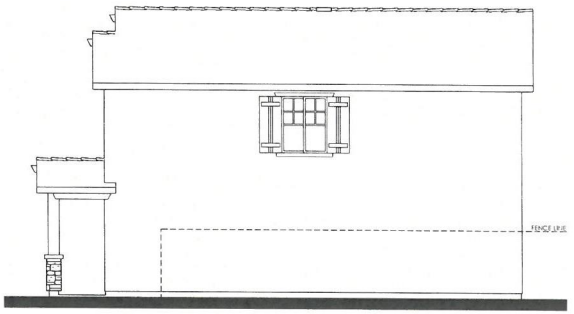
Plot Dated: Aug 29, 2024
Drawn By: Name



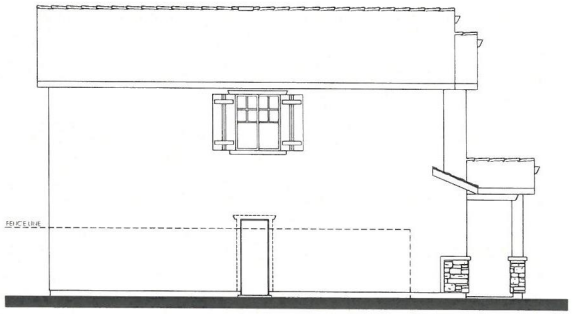
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

PLAN 1B (1717)

CRAFTSMAN ENHANCED ELEVATIONS

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Drawn By: Name



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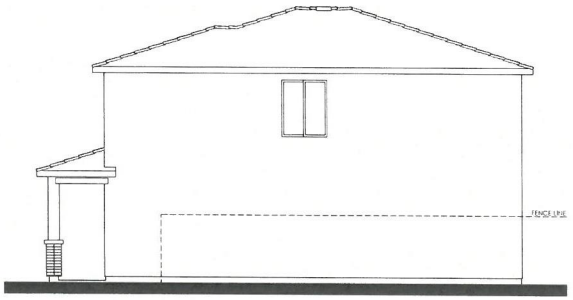
Refer to landscape drawings for wall, tree, and shrub locations

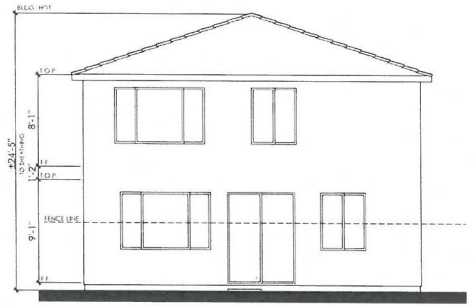
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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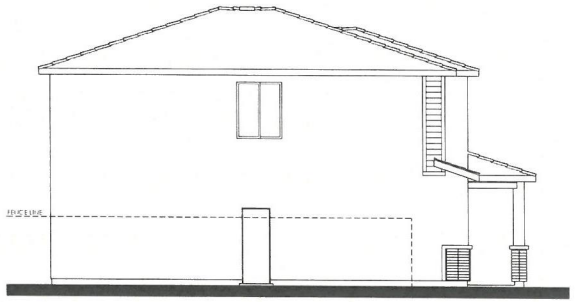

LEFT

PLAN 1C (1717)
PRAIRIE ELEVATIONS

0 2 4 8 12

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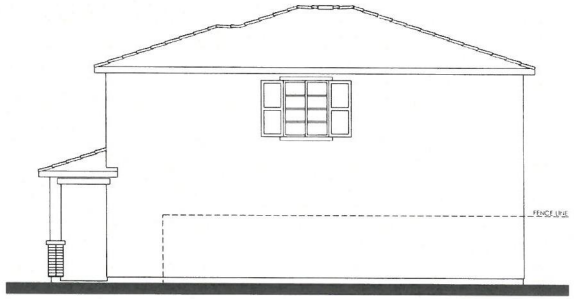


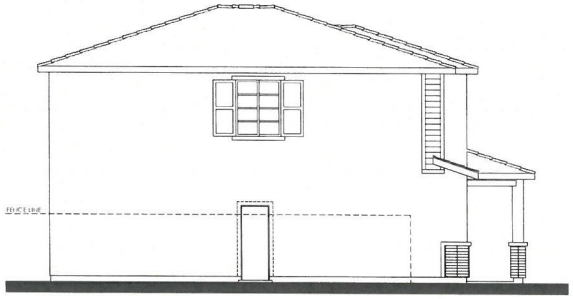
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

PLAN 1C (1717)

PRAIRIE ENHANCED ELEVATIONS

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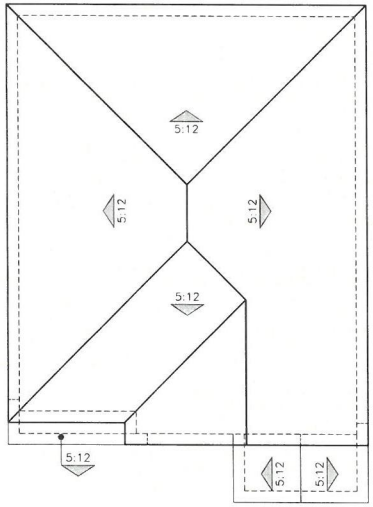
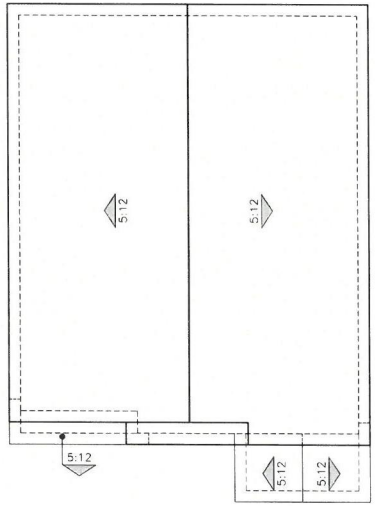
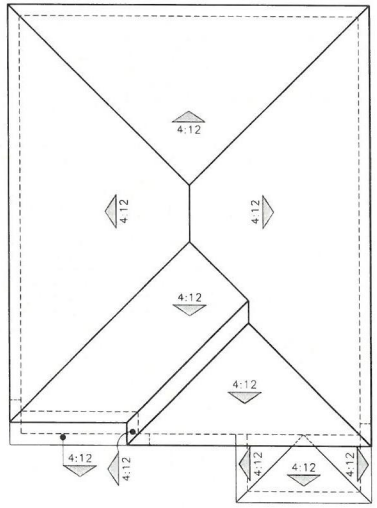


A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 1 (1717)

ROOF PLANS

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A - SPANISH



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B - CRAFTSMAN



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C - PRAIRIE

PLAN 2 (1839)

FRONT ELEVATIONS

HIGHLAND

CITY OF HIGHLAND

08/29/24

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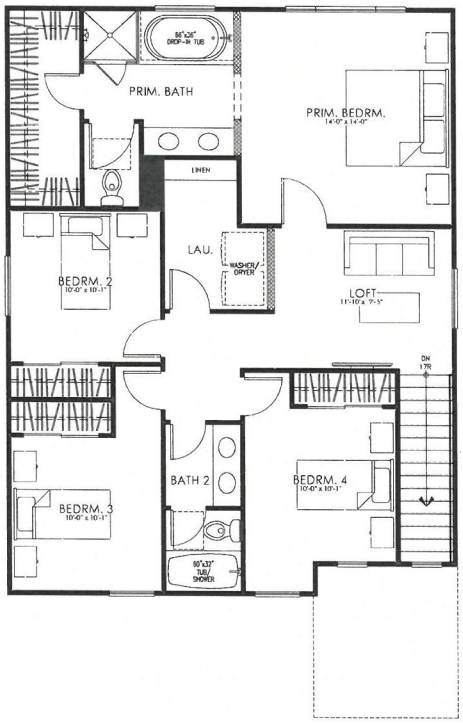
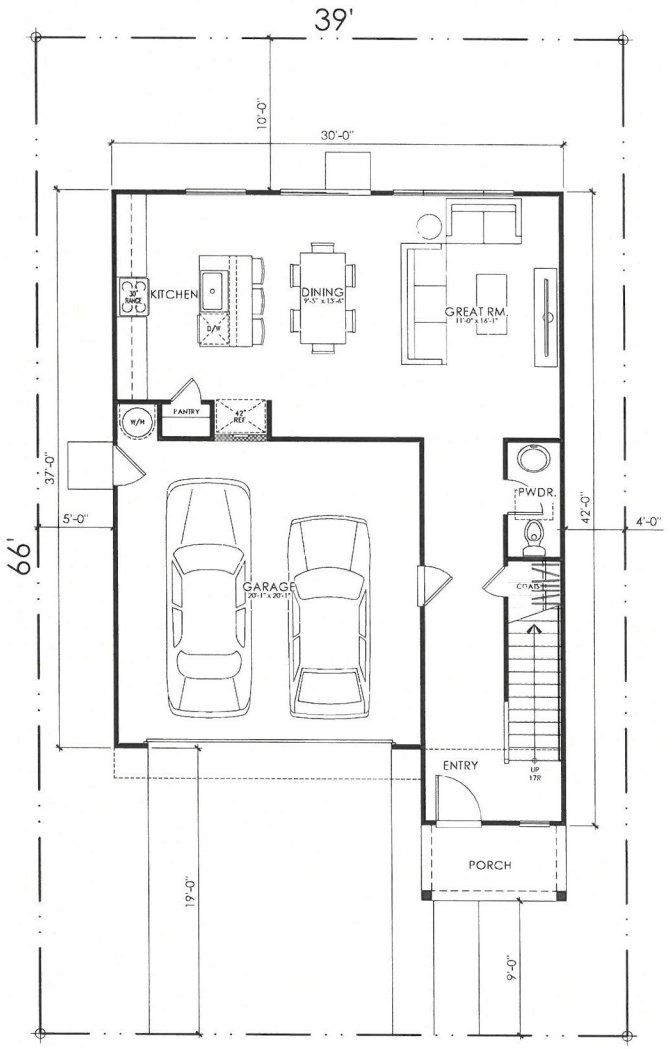
Drawn By: Alpha



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,103 SQ. FT.
TOTAL DWELLING	1,839 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	48 SQ. FT.

PLAN 2A (1839)

4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

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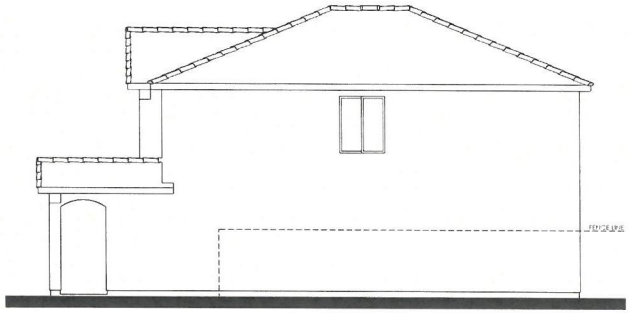
Refer to landscape drawings for wall, tree, and shrub locations

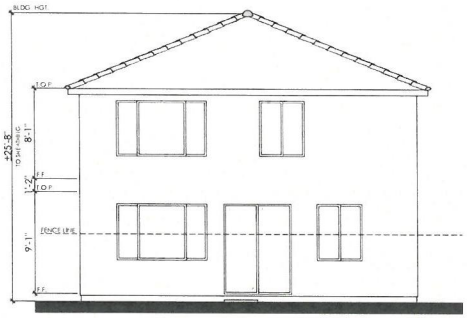
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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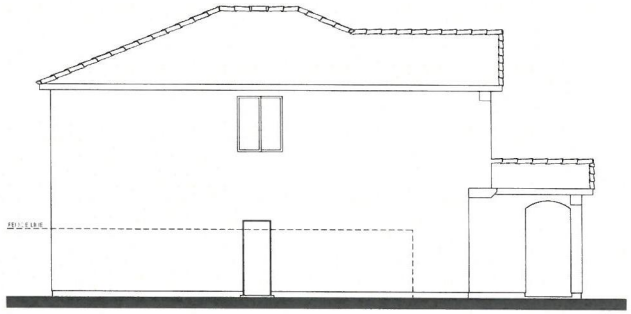

LEFT

PLAN 2A (1839)

SPANISH ELEVATIONS

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08/29/24

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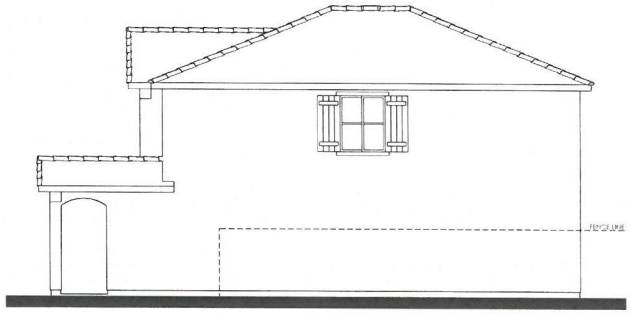
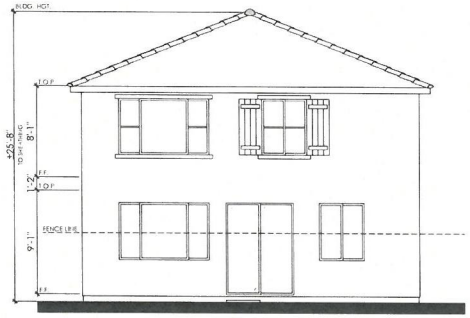


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

PLAN 2A (1839)

SPANISH ENHANCED ELEVATIONS

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HIGHLAND
CITY OF HIGHLAND
08/29/24

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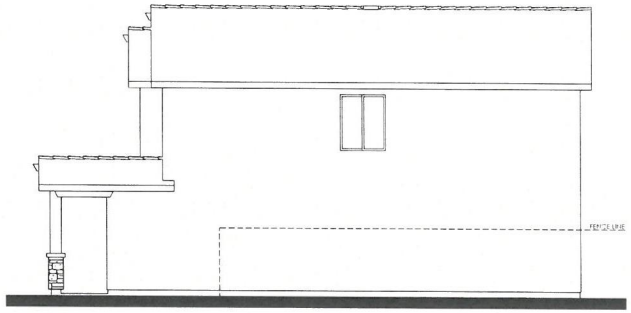
Refer to landscape drawings for wall, tree, and shrub locations

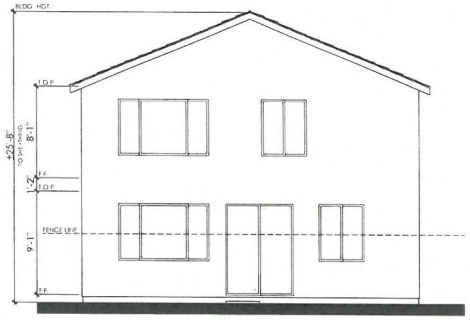
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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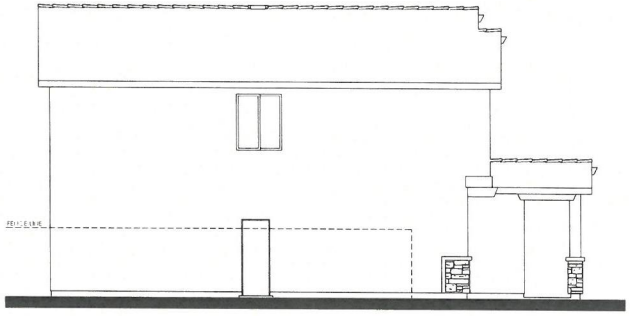

LEFT

PLAN 2B (1839)

CRAFTSMAN ELEVATIONS

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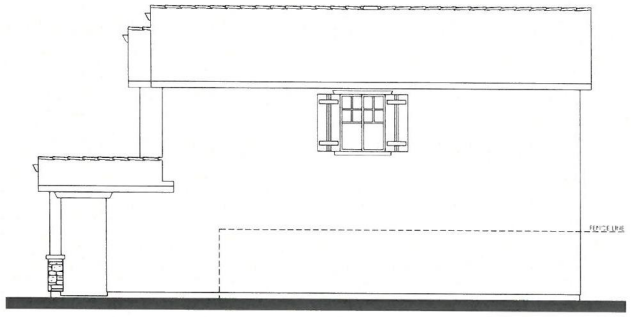

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

PLAN 2B (1839)

CRAFTSMAN ENHANCED ELEVATIONS

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HIGHLAND
CITY OF HIGHLAND
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Drawn By: name



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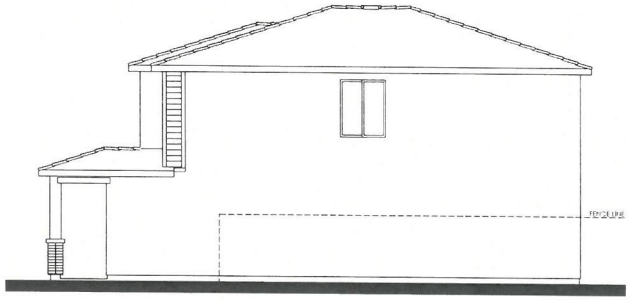
Refer to landscape drawings for wall, tree, and shrub locations

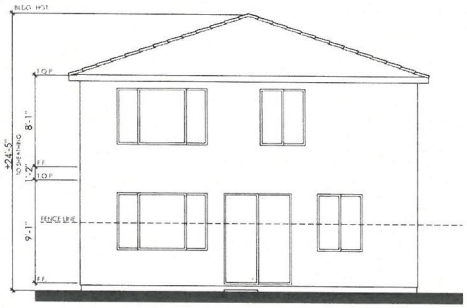
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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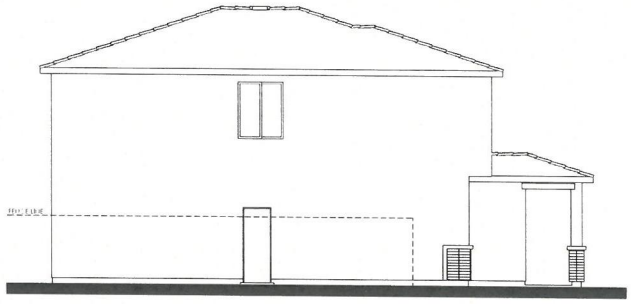

LEFT

PLAN 2C (1839)

PRAIRIE ELEVATIONS

HIGHLAND

CITY OF HIGHLAND

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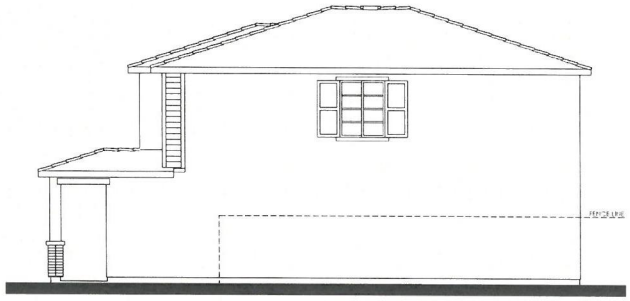

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

PLAN 2C (1839)

PRAIRIE ENHANCED ELEVATIONS

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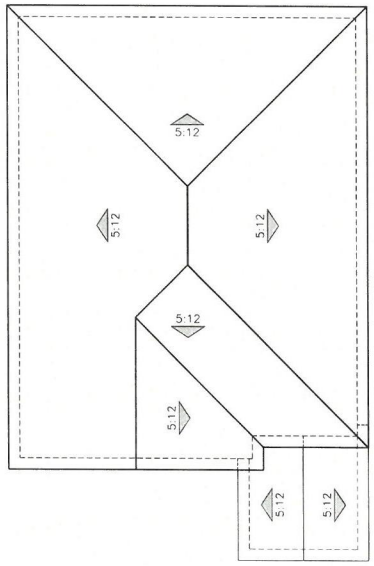
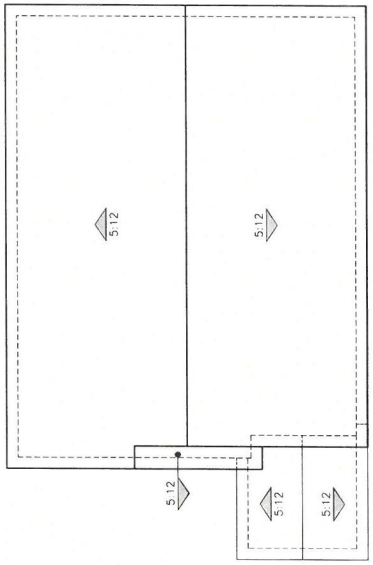
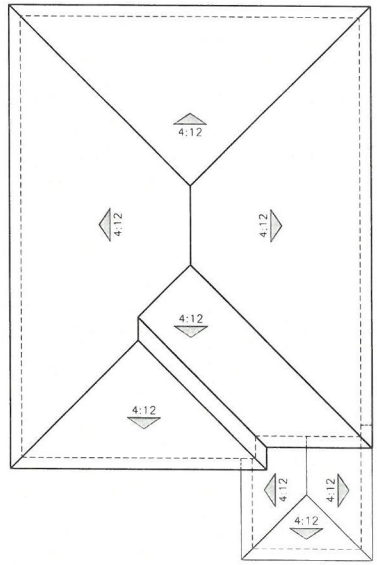


A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 2 (1839)

ROOF PLANS

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A - SPANISH



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B - CRAFTSMAN



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C - PRAIRIE

PLAN 3 (1998)

FRONT ELEVATIONS

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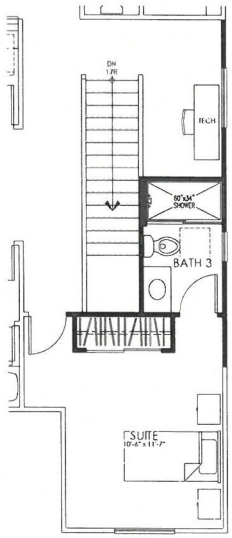
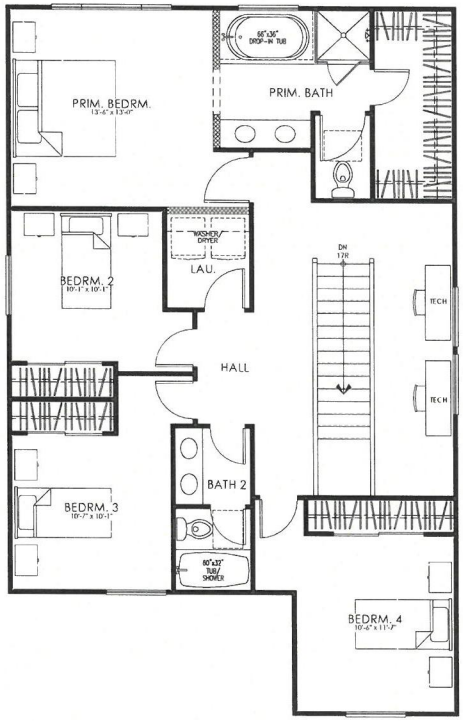
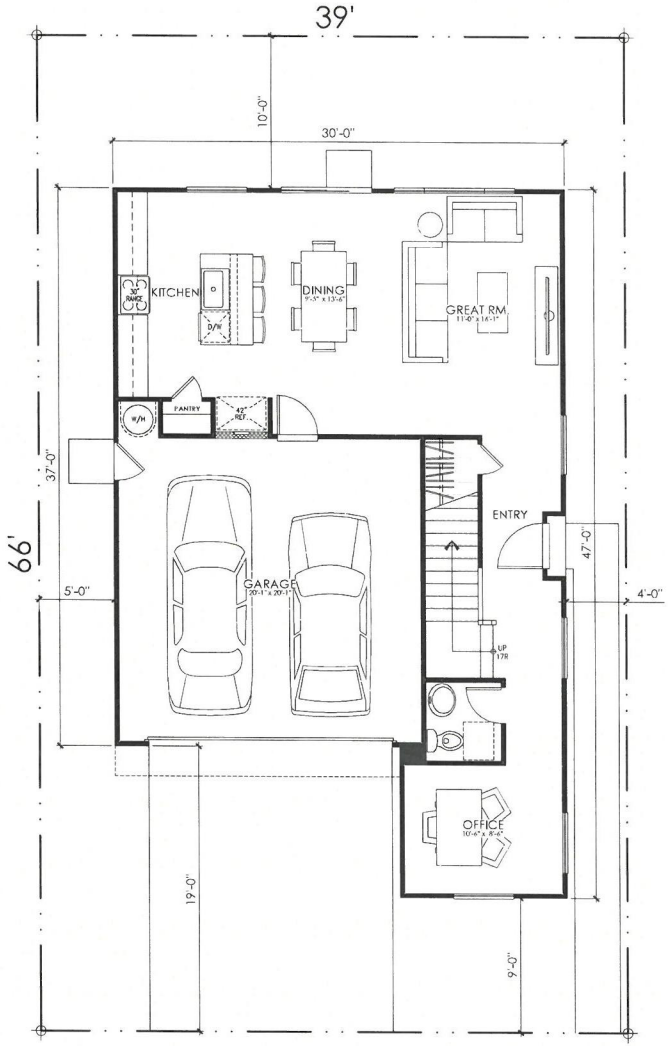


OPT. SUITE/BATH 3



SECOND FLOOR



FIRST FLOOR

PLAN 3A (1998)

4 BEDROOM, 2.5 BATH, OFFICE, TECH, OPT. SUITE/BATH3
FLOOR PLAN

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,205 SQ. FT.
SECOND FLOOR AREA	793 SQ. FT.
TOTAL DWELLING	1,998 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	5 SQ. FT.

DSMG
INVESTMENTS, LLC

HIGHLAND
CITY OF HIGHLAND
08/29/24

0 2 4 8 12

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Architect
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klcarch.com
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Drawn By: Name



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Refer to landscape drawings for wall, tree, and shrub locations

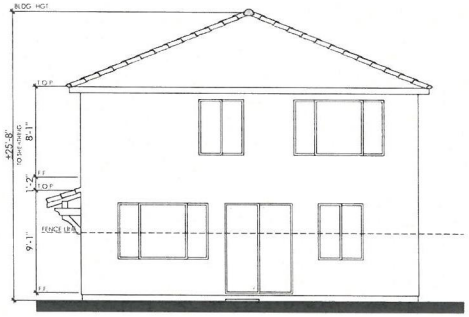
FRONT



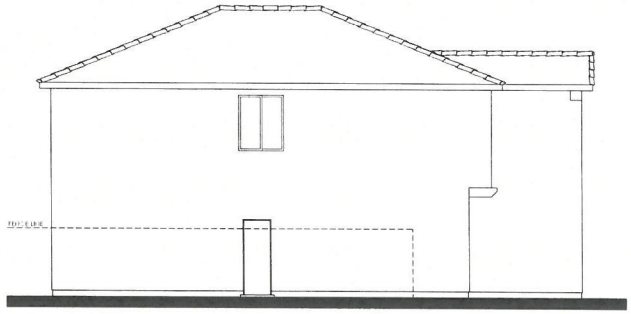
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

PLAN 3A (1998)

SPANISH ELEVATIONS

HIGHLAND

CITY OF HIGHLAND

08/29/24

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kcarch.com
JOB #: 2374

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Plot Date: Aug 29, 2024
Drawn By: Home



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

PLAN 3A (1998)

SPANISH ENHANCED ELEVATIONS

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KLcrarch.com
JOB # 23074

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Drawn By: Maria



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



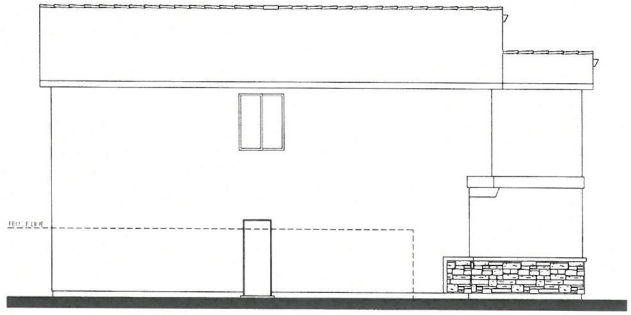
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

PLAN 3B (1998)

CRAFTSMAN ELEVATIONS

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Drawn By: Name



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

PLAN 3B (1998)

CRAFTSMAN ENHANCED ELEVATIONS

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Refer to landscape drawings for wall, tree, and shrub locations

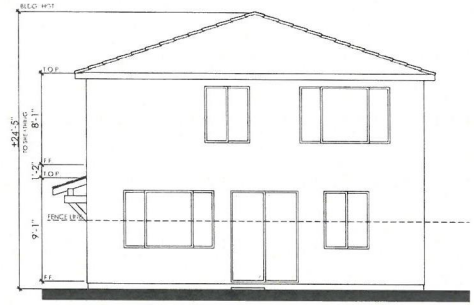
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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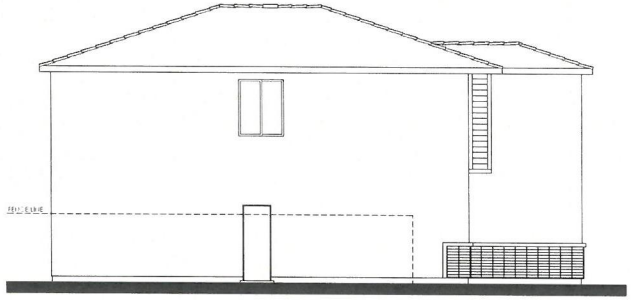

LEFT

PLAN 3C (1998)
PRAIRIE ELEVATIONS

0 2 4 8 12

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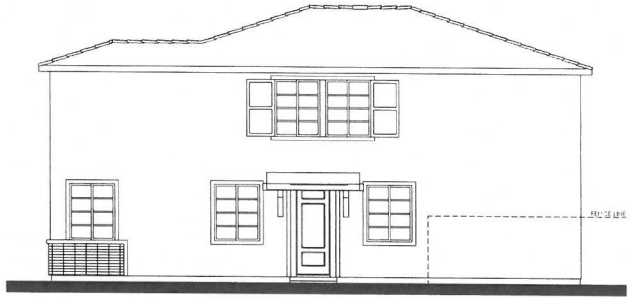
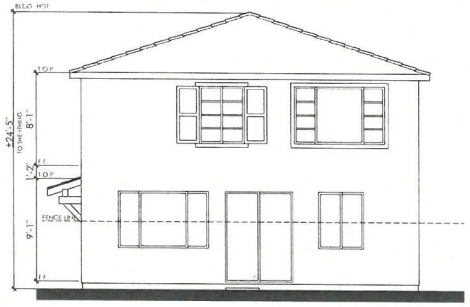


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

PLAN 3C (1998)

PRAIRIE ENHANCED ELEVATIONS

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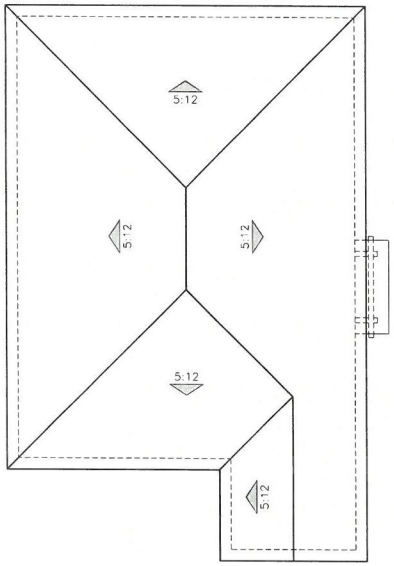

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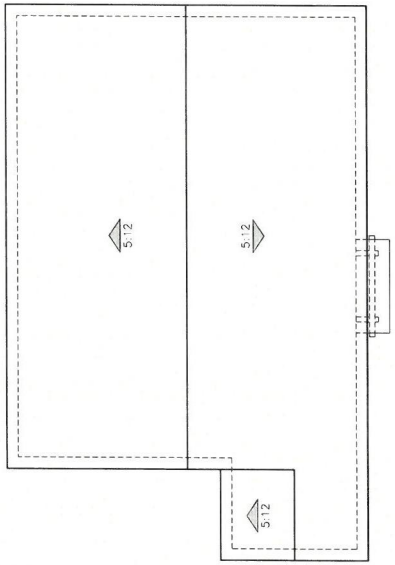
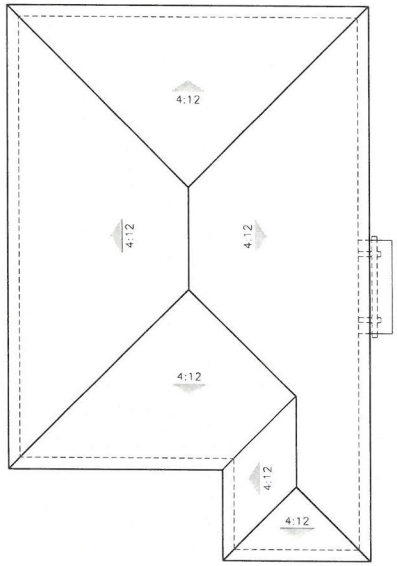


B - CRAFTSMAN



C - PRAIRIE

PLAN 3 (1998)

ROOF PLANS

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ATTACHMENT 4

Resolution to Adopt the Mitigated Negative Declaration

RESOLUTION NO. 2024-____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION (ENV 24-003) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) TO PERMIT THE DEVELOPMENT OF A 79 SINGLE-FAMILY LOTS WITH COMMON AREAS ON APPROXIMATELY 8.3 ACRES LOCATED ON WEST SIDE OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE PERTAINING TO GENERAL PLAN AMENDMENT (GPA 24-001) AND ZONE CHANGE (ZC 24-001), CONDITIONAL USE PERMIT (CUP 23-010), DESIGN REVIEW APPLICATION (DRA 24-003), AND TENTATIVE TRACT MAP NO. 20693 (TTM 24-001). ASSESSOR'S PARCEL NUMBERS 1192-341-11, 1192-361-45, and 1192-361-47).

APPLICANT: DSMG Investments, LLC, Anacapa DG

A. RECITALS

1. On March 18, 2024, the Applicant submitted applications for General Plan Amendment (GPA 24-001) to change the land use designation from Low Density (LD) Residential/Single-Family (R-1) to Planned Development (PD), Conditional Use Permit (CUP 24-010) for a development consisting of a 79 single family lots with common areas on the west side of Central Avenue, approximately 400 feet south of Base Line, Design Review Application (DRA 24-001) for a site plan, building elevations, conceptual landscape plan, grading plan, and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single family lots and common areas. The aforementioned entitlements will be referred to collectively as "the Project."

2. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the Project.

3. The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq.

4. The City contracted with Strategic Land Solutions for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project.

5. The Initial Study found that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Agricultural and Forestry Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral

Resources, Noise, Population/Housing, Public Services, and Recreation, Transportation and Traffic, Wildfire, and Utilities and Services Systems

6. The Initial Study also found that the potential impacts to air quality, biological resources, tribal/cultural resources, noise, soils, paleontological resources, hazards/hazardous materials, and transportation require the implementation of mitigation measures to reduce impacts to a less than significant level.

7. Based on the information contained in the Initial Study, Strategic Land Solutions and City staff concluded that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, Ascent Environmental Inc. prepared, and City staff concurred in, a Draft Mitigated Negative Declaration ("Draft MND") in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

8. The City circulated a Notice of Intent to Adopt the Draft MND, along with the Draft MND and its Appendices, to the public and other interested parties for a 30-day comment period from July 9, 2024, to August 7, 2024. The City published a Notice of Intent to Adopt for the Draft MND in the San Bernardino Sun, a newspaper of general circulation within the City. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1. Copies of the documents were made available for public review and inspection at Highland City Hall, 27215 Base Line, Highland, California and on the City of Highland website.

9. During the comment period, the City received one written comment on the Draft MND from the Department of Toxic Substance Control and a response to the comment made therein was prepared, submitted to the Planning Commission, and incorporated into the administrative record of the proceedings. The Draft MND, together with any comments and responses to comments, will be referred to hereinafter as "Final MND."

10. On August 20, 2024, the Planning Commission held a duly noticed public hearing to consider the Final MND and the Project, at which time the Planning Commission heard and considered information presented by City staff on the Project and its environmental review. In addition, all interested persons had an opportunity to and did testify regarding this matter. At the conclusion of the hearing, the Planning Commission adopted Resolution No. 24-021, recommending the City Council adopt the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

11. Public Resources Code Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting

Program is attached hereto as Exhibit 2, and is incorporated herein by reference.

12. On October 8, 2024, the Highland City Council conducted a Public Hearing on the subject Project and concluded the Hearing on that date.

13. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, after due consideration of the Final MND and the Project and in the exercise of its independent judgment, the City Council hereby finds and resolves that:

Section 1. The Highland City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct and are incorporated into this section as though set forth in full.

Section 2. Based upon substantial evidence presented to the Highland City Council during the October 8, 2024, Public Hearing, including public testimony and written and oral Staff Reports, the Highland City Council finds as follows:

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

Section 3 Agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Draft MND, the Final MND, and on the Project. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

Section 4. The City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final MND, the written and oral comments on the Draft MND, the Draft MND and its Appendices, staff reports and presentations, and all oral and written testimony.

Section 5. The City Council has reviewed the Final MND and all comments received regarding the Final MND prior to and at the October 8, 2024 public hearing, and based on the whole record before it finds that: (1) the Final MND was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the Final MND reflects the independent judgment and analysis of the City Council.

Section 6. The Highland City Council hereby adopts the Mitigated Negative Declaration (ENV 24-002) and Mitigation Monitoring and Reporting Program (MMRP), both of which are attached hereto and incorporated herein by reference.

Exhibit 1 - Final Initial Study/Mitigated Negative Declaration

Exhibit 2 - Mitigation Monitoring and Reporting Program (MMRP)

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 8th day of October, 2024

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

EXHIBIT A

Initial Study Mitigated Neg Dec & MMRP

7394 Central Avenue Residential Development Project

Highland, California

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

State Clearinghouse 2024070292

Prepared for:
City of Highland
Planning Department
27215 Base Line Street
Highland, CA 92346
(909) 864-6861
https://www.cityofhighland.org/

Prepared by:
Carlson Strategic Land Solutions
27134A Paseo Espada, Suite 323
San Juan Capistrano, CA 92675
(949) 542 - 7043

August 2024

TABLE OF CONTENTS

Section 1.0 Introduction 1
1.1 Introduction 1
Section 2.0 Response to Comments 1
Section 3.0 Revisions to the Draft IS/MND 8
3.1 Updates and Corrections to the Draft IS/MND 8

ATTACHMENTS

Attachment A Mitigation Monitoring and Reporting Program

SECTION 1.0 INTRODUCTION

1.1 Introduction

This Final Initial Study / Mitigated Negative Declaration (Final IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

This document contains responses to comments received on the Draft IS/MND No. 24-002 for the 7394 Central Avenue Residential Development Project (Project) (State Clearinghouse No. 2024070292) during the public review period, which occurred July 9, 2024 through August 8, 2024. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft IS/MND comprise the Final IS/MND. A Mitigation Monitoring and Reporting Program (MMRP) incorporates commitments in the form of Project Design Features (PDFs) and Mitigation Measures to ensure implementation. The MMRP is included as **Attachment A**.

The Draft IS/MND No. 24-002 for the 7394 Central Avenue Residential Development Project (Project) (State Clearinghouse No. 2024070292) is hereby incorporated by reference, in its entirety. The Draft IS/MND is available for review at the Highland City Hall, Community Development Department, 27215 Base Line Highland, CA 92346, Highland Sam J Racadio Library, 7863 Central Ave, Highland, CA 92346, and on the City's website at https://www.cityofhighland.org/DocumentCenter/Index/664.

The City published a Notice of Intent and circulated a Draft IS/MND for public review and comment for the period of July 9, 2024 through August 8, 2024. A single correspondence was submitted to the City during the review period. Section 2 of the Final IS/MND includes the correspondence submitted to the City on the Draft IS/MND, identified by a number for later reference, together with the authors and the date the letter was received. The letter is presented with numbered brackets to highlight specific comments that are responded to in the next section.

SECTION 2.0 RESPONSE TO COMMENTS

This Final IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft IS/MND are excerpted in this document, the sections are shown indented. Changes to the Draft IS/MND text are shown in **underlined bold** text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons who submitted comments on the Draft IS/MND during the public review period.

This section provides all written comments received on the Draft IS/MND and the City's responses to each comment.

Number Reference	Commenting Person/Agency	Date of Comment
Agency Comment Letter		
A-1	Department of Toxic Substance Control	July 17, 2024

Agency Comment Letter A-1 – DTSC (July 17, 2024)

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 17, 2024

Tiffany Martinez
Assistant Planner
City of Highland
27215 Base Line Street
Highland, CA 92346
tmartinez@cityofhighland.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE 7394 CENTRAL AVENUE RESIDENTIAL DEVELOPMENT PROJECT DATED JULY 8, 2024, STATE CLEARINGHOUSE NUMBER 2024070292

Dear Tiffany Martinez,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration for the 7394 Central Avenue Residential Development Project (Project). The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site. To accommodate this proposal, a General Plan Amendment and Zone Change are requested. The General Plan Amendment would change the land use designation from Low Density (2.1-6.0 dwelling units per acre) to PD - Planned Development (PD). The Zone Change would change the zoning classification from R-1 (Single Family Residential) to PD.

DTSC recommends and requests consideration of the following comments:

Tiffany Martinez
July 17, 2024
Page 2

A1 - 1

1. It is understood an Asbestos Survey would be conducted prior to any demolition activities. These surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

A1 - 2

2. On Page 6 of the Phase I Environmental Site Assessment states, "There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition. However, should the subject property be slated for redevelopment, it would be prudent for the owner of the subject property to determine whether sampling relating to the former agricultural use of the subject property is required by the local planning department or other applicable oversight agency prior to the commencement of redevelopment activities." Therefore, when agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COC) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCP) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.

A1 - 3

3. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for

A1 - 3 (cont.)

Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

A1 - 4

4. All imported soil and fill material should be tested to assess any COCs meet screening levels as outlined in the PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. More information can be found on the DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC appreciates the opportunity to comment on the MND for the 7394 Central Avenue Residential Development Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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Tiffany Martinez
July 17, 2024
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cc: (via email)

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Agency Response A-1 – DTSC (July 17, 2024)

A1-1 The comment suggests surveys and remediation should be conducted in accordance with California environmental regulations for asbestos, lead-based paint, mercury, and polychlorinated biphenyl. The Draft IS/MND includes a Phase I Environmental Site Assessment in Appendix G and Mitigation Measure MM HAZ-1, as follows:

> ***Mitigation Measure MM HAZ-1:*** *Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.*

A1-2 The comment pertains to the historical use of the property for agriculture and the suggested testing for pesticides. According to the landowner, the Project site was not used for commercial agriculture, but instead was a horse farm. Page 33 of the Draft IS/MND states, "In the 1950s and 1960s, the Project site was used as a small horse ranch (Coffee Thoroughbred Horse Ranch), with no more than 30 horses. The owner also kept a few cows, goats, chickens, orchard, and vegetable gardens for non-commercial use." Based on this information additional soil sampling for pesticides and organochlorine pesticides does not appear warranted.

A1-3 The comment suggests sampling should be conducted at mixing, loading, and staging areas, as well as if smudge pots were used. As stated in the response above, no wide-scale commercial agriculture with the use of pesticides occurred on the project site. The Project site was used as a small horse farm and for private vegetable gardens. Therefore, no further sampling is warranted.

A1-4 The comment suggests that imported soil should be tested for contaminants of concern. The Project is currently designed to require approximately 6,850 cubic yards of imported fill. It is standard practice for builders to test the soil prior to accepting it as fill because no builder wants to take on the liability of accepting contaminated soil. Even though this is standard practice, the following Project Design Feature has been added to the Project.

> **PDF HAZ-1:** Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.

SECTION 3.0 REVISIONS TO THE DRAFT IS/MND

3.1 Updates and Corrections to the Draft IS/MND

Following public review of the Draft IS/MND, it is possible that revisions to the Draft IS/MND are warranted based on (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of Draft IS/MND publication; and/or (3) typographical errors. Any changes to the Draft IS/MND are shown as ~~strikeout text~~ to indicate deletions and underlined text to signify additions.

The following revisions are clarifications to the analysis presented in the Draft IS/MND and do not constitute substantial revisions. CEQA Guidelines Section 15073.5 states that a lead agency is required to recirculate a Draft IS/MND "when the document must be substantially revised after public notice of its availability (CEQA Guidelines 15073.5(a))." Substantial revisions would occur if "a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance (CEQA Guidelines Section 15073.5(b)(1))." Since the errata "merely clarifies, amplifies, or makes insignificant modifications to the negative declaration," recirculation is not required (CEQA Guidelines Section 15073.5(c)(4)).

Section 5.9(d), Page 64, 1st Full Paragraph

d) Less than Significant. The Phase I Environmental Site Assessment Report (**Appendix G**) includes results from database searches to determine if the Project site is on a list of hazardous materials sites. The Phase I searched the California Environmental Protection Agency (CalEPA), County of San Bernardino Department of Public Health, San Bernardino County Fire Department Hazardous Materials Division, South Coast Air Quality Management District (SCAQMD), Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), City of Highland building and planning departments, and California Geologic Energy Management Division (CalGEM). The Project site is not listed on any of the regulatory databases and no other sites listed on the databases pose a significant threat to the Project site. No oil wells are located on the Project site. Therefore, no Recognized Environmental Conditions (REC) were identified on or near the Project site. The Project design includes approximately 6,850 cubic yards of imported dirt as fill material. Standard practice is to test the imported dirt first to ensure no contaminants are brought onto the Project site. To clarify this standard practice, the following Project Design Feature is incorporated into the Project design.

PDF HAZ-1: Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.

Impacts would be less than significant.

Attachment A

- Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
ENVIRONMENTAL DOCUMENT REFERENCE NUMBER (SCH 2024070292)

PROJECT NAME: 7394 Central Avenue Residential Project

PROJECT LOCATION: 7394 Central Avenue, Highland, San Bernardino County, California 92346

PROJECT DESCRIPTION: The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin.

LEAD AGENCY: City of Highland
CONTACT PERSON/ TELEPHONE NO.: Tiffany Martinez | (909) 864-6861 Ext. 210

APPLICANT: DSMG Investments, LLC

CONTACT PERSON/ TELEPHONE NO.: Matt Gibson | (949) 303-3359

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Air Quality						
PDF AQ-1	The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which include, but are not limited to the following: 1. All active construction areas shall be watered two (2) times daily. 2. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.	During Grading	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	3. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 4. All operations on any unpaved surface shall be suspended if winds exceed 15 mph. 5. Access points shall be washed or swept daily. 6. Construction sites shall be sandbagged for erosion control. 7. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. 9. Use gravel aprons and track out grates at all truck exits. 10. Replace the ground cover of disturbed areas as quickly as possible.					
PDF AQ-2	All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.	During Grading	Project Applicant/Project Contractor			
PDF AQ-3	Construction equipment should be maintained in proper tune.	During Grading	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
PDF AQ-4	All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.	During Grading	Project Applicant/Project Contractor			
PDF AQ-5	Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-6	The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.	During Grading	Project Applicant/Project Contractor			
PDF AQ-7	Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-8	Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-9	Use zero VOC and low VOC paints and solvents, where feasible.	Project Design	Project Applicant			
PDF AQ-10	The project must comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to: • Install low-flow fixtures and toilets, water-efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.	Project Design	Project Applicant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	• Provide the necessary infrastructure to support electric vehicle charging. • Provide solar installations/solar readiness zones per the prescribed Energy Design Ratings.					
PDF AQ-11	Participate in the local waste management recycling and composting programs.	Project Design	Project Applicant			
Biological Resources						
PDF BIO-1	The Project must comply with City of Highland Municipal Code Section 16.64 for the removal of the two heritage trees, the blue elderberry and the chinaberry.	Prior to Grading/Ground disturbance	Project Applicant			
MM BIO-1	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters. Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the	Prior to Grading/Ground disturbance	Project Biologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.					
Cultural Resources						
MM CUL-1	Archaeological monitoring shall be conducted by a qualified archaeologist with at least three years' experience during ground disturbing activities in areas with the potential for cultural resources. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians - Kizh Nation shall be contacted, as detailed within MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.					
MM CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and Gabrieleño Band of Mission Indians - Kizh Nation for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			
MM CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Geology and Soils						
MM GEO-1	The Project Applicant shall implement the recommendations contained in the Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E) to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	During Grading	Project Geologist/ Public Works Department			
MM GEO-2	Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E). The geotechnical reports included in Appendices D and E have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.	Prior to Grading Permit	Project Geologist/ Public Works Department			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
MM PALEO-1	Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for: • Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors. • On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. • Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor. • Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources. • Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections. • Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Highland.	Prior to Grading	Project Applicant/Cultural Consultant			
MM PALEO-2	A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the	Prior to Grading	Project Applicant/Cultural Consultant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	surface. A suggested part-time monitoring schedule may be three days per week during earth disturbance activities. Full-time monitoring may be implemented at the discretion of the project paleontologist based on actual conditions observed, such as finding a fossil deemed to be significant. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.					
Hazards and Hazardous Materials						
PDF HAZ-1	Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.	During Grading	Project Applicant/Project Contractor/ City Public Work			
MM HAZ-1	Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.	Prior to Demolition of Buildings	Project Applicant/ City Public Work			
Noise						
PDF NOI-1	All HVAC equipment should be fully shielded behind noise barrier walls from the line of sight of adjacent properties.	During final design	Project Applicant			
PDF NOI -2	A six (6) foot high concrete masonry unit (CMU) block wall will be installed along the project frontage on Central Avenue. The proposed block wall will help	During final design	Project Applicant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	shield the habitable backyard exterior areas of homes fronting Central Avenue.					
PDF NOI -3	The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.	During final design	Project Applicant			
PDF NOI -4	A "windows closed" condition with upgraded windows and sliding glass doors should be provided for all residential units facing Central Avenue and Base Line Street in order to meet the interior noise standard. To accommodate windows closed conditions, all units facing the adjacent roadways shall be equipped with mechanical fresh air ventilation. See Section 6.1.2, Table 15, for details regarding window STC requirements.	During final design	Project Applicant			
PDF NOI -5	For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.	During final design	Project Applicant			
PDF NOI -6	The project should comply with City of Highland Municipal Code requirements, and all construction will take pursuant to a valid written agreement with the City or applicable political subdivisions, which agreement provides for noise mitigation measures including the limitation of construction hours between 7:00 am and 7:00 pm.	During Construction	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
PDF NOI -7	Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.	During Construction	Project Applicant/Project Contractor			
PDF NOI -8	All construction equipment should be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).	During Construction	Project Applicant/Project Contractor			
PDF NOI -9	Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -10	Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -11	Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, should be turned off when not in use for more than 5 minutes.	During Construction	Project Applicant/Project Contractor			
Transportation/Traffic						
MM TRANS-1	Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.	Final Design	Project Applicant/Traffic Consultant/City			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Tribal Cultural Resources						
MM TRC-1	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and Gabrieleño Band of Mission Indians - Kizh Nation shall be contacted, as detailed in MM CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and Gabrieleño Band of Mission Indians - Kizh Nation, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN or Gabrieleño Band of Mission Indians - Kizh Nation for the remainder of the project, should YSMN or Gabrieleño Band of Mission Indians - Kizh Nation elect to place a monitor on-site.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-2	The Project Applicant shall retain one Native American Monitor from or approved by the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) or the Gabrieleño Band of Mission Indians - Kizh Nation ("Consulting Tribes"). The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition	During Grading	Project Applicant/ City/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	and/or required in connection with the project, such as public improvement work). "Ground- disturbing activity" shall include, but is not limited to, tree/shrub removal and planting, clearing/grubbing, demolition, pavement removal, potholing, auguring, boring, grading, excavation, drilling, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work. Due to the heightened cultural sensitivity of the proposed project area, a tribal monitor from the Consulting Tribe(s) and archaeologist with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities.					
MM TRC-3	A copy of the executed monitoring agreement shall be submitted to the Lead Agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-4	A Cultural Resources Monitoring and Treatment Plan (CRMTP) that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeological principal investigator (PI) and submitted to the Lead Agency for dissemination to the Consulting Tribes. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency - the plan must be adopted prior to permitting for the project. All	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	findings will be subject to the protocol detailed within the CRMTP.					
MM TRC-5	The PI may submit a detailed letter to the Lead Agency, Consulting Tribes, and Project Applicant during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-6	The Tribal Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of tribal monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-7	In the event of an archaeological discovery, either historic or pre-contact, the archaeological or tribal monitor shall have the authority to halt all ground-	During Construction	Project Applicant/ Project Archaeologist/			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	disturbing activities that occur within the proposed project area and direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery around a buffer of 50 feet if historical (i.e., 1950s) or 60 feet around the resource(s) if the discovery is pre-contact or historical from the mid to late 19th century. An Environmentally Sensitive Area (ESA) physical demarcation/barrier shall be constructed at the edge of the buffer. The archaeological or tribal monitor shall and immediately notify the Consulting Tribes, the Lead Agency, Project Applicant, and the PI (unless the monitor is the PI) of the discovery. Should the discovery be determined to be a potentially significant resource, the PI shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes, the PI, the Lead Agency, and Project Applicant shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. 1. The PI shall immediately notify the Lead Agency, Consulting Tribes, and Project		Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	Applicant to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required. 2. If the resource is historically significant (i.e., from the 1900 and older), the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the Lead Agency, with input from the Consulting Tribes and Project Applicant to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. a) The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged. b) The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate. c) Pre-contact or the mid to late 19th century historical resource will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	secure office trailer for future reburial on the project site upon completion of the project. d) The cost for curation is the responsibility of the property owner. e) It is the preference of the Consulting Tribes that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribes, the Project Applicant, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, the Consulting Tribes, and the Project Applicant. All reburials are subject to a reburial agreement that shall be developed between the Project Applicant and the Consulting Tribes outlining the determined reburial process/location and shall include measures and provisions to					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	protect the reburial area from any future impacts. f) Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. g) All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency, Project Applicant, and the Consulting Tribes for review and comment.					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	After approval from the Lead Agency, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, Project Applicant, and the Consulting Tribes. h) The PI shall submit the approved final monitoring report to the Lead Agency, Project Applicant, and the Consulting Tribes. 3. If the historical resource (i.e., from the 1900 and older) is not significant, the PI shall submit a letter to the Lead Agency and the Consulting Tribes, indicating that artifacts will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project. The letter shall also indicate that that no further work is required.					
MM TRC-8	On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes and Lead Agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written	Post Construction Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	notification by the Consulting Tribes to the Project Applicant or Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Consulting Tribe's TCRs.					
MM TRC-9	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant/ Project Archaeologist/ Native American Monitor			

ATTACHMENT 5

Resolution to Approve General Plan Amendment (GPA 24-001)

RESOLUTION NO. 2024-____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL APPROVING GENERAL PLAN AMANDMENT (GPA 24-001) TO CHANGE THE LAND USE OF THREE (3) SUBJECT PARCELS FROM LOW DENSITY (LD) RESIDENTIAL TO PLANNED DEVELOPMENT (PD) FOR A DEVELOPMENT CONSISTING OF 79 SINGLE-FAMILY LOTS AND COMMON AREAS ON A 8.3 ACRE SITE LOCATED ON THE WEST SIDE OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE. ASSESSOR'S PARCEL NUMBERS 1192-341-11, 1192-361-45, AND 1192-361-47.

APPLICANT: DSMG Investments, LLC, Anacapa DG

A. RECITALS

1. On March 18, 2024, the Applicant submitted an application for General Plan Amendment (GPA 24-001) to change the land use designation from Low Density (LD) residential to Planned Development (PD) for a development consisting of 79 single-family lots and common areas on a 8.3 acre site located on the west side of central avenue, approximately 400 feet south of Base Line. Related entitlements include Zone Change (ZC 24-001) to change the zoning designation from Low Density (LD) Residential/Single-Family (R-1) to Planned Development (PD), Conditional Use Permit (CUP 23-010) for the development consisting of 79 single-family lots, Design Review Application (DRA 24-003) for a site plan, building elevations, conceptual landscape plan, grading plan, and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide three (3) existing lots into 79 single family lots. The aforementioned entitlements are referred to collectively as "the Project".

2. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law to be considered by the City Council at the October 8, 2024 public hearing.

3. On August 20, 2024, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project, concluded the Hearing on that date, and adopted Resolution No. 24-021, recommending the City Council approve General Plan Amendment (GPA 24-001).

4. On October 8, 2024, the Highland City Council conducted a Public Hearing on the subject Project and concluded the Hearing on that date.

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 Highland City Council as follows:

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

2. Environmental Review - CEQA Compliance

a. An Initial Study was prepared for the Project and potential impacts to air quality, biological resources, tribal/cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP).

b. A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024 and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1. The Notice was also published in the San Bernardino Sun, a newspaper of general circulation.

c. Based upon the Findings of the Initial Study and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment. Concurrently with this Resolution, the City Council is adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

3. Based upon substantial evidence presented to the Highland City Council during the October 8, 2024 Public Hearing, including public testimony and written and oral Staff Reports, the Highland City Council finds as follows:

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

4. Findings of Fact for General Plan Amendment (GPA 24-001) (Highland Municipal Code Section 16.08.030.G *General plan amendments. Findings*):

Based on the Findings below, the Highland 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: The General Plan's vision for Providing New Housing Opportunities includes both Low Density (LD) Residential and Planned Development (PD) uses to *"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"*. The proposed General Plan Amendment (GPA 24-001) to change the land use designations from Low Density (LD) Residential to Planned Development (PD) will help satisfy Goal 2.3 of the General Plan with the construction of this 79-unit single family community as it will achieve superior design and create a more desirable living environment. Under the current Low Density Designation, the site could only permit an estimated 49 units maximum. The Project promotes Project-specific, flexible development standards and the framework of a site specific development plan. The Project complies with the applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for low and medium density residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality. The General Plan Amendment and the zone change is consistent with the property to the east as it is a multi-family apartment in the Planned Development (PD) zone. Through its increased density, the Project is an opportunity to develop entry level housing which is a goal for the Housing Element. The General Plan goals and policies relevant to the project include its inclusion in the Providing New Housing Opportunities, Ensuring Land Use Compatibility, the Housing Element, and general standards applicable to the Land Use Element, Circulation Element, and Community Design Element. The Project meets all relevant goals and policies.

b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed General Plan Amendment will continue to permit residential development at this site. The proposed General Plan Amendment will increase the density range from a maximum of 6 to 9.3 dwelling units per acre. The Project will contain a gated residential community with community open space, infrastructure and modern amenities. It 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. That being the case, the approval of a General Plan Amendment for the

proposed Project 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: The Project includes a change of land use designation from Low Density (LD) Residential to Planned Development (PD) designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. Both the current and proposed land use allows for residential development; however, the proposed land use for Planned Development allows the developer some flexibility in the design of the Project to ensure creation of a cohesive development. The proposed land use designation, as specified within the General Plan, allows for the type of development proposed and changing the land use from Medium Density Residential to Planned Development is consistent with the purpose and intent of the Land Use section of the General Plan.

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: An Initial Study was prepared for the Project and potential impacts to air quality, biological resources, cultural resources, geological and soils, hazards and hazardous material, noise, transportation and traffic, and tribal cultural resources were identified. The Project design features and Project-specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures has been included in the Mitigation Monitoring and Reporting Program (MMRP). Based upon the Findings of the Initial Study and adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment.

5. Based on the Findings and Conclusions set forth above, the Highland City Council approves General Plan Amendment (GPA 24-001) as shown on Exhibit 2. The City Clerk is hereby authorized to take any action necessary to effectuate the purposes of this Resolution.

Exhibit A – Existing and Proposed General Plan Land Use Designation

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 8th day of October 2024

_____
Penny Lilburn, Mayor

ATTEST:

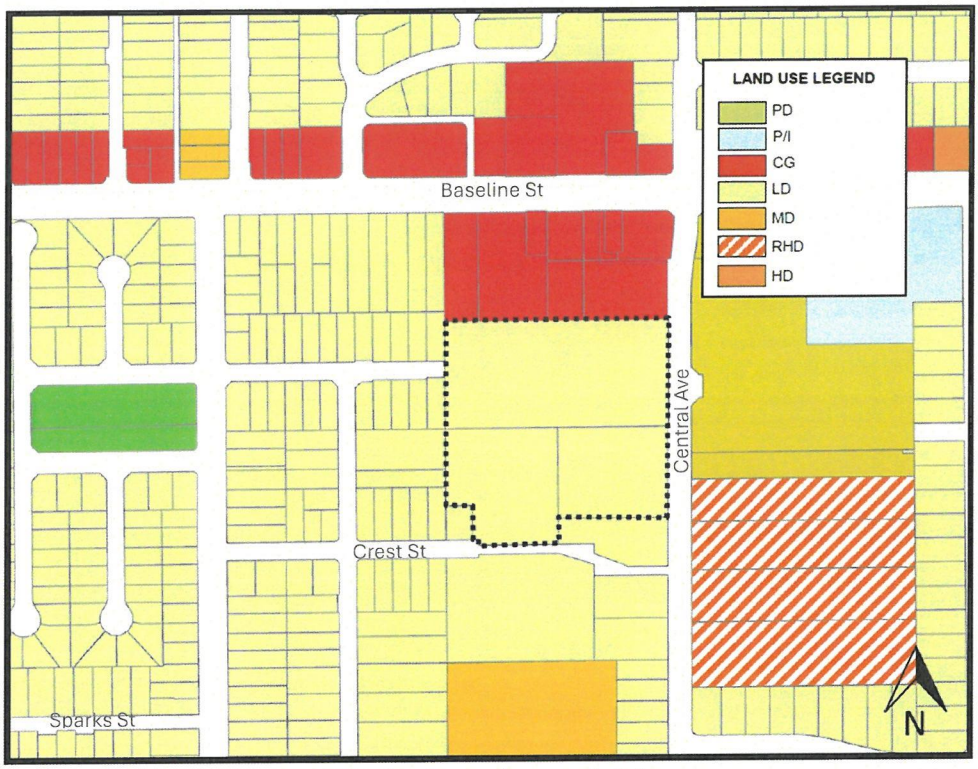
_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

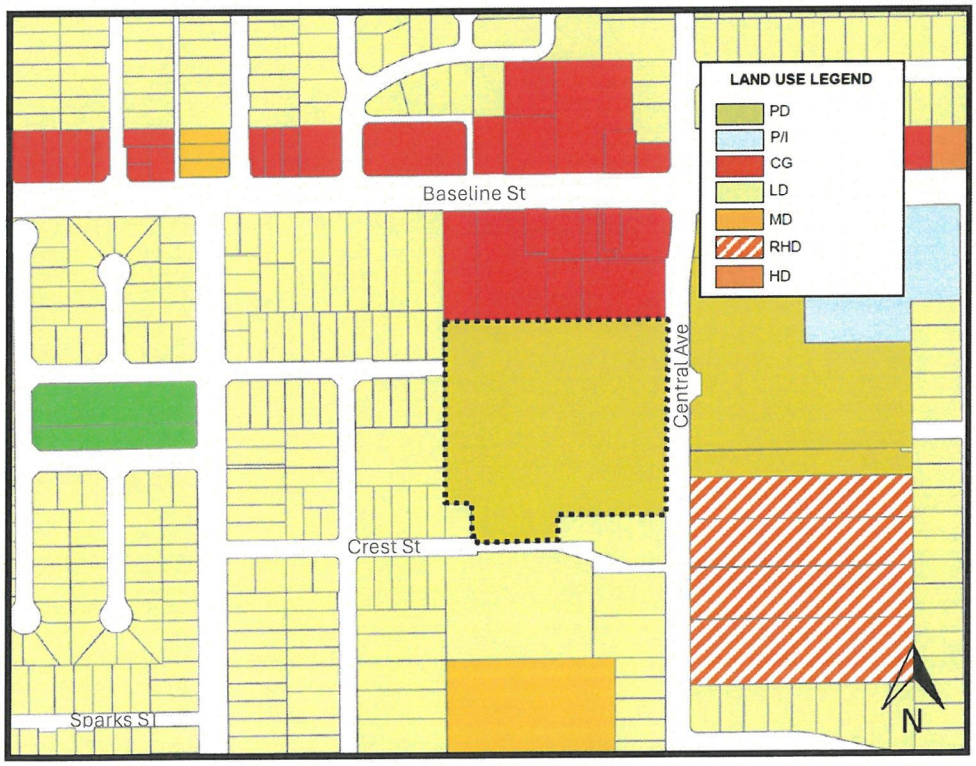
_____
Maricela E. Marroquin
City Attorney

EXHIBIT A

General Plan Map Amendment



Existing Land Use



Proposed Land Use

ATTACHMENT 6

Ordinance to Approve Zone Change (ZC 24-001)

ORDINANCE NO. ____

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL, APPROVING ZONE CHANGE (ZC 24-001) TO CHANGE THE ZONING DESIGNATION OF THREE (3) PARCELS FROM SINGLE FAMILY RESIDENTIAL (R-1) TO PLANNED DEVELOPMENT (PD) RELATED TO A DEVELOPMENT CONSISTING OF 79 SINGLE-FAMILY LOTS AND COMMON AREAS ON AN 8.3 ACRE SITE LOCATED ON THE WEST SIDE OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE (ASSESSOR PARCEL NUMBERS 1192-341-11, 1192-361-45, and 1192-361-47).

APPLICANT: DSMG Investments, LLC, Anacapa DG

WHEREAS, on March 18, 2024, the Applicant submitted an application for Zone Change (ZC 24-001) to change the zoning designation of three (3) parcels from Single Family Residential (R-1) to Planned Development (PD) related to a development consisting of 79 single-family lots and common areas on a 8.3 acre site located on the west side of Central Avenue, approximately 400 feet south of Base Line. Related entitlements include General Plan Amendment (GPA 24-001) to change the land use designation from Low Density (LD) Residential/Single-Family (R-1) to Planned Development (PD), Conditional Use Permit (CUP 23-010) for the development consisting of 79 single-family lots, Design Review Application (DRA 24-003) for a site plan, building elevations, conceptual landscape plan, grading plan, and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide three (3) existing lots into 79 single family lots. The aforementioned entitlements are referred to collectively as "the Project";

WHEREAS, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law to be considered by the Planning Commission at the August 20, 2024 public hearing and the City Council at the October 8, 2024 public hearing;

WHEREAS, the Planning Commission of the City of Highland, conducted a public hearing on the subject Project on August 20, 2024, concluded the hearing on that date, and adopted Resolution No. 2024-021, recommending to the City Council to introduce an Ordinance for Zone Change (ZC 24-001) as discussed; and

WHEREAS, the Highland City Council held a public hearing on October 8, 2024, at 6:00 pm, and notice of said public hearing(s) have been duly given, as required by law an in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Zone Change (ZC 24-001).

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

Section 1. Findings and Intent.

The Highland City Council finds that all of the facts set forth herein above are true and correct.

Section 2. General Plan Consistency Finding.

The proposed Zone Change is being considered concurrently with a General Plan Amendment seeking to change both the General Plan and Zoning designations from Single-Family (R-1) Residential/Low Density (LD) Residential to Planned Development (PD). Both Single Family Residential (R-1) and Planned Development (PD) allow for single-family residential development, however, Planned Development (PD) promotes project-specific, flexible development standards. Section 16.12.010 of the Highland Municipal Code, Planned Development (PD) allows projects to set standards for density of residential uses and establishes regulations which implement those 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. The Project, as proposed, will have a General Plan and Zoning Designation of Planned (PD) and its design features meet the goal of superior design. The development is a gated small-lot single family development with enhanced landscaping, shared recreation facilities including turf play areas, shaded play structures for various ages, barbeques and passive open space. The community will have a cohesive architecture, private roads and pleasing community design thus achieving consistency with the Planned Development (PD) designation.

Section 3. Zone Change.

The Applicant is seeking to develop a 79- unit single family community at the proposed site. Its current Single Family Residential (R-1) zoning designation does not permit this density. Because the site is located a street with similar use and density, the Applicant is seeking to change the Zoning designation from Single Family (R-1) Residential to Planned Development (PD), which would allow a 79-unit single family community upon approval of a Conditional Use Permit.

Section 4. Findings of Fact for Zone Change (ZC 24-001) (Highland Municipal Code Section 16.08.040 *Amendments to zoning districts and other provisions).*

Based on the Findings below, the Highland City Council does herby find:

a. The proposed zone change is consistent with the goals, objectives, policies, and programs of the municipal code, and will not result in any inconsistencies within the municipal code:

Response: The zone change would result in the site being designated Planned Development (PD). The Project proposes implementation of a planned development. The subdivision of land to create 79 numbered lots, with common areas complies with the development standards specified within the planned development and is compatible with the adjacent single-family and multi-family neighborhoods. This type of development is desirable for the community and consistent with the proposed land use designation of Planned Development (PD) which

allows any density that is compatible with surrounding existing and planned uses as determined through the development review process.

The request for a zone change to Planned Development in conjunction with a planned development for development of a residential community would continue the current zoning pattern along Central Avenue, south of Base Line, which is predominantly residential, and would not result in an illogical land use pattern or inconsistency with the municipal code.

b. The proposed zone change will not adversely affect the public health, safety or general welfare.

Response: The proposed Zone Change will continue to permit residential land development at the site. The current zone, R-1, would have permitted a single-family residential subdivision at a maximum of 6.0 dwelling units per acre and the proposed zone change will allow the same use, but at a reduced lot size with an overall density of 9.3 dwelling units per acre. The increased density will be offset by shared open space, recreation and landscape parkways. The Project will meet all other development standards and public infrastructure as prescribed by the Highland Municipal Code and City Guidelines and Procedures. It will not result in adverse effects to the public health, safety or welfare.

c. The proposed zone change 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 zone change must be consistent with all of the applicable sections including these findings.

Response: As indicated above, the Project includes a change of zone from Single-Family District (R-1) to Planned Development. Both the current zoning and proposed zoning allow for residential uses; however, the proposed zoning allows the developer some flexibility in the design of the Project to ensure creation of a cohesive development. The proposed zoning designation, as specified within Section 16.12.010 of the Highland Municipal Code, allows for the type of development proposed and changing the zone from Single-Family District (R-1) to Planned Development is consistent with the purpose and intent of the Land Use and Development Chapter of the Highland Municipal Code. There are no inconsistencies with other sections of the Municipal Code.

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

Response: The Project site is adjacent to existing single-family and multi-family residential development to the east, west, and to the south. The site contains a single-family residence and small accessory structures from past ranching activities. The Initial Study prepared for the project analyzed the potential for environmental impacts and all topics were found to have either no impact or a less than significant impact with

mitigation incorporated. The Mitigated Negative Declaration incorporated mitigation measures to reduce any potential impacts to a less than significant level and, therefore; the proposed project is not likely to cause substantial environmental damage.

Section 5. Environmental Review - CEQA Compliance

An Initial Study was prepared for the Project and potential impacts to air quality, biological resources, tribal/cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP).

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024 and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1. The Notice was also published in the San Bernardino Sun, a newspaper of general circulation.

Based upon the Findings of the Initial Study and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment. Concurrently with this Ordinance, the City Council is adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

Section 6. Change of Zone

A. The City Council hereby approves Zone Change (ZC 24-001) changing the Zoning designation of an 8.3 acre site located on the west side of Central Avenue, approximately 400 feet south of Base Line, commonly known as APNs 1192-341-11, 1192-361-45 and 1192-361-47 from Single Family Residential (R-1) to Planned Development (PD) as shown on Exhibit 2.

B. The City Clerk is hereby authorized to take action to effectuate the purposes of this Ordinance.

Section 7. 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 8. 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.

Exhibit A – Existing and Proposed Zoning Designation

PASSED, **APPROVED** and **ADOPTED** this 8th day of October 2024

_____
Penny Lilburn, Mayor

ATTEST:

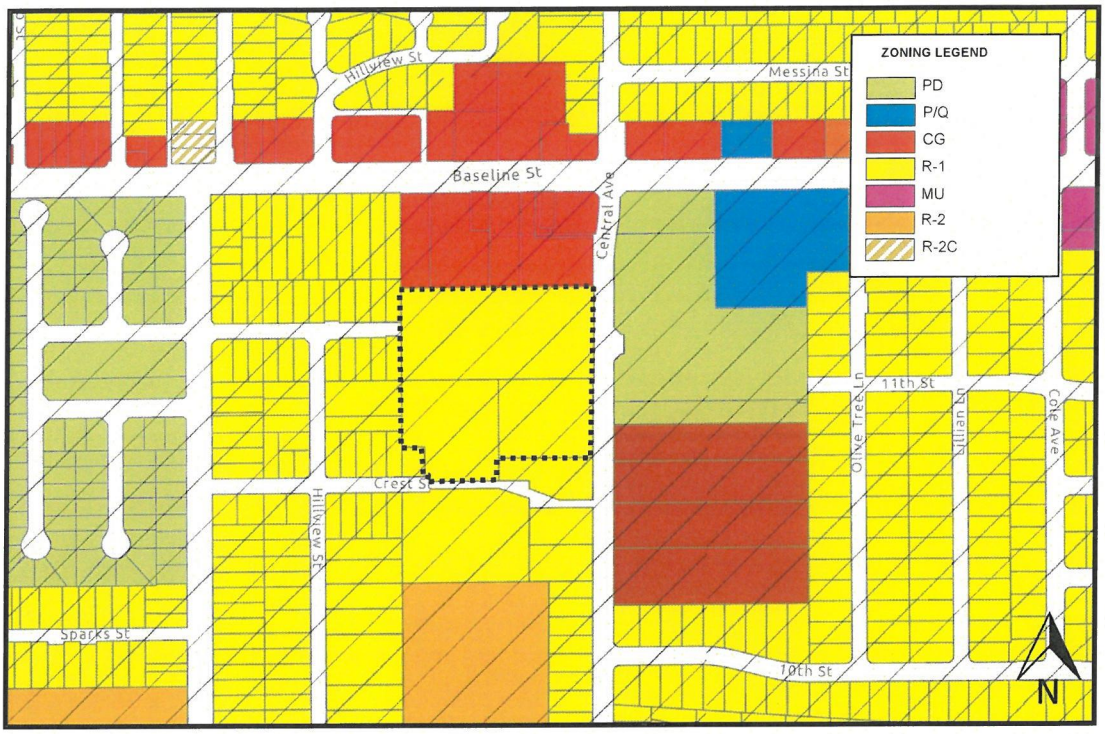
_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

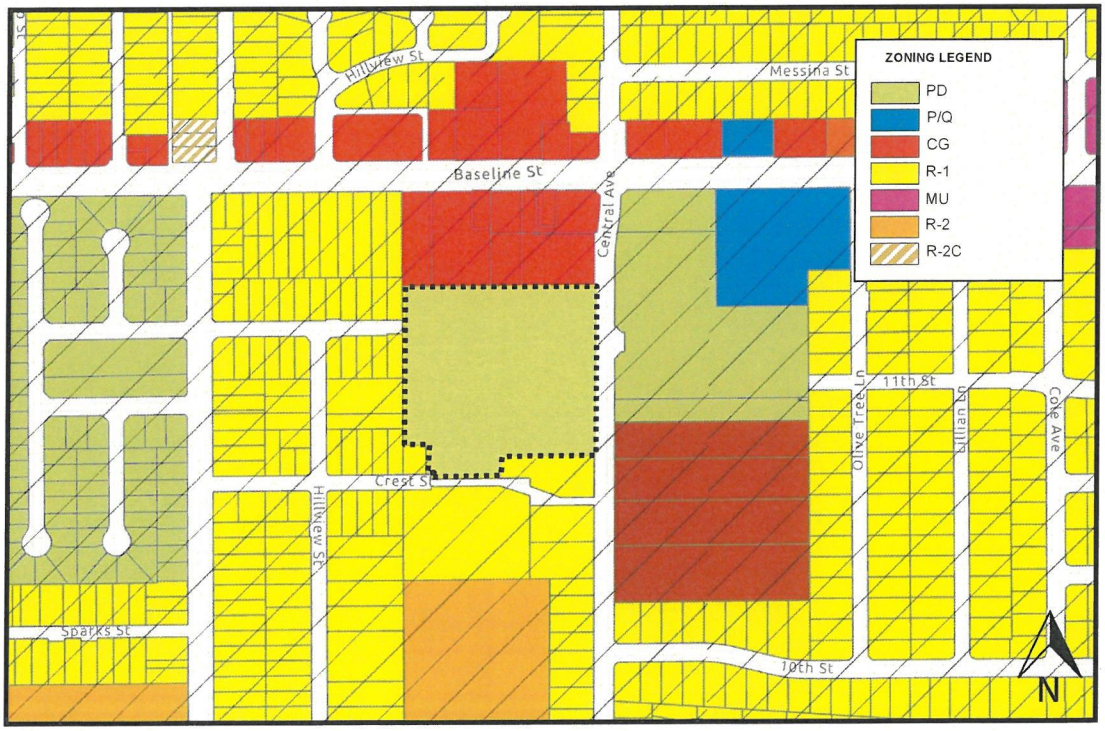
_____
Maricela E. Marroquin
City Attorney

Exhibit A

Zone Change Map Amendment



Existing Zoning



Proposed Zoning

ATTACHMENT 7

Resolution to Approve Conditional Use Permit (CUP 23-003)

RESOLUTION NO. 2024-____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL APPROVING CONDITIONAL USE PERMIT (CUP 23-010) FOR A PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF 79 SINGLE-FAMILY LOTS AND COMMON AREAS ON A 8.3 ACRE SITE LOCATED WEST OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE WITH RELATED ENTITLEMENTS INCLUDING DESIGN REVIEW APPLICATION (DRA 24-003), TENTATIVE PARCEL MAP NO. 20693 (TPM 24-001), GENERAL PLAN AMENDMENT (GPA 24-001), AND ZONE CHANGE (ZC 24-001). ASSESSOR'S PARCEL NUMBERS 1192-341-11, 1192-361-45, and 1192-361-47).

APPLICANT: DSMG Investments, LLC, Anacapa DG

A. RECITALS

1. On March 18, 2024, the Applicant submitted an application for Conditional Use Permit (CUP 23-010) for a development consisting of 79 single-family lots and common areas on an 8.3 acre site located on the west side of Central Avenue, approximately 400 feet south of Base Line. Related entitlements include General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) to change the land use designation and zoning designation from Low Density (LD) Residential/Single-Family (R-1) to Planned Development (PD), Design Review Application (DRA 24-003) for a site plan, building elevations, conceptual landscape plan, grading plan, and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide three (3) existing lots into 79 single family lots. The aforementioned entitlements are referred to collectively as "the Project

2. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the proposed project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law to be considered by the City Council at the October 8, 2024 public hearing.

3. On August 20, 2024 the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project, concluded the Hearing on that date, and adopted Resolution No. 24-021, recommending the City Council approve Conditional Use Permit (CUP 23-010).

4. On October 8, 2024, the Highland City Council conducted a Public Hearing on the subject Project and concluded the Hearing on that date.

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 Highland City Council as follows:

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

2. Environmental Review - CEQA Compliance

a. An Initial Study was prepared for the Project and potential impacts to air quality, biological resources, tribal/cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP).

b. A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024 and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1. The Notice was also published in the San Bernardino Sun, a newspaper of general circulation.

c. Based upon the Findings of the Initial Study and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment. Concurrently with this Resolution, the City Council is adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

3. Based upon substantial evidence presented to the Highland City Council during the October 8, 2024 Public Hearing, including public testimony and written and oral Staff Reports, the Highland City Council finds as follows:

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

4. Findings of Fact for Conditional Use Permit (CUP 23-010) (Highland Municipal Code Section 16.08.050.E. *Conditional Use Permits, Findings)*:

Based on the Findings below, the Highland City Council herby finds:

a. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: Approval of the subject Conditional Use Permit is contingent upon the concurrent approval of General Plan Amendment (GPA 24-001) to change the land use designation of the site to Planned Development (PD). A 79-unit single family dwelling community, such as the one proposed, is permitted within the General Plan's Planned Development (PD) zone and land use designation. Any proposed development within the Planned Development (PD) General Plan land use designation is required to be processed through the use of a conditional use permit, planned development, or a development plan approved for the site. The General Plan requires that PD developments be of superior development by allowing a greater degree of design and land use flexibility withing the framework of the site-specific development plan.

The Project complies with the applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for medium density residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality. The General Plan Amendment and the zone change is consistent with the property to the east as it is a multi-family apartment in the Planned Development (PD) zone. The Project is an opportunity to develop entry level housing which is a goal for the Housing Element. The General Plan goals and policies relevant to the Project include its inclusion in the Providing New Housing Opportunities, Ensuring Land Use Compatibility, the Housing Element, and general standards applicable to the Land Use Element, Circulation Element, and Community Design Element. The Project meets all relevant goals and policies.

b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: Approval of Zone Change (ZC 24-001) is required concurrent with approval of the subject Conditional Use Permit and will change the zoning designation from Single-Family Residential (R-1) to Planned Development (PD). The PD zoning designation would allow for the development of a small-lot single family housing community with a density of 9.3 dwelling units per acre, as proposed. The surrounding neighborhood includes single-family neighborhoods to the west and south and multi-family community to the east on the opposite side of Central Avenue. The development density of the Project is consistent with its surroundings. This Project is comprised of detached single-family dwellings, making it most similar to the properties that are contiguous to its boundaries.

The proposed housing community would be overseen by a Homeowners Association (HOA) which would govern the maintenance of the area that includes a street tree program. All would provide a uniformed and manicure look to the neighborhood. If the General Plan Amendment is approved, the Project will be located within the Planned Development

(PD) General Plan land use designation, allowing the applicant to propose project-specific land use and development standards. The Project's site plan, overall landscape plan, building elevations and conceptual grading plan meets the District's requirements for residential uses mandated by Highland Municipal Code Chapter 16.16 Residential Districts, 16.52 Parking regulations, and other relevant sections with some flexibility given to lot size and building setbacks. On-site and off-site improvements proposed as part of the Project will meet all applicable standards and provide a safe and efficient environment for the residents and surrounding residential neighborhood, with the imposition of the conditions of approval, the site is physical suitable for the type of developments proposed. Therefore, the proposed use would not impair the integrity and character of the district in which it is to be established or located.

c. The site is suitable for the type and intensity of use or development which is proposed.

Response: This site is in suburban area with a low-density single-family residential to the south, and to the west, General Commercial (CG) to the north, and multi-family Planned Development (PD) residential to the east. The site itself is 8.31 acres and is improved with one single-family home. The proposed use as a 79-unit single-family residential development that yields a density of approximately 9.3 units to the acre which is compliant with the Project plans and associated Planned Development standards, once approved. The site is designed to include sidewalks, common areas, gathering space, two-car garages for each unit as well as guest parking, there is adequate circulation and infrastructure to serve the residents. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that would prohibit medium density residential development at the site.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The existing water, public utilities and services for the Project are available to serve the proposed use and ensure public health and safety. Additionally, staff sent out project notices to the different public utility companies and they did not have any comments regarding not being able to provide adequate services for the Project site.

e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The proposed residential development use will be compliant with Highland Municipal Code, Uniform Fire and Building Codes. Each public safety and utility provider has been given an opportunity to

comment and condition the project. The necessary permits will be required prior to and during construction. Therefore, the Project will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

f. The proposed use would not result in a significant effect on the environment.

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study, which was made available for public review from July 9, 2024 to August 9. 2024. The Initial Study finds that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Agricultural and Forestry Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Population/Housing, Public Services, and Recreation, Wildfire, and Utilities and Services Systems.

The Initial Study also finds that potential impacts to air quality, biological resources, cultural/tribal resources, geological and soils, hazards and hazardous material, noise, transportation and traffic were identified and require the implementation of mitigation measures to reduce impacts to a less than significant level. A Mitigated Negative Declaration is the appropriate document for this project and will be adopted concurrently with the Conditional Use Permit.

6. Based on the Findings and Conclusions set forth above, the Highland City Council approves Conditional Use Permit (CUP 23-010) for a development consisting of a 79 single-family lots and common areas on a 8.3 acre site. All improvements will be completed subject to the Conditions of Approval attached hereto and the development plans incorporated by reference.

Exhibit 1 - Site Plan

Exhibit 2 - Conditions of Approval for CUP 23-010

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 8th day of October, 2024

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

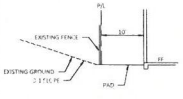
APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

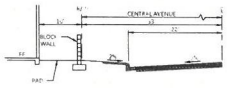
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

PLOT PLAN - UPDATED

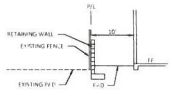
SEPTEMBER 2024



SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



SECTION D-D
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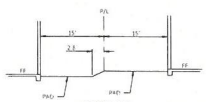

SECTION E-E
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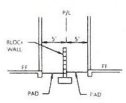

SECTION F-F
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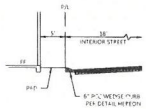

SECTION G-G
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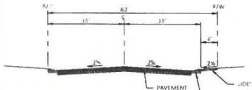
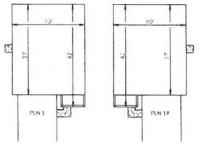
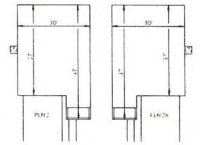


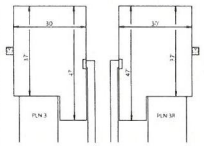
PRIVATE STREET
SCALE: 1"=10'

LEGEND

PL	PROPERTY LINE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
P	P-POINT
(XX.XX')	EXISTING ELEVATION
000	LOT NUMBER
PE	PAD ELEVATION
	TRACT BOUNDARY
	PRIVATE ROADWAY
	SLOPE
	RETAINING WALL
	CMU BLOCK WALL
	TUBULAR STEEL FENCE
	PILASTER
SD	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION
	PALISADE PAVEMENT
	FIRE HYDRANT







PLAN LEGEND
NOT TO SCALE

LOT SUMMARY

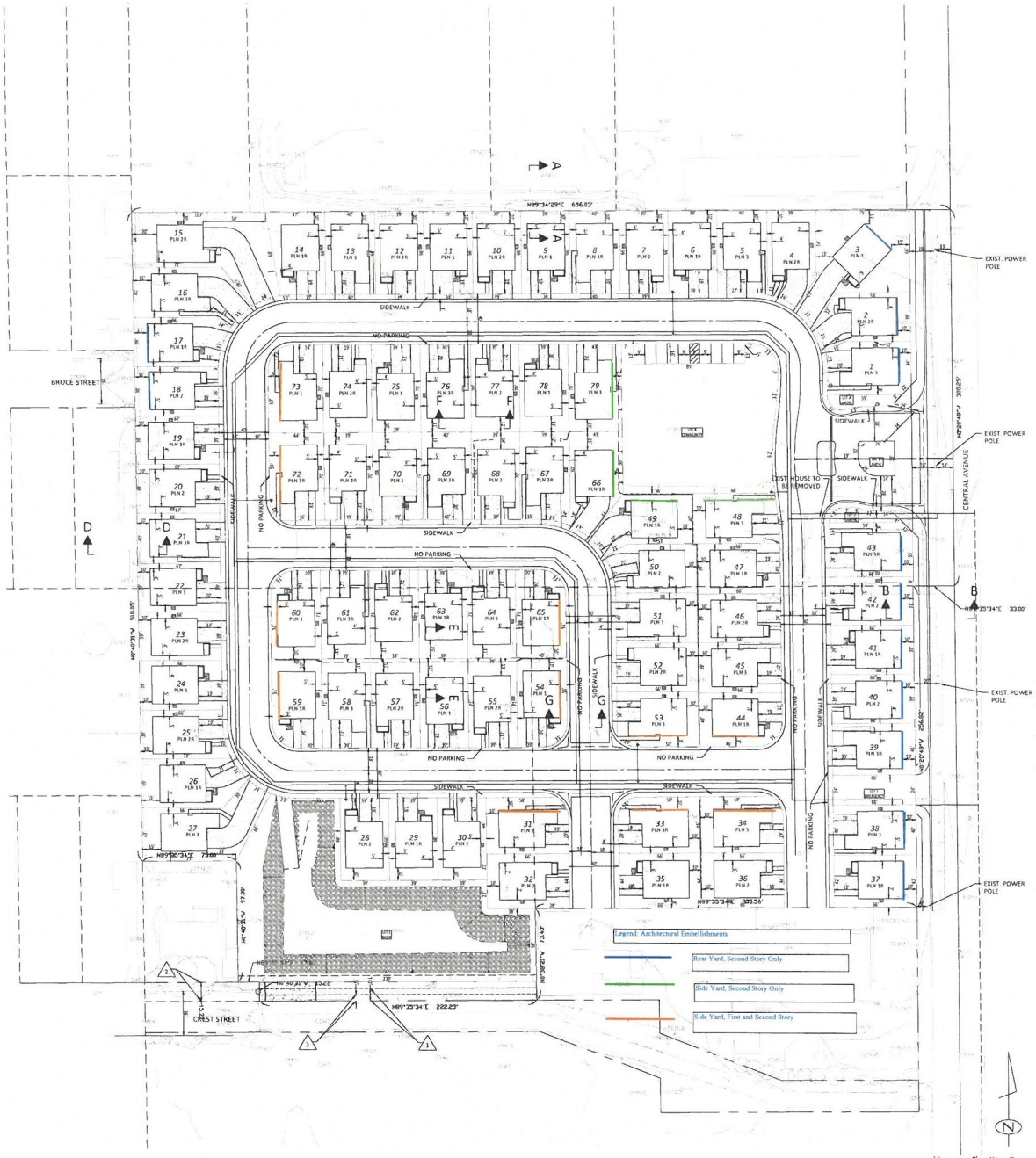
LOT #	AREA
1	3,378 S.F.
2	2,772 S.F.
3	3,357 S.F.
4	3,756 S.F.
5	3,446 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,574 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,640 S.F.
14	2,787 S.F.
15	3,930 S.F.
16	3,342 S.F.
17	2,778 S.F.
18	2,611 S.F.
19	2,814 S.F.
20	2,609 S.F.
21	2,764 S.F.
22	2,564 S.F.
23	2,588 S.F.
24	2,581 S.F.
25	2,577 S.F.
26	3,002 S.F.
27	4,437 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,611 S.F.
32	2,405 S.F.
33	2,419 S.F.
34	2,574 S.F.
35	2,304 S.F.
36	2,305 S.F.
37	2,774 S.F.
38	2,643 S.F.
39	2,773 S.F.

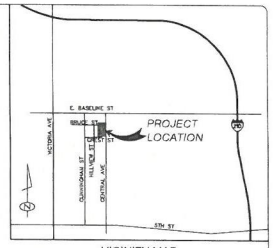
LOT #	AREA
40	3,583 S.F.
41	2,585 S.F.
42	2,592 S.F.
43	2,754 S.F.
44	2,754 S.F.
45	2,640 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,718 S.F.
49	2,765 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,574 S.F.
53	2,855 S.F.
54	2,754 S.F.
55	2,719 S.F.
56	2,765 S.F.
57	2,765 S.F.
58	2,800 S.F.
59	2,754 S.F.
60	2,754 S.F.
61	2,640 S.F.
62	2,799 S.F.
63	2,799 S.F.
64	2,799 S.F.
65	2,774 S.F.
66	3,065 S.F.
67	2,808 S.F.
68	2,730 S.F.
69	2,730 S.F.
70	2,730 S.F.
71	2,795 S.F.
72	3,041 S.F.
73	2,794 S.F.
74	2,795 S.F.
75	2,730 S.F.
76	2,815 S.F.
77	2,730 S.F.
78	2,730 S.F.
79	3,012 S.F.

UNIT BREAKDOWN

TYPE	QTY
PLAN 1	27
PLAN 2	27
PLAN 3	25
TOTAL	79

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	541 S.F.
83	EMERGENCY	3,567 S.F.
84	COMMUNITY	13,775 S.F.
85	BASIN	29,445 S.F.





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A (APN: 1157-201-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7478, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 76 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B (APN: 1157-201-45-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7478, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 76 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL C (APN: 1157-241-11-0-000)

THAT PORTION OF THE NORTH HALF OF THE FOURTH HALF OF THE EAST HALF OF LOT 4, BLOCK 13, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, 38 MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AT FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 06' WEST 33.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.11 FEET TO THE WEST LINE OF THE EAST 3/4 OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST 3/4 OF SAID LOT 4 SOUTH 00° 13' 00" EAST 330.37 FEET TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 3/4 OF SAID LOT 4; THENCE EAST 656.35 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 3/4 OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH 00° 06' EAST 330.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK #: CITY OF HIGHLAND BM NO. [illegible]

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, 13' PACIFIC AND PALM AVENUES, 15 FEET SOUTH OF PACIFIC, 40 FEET EAST OF PALM, IN TOP NORTHWEST CORNER CONCRETE BASE OF IRON AND LIGHT STANDARD

ELEVATION [illegible] FEET (NAVD 29)

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC.
[illegible] HIGH BLUFF DRIVE, SUITE [illegible]
SAN DIEGO, CA 92130
(858) 967-7918

CLIENT/APPLICANT

DMG INVESTMENT, LLC
[illegible] RIVERVIEW BLVD
RANCHO MIRAGE, CA 92270

CONTACT NAME: MATT GIBSON
CELL: (949) 690-3459
EMAIL: MATT@RANCHLODI.COM

RECORDED OWNER

COFFEE FARMS, INC.
[illegible] CENTER AVENUE
HIGHLAND, CA 92346

LAND USE NOTES

EXISTING ZONING: SP-1

PROPOSED ZONING: RC

EXISTING LAND USE: LD

PROPOSED LAND USE: MU

ADJACENT EXISTING LAND USE:
NORTH = SP-1/MU/SFR
SOUTH = LD
EAST = HDT/VERLAY
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1949 AS BOOK [illegible], PAGE 138 OF OFFICIAL RECORDS.
   IN FAVOR OF: BADY M. MALONE AND BELLE M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED IN NOVEMBER 10, 1961 IN BOOK 5584, PAGE 132 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1969 AS INSTRUMENT NO. 87798, IN BOOK 6918 OF OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A

AREAS

CATEGORY	AREA
BUILDING COVERAGE	34.7 [illegible]
IMPERVIOUS SURFACE	115,92[illegible]
LANDSCAPE	150,731 S.F.

GRAPHIC SCALE
1 INCH = 30 FT

ANDERSON CONSULTING ENGINEERS, INC.
[illegible] HIGH BLUFF DR., SUITE 200
SAN DIEGO, CA 92130
(858) 144-6570

PLOT PLAN - UPDATED
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

SITE PLAN

SUBMITTALS	
DESIGNED BY: JAG	
DRAWN BY: EAA	
CHECKED BY: JAG	
SHEET 1 OF 1	

CENTRAL AVENUE

HIGHLAND, CA

LOT	Elev	Color
1	A	1
2	B	4
3	C	7
4	A	2
5	B	5
6	A	3
7	C	8
8	A	1
9	B	6
10	A	2
11	C	9
12	B	4
13	C	7
14	A	3
15	B	5
16	A	2
17	C	9
18	A	3
19	B	4
20	C	8
21	A	1
22	C	7
23	B	6
24	A	3
25	C	9

LOT	Elev	Color
26	B	5
27	A	2
28	A	2
29	C	9
30	B	6
31	B	5
32	C	9
33	C	8
34	B	6
35	A	1
36	A	3
37	C	9
38	A	1
39	B	6
40	C	8
41	A	3
42	B	6
43	C	7
44	B	4
45	C	9
46	A	2
47	C	8
48	B	5
49	B	6
50	A	1

LOT	Elev	Color
51	C	8
52	B	5
53	A	2
54	C	7
55	A	3
56	B	4
57	C	8
58	B	6
59	A	1
60	A	3
61	B	6
62	A	1
63	C	8
64	B	4
65	A	2
66	C	9
67	B	4
68	C	7
69	A	3
70	B	5
71	A	2
72	C	9
73	B	4
74	C	8
75	B	6

LOT	Elev	Color
76	A	3
77	B	5
78	A	1
79	C	9

Created 8/14/24

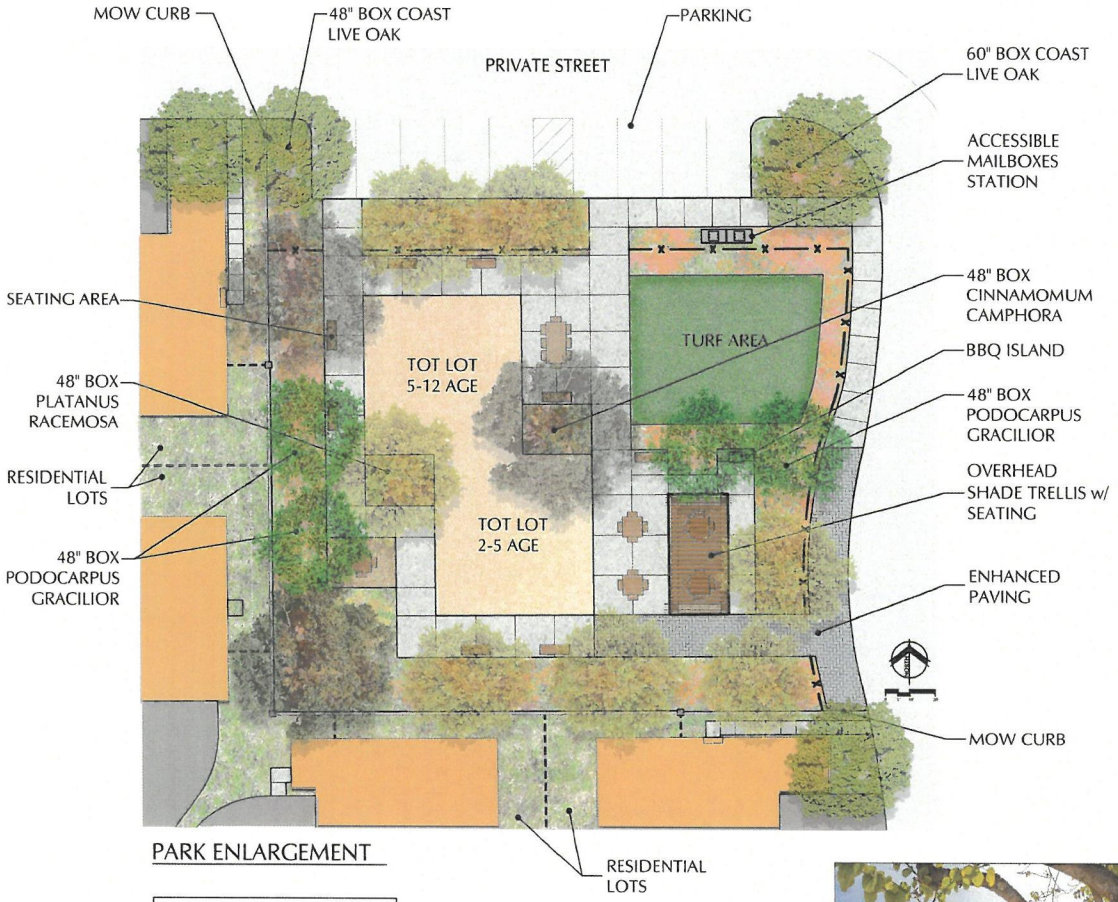
JOB# 23074

DSMG Investments, LLC.

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

KLCA Plotted colors and elevations, plans plotted by others



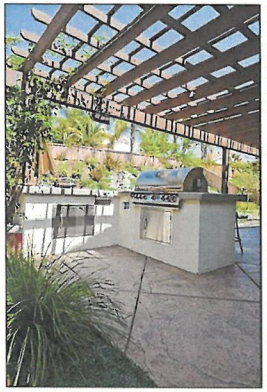
PARK ENLARGEMENT

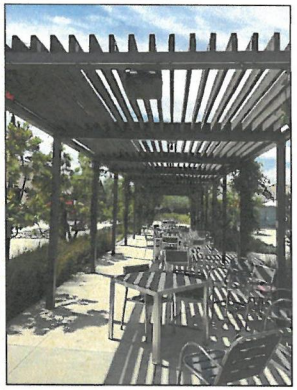
NOTES:

MINIMUM TREE SIZE TO BE 36" BOX SIZE AT ENTRY LOCATION WITH ONE TREE A MINIMUM SIZE OF 48" BOX. SHRUB PLANTING SHALL BE 5 GALLON MINIMUM SIZE WITH 15% OF ALL SHRUBS TO BE 15 GALLON. GROUNDCOVER MAYBE 1 GALLON SIZE.

REPRESENTATIVE PARK IMAGERY















7394 CENTRAL AVENUE RESIDENTIAL PROJECT

CLARK & GREEN Associates
Landscape Architecture

DRA 24-003

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	DSMG Investments, LLC, Anacapa DG
File/Index:	Conditional Use Permit (CUP 23-010)
Proposal:	Construction of a 79-unit, 2-story single family home community.
Location:	Three (3) vacant parcels, totaling 8.31 acres in area, located at 7394 Central Avenue Assessor's Parcel Numbers: 1192-341-11, 1192-361-45 and 47
Related Entitlements:	Design Review Application (DRA 24-003), Tentative Tract Map No. 20693 (TPM 24-001), General Plan Amendment (GPA 24-001), and Zone Change (ZC 24-001)

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that may include 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.

Conditional Use Permit (CUP 23-010) 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 or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 23-010) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Entitlement permits the construction of a 79-unit single family residential community with 2-car attached garage, 9 uncovered guest parking with common recreation area and water quality facilities.

3. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on August 20, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

4. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

5. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

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. 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.

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

10. 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.

11. 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.

12. ~~Applicant to return to the Planning Commission for approval of the recreation amenities at a future date, prior to the issuance of building permits.~~ **(Amended by PC on 8/20/2024)**

13. Each of the 79 units shall have a rear yard at least 10 feet deep. Side yard widths may vary with a minimum of 4 feet on one side and 5 feet on the other. Living space shall be setback from the front property line a minimum of 9 feet and the

garage would be setback a minimum of 19 feet measured from the property line to garage door. The minimum lot size is 2,500 square feet

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

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

    b. Construction and operation of the proposed project shall be in compliance with the project's Mitigation Monitoring and Reporting Program.

15. Development Impact Fees shall be paid in accordance with City Ordinance. Fees are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check.

16. The design and installation of tract identification signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.

17. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; DRA-24-003 and TTM-24-001.

Building and Safety Division Conditions of Approval

Date:	4/30/2024
Applicant:	Matt Gibson/ Coffee Family Trust
Address of Applicant:	UNK.
Site Location:	7394 Central Ave
Project Numbers:	TTM 24-001, CUP 23-010, DRA 24-003, GPA 24-001, ZC 24-001
APN:	1192-341-11, 1192-361-45, 1192-361-47

General Conditions:

1. Please provide the following number of construction plans and documents listed below for the Building & Safety's 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) Plot/Site Plans
   (3) Electrical Plans
   (3) Plumbing Plans/Isometrics
   (3) Mechanical plans
   (3) HVAC Duct Layout Plans
   (3) Precise Grading Plans
   **Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
   (3) Roof and Floor /Truss Plans
   (3) Structural Plans
   (2) Structural Calculations
   (2) Title 24 Energy Calculations, or include in each of the (3) plan sets
   (2) Soils Reports
   (3) Temporary Construction Fence Plan as applicable
   (1) Fire Flow Test (Request from East Valley Water)
   Dimension Hydrant location on the plot plan from furthest structure.

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

3. All onsite utilities are to be underground. Where approved by the Planning Division, utility cabinets and transformers are exempt.

4. Fire Sprinklers are required for all newly constructed Single-Family Dwellings. Submit fire sprinkler plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248. Please list the Fire sprinklers on the plans as a differed submittal. R313

5. All deferred plan items are to be identified on the plans cover sheet.

6. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.

7. Identify within the plans where all new utility services (gas meter, electric, and/or water & Sewer service connections) are to be installed. The address assignment should be obtained for each structure and utility meters prior to permit issuance. Please contact the Planning Division for addressing.

8. 2022 CRC 319.1/ HMC 15.14.050 New structures of all occupancies shall provide address identification with illumination during the hours of darkness. Illumination shall be of the high efficiency type meeting provisions of the energy code. Address for Occupancy Group R-3 shall be provided with internal illumination.

9. The building is to be connected to the public sewer system, when provided or within 250 feet of the nearest sewer main

    a. 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 East Valley Water District (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.

10. 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.

11. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. This project is located in the (San Barnardino City Unified School District)

12. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety.

13. 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 or existing hydrants and flows shall be approved by Fire Prevention. 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 approval by the Fire Department. All streets and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.

14. Prior to issuance of a building permit, provide Building and Safety with a sewer and water availability letter from East Valley Water District. (909) 888-8986

15. 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.

    a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

16. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

17. A security fence with screening shall protect all construction sites. 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.

18. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will

be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

19. 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 NPDES stormwater requirements.

20. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive the next business day inspection. Please contact (909) 864-6861, Ext 228.

    a. If your inspection request is left on another phone extension your inspection will not be performed.
    b. You may also fill out an inspection request at the building and Safety counter. The request may be made to the front counter staff by 4:00 pm for an inspection the following day.

21. All construction projects shall comply with the NPDES Stormwater Best Management Practices.

22. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

23. 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.

24. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearance 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 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.

25. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.

Items specific to this project

1. Please obtain a demolition permit prior to demolition of any structures on these lots prior issuance of a building permit. Verify the termination of utility and proper abatement of any onsite underground storage tanks prior to grading activities.

Planning should be consulted for compliance with the City of Highland Development code.

2. 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.

    a. All common areas, which includes "Lot B" communal outdoor area shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.

City of Highland

Engineering Department
Conditions of Approval
(DRA 24-003 TTM 20693) 7394 Central Avenue Project

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

GRADING **P.C. Approved 8-20-24**

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 Central Avenue along frontage of the project at its ultimate half section width as a Collector Street, including curb and gutter (Standard 203), a minimum 6-foot wide sidewalk (Type B Standard 208), parkway landscaping, and street lighting: as approved by the City Engineer and Community Development Director.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide (minimum) with Knox box lock onto Central Avenue at proposed Fire access Lot F and 24 hour SCE access gate, shown on the Site Plan as approved by the City Engineer and Cal Fire.

C 16. Construct a 84-foot wide drive aisle at the left in/ left out and right in/ right out access road off Central Avenue with landscape areas shown on the Site Plan as Lots A, C, and D: as approved by the City Engineer and Community Development Director.

E 17. Submit engineering plans for street improvements and signing & striping for Central Avenue and private streets within tract 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 18. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C 19. 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 on Boulder Avenue if found not in compliance with City Standards.

C 20. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

E 21. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 22. Construct and implement site design BMPs per project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, infiltration basin, and raised curb landscaped areas. Runoff from the proposed entrance road shall be captured and conveyed to the proposed pretreatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 23. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

B 25. At the infiltration basin 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 WQMP basin bottom 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.

E* 26. Construct on-site grading to drain the entire site to the southwest and to the propose WQMP basin. If entire site does not drain to the southwest, then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings, walls and fences. To ensure that drainage at the perimeter wall conditions and runoff from covered parking is addressed, install concrete swales and on-stie drainage inlets when necessary. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

E 27. 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 28. 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/ MAP

C* 29. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Central Avenue. The City will maintain parkway and frontage landscaping utilizing CFD 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* 30. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entry, the water quality basin, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage, sewer and water system.

C/D* 31. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, landscaping/hardscaping/ streetscaping and lighting within the tract, and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.

B* 32. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

B* 33. Dedicate by separate instrument an irrevocable offer of dedication document, (1) a 10-foot wide minimum landscape easement across the Central 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 and as approved by the Community Development Director and City Engineer.

E* 34. 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 35. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35'), or as approved by the City Engineer.

D 36. 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 37. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within proposed tract.

B 38. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 39. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 40. Record an easement for Public water improvements purposes in favor of the EVWD within Project's ownership for distribution lines.

FEES/PERMITS/BONDS

D 41. 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 42. 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 43. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

B 44. Submit Subdivision Improvement Agreement and bond for public improvements and grading bond, as directed by City Engineer and City Attorney.

UTILITIES/ CONSTRUCTION

E 45. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 46. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 47. 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 48. 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 49. 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 50. 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 51. 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 52. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 53. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 54. 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* 55. 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.

B 56. Remove all existing on-site utility poles per Ordinance 315, excluding the poles located along the Project's westerly property line. Coordinate relocation of electrical drop for affected offsite properties, if any.

C* 57. Underground existing overhead utilities and remove utility poles located within the public right-of-way along the west side of Central Avenue frontage. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

City of Highland, **FIRE PREVENTION DIVISION,** Conditions of Approval.

DATE : **04/19/24**

APPLICANT : **Matt Gibson / Coffee Family Trust (Patsy Coffee)**

ADDRESS : **7394 Central Ave**

SITE LOCATION: 1192-341-11, 1192-361-45 & 47

FILE / INDEX No.: CUP 23-010, DRA 24-003, GPA 24-001, ZC 24-001& TTM 24-001

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **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**

5. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

6. **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.

7. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

8. **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**

9. **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.

ACCESS:

10. **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**

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

12. **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**

13. **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**

14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

15. **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**

16. **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**

17. **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**

18. **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**

19. **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**

WATER:

20. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows: **RESIDENTIAL**; GPM =1500; at 20 psi residual; for 2 hour duration.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

21. **HF29:** Fire hydrant spacing shall be:
Single family residential: 600 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.

22. **HF26:** Two sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**

23. **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**

24. **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**

25. **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**

26. **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:

27. **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**.

28. **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.

29. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**

30. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

31. **HF34:** Residential automatic fire sprinklers shall be installed according to **NFPA 13D** and fire department requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations for fire dept. review and approval prior to any installation. Submit copy of California C-16 license.

32. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the 13D fire sprinkler system. Minimum pipe size beyond the water meter shall be 1-inch. **CFC; CBC; HMC; NFPA**

33. **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**

34. **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.

35. **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

ATTACHMENT 8

Resolution to Approve Design Review Application (DRA 24-003)

RESOLUTION NO. 2024-____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL APPROVING DESIGN REVIEW APPLICATION (DRA 24-003) FOR THE SITE PLAN, ROUGH GRADING PLAN, AND CONCEPTUAL LANDSCAPE PLAN PERTAINING TO THE DEVELOPMENT CONSISTING OF 79 SINGLE-FAMILY LOTS AND COMMON AREAS LOCATED ON THE WEST SIDE OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE. RELATED ENTITLEMENTS INCLUDE CONDITIONAL USE PERMIT (CUP 23-010), TENTATIVE TRACT MAP NO. 20693 (TTM 24-001), GENERAL PLAN AMENDMENT (GPA 24-001), AND ZONE CHANGE (ZC 24-001).

APPLICANT: DSMG Investments, LLC, Anacapa DG

A. RECITALS

1. On March 18,2024, the Applicant submitted an application for Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan pertaining to the development of 79 single-family lots and common areas located on the west side of Central Avenue, approximately 400 feet south of Base Line. Related entitlements include General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) to change the land use and zoning designation from Low Density (LD) Residential/Single-Family (R-1) Residential to Planned Development (PD), Conditional Use Permit (CUP 23-010), and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide three (3) parcels into seventy-nine (79) plus common areas. The aforementioned entitlements will be referred to collectively as "the Project."

2. The site is located on approximately 8.31 acres located on the west side of Central Avenue between Base Line and 9th Street. Assessor Parcel Numbers 1192-341-11, 1192-361-45 and 1192-361-47, are within the City's Single-Family (R-1) Residential Zoning and Low Density (LD) Residential General Plan Land Use Designations.

3. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law to be considered by the City Council at the October 8, 2024 public hearing.

4. On August 20, 2024, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project, concluded the Hearing on that date, and adopted Resolution No. 24-021, recommending the City Council approve Design Review Application (DRA 24-003).

5. On October 8, 2024, the Highland City Council conducted a Public Hearing on the subject Project and concluded the Hearing on that date.

6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

2. Environmental Review - CEQA Compliance

a. An Initial Study was prepared for the Project and potential impacts to air quality, biological resources, tribal/cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP).

b. A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024 and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1. The Notice was also published in the San Bernardino Sun, a newspaper of general circulation.

c. Based upon the Findings of the Initial Study and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment. Concurrently with this Resolution, the City Council is adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

3. Based upon substantial evidence presented to the Highland City Council during the October 8, 2024 Public Hearing, including public testimony and written and oral Staff Reports, the Highland City Council finds as follows:

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

4. Findings of Fact for Design Review Application (DRA 24-003) (Highland Municipal Code Section 16.08.090.E *Design review, Findings*):

Based on the Findings below, the Highland City Council hereby finds:

a. That the proposed project is consistent with the General Plan or Specific Plan.

   Response: Approval of General Plan Amendment (GPA 24-001) is required concurrent with the subject Design Review Application. This action will change the land use designation to Planned Development (PD). Within the PD District, all residential uses are considered appropriate. The General Plan requires the Project be processed with a Conditional Use Permit or similar entitlement, which is being accomplished through the concurrent application of Conditional Use Permit (CUP 23-010). The Project must achieve a superior design which it has done through its inclusion of a gated entrance, embellished landscaping, uniform architecture and street lined right-of-way, and passive and active recreational amenities. The overall intensity of the Project has been analyzed and found consistent with the surrounding community and forecasted future development to the east where there is potential development of multi-family housing within the PD Zone.

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

   Response: Concurrent approval of Zone Change (ZC 24-001) is required for approval of the subject Design Review Application. The Planned Development (PD) Zone District designation allows for residential developments per Section 16.12.010 of the Highland Municipal Code. Uses within a Planned Development (PD) District shall be established by a conditional use permit, planned development, or a development plan approved for the site. A Conditional Use Permit is utilized for this project. Through CUP 24-010, the project establishes customized development standards in keeping with the overarching policies of the General Plan, Municipal Code and surrounding neighborhood. The proposed seventy-nine (79) unit single-family community falls within that allowed land use as enumerated in the Project's Plot Plan. The Building Elevations and Conceptual Landscape Plan meet the City's standards for quality architectural treatments, varied and multi-tier landscaping, and harmonious and attractive development through varied setbacks, two-story embellishments, decorative block walls and community recreation facilities.

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

Response: The proposed use is in compliance with city design and landscape standards and criteria because the development will be required to initiate the process to establish a funding mechanism acceptable to the City prior to occupancy for maintenance and upkeep of the landscaping in the common areas and right-of-way and frontage along Central Avenue, and the water quality basin. The Project's residential developments shall be required to provide the costs for maintenance. The homeowners will be responsible for maintaining the landscaping on the interior sides and the rear of their own individual property. The Project will meet the design guidelines/criteria of the Conditional Use Permit by providing three architectural styles, Spanish, Craftsman, and Prairie architectural styles for the residential development. The Project is within the Planned Development District and is thus expected to have a superior design. In addition to Municipal Code development standards, the Project's site plan, and building elevations were scrutinized to ensure that the building heights, massing, pedestrian travel, open space are of high quality.

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: This Project was subject to an Initial Study as part of the CEQA review process. As such, the City oversaw preparation of an Initial Study, which was made available for public review from July 9, 2024 to August 7, 2024. The Initial Study found that potential impacts to air quality, biological resources, tribal/cultural resources, geological and soils, hazards and hazardous material, noise, transportation and traffic require the implementation of mitigation measures to reduce impacts to a less than significant level. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared for this Project and will be adopted concurrently with the Conditional Use Permit, Design Review Application, General Plan Amendment, Zone Change, and Tentative Tract Map.

The project is of similar residential use as neighboring properties and is consistent with the surrounding uses. The Project will result in new construction and infrastructure improvements in the vicinity of the site including new curb, gutter, sidewalk, storm drain connections, water and sanitary sewer connections, water quality features, the undergrounding of electrical lines, landscape parkways within the public right-of-way an aesthetically pleasing residential development compliant with the General Plan and the project's adopted Specific Plan. The project will be an asset to the surrounding community.

The 79 single-family lots will be in compliance with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the Project and provided relevant Conditions of Approval that will be adopted by resolution.

5. Based on the Findings and Conclusions set forth above, the Highland City Council approves Design Review Application (DRA 24-003). All improvements will be completed subject to the Conditions of Approval attached hereto and incorporated by reference.

Exhibit 1 - Project Plans

Exhibit 2 - Conditions of Approval for DRA 24-003

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 8th day of October, 2024

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

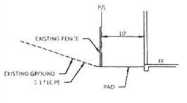
EXHIBIT A

DRA Plans & Conditions of Approval

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

PLOT PLAN NO. XXXXXX

MARCH 2024



SECTION A-A
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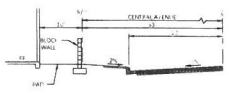

SECTION B-B
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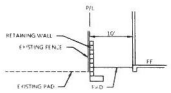

SECTION D-D
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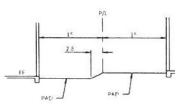

SECTION E-E
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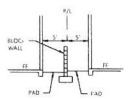

SECTION F-F
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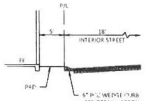

SECTION G-G
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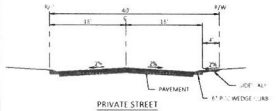
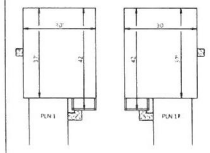
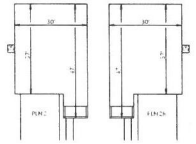


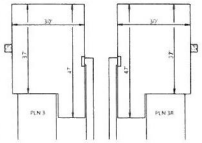
PRIVATE STREET
SCALE: 1"=10'

LEGEND

FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
P	P-LOW
(99.88')	EXISTING ELEVATION
399	LOT NUMBER
PE	PAD ELEVATION
	TRACT BOUNDARY
	PROPERTY/LEASE LINE
	SLOPE
	RETAINING WALL
	CMU/BLOCK WALL
	TUBULAR STEEL FENCE
W	WATER
S	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	ST. STORM DRAIN
	SLOPE PROTECTION
	ASPHALT PAVEMENT







PLAN LEGEND
NOT TO SCALE

LOT SUMMARY

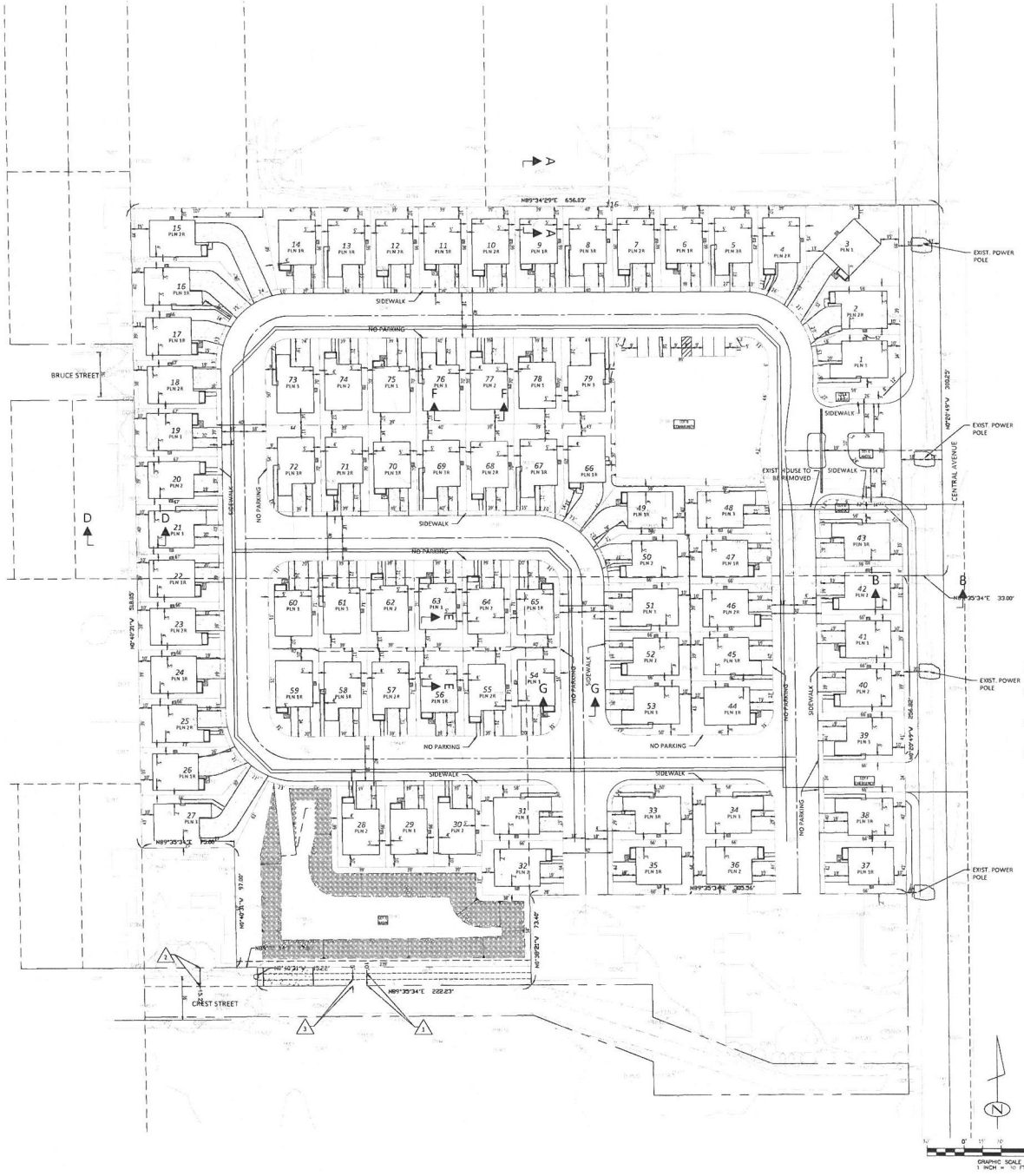
LOT #	AREA
1	7,203 S.F.
2	2,772 S.F.
3	3,455 S.F.
4	2,745 S.F.
5	2,646 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,779 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,646 S.F.
14	2,785 S.F.
15	2,900 S.F.
16	3,462 S.F.
17	2,778 S.F.
18	2,815 S.F.
19	2,814 S.F.
20	2,609 S.F.
21	2,268 S.F.
22	2,554 S.F.
23	2,588 S.F.
24	2,581 S.F.
25	2,775 S.F.
26	3,002 S.F.
27	4,107 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,903 S.F.
32	2,962 S.F.
33	2,787 S.F.
34	2,705 S.F.
35	2,804 S.F.
36	2,705 S.F.
37	2,774 S.F.
38	2,643 S.F.
39	2,745 S.F.

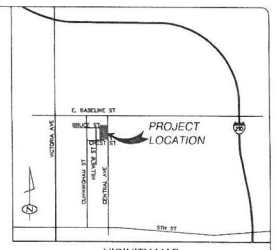
LOT #	AREA
40	2,583 S.F.
41	2,581 S.F.
42	2,592 S.F.
43	2,845 S.F.
44	2,752 S.F.
45	2,849 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,714 S.F.
49	2,965 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,737 S.F.
53	2,865 S.F.
54	2,754 S.F.
55	2,769 S.F.
56	2,769 S.F.
57	2,769 S.F.
58	2,800 S.F.
59	2,774 S.F.
60	2,774 S.F.
61	2,820 S.F.
62	2,769 S.F.
63	3,091 S.F.
64	2,808 S.F.
65	2,769 S.F.
66	3,091 S.F.
67	2,769 S.F.
68	2,769 S.F.
69	2,769 S.F.
70	2,730 S.F.
71	2,730 S.F.
72	3,041 S.F.
73	2,768 S.F.
74	2,730 S.F.
75	2,730 S.F.
76	2,835 S.F.
77	2,730 S.F.
78	2,730 S.F.
79	3,012 S.F.

UNIT BREAKDOWN

TYPE	QTY
PLAN 1	27
PLAN 2	17
PLAN 3	25
TOTAL	79

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	541 S.F.
83	EMERGENCY	3,557 S.F.
84	COMMUNITY	15,977 S.F.
85	BASIN	22,445 S.F.





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A (APN: 1191-261-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. [illegible] IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK [illegible] OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B (APN: 1191-261-45-0000)

PARCEL NO. 3 OF PARCEL MAP NO. 11771, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 177, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C (APN: 1192-311-11-0-000)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF LOT 4, BLOCK 23, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 06' WEST 350.25 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATE OF THE EAST LINE OF LOT 1, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.35 FEET TO THE WEST LINE OF THE EAST 1/2 OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4 SOUTH OFF 13 DEGREES 00 MINUTES 37 SECONDS TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4; THENCE EAST 656.35 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH 00° 06' EAST 330.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK IS CITY OF HIGHLAND BM NO. [illegible]

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, AT PACIFIC AND PALM AVENUES, 15 FEET SOUTH OF PACIFIC STREET CENTERLINE AND 15 FEET WEST OF PALM AVENUE CENTERLINE, NORTHWEST CORNER, CONCRETE BASE OF SIGNAL LIGHT STANDARD.

ELEVATION: 1,[illegible] FEET (NAVD 29)

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC.
375 N. HIGH BLUFF DRIVE, SUITE [illegible]
SAN DIEGO, CA 92130
(858) 367-7988

CLIENT/APPLICANT

DYMO INVESTMENT, LLC
[illegible] VENTURA BLVD
WOODLAND HILLS, CA 91364

CONTACT NAME: MATT GIBSON
CELL: (909) 499-3659
EMAIL: MATT@RANCHO-DD.COM

RECORDED OWNER

CITREE FAMILY TRUST
[illegible] CENTRAL AVENUE
HIGHLAND, CA 92346

LAND USE NOTES

EXISTING ZONING: SP-1

PROPOSED ZONING: PD

EXISTING LAND USE: LD

PROPOSED LAND USE: MD

ADJACENT EXISTING LAND USE
NORTH = VACANT (SP-1)
SOUTH = LD
EAST = HOTEL/VACANT
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1945 AS BOOK [illegible], PAGE 138 OF OFFICIAL RECORDS.
   IN FAVOR OF: BADY M. MALONE AND REULAH M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 19, 1981 AS [illegible] 5545, PAGE 1329 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1966 AS INSTRUMENT NO. 73998, IN BOOK 9 OF OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A

AREAS

CATEGORY	AREA
BUILDING COVERAGE	[illegible] S.F.
IMPERVIOUS SURFACE	[illegible] S.F.
LANDSCAPE	[illegible] S.F.

ANDERSON CONSULTING ENGINEERS, INC.
375 N. HIGH BLUFF DR., SUITE 100
SAN DIEGO, CA 92130
(858) 367-7988

PLOT PLAN NO. XXXXXX
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

SITE PLAN

SUBMITTALS:

DESIGNED BY: JAA
DRAWN BY: BAA
CHECKED BY: JAA

SHEET 1 OF 1

CENTRAL AVENUE

HIGHLAND, CA

LOT	Elev	Color
1	A	1
2	B	4
3	C	7
4	A	2
5	B	5
6	A	3
7	C	8
8	A	1
9	B	6
10	A	2
11	C	9
12	B	4
13	C	7
14	A	3
15	B	5
16	A	2
17	C	9
18	A	3
19	B	4
20	C	8
21	A	1
22	C	7
23	B	6
24	A	3
25	C	9

LOT	Elev	Color
26	B	5
27	A	2
28	A	2
29	C	9
30	B	6
31	B	5
32	C	9
33	C	8
34	B	6
35	A	1
36	A	3
37	C	9
38	A	1
39	B	6
40	C	8
41	A	3
42	B	6
43	C	7
44	B	4
45	C	9
46	A	2
47	C	8
48	B	5
49	B	6
50	A	1

LOT	Elev	Color
51	C	8
52	B	5
53	A	2
54	C	7
55	A	3
56	B	4
57	C	8
58	B	6
59	A	1
60	A	3
61	B	6
62	A	1
63	C	8
64	B	4
65	A	2
66	C	9
67	B	4
68	C	7
69	A	3
70	B	5
71	A	2
72	C	9
73	B	4
74	C	8
75	B	6

LOT	Elev	Color
76	A	3
77	B	5
78	A	1
79	C	9

Created 8/14/24

JOB# 23074

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Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

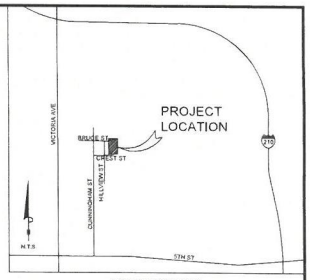
KLCA Plotted colors and elevations, plans plotted by others



PARK IMAGERY







VICINITY MAP
NOT TO SCALE







TREE LEGEND

TREES	SIZE	BOTANICAL / COMMON NAME	WUCOLS
	24" BOX	ARBUTUS X 'MARINA' ARBUTUS/ PINUS HALEPENSIS ALEPPO PINE	M
	24" BOX	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE/ CHITALPA X 'PINK DAWN' PINK DAWN CHITALPA	L
	24" BOX	CINNAMOMUM CAMPHORA CAMPHOR TREE/ OLEA EUROPEA 'SWAN HILL'	M
	24" BOX	TRISTANIA LAURINA WATER GUM	L
	24" BOX	MAGNOLIA G. 'D.D. BLANCHARD' MAGNOLIA/ PODOCARPUS GRACILIOR FERN PINE	M
	24" BOX	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	L
	24" BOX	QUERCUS ILEX HOLLY OAK/ METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	VL

SHRUB LEGEND (FOR THIS PLAN PACKAGE)

BOTANICAL NAME	COMMON NAME	WUCOLS
ALOE ARBORESCENS ECHIUM FASTUOSUM	TREE ALOE PRIDE OF MADEIRA	L
ALOE 'ALWAYS RED' ALOE STRIATA	ALWAYS RED CORAL ALOE	L
ALOE BARBADENSIS HESPERALOE PARVIFLORA	MEDICINAL ALOE RED YUCCA	L
ALOE STRIATULA 'BURLY' AGAVE ATTENUATA	LARGE HARDY ALOE FOXTAIL AGAVE	L
ARTEMESIA CALIFORNICA ARCTOSTAPHYLOS 'SUNSET' ENCELIA CALIFORNICA PUNICA G. 'NANA'	CALIFORNIA SAGEBRUSH SUNSET MANZANITA CALIFORNIA SUNFLOWER DWARF POMEGRANTE	L
BOUTELOUA GRACILIS CAREX TUMULICOLA/DIVULSA ALOE SPP.	BLUE GRAMA GRASS BERKELEY SEDGE ALOE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN' ILEX VOMITORIA MYRTUS 'COMPACTA'	WEEPING BOTTLE BRUSH YAUPON COMPACT WAX MYRTLE	L L M
DIETES BICOLOR JUNCUS PATENS KNIPHOFIA UVARIA	FORTNIGHT LILY CALIFORNIA GRAY RUSH RED HOT POKER	M L L
ENCELIA CALIFORNICA RHAMNUS CALIFORNICA SALVIA APIANA	COAST SUNFLOWER COFFEEBERRY WHITE SAGE	L
FESTUCA MAIREI DIANELLA REVOLUTA	ATLAS GRASS TURF LILY	M L
FICUS PUMILA	CREEPING FIG	M
JUNIPERUS (COMPACT VAR.) LANTANA M. 'PURPLE' CARISSA 'GREEN CARPET' IVA HAYESIANA	GROUNDCOVER JUNIPER PURPLE TRAILING LANTANA GREEN CARPET CARISSA POVERTY WEED	M L M L
LANTANA CAMARA 'NEW GOLD' GREVILLEA LAN. 'PROSTRATUS' BACCHARIS PIL. 'PIGEON POINT'	NEW GOLD LANTANA PROSTRATE GREVILLEA COYOTE BRUSH	L
LAVANDULA SPECIES SANTOLINA SPP. CISTUS SALVIIFOLIUS	LAVEN[illegible] LAVENDER [illegible] SAGELEAF ROCKROSE	L
LIGUSTRUM JAPONICUM DODONAEA VISCOSA LEUCOPHYLLUM SPP. LAVATERA MARITIMA HETEROMELES ARBUTIFOLIA	TEXAS PRIVET HOP SEED BUSH TEXAS RANGER/SAGE TREE MALLOW TOYON	M M L M L
MUHLENBERGIA CAPILLARIS 'WESTRINGIA 'MORNING LIGHT'	PINK MUHLY COAST ROSEMARY	L
MISCANTHUS TRANSMORRISONENSIS MUHLENBERGIA RIGENS	EVERGREEN MISCANTHUS DEER GRASS	M
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	DWARF ROSEMARY	L
RHAPHIOLEPIS INDICA CRASSULA OVATA PYRACANTHA SPECIES OLEA E. 'LITTLE OLLIE'	INDIAN HAWTHORN CRASSULA FIRETHORN LITTLE OLLIE OLIVE	M L L L
SALVIA SPP. WESTRINGIA 'WYNYABBIE GEM'	SAGE COAST ROSEMARY	L
SALVIA GREGGII DIANELLA REVOLUTA SALVIA 'BEES BLISS'	AUTUMN SAGE TURF LILY BEES BLISS SAGE	L
SALVIA CLEVELANDII CAESALPINIA SPP. DENDROMECON RIGIDA	SAGE BIRD OF PARADISE BUSH POPPY	L
SENECIO MANDRALISCAE CRASSULA CAPITELLA EUPHORBIA RIGIDA	BLUE CHALK STICKS CRASSULA GOPHER SPURGE	L
TAGETES LEMMONII PHLOMIS FRUTICOSA ROSMARINUS 'TUSCAN BLUE'	MEXICAN MARIGOLD JERUSALEM SAGE TUSCAN BLUE ROSEMARY	L
WESTRINGIA SPP. PORTULAGARIA AFRA	COAST ROSEMARY ELEPHANT FOOD	L
YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	VL
CYNODON DACTYLON CULTIVARS	BERMUDA	60% of ETO

SYMBOL LEGEND

- HOA OR POA MAINTAINED PUBLIC LANDSCAPE AREA
- HOME OWNER MAINTAINED PRIVATE LANDSCAPE AREA
- TURF
- CONCRETE WALK & DRIVEWAY
- GRAVEL
- BASIN
- PARK AMENITY AREA

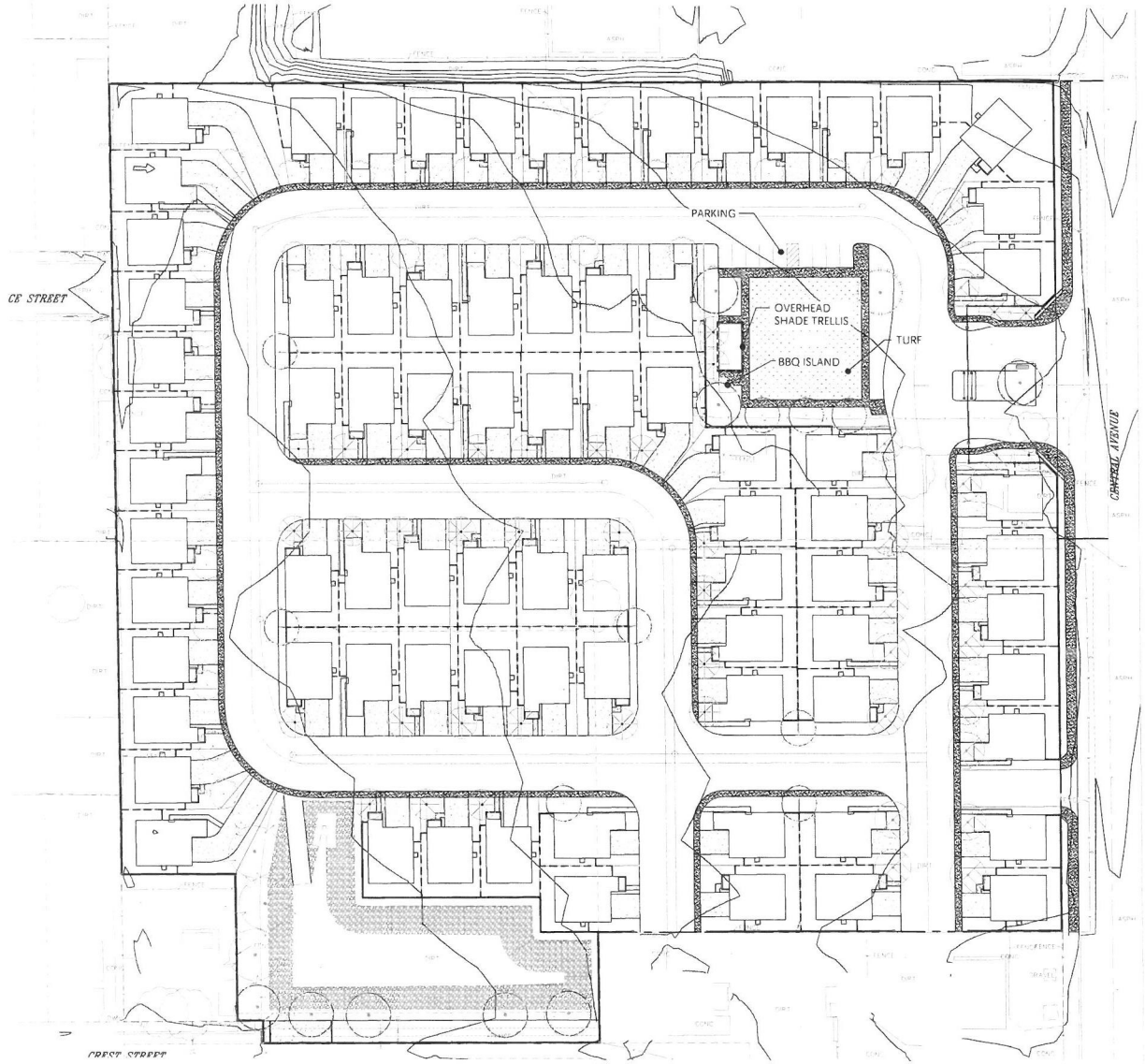
NORTH

0 15' 30' 60'

Associates Landscape Architecture
19030 Laguna Canyon Road, Ste 200, Irvine, Ca 92603
(714) 434-0800 FAX (714) 434-9120

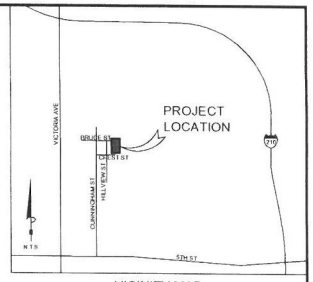
PLOT PLAN NO. XXXXXX
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LANDSCAPE CONCEPT PLAN

SUBMITTALS	
DESIGNED BY: KL	
DRAWN BY: JO	
CHECKED BY: KL	
SHEET 1 OF 1	

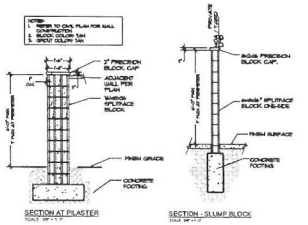


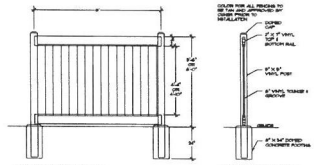
WALL & FENCE LEGEND

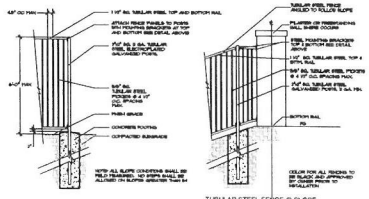
- PILASTERS (16") SQUARE
- SPLITFACE BLOCK WALL FENCE
- VINYL PRIVATE YARD FENCE
- TUBULAR STEEL FENCE

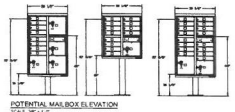


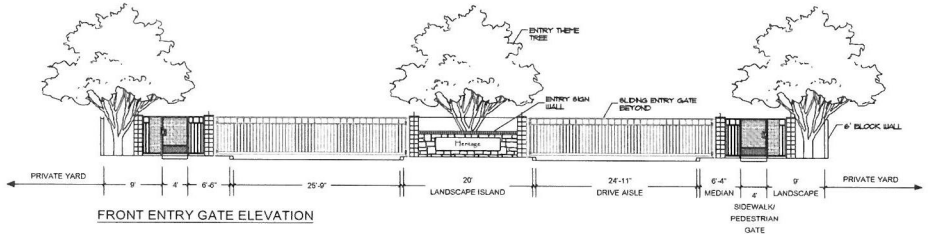
VICINITY MAP
NOT TO SCALE



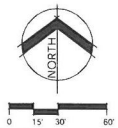








FRONT ENTRY GATE ELEVATION



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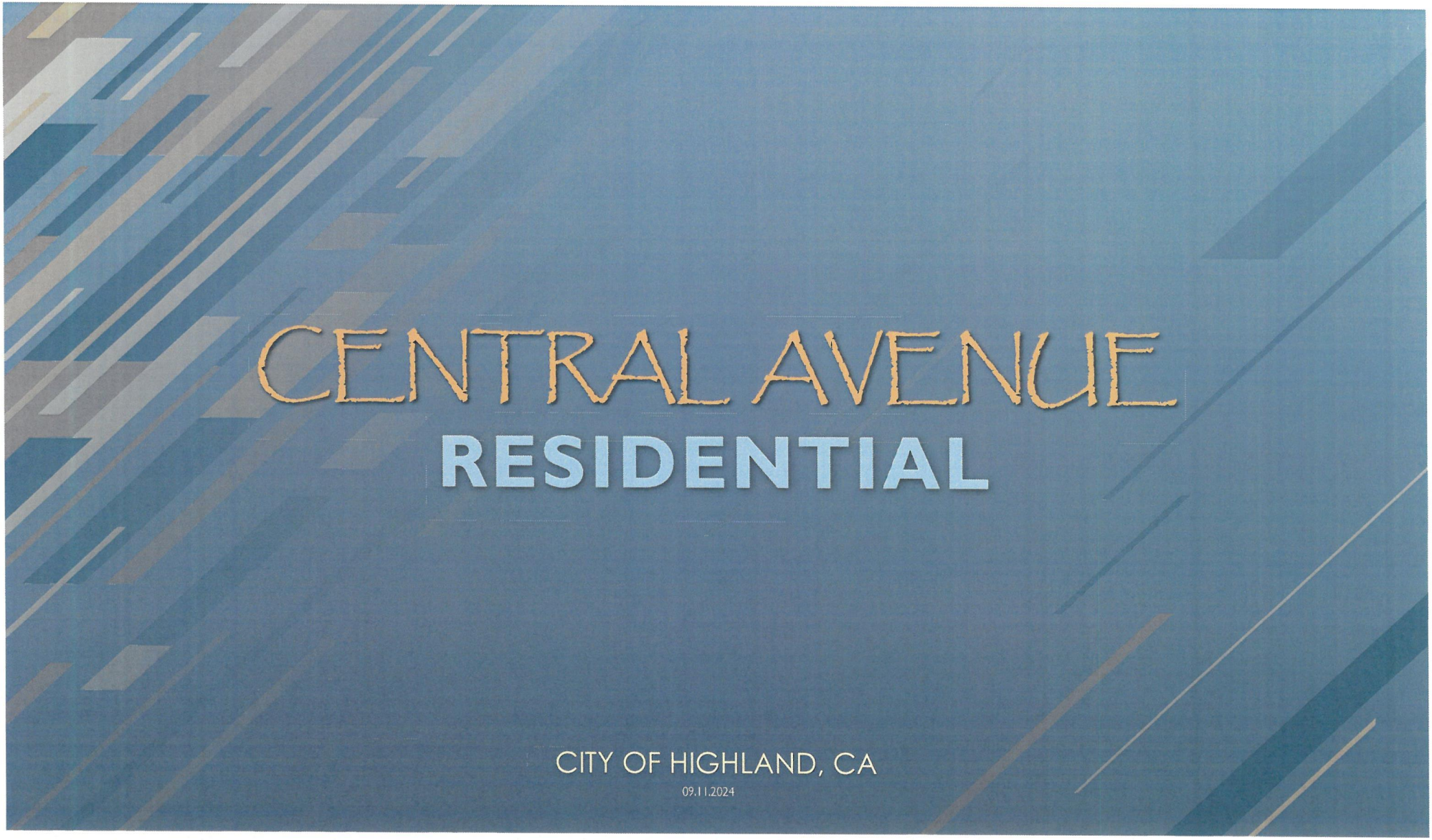
Landscape Architecture

PLOT PLAN NO. XXXXXX
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LANDSCAPE CONCEPT PLAN
CONCEPTUAL WALL PLAN

SUBMITTALS
DESIGNED BY: KL
DRAWN BY: JD
CHECKED BY: KL
SHEET 1 OF 1



DSMG
INVESTMENTS, LLC.

Kevin L. Crook
Architect
Inc
#23074
PLANNING + ARCHITECTURE

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

#23074
09.11.2024

A-1 Street Scene
A-2 Plan 1 (1717) - Front Elevations
A-3 Plan 1A (1717) - Floor Plan
A-4 Plan 1A (1717) - Spanish Elevations
A-5 Plan 1A (1717) - Spanish Enhanced Elevations
A-6 Plan 1B (1717) - Craftsman Elevations
A-7 Plan 1B (1717) - Craftsman Enhanced Elevations
A-8 Plan 1C (1717) - Prairie Elevations
A-9 Plan 1C (1717) - Prairie Enhanced Elevations
A-10 Plan 1 (1717) - Roof Plans

A-11 Plan 2 (1839) - Front Elevations
A-12 Plan 2A (1839) - Floor Plan
A-13 Plan 2A (1839) - Spanish Elevations
A-14 Plan 2A (1839) - Spanish Enhanced Elevations
A-15 Plan 2B (1839) - Craftsman Elevations
A-16 Plan 2B (1839) - Craftsman Enhanced Elevations
A-17 Plan 2C (1839) - Prairie Elevations
A-18 Plan 2C (1839) - Prairie Enhanced Elevations
A-19 Plan 2 (1839) - Roof Plans

A-20 Plan 3 (1998) - Front Elevations
A-21 Plan 3A (1998) - Floor Plan
A-22 Plan 3A (1998) - Spanish Elevations
A-23 Plan 3A (1998) - Spanish Enhanced Elevations
A-24 Plan 3B (1998) - Craftsman Elevations
A-25 Plan 3B (1998) - Craftsman Enhanced Elevations
A-26 Plan 3C (1998) - Prairie Elevations
A-27 Plan 3C (1998) - Prairie Enhanced Elevations
A-28 Plan 3 (1998) - Roof Plans

A-29 Written Color Schemes
A-30 Color Boards - "A" Spanish
A-31 Color Boards - "B" Craftsman
A-32 Color Boards - "C" Prairie

DSMG INVESTMENTS, LLC.

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Woodland Hills, CA 91364

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Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Kevin L. Crook **Architect** Inc
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STREET SCENE

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A-1

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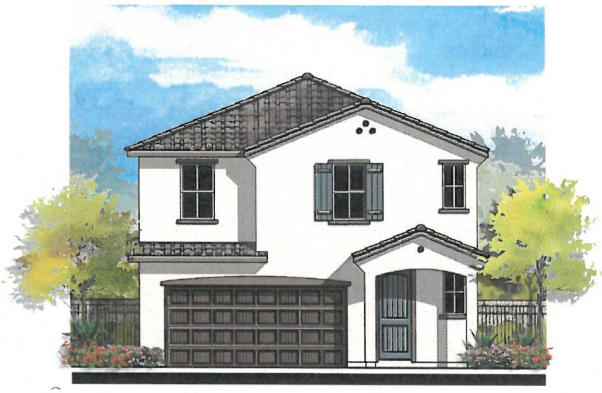

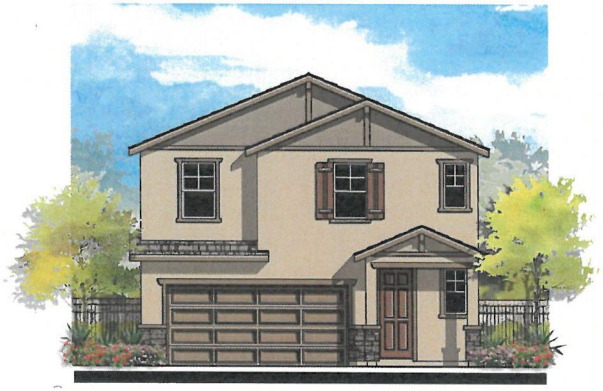

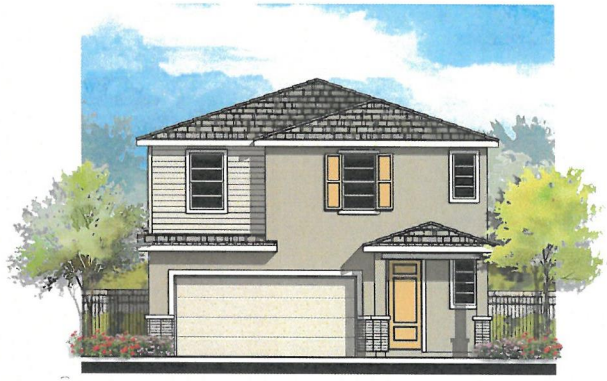

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A-2

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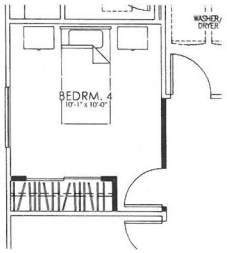
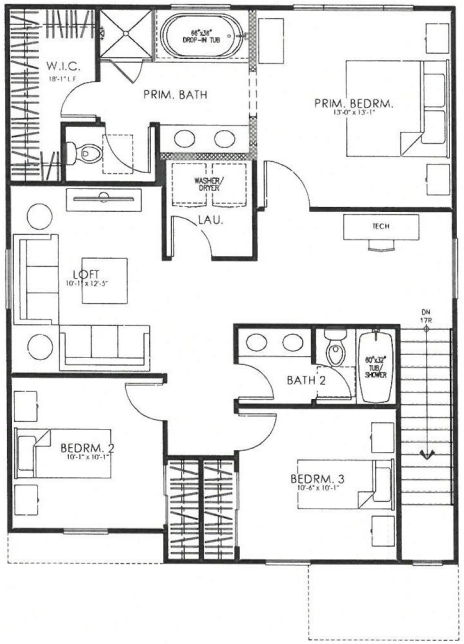
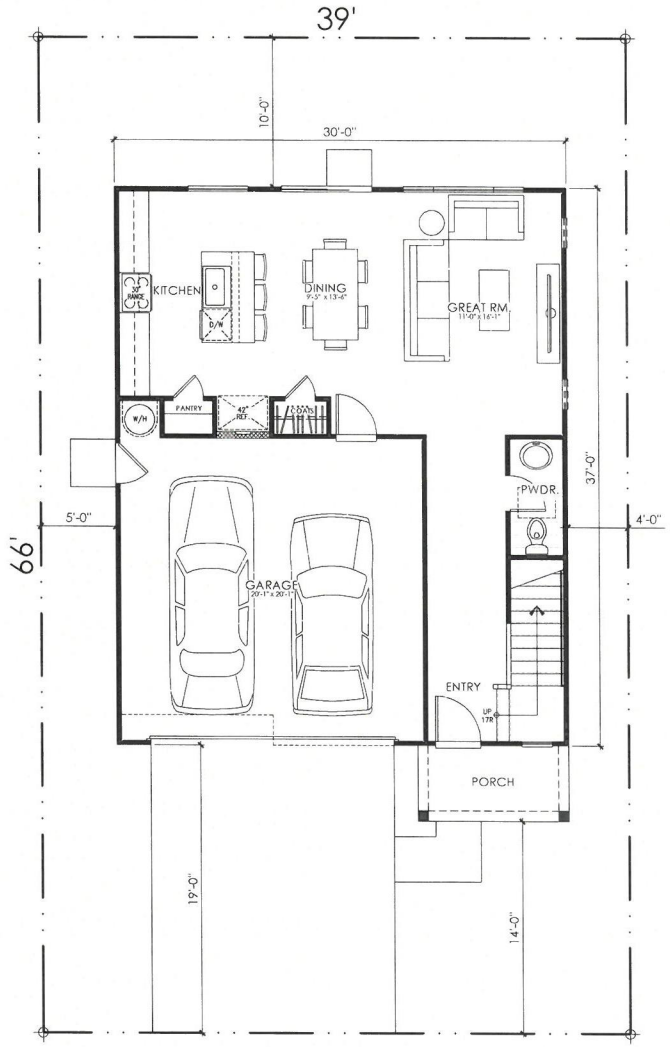


OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR

Items shown dashed shall occur at lots requiring enhancements.

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,030 SQ. FT.
TOTAL DWELLING	1,717 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	50 SQ. FT.

PLAN 1A (1717)

3 BEDROOM, 2.5 BATH, LOFT, OPT. BEDROOM 4
FLOOR PLAN

0 2 4 8 12

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A-3

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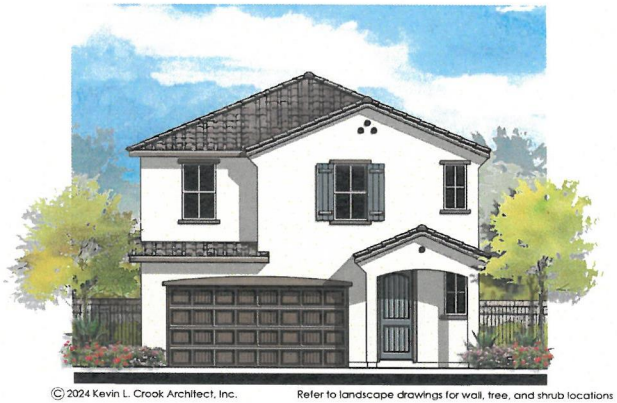

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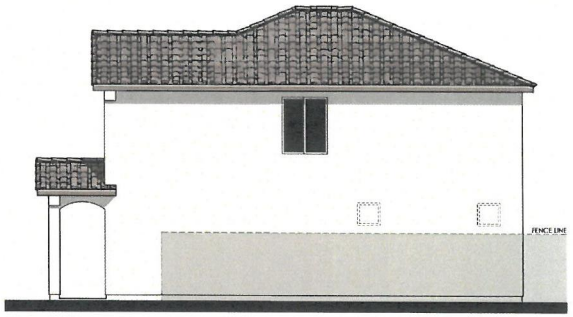
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

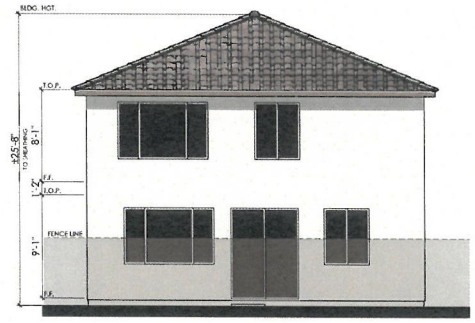


Items shown dashed shall occur at lots requiring enhancements.

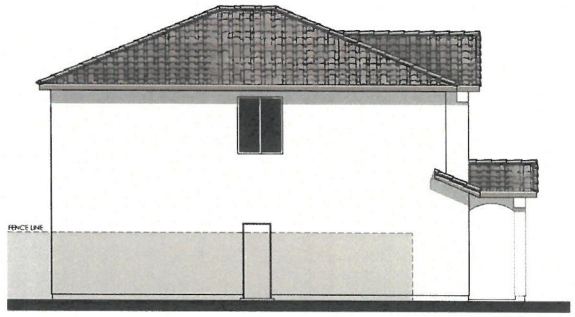
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ELEVATIONS

0 2 4 8 12

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CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-4

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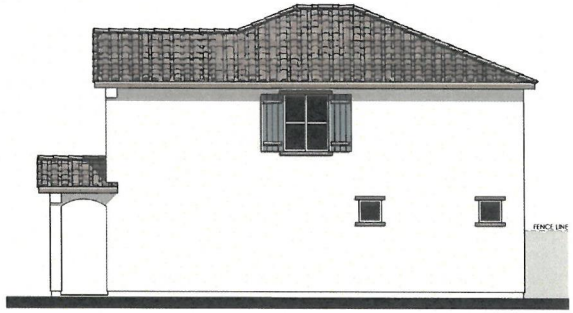
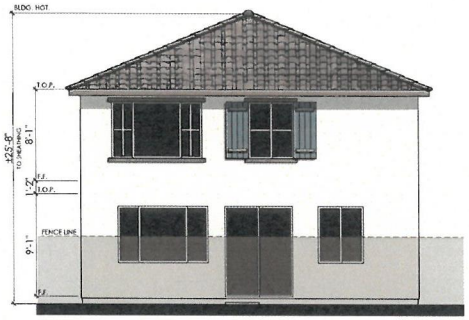


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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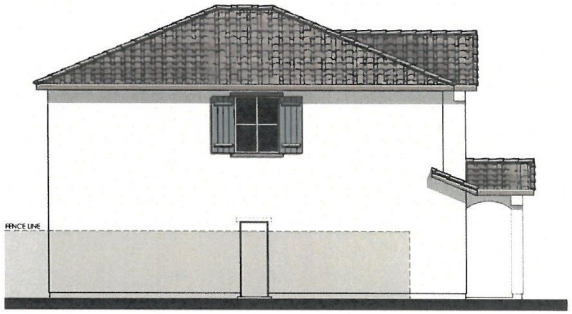

LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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CENTRAL AVENUE **RESIDENTIAL**

CITY OF HIGHLAND, CA

09.11.2024
A-5

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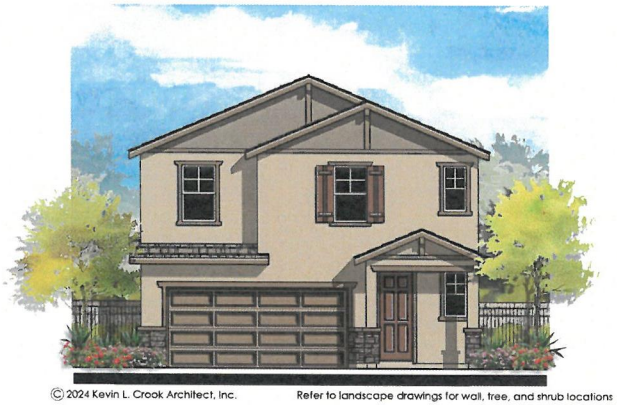

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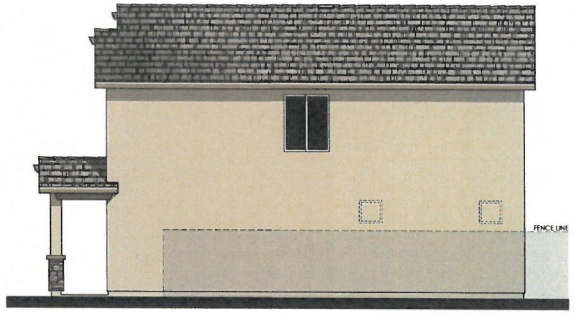
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

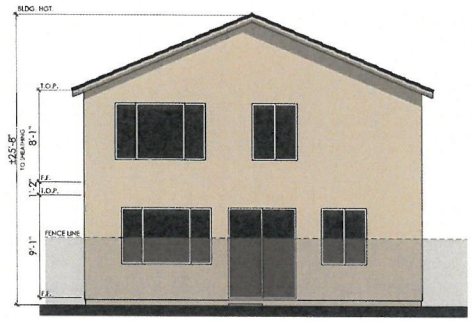


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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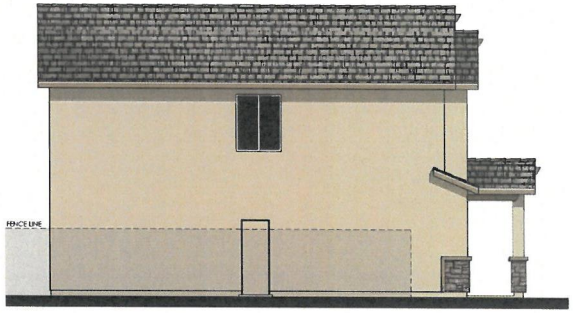


LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

CENTRAL AVENUE **RESIDENTIAL**

CITY OF HIGHLAND, CA

09.11.2024
A-6

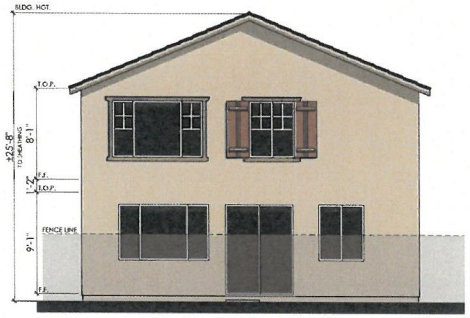
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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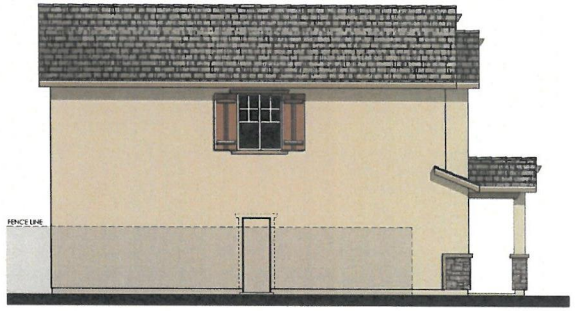


LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

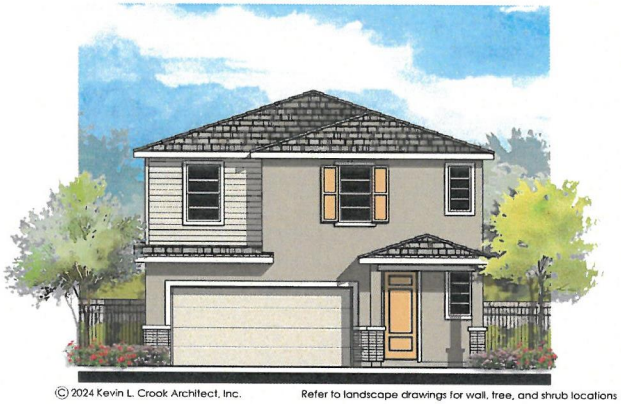
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-7

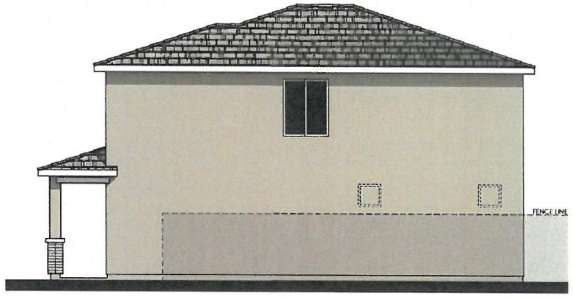
Kevin L. Crook Architect Inc #23074



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

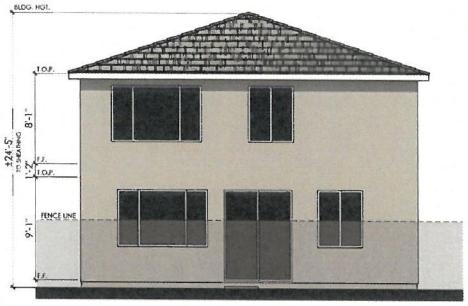


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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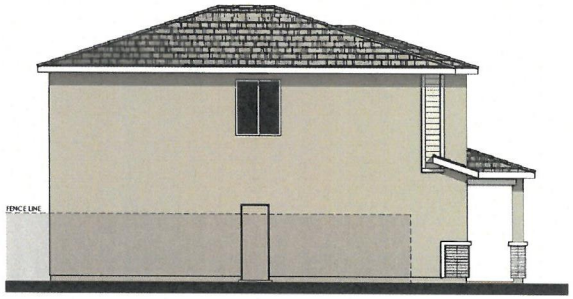


LEFT

COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ELEVATIONS

0 2 4 8 12

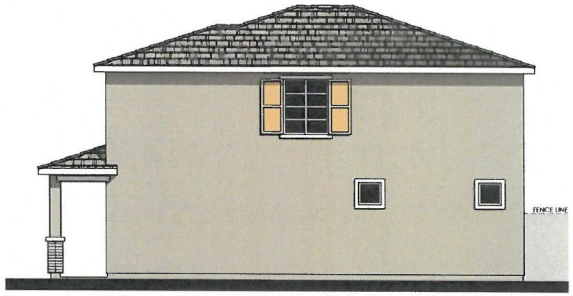
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-8

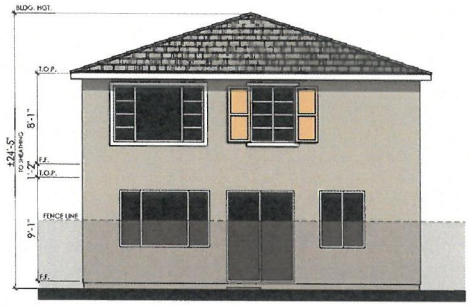
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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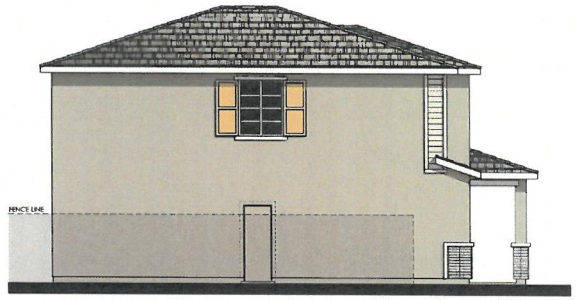


LEFT

COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

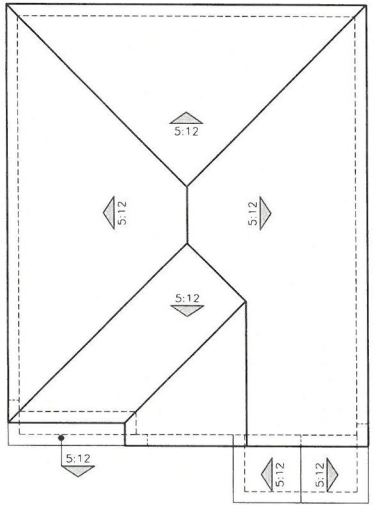
CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

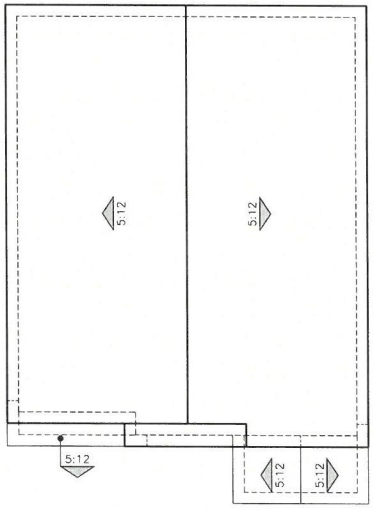
09.11.2024

A-9

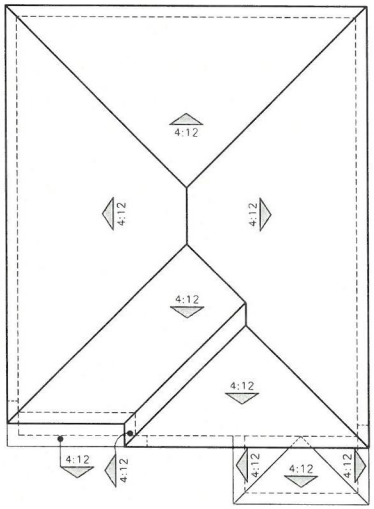
Kevin L. Crook Architect Inc #23074



A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 1 (1717)

ROOF PLANS

0 2 4 8 12

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CITY OF HIGHLAND, CA

09.11.2024

A-10

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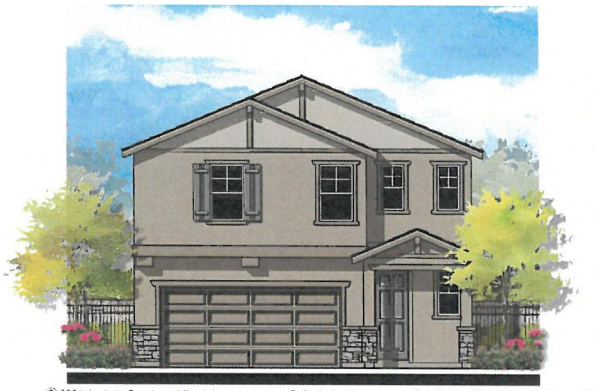
A - SPANISH



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B - CRAFTSMAN



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C - PRAIRIE

PLAN 2 (1839)

FRONT ELEVATIONS

0 2 4 8 12

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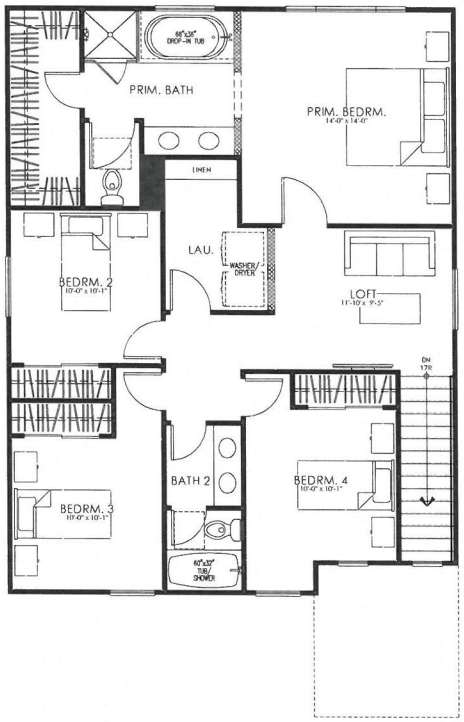
CITY OF HIGHLAND, CA

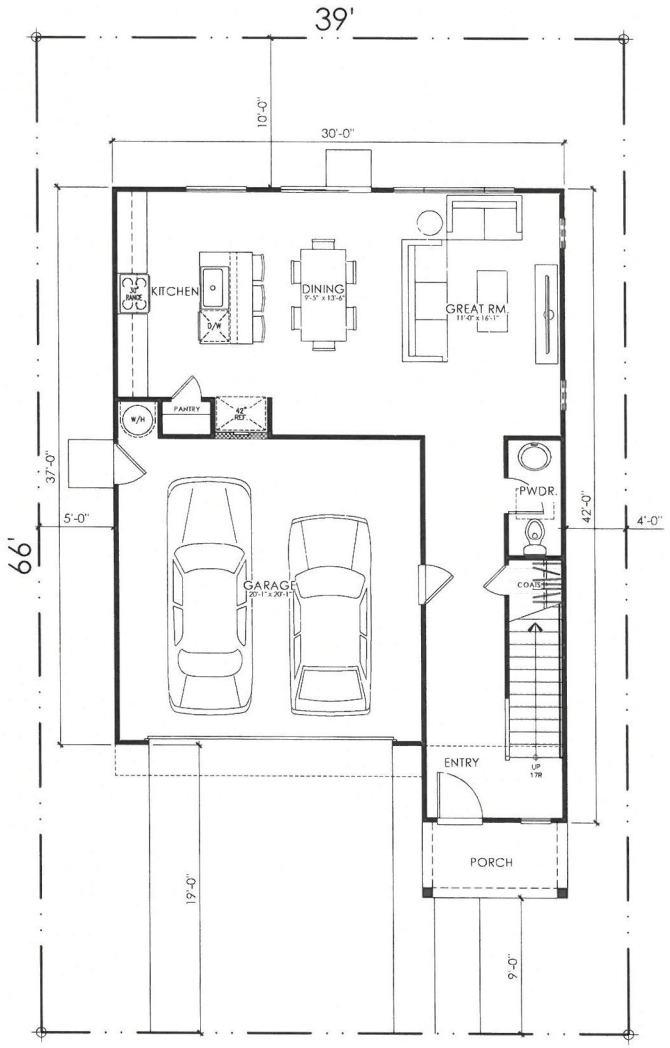
09.11.2024

A-11

Kevin L. Crook Architect Inc #23074



SECOND FLOOR



Items shown dashed shall occur at lots requiring enhancements.

FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,103 SQ. FT.
TOTAL DWELLING	1,839 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	48 SQ. FT.

PLAN 2A (1839)

4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

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09.11.2024
A-12

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Architect
Inc
#23074



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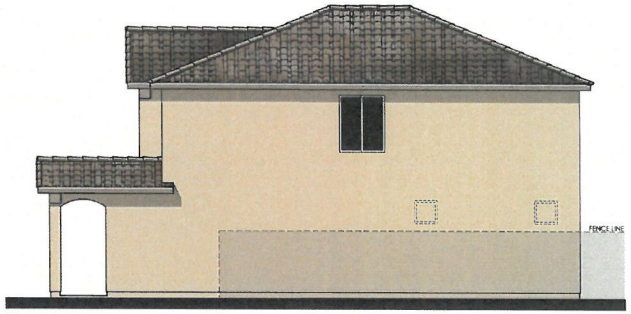
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

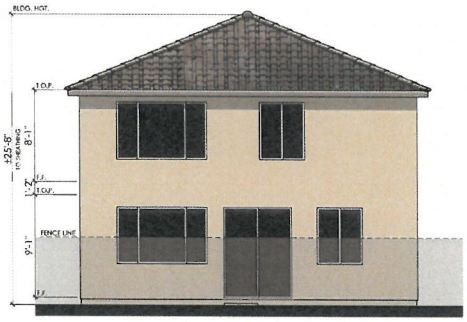


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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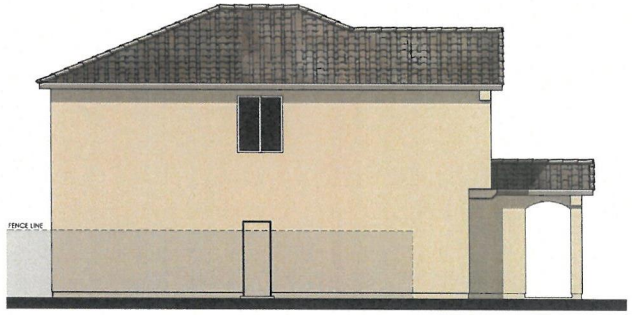


LEFT

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

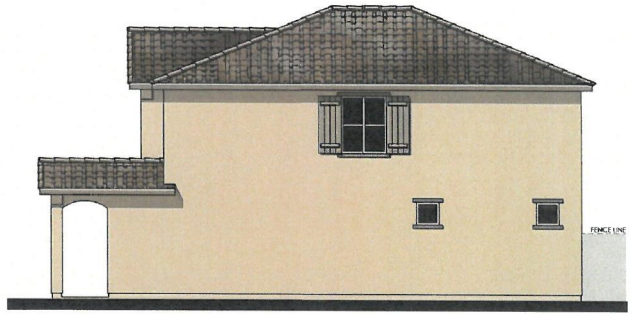
CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

A-13

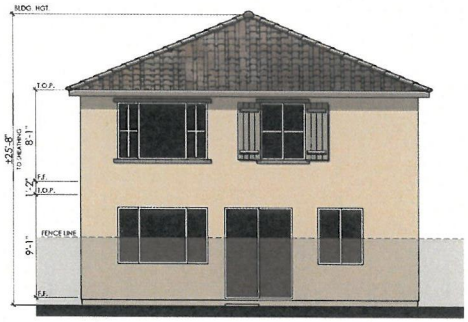
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

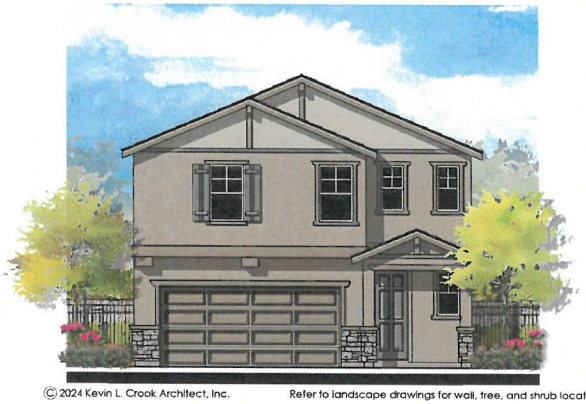
CENTRAL AVENUE **RESIDENTIAL**

CITY OF HIGHLAND, CA

09.11.2024

A-14

Kevin L. Crook **Architect** Inc #23074



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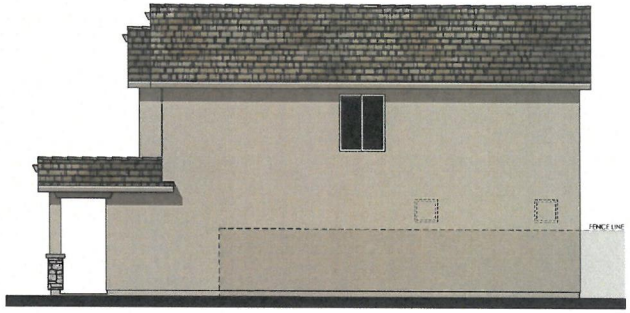
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

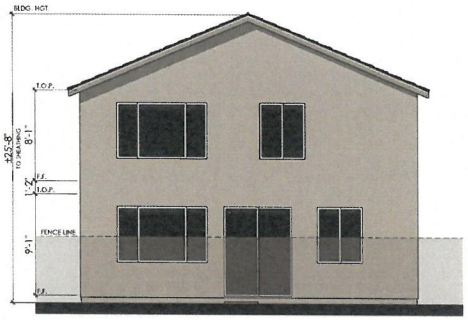


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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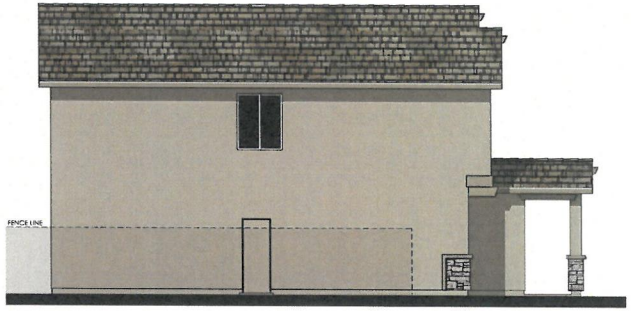


LEFT

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

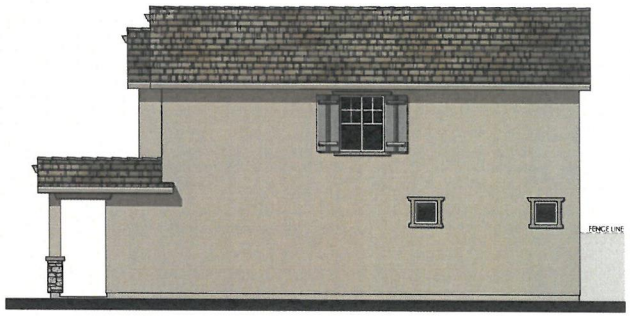
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-15

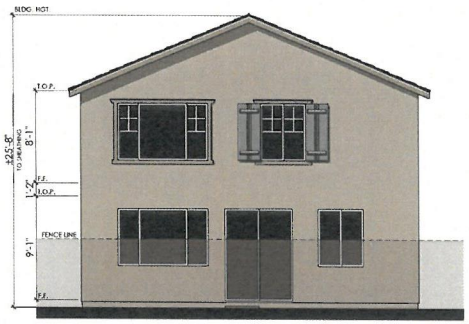
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

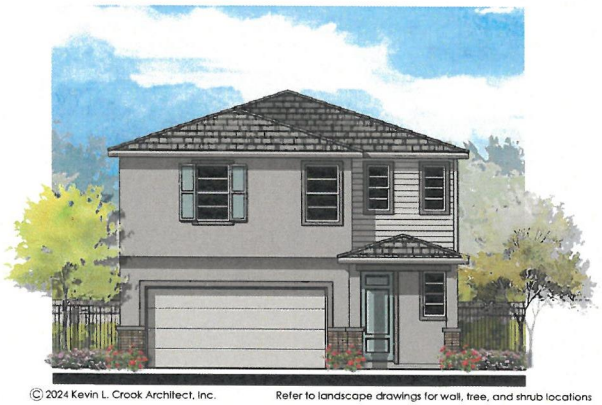
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-16

Kevin L. Crook Architect Inc #23074



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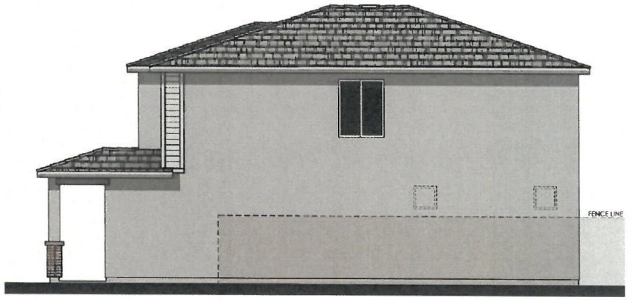
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

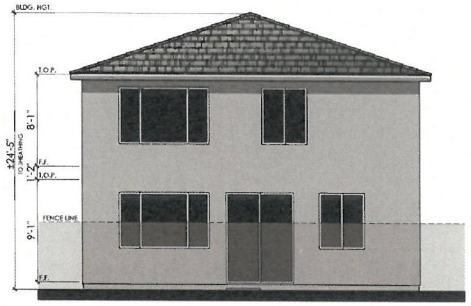


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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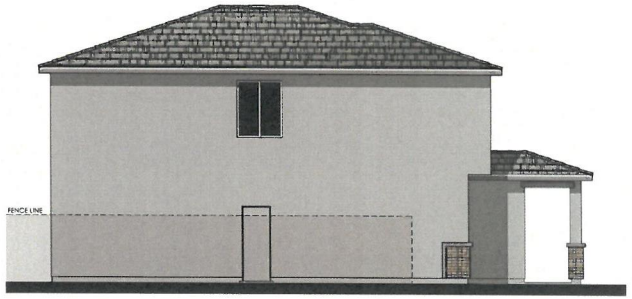


LEFT

COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ELEVATIONS

0 2 4 8 12

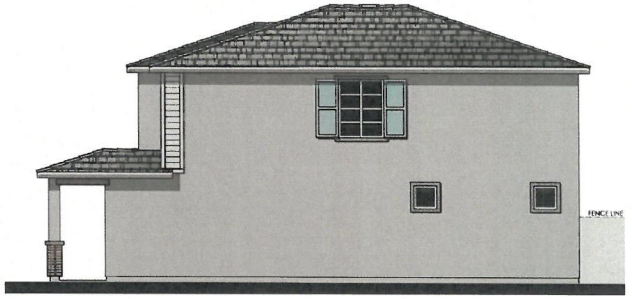
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-17

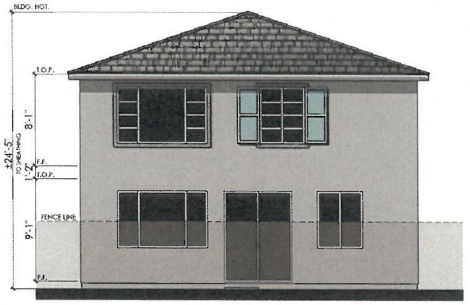
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

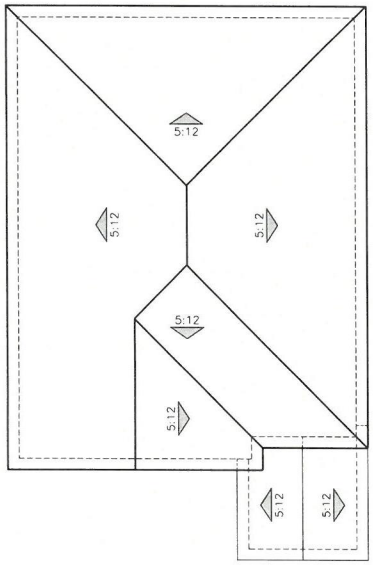
DSMG
INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-18

Kevin L. Crook
Architect
Inc
#23074



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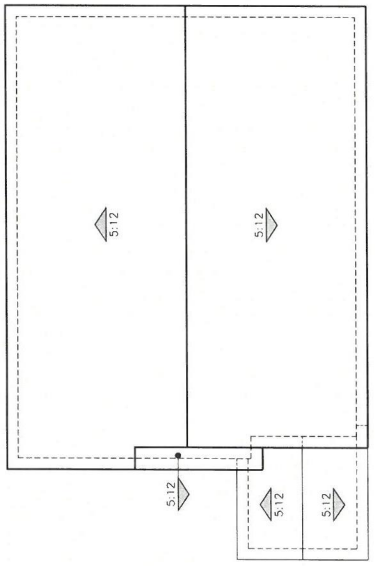
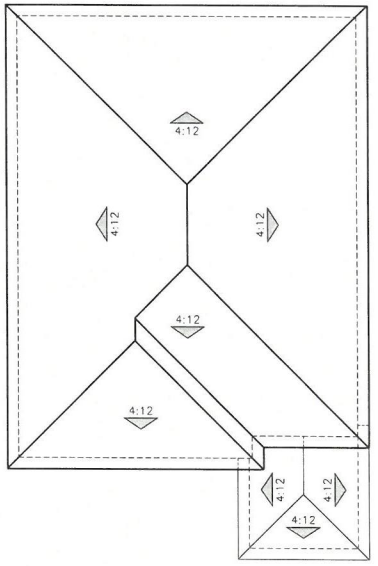


B - CRAFTSMAN



C - PRAIRIE

PLAN 2 (1839)

ROOF PLANS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
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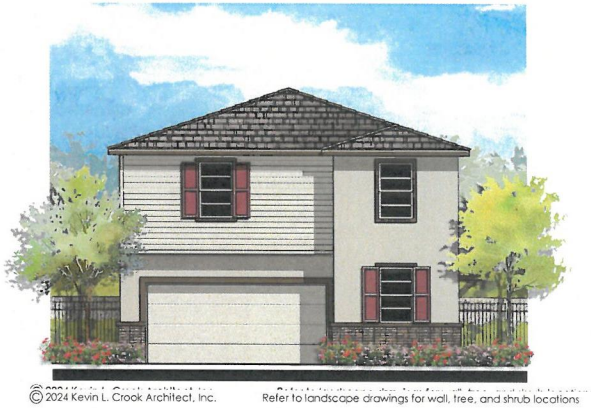
A - SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - PRAIRIE

PLAN 3 (1998)

FRONT ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

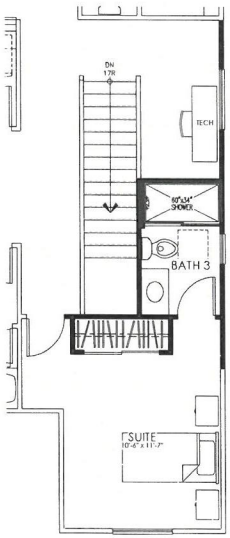
CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

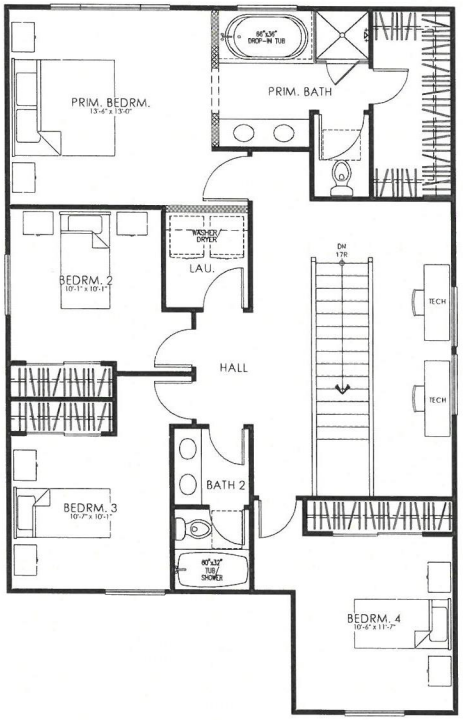
09.11.2024

A-20

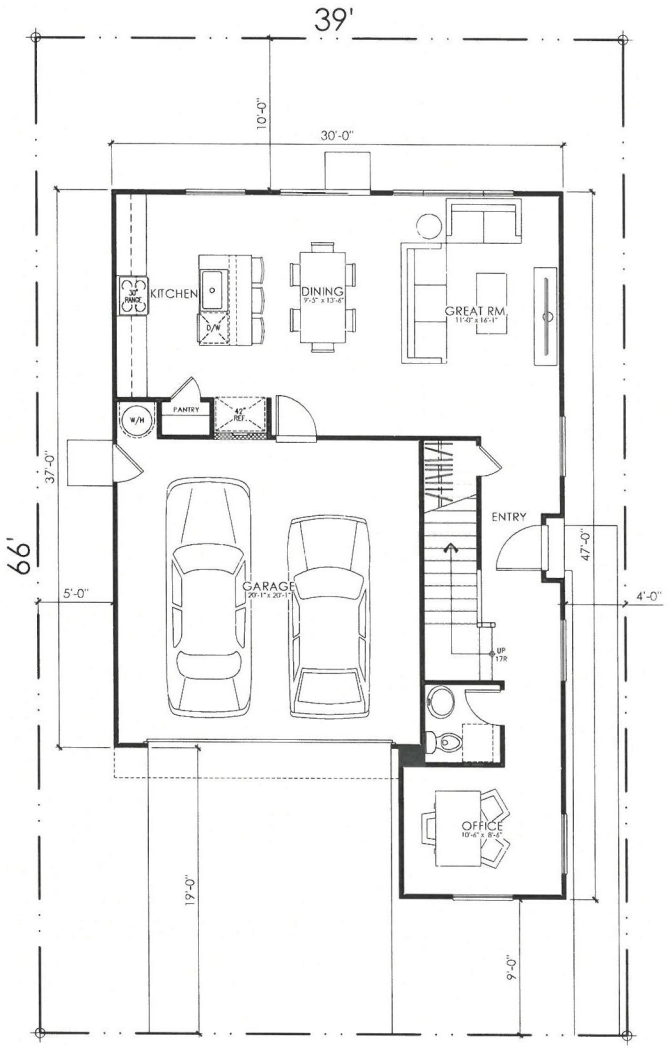
Kevin L. Crook Architect Inc #23074



OPT. SUITE/BATH 3



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,205 SQ. FT.
SECOND FLOOR AREA	793 SQ. FT.
TOTAL DWELLING	1,998 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	5 SQ. FT.

PLAN 3A (1998)

4 BEDROOM, 2.5 BATH, OFFICE, TECH, OPT. SUITE/BATH3
FLOOR PLAN

0 2 4 8 12

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CENTRAL AVENUE **RESIDENTIAL**
CITY OF HIGHLAND, CA

09.11.2024
A-21

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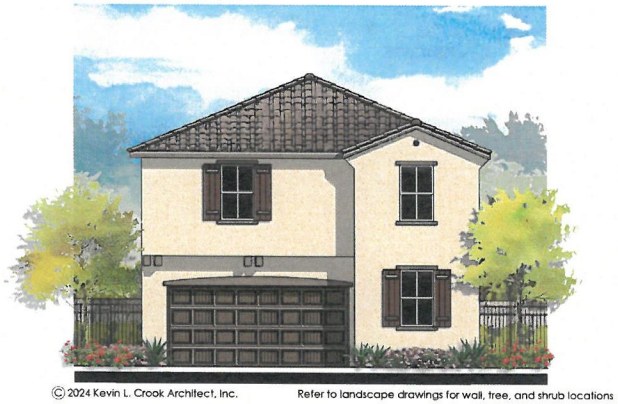
#23074



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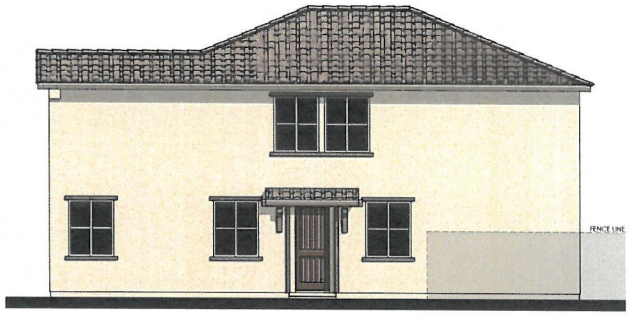
Refer to landscape drawings for wall, tree, and shrub locations

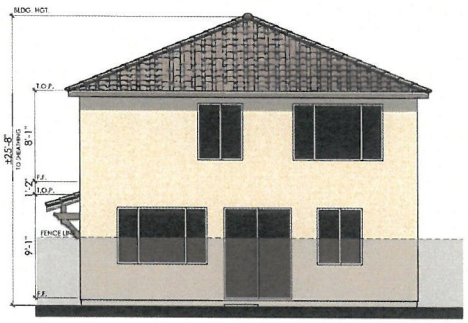
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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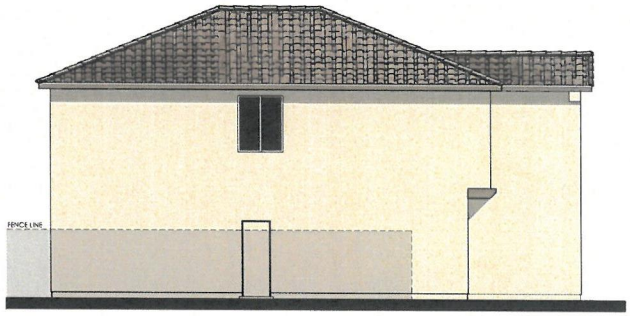

LEFT

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-22

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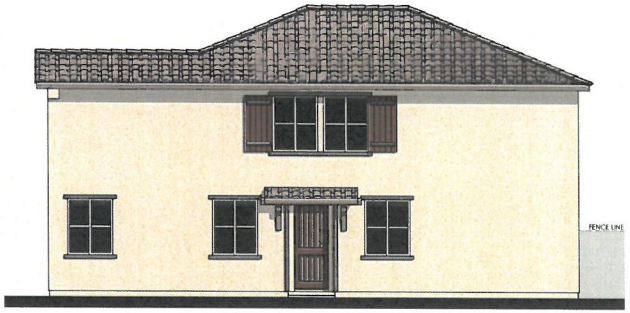
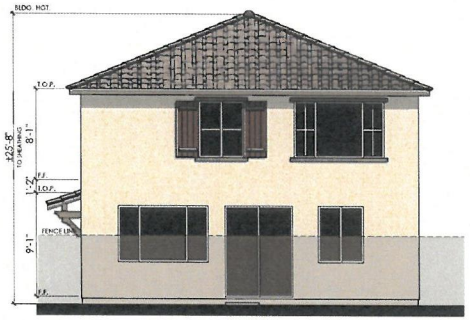


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-23

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Inc
#23074



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Refer to landscape drawings for wall, tree, and shrub locations

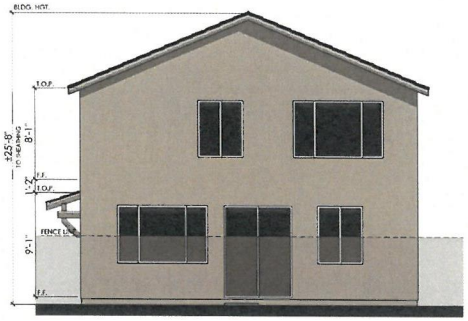
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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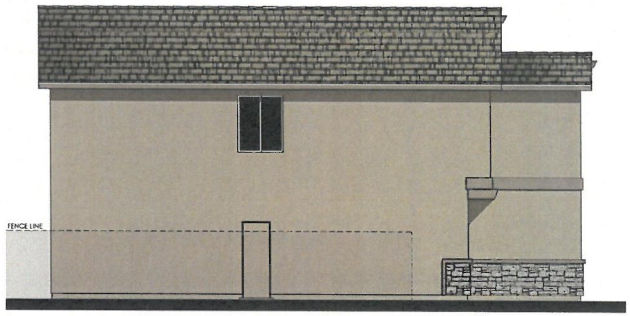


LEFT

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

A-24

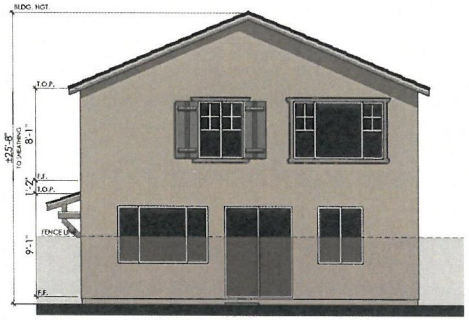
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SHAKE TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

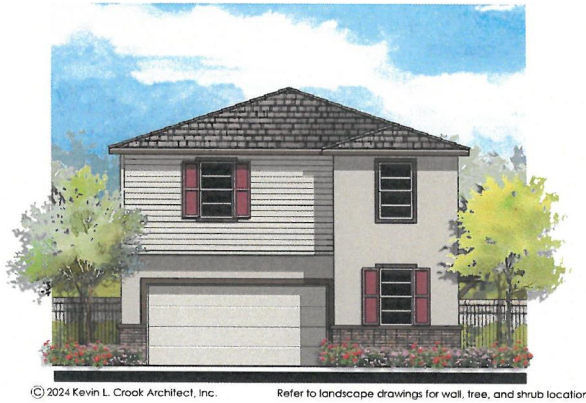
DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024
A-25

Kevin L. Crook Architect Inc #23074



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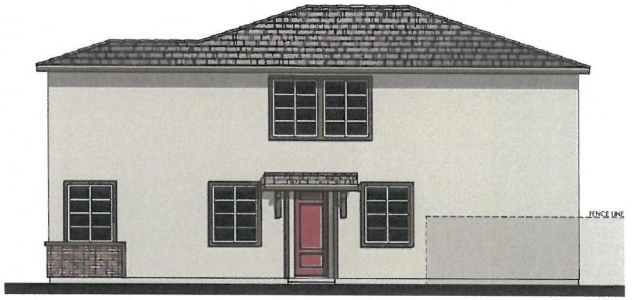
Refer to landscape drawings for wall, tree, and shrub locations

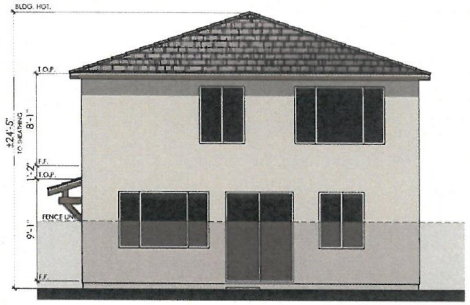
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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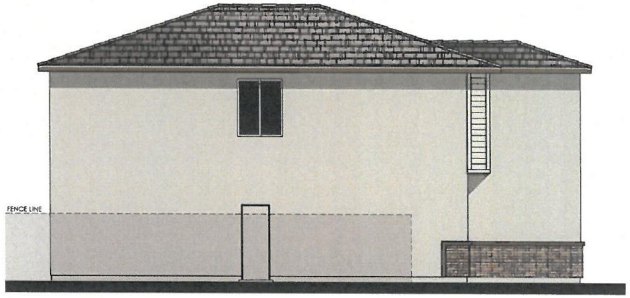


LEFT

COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

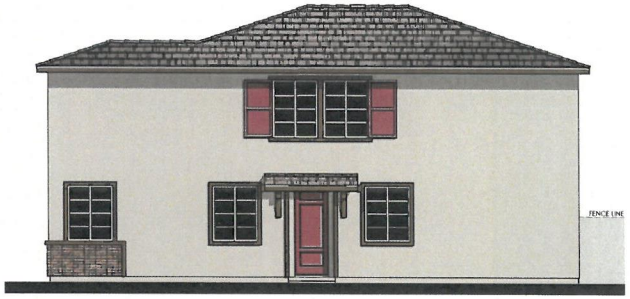
CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

A-26

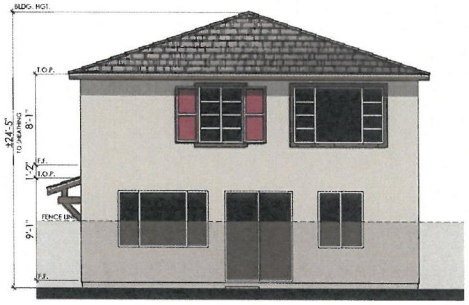
Kevin L. Crook Architect Inc #23074



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT SLATE TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ENHANCED ELEVATIONS

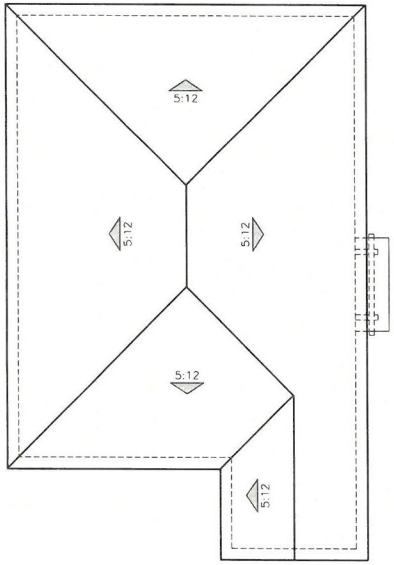
0 2 4 8 12

DSMG
INVESTMENTS, LLC.

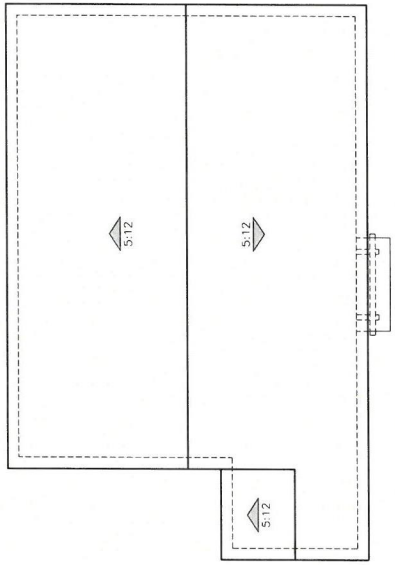
CENTRAL AVENUE RESIDENTIAL
CITY OF HIGHLAND, CA

09.11.2024
A-27

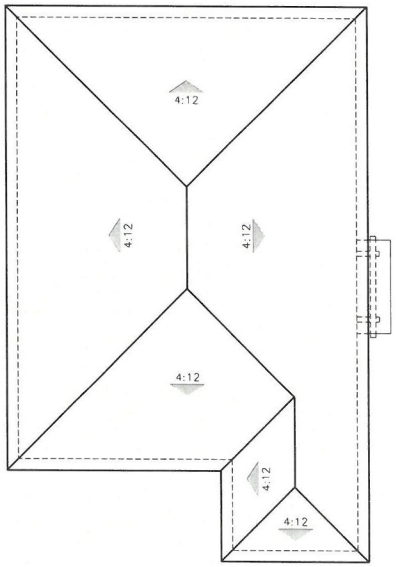
Kevin L. Crook
Architect
Inc
#23074



A - SPANISH



B - CRAFTSMAN



C - PRAIRIE

PLAN 3 (1998)

ROOF PLANS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

CENTRAL AVENUE RESIDENTIAL

CITY OF HIGHLAND, CA

09.11.2024

A-28

Kevin L. Crook Architect Inc #23074

CENTRAL AVENUE
HIGHLAND, CA

JOB #	23074
CREATED	11/20/23
Planning Dept. Rev	8/28/24

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1547	1585
STUCCO PAINT MATCH *	SW7556 WESTHIGHLAND	SW6121 WHOLE WHEAT	SW6386 NAPERY
FASCIA / TRIM	SW6082 COBBLE BROWN	SW6152 SUPERIOR BRONZE	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6083 SABLE	SW6153 PROTÉGÉ BRONZE	SW7041 VAN DYKE BROWN
FRONT DOOR/ SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
CONCRETE ROOF LOW PROF "S" (VILLA)	SMM 8402 SANTA CRUZ BLEND	2804 ROCKLIN BLEND	SMM 8816 SAN GABRIEL BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE / BRICK:	ELDORADO
GROUT:	ORCO or EQUAL

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1552	1524	1549
STUCCO PAINT MATCH***	SW7539 CORK WEDGE	SW6158 SAWDUST	SW7552 RESORT TAN
FASCIA / TRIM / GARAGE DOOR	SW6103 TEA CHEST	SW6159 HIGH TEA	SW7040 SMOKEHOUSE
SECONDARY STUCCO AT GABLES	SW7550 RESORT TAN	SW6149 RELAXED KHAKI	SW7038 TONY TAUPE
FRONT DOOR	SW2853 NEW COLONIAL YELLOW	SW2812 ROOKWOOD JADE	SW2854 CARIBBEAN CORAL
SHUTTERS	SW6062 RUGGED BROWN	SW7068 GRIZZLE GRAY	SW7048 URBANE BRONZE
CONCRETE ROOF FLAT SHAKE PONDEROSA	5809 LOMITA RANGE	SHP 9713 TIBURON BLEND	SCP 8804 HERSHEY BLEND
STONE DRYSTACK INSTALLATION	STACKED STONE SANTA FE	STACKED STONE ALDERWOOD	STACKED STONE NANTUCKET

"C" ELEVATIONS PRAIRIE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1556	1540	1595
STUCCO PAINT MATCH	SW7544 FENLAND	SW9166 ELEPHANT EAR	SW7037 BALANCED BEIGE
FASCIA / TRIM	SW7551 GREEK VILLA	SW6075 GARRET GRAY	SW7041 VAN DYKE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6155 RICE GRAIN	SW6072 VERSATILE GRAY	SW7036 ACCESSIBLE BEIGE
FRONT DOOR / SHUTTERS	SW2831 CLASSICAL GOLD	SW0020 PEACOCK PLUME	SW6307 FINE WINE
CONCRETE ROOF FLAT SLATE BEL AIR	4804 ROCKLIN BLEND	4634 KINGS CANYON BLEND	4606 VALLEJO RANGE
BRICK STACK BOND INSTALLATION	TUNDRA CHALKDUST	TUNDRA LATIGO	TUNDRA RIVERBED
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

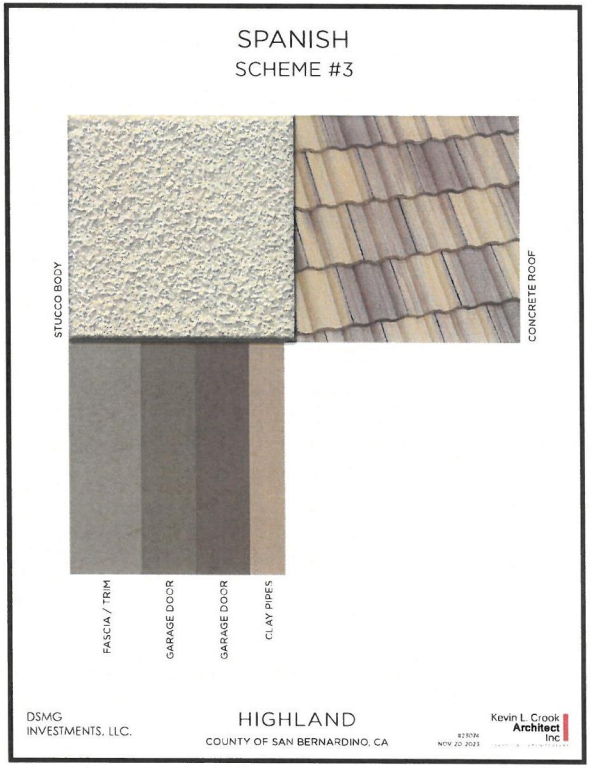
ALL FLASHING, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
* FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD.
+ DRYSTACK STONE INSTALLATION
TODAS LAS TAPAJUNTAS, CAAALERAS, CAAALONES, ETC SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
***SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES. NO USAR EN EL CAMPO

DSMG INVESTMENTS, LLC.
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

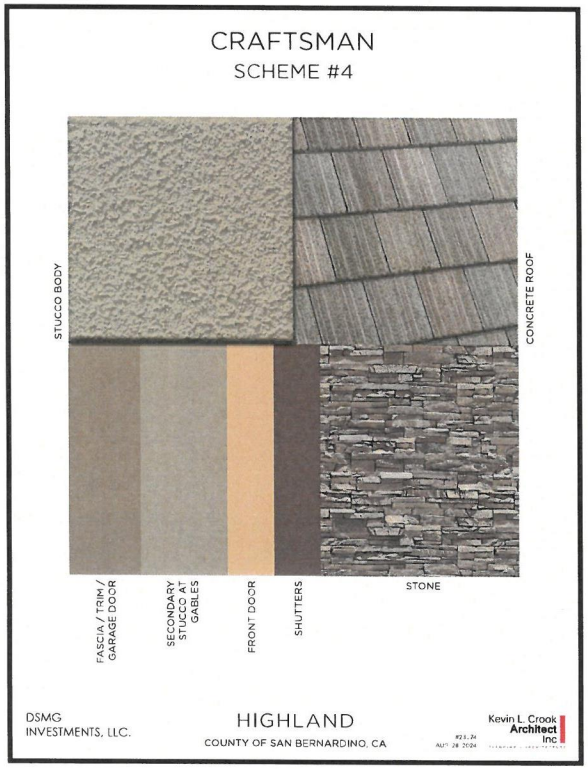
WRITTEN COLOR SCHEMES



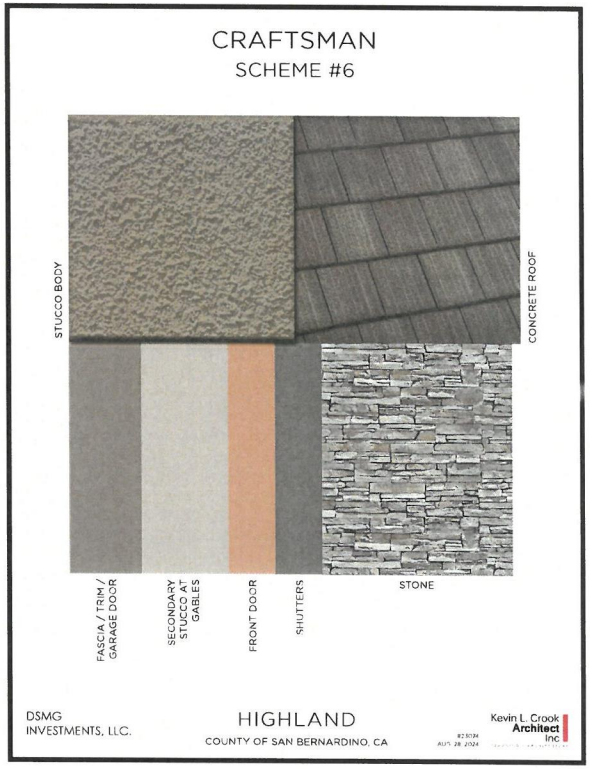




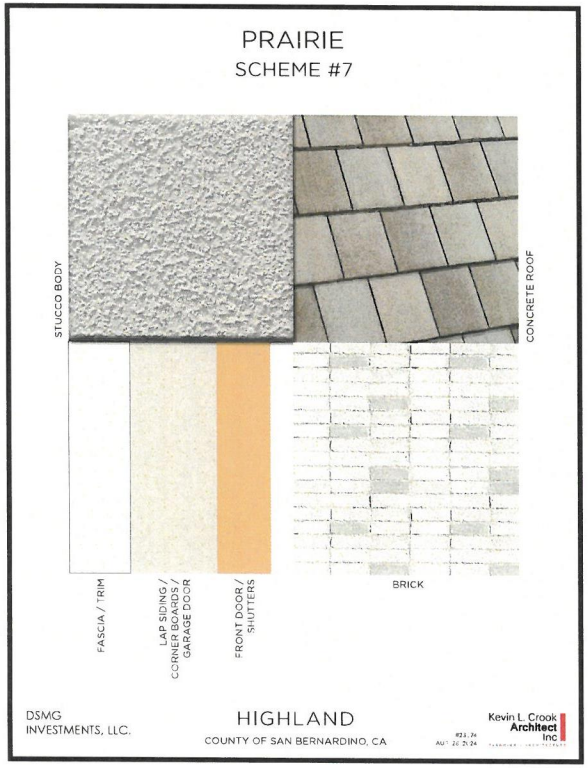
COLOR BOARDS - "A" SPANISH

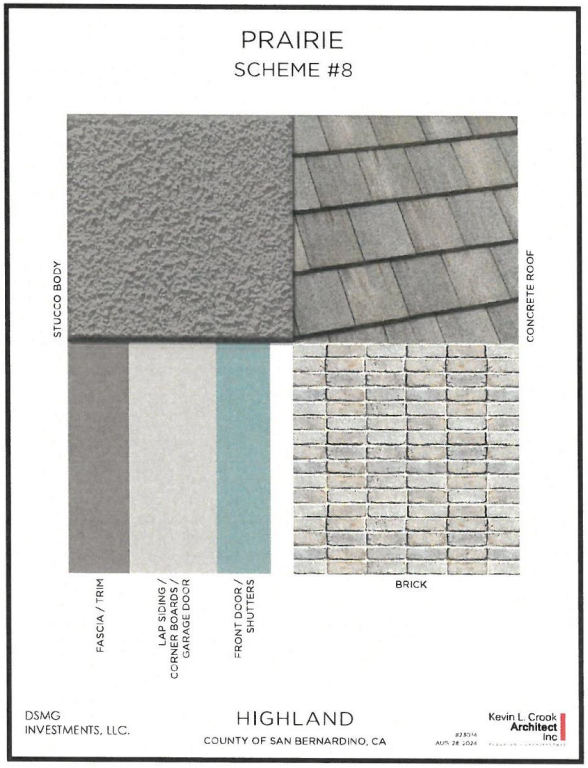






COLOR BOARDS - "B" CRAFTSMAN







COLOR BOARDS - "C" PRAIRIE

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	DSMG Investments, LLC, Anacapa DG
File/Index:	Design Review Application (DRA 24-003)
Proposal:	Construction of a 79-unit, 2-story single family home community.
Location:	Three (3) vacant parcels, totaling 8.31 acres in area, located at 7394 Central Avenue Assessor's Parcel Numbers: 1192-341-11, 1192-361-45 and 47
Related Entitlements:	Conditional Use Permit No. 23-010), Tentative Tract Map No. 20693/ TTM 24-001, General Plan Amendment (GPA 24-001), and Zone Change (ZC 24-001)

PLANNING CONDITIONS OF APPROVAL

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Design Review Application shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Design Review Application have occurred within thirty-six (36) months from the approval date of this Design Review Application, this Design Review Application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Design Review Application. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. This Design Review Application is for the Site Plan, Landscape Plan, Photometric Plan, Grading Plan, and Elevations pertaining to the construction of a 79-unit, 2-story Single family residential community on an 8.31 acre site.

a. The approval of the Design Review Application is applicable to the proposed use, Site Plan, Grading Plan, Landscape Plan, and design features on the apartment buildings.

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. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. 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.

7. The Development Impact Fees shall be paid in accordance with City Ordinance and are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check.

8. Embellishments shall be installed on the second story elevations visible from the public on Lots 1-3, ~~27~~ **37**-43 (visible from Central Avenue), Lots 48, 49, 66 and ~~76~~ **79**(visible from the recreation area), Lots 17 and 18 (visible from Bruce Street). **Embellish 1st and 2nd stories for** Lots ~~28~~, 31, 33, 34, 44, 53, 54, 59, 60, 65, 72 and 73 (visible from adjacent streets within the development). Embellishments could include window surrounds, shutters, or similar treatments. **(Amended by PC on 8/20/2024)**

Landscaping

9. Per Chapter 16.40.390 of the Highland Municipal Code, the landscape plans shall be prepared by a Landscape Architect who is licensed to practice Landscape Architecture pursuant to Chapter 3.5 of Division 3 of the most recent California Business and Professions Code.

10. Conceptual landscape plans shall include the following as per Highland Municipal Code 16.40.390 Water Efficient Landscape requirements:

    a. Design statement, irrigation notes, planting notes, and a conceptual plant palette identifying proposed hydrozones;
    b. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones;
    c. Separate images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.

11. Update title block information to be corrected for County location and plot plan or DRA/CUP identification- in addition to project and applicant information.

12. Include all site plan information on the landscape plans including, property lines, ROW, easements, Site lighting, transformers, and any required setbacks.

13. All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards.

14. Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, street crossings as well as in amenities areas. Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.

15. Applicant to show and provide accessible mailbox locations near the central community area with ADA access In addition to any other locations for review.

16. Enhanced landscaping and site features shall be used to define the outdoor community space. This shall include the use of larger plant and tree container size/boxes in addition to accent material and higher levels/concentration of planting and the addition of screen walls and/or screening material for adjacent residences.

17. Applicant to consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas only can lead damage from high use or increased pedestrian foot traffic.

18. Applicant shall include conceptual lighting plan to verify any conflicts or limitations of landscape plan with the safety and security requirements of site lighting.

19. ~~Applicant shall consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas only can lead damage from high use or increased pedestrian foot traffic~~. (Duplicate of 17)

20. Required street trees shall be a minimum of 24" box and Standard in form (no multitrunked forms), overall tree sizes for the project shall meet the following criteria:

    a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15%
    b. All palms if used shall be skinned/ dead fronds removed.
    c. Applicant shall include cultivar and flowering color in legend and shall coordinate with the City Landscape Architect for street tree species and required spacing.
    d. Please note that trees that create excessive debris from flowering/ seed production such as Pale Verde are prohibited due to Water Quality concerns.

21. Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.

22. Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.

23. All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed.

24. Shrub planting shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size.

25. All shrubs and groundcovers shall be installed from living plant materials. On center spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.

26. Lantana or other shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highlands seasonal temperatures that can result in frost and freeze events in the winter months.

27. All warm season turf will need to be noted as over seeded with Rye for the possible installation in fall or winter months to maintain green turf areas year round.

28. Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structure and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental cause.

29. Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view **to the extent feasible**. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the parked cars from public view of users of the establishment and public right aways.

30. Planting in frontage areas shall have three basic levels- Groundcover, low or accent, and mid-level (up to the 30" requirement) to create the required visual buffer for parking areas.

31. Landscape islands or planters adjacent to parking stalls shall be a minimum of 5' wide excluding any concrete step out areas or curbing.

32. Tree diamonds, if used shall be a minimum of 25 sq. ft., trees in areas surrounded by imperviable paving may require specialized growing media, soil support, or other instruments to create healthy aerated soil for long term root and tree health.

33. All plants shall be hydrozoned to low to medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.

34. 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) for the facilities, Current landscape plan does not address any facilities if required.

35. Include total landscape area in square feet and a percentage of overall site for verification with meeting City minimums typically 10-15% based on similar projects.

36. DG or decorative cobble areas shall cover no more than 50% of the total landscape area and must be compatible with the adjacent area use.

37. Note and identify all fence and wall treatments including color examples of materials as used throughout the project site.

38. A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve, flow sensor and separate Landscape water meter are required.

39. Irrigation systems within landscape maintenance district easements which may or may not be maintained by the City shall be designed for easy isolation from on-site private irrigation systems in the event the City assumes maintenance of the irrigation and landscaping within the landscape maintenance district. Applicant shall design irrigation with the inclusion of required separations per the Shell LMD or actual LMD area per City Engineering Departments direction (City Standard Detail #401a).

40. A copy of the soil management plan and fertility recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.

41. Applicant shall provide a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.

42. The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil

management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.

43. Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign-off.

44. No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree or masses of shrubs. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping **to the extent feasible**. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number

April 10, 2024

Attn: Tiffany Martinez, Assistant Planner
City of Highland
27215 Base Line
Highland, CA 92346

RE: Preliminary Landscape Plan Review:
DRA 24-003
Anacapa 79 Unit Single Family Community

Dear Tiffany:

We have reviewed the preliminary landscape plans for the project listed above in comparison to the City's Design Guidelines, Specific Plan, Water Efficient Landscape Ordinance, and recently processed applications of similar occupancy. Accordingly, we recommend the following landscape-specific conditions:

1) Per Chapter 16.40.390 of the Highland Municipal Code, the landscape plans shall be prepared by a Landscape Architect who is licensed to practice Landscape Architecture pursuant to Chapter 3.5 of Division 3 of the most recent California Business and Professions Code.

2) Conceptual landscape plans shall include the following as per Highland Municipal Code 16.40.390 Water Efficient Landscape requirements:
   a. Design statement, irrigation notes, planting notes, and a conceptual plant palette identifying proposed hydrozones;
   b. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones;
   c. Separate images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.

3) Update title block information to be corrected for County location and plot plan or DRA/CUP identification- in addition to project and applicant information.

4) Include all site plan information on the landscape plans including, property lines, ROW, easements, Site lighting, transformers, and any required setbacks.

5) All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards.

6) Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, street crossings as well as in amenities areas. Enhanced

paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.

7) Applicant to show and provide accessible mailbox locations near the central community area with ADA access In addition to any other locations for review.

8) Enhanced landscaping and site features shall be used to define the outdoor community space. This shall include the use of larger plant and tree container size/boxes in addition to accent material and higher levels/concentration of planting and the addition of screen walls and/or screening material for adjacent residences.

9) Applicant to consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas only can lead damage from high use or increased pedestrian foot traffic.

10) Required street trees shall be a minimum of 24" box and Standard in form(no multitrunked forms), overall tree sizes for the project shall meet the following criteria:

   a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15%
   b. All palms if used shall be skinned/ dead fronds removed.
   c. Applicant shall include cultivar and flowering color in legend and shall coordinate with the City Landscape Architect for street tree species and required spacing.
   d. Please note that trees that create excessive debris from flowering/ seed production such as Pale Verde are prohibited due to Water Quality concerns.

11) Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.

12) Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.

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17) All warm season turf will need to be noted as overseeded with Rye for the possible installation in fall or winter months to maintain green turf areas year round.

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24) 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) for the facilities, Current landscape plan does not address any facilities if required.

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30) A copy of the soil management plan and fertility recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.

31) Applicant shall provide a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.

32) The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.

33) Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed 3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign-off.

34) No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree or masses of shrubs. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.

We look forward to discussing these items with you in further detail. Please feel free to contact us at (951) 369-0700 with any questions.

Respectfully,

Dan Burkhart ASLA
City Landscape Plan Reviewer/ Inspector
Landscape Architect CA# 6092
Certified Arborist WE-11637A

For:

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Landscape Architect CA #5111

Consultants to the City of Highland via Community Works Design Group

ATTACHMENT 9

Resolution to Approve Tentative Tract Map No. 20693 (TTM 24-001)

RESOLUTION NO. 2024-____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL APPROVING TENTATIVE TRACT MAP NO. 20693 (TTM 24-001) TO SUBDIVIDE THREE (3) PARCELS INTO SEVENTY-NINE (79) SINGLE-FAMILY PARCELS IN ASSOCIATION WITH CONDITIONAL USE PERMIT (CUP 23-010), DESIGN REVIEW APPLICATION (DRA 24-003), GENERAL PLAN AMENDMENT (GPA 24-001), AND ZONE CHANGE (ZC 24-001) TO DEVELOP 79-UNIT SMALL LOT SINGLE-FAMILY LOTS WITH COMMON AREAS LOCATED ON THE WEST SIDE OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE (ASSESSOR PARCEL NUMBERS 1192-341-11, 1192-361-45, and 1192-361-47).

APPLICANT: DSMG Investments, LLC, Anacapa DG

A. RECITALS

1. On March 18, 2024, the Applicant submitted an application for Tentative Tract Map No. 20693 (TTM 24-001) to subdivide three (3) parcels into seventy-nine (79) parcels associated with the development of a single-family, small lot subdivision with common areas located on the west side of Central Avenue, approximately 400 feet south of Base Line. Related entitlements include General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) to change the land use and zoning designation from Low Density (LD) Residential/Single-Family (R-1) to Planned Development (PD), Conditional Use Permit (CUP 23-010) for the development consisting of 79 single-family lots, Design Review Application (DRA 24-003) for a site plan, building elevations, conceptual landscape plan, grading plan. The aforementioned entitlements are referred to collectively as "the Project"

2. The proposed project is contingent upon the approval of General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) to change the land use and zoning designations from Low Density (LD) Residential/Single-Family (R-1) Residential to Planned Development (PD) and the approval of Conditional Use Permit (CUP 23-010), approving the Planned Development (PD).

3. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the proposed project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law to be considered by the City Council at the October 8, 2024 public hearing.

4. On August 20, 2024, the Planning Commission of the City of Highland, conducted a Public Hearing on the Project, concluded the Hearing on that date, and adopted Resolution No. 24-021, recommending the City Council approve Tentative Tract Map No. 20693 (TTM 24-001) subject to the Conditions of Approval and Findings of Fact.

5. On October 8, 2024, the Highland City Council conducted a Public Hearing on the Project and concluded the Hearing on that date.

6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

2. The 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 Highland City Council dated October 8, 2024, and which is incorporated herein by this reference, does find and determine the following facts:

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

3. Tentative Tract Map No. 20693 (TTM 24-001) proposes to subdivide 3 lot into 79 lots with common areas on approximately 8.31 acres.

4. A duly noticed public hearing was held by the Highland City Council on October 8, 2024, in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Highland City Council took testimony, both written and oral, from various parties, including the Applicant.

5. Tentative Tract Map No. 20693 (TTM 24-001) complies with the provisions of Chapter 16.68 *Land Divisions* of the Highland Municipal Code.

6. Tentative Tract Map No. 20693 (TTM 24-001) complies with the Subdivision Map Act, Sections 66410-66499.58 of the Government Code of the State of California.

7. Environmental Review - CEQA Compliance
   An Initial Study was prepared for the Project and potential impacts to air quality, biological resources, tribal/cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP).

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024 and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1. The Notice was also published in the San Bernardino Sun, a newspaper of general circulation.

Based upon the Findings of the Initial Study and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment. Concurrently with this Resolution, the City Council is adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

8. Findings of Fact for Tentative Tract Map No. 20693 (TTM 24-001):

Based on the Findings below, the Highland City Council does hereby find:

a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The Tentative Tract Map 20693 as designed and conditioned is consistent with the Highland General Plan. The Project will ensure that the new development will be "designed in a manner that preserves the quality of life in existing neighborhoods" as described in General Plan Goal 2.2, Policy 3. The development will be complimentary in density to the adjacent single family and multifamily uses. It will have aesthetically pleasing landscape buffers along its frontage, decorative block walls and wrought iron gate, limiting the development's entry to and from Central Avenue and not disrupting existing traffic patterns. The Project meets the policies established for Goal 2.3, to "Provide a variety of urban, suburban and rural housing opportunities that are adequate to meet the City's share of regional housing needs." Specifically, the Project meets Policies 3-7, by maintaining residential areas that provide for suburban lifestyles including ownership of single-family housing. It has appropriate amenities including shared active and passive open space encouraging community cohesiveness. It utilizes the Planned Development (PD) designation through the Conditional Use Permit process, allowing innovative design and land use. The Project exemplifies Goal 2.6 to, "Maintain an organized pattern of land use that minimizes conflicts between adjacent land uses." The site is a good balance between the existing low density single-family developments to the west and south and the multi-family developments and zoned vacant parcels to the east.

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

Response: The proposed design and improvements shown are consistent with the General Plan and the Specific Plan. The project is consistent with the General Plan Land Use Element in that it furthers the City's efforts to plan for the future growth, helps to maintain a mix of urban and suburban character, creates places for people to live and recreate, enhances the existing neighborhoods while providing ne housing opportunities and ensures land use compatibility. The project is consistent with General Plan Goal 2.3 Providing New Housing Opportunities Policy No. 1 to "provide a broad range of, and encourage innovation in, housing types that incorporate high quality design and construction", Policy No. 4 "ensure that new residential developments provide appropriate community amenities, including common open space and recreation areas", and Policy No. 7 "require that Planned Development project provide a greater level of community amenities and cohesiveness, achieved superior design and create a more desirable living environment than could be achieved through conventional subdivision design and requirements." The project is consistent with the Housing element in that it increases the number of units permitted at this site and there is no "Net Loss", consistent with program 24 and while it will result in the loss on one unit, it will result in 79 new units, compliant with the Circulation Element as it will fully improve Central Avenue along its frontage and add a decorative landscape parkway and will also underground existing electrical lines.

The Planned Development (PD) is residential in nature, in keeping with the surrounding neighborhood and through the Conditional Use Permit process has adopted appropriate development standards and site amenities. Lawful Conditions of Approval have been applied to the map to ensure compliance with General Plan, Specific Plan and Development Code provisions. The development is a gated small-lot single family development with enhanced landscaping, shared recreation facilities including turf play areas, shaded play structures for various ages, barbeques and passive open space. The community will have a cohesive architecture, private roads and pleasing community design thus achieving consistency with the Planned Development (PD) designation.

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

Response: The Project site is an urbanized area. The northern parcel currently has a single-family dwelling and the two parcels to the south are vacant surrounded on three side by residential developments and has minimal slopes. It has been subject to numerous studies that address relevant issues including geotechnical, hydrology, potential flooding, fire protection, storm water, soils and hazards. These reports address the suitability of the Project site for the type of development contemplated by Tentative Tract Map No. 20693. Based on the location

of the Project, the site is physically suitable for the development of this Project.

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

Response: This Project site will be of a suitable size to accommodate the respective residential development. The Planning Development authorizes a maximum of 79 dwelling units and supports the necessary right-of-way, water quality and recreation features. The Planned Development and the City's Zoning Ordinance established design requirements, developmental standards, and other regulations that will accommodate development at a density that is physically suitable for the Project site, most clearly aligned with R-2 multi-family zoning standards.

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

Response: The Site lies in an urbanized area and has been vacant for many years. The Project is residential in nature and its impacts with respect to all CEQA categories have been considered. The potential environmental impacts were analyzed in the Initial Study / Mitigated Negative Declaration and circulated for public review as required by state and local law. Mitigation measures have been established and the project will be built and operated in compliance with environmental findings and compliance with the Mitigation Monitoring and Reporting Program (MMRP).

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

Response: The proposed Project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will not cause serious public health problems.

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

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. All points of access to this property can be taken from Central Avenue. The proposed design of the subdivision is conditioned so as not to conflict with any easements of record or judgement of court.

9. This Project is not within a high fire severity zone. Findings required by Government Code section 66474.02 are not applicable.

10. The project is not subject to the Williamson Act. Findings required by Government Code section 66474.4 are not applicable.

11. Based on the Findings and Conclusions set forth above, the Highland City Council approves Tentative Tract Map No. 20693 (TTM 24-001) to subdividing three (3) to seventy-nine (79) for this 79 single- family community with common areas development, subject to the Conditions of Approval attached hereto and incorporated by reference:

Exhibit 1 includes Tentative Tract Map No. 20693

Exhibit 2 includes Conditions of Approval for TTM 24-001

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 8th day of October, 2024

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

ATTACHMENT 10

Draft PC Minutes of August 20, 2024

Conditional Use Permit (CUP 23-010) for the development of a 79-unit small lot single family community; Design Review Application (DRA 24-003) for the related Site Plan, Building Elevations, Landscaping and Grading Plan; General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) from Low Density/Single-Family Residential (LD/R-1) to Planned Development (PD), and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single family lots and common areas. (Location: 7394 Central Avenue) (Owner: Coffee Family Trust)
Assistant Planner Martinez presented the staff report.

Assistant Community Development Director Stater stated I have three additional clarifying items for you based on what you have seen in front of you. Design Review Application (DRA 24-003) is a single page during duplication of the agenda. We omitted one of the pages of engineering conditions, so it is between page 181 and 182, engineering conditions 25-30. There is a discussion about how there is not a lot of detailing on the park amenities, staff had recommended that come back to you at a future date, however the Applicant would prefer to have a concept approved at this level. In front of you is an 11x17 color plan.

Commissioner Miller stated there is a looks like an existing storm drain system that runs along the boundary of the project. The existing site looks to discharge to some combination alleyway road and drains west. Do we do we know if that existing string drain system is capable of handling the additional flows being introduced at this location?

Assistant Public Works Director Bennett stated that storm drain that goes westerly on Crest Street does pick up Central Avenue and the east side of Central Avenue from housing development Jeffrey Court. There is a catch basin on both sides, but it was anticipated designed storm drain system for the drainage easterly to west, and south at Central Avenue.

Commissioner Miller stated it looks like we will probably be introducing flow a little bit earlier to that storm drain. As a part of the process of the drainage report, would the city be requesting analysis of that existing line to verify capacity?

Assistant Public Works Director Bennett stated we have had the study completed.

Chair Hamerly stated in the staff report condition No. 14 addressed the recreational facility and it has to do with California Public Resources Code. Is there another condition that addressed that facility? It was on page 176.

Assistant Community Development Director Stater stated it is on page 175, staff removed some conditions that messed up the numbering.

Applicant's Representative Peter Carlson stated I am representing the applicant team, DMSG. I am happy to be here and present this project to you. We put together slides just

to show you this park area that we had worked on and thought that might be helpful for you in your consideration of the project. We been working with staff on the design of the park and staff had had requested an amenity package and we had talked about whether that was a half-court basketball or a tot lot. We drew this concept plan with a combination of open turf as well as tot lot for two different age groups. There is still a shade structure for seating and barbecue and the tot lot would have shade over them. There is a gazebo kind of a shade structure over the play equipment allowing for greater use of the play equipment especially when it gets hot and during the summer months. There are a couple conditions that I think we have resolved completely. One of them was the was coming back to the Planning Commission on the on the park area. The other conditions had to do with some engineering issues. That referenced ten additional feet along Central Avenue and I think we had talked about that being actually part of the right of way. Our plans show a curb adjacent sidewalk as opposed to a meandering sidewalk. There is a condition that talks about a meandering sidewalk along Central Avenue and our recommendation would be a curb adjacent sidewalk with about four and a half feet of landscaping within the right of way. Otherwise, we accept all of the conditions and look forward bringing this project to City of Highland. There are two conditions, one is No. 33 on page 182 and condition No.14 which is on page 180. Condition No. 14 references a 6 foot meandering sidewalk and condition No. 33 stated a 10 foot wide minimum landscape easement across Central Avenue frontage in addition to the required street right of way. We are dedicating additional right of way and improving the half section of Central Avenue which is currently not improved. I think what the concept is that we have we have 11 feet between face of curb and the edge right of way, and that area that would include the sidewalk as well as landscaping.

Chair Hamerly stated condition No. 33 is 10.5 half feet from back of curb to the face of the development wall, which is also the rear yard wall.

Applicant's Representative Peter Carlson stated correct.

Chair Hamerly stated maybe you can answer item 34 references the required off site property interests. Are you aware of what those are?

Applicant's Representative Peter Carlson stated there are no offsite acquisitions, which is necessary.

Chair Hamerly stated I did not see any, that is why I am asking you.

Applicant's Representative Peter Carlson stated I was not too worried about that condition where we are all self-contained. We do have the secondary access that is off of Central Avenue, however there is no off site acquisition that is required. Regarding the drainage question with the basin, basically the way the system's been designed is that drain that goes into Crest Street is part of the master plan of drainage through San Bernardino County. We looked at the planned queues going into that drainage system, our detention basin detains run off from the developed condition to match the design cues going into that system that was in the master plan. We had very good infiltration rates in the basin, and we are satisfying our water quality requirements through infiltration.

Public Speaker Karen Harnick stated I am speaking for the Harnick Family Trust. We wonder what direction the City of Highland is taking, and it is high density, so I have that one right. It looks like 2/3 of the plans are to be 4 bedroom houses and if 2/3 of the houses

are 4 bedrooms, which is 52 houses with two people in each bedroom that is possibility of nine people in each house. So, 9 x 52 is 468 people, plus the other third of the plans being 3 bedroom, would be 27 houses with the possibility of seven people in each house. 7 x 27 is 189 people, plus the 468 means possibility of 657 people living there. Possibly. How many of these people will be drivers and needing to go to work, school or somewhere at the same time every morning and all returning home at the same time about every evening. Even if you cut that in half, the rest of your children are not of driving age yet. That is possibly over 300 cars trying to get in and out twice a day at about the same time. All this traffic will pour out through one entrance and exit onto Central Avenue creating everyday congestion like we have never known. It looks like there might be a possibility of another entry and exit on the west side of the Coffee Trust Property, which is Bruce Street, and it does dead end to the back of the Coffee Trust Property. There is a possibility of losing two of the proposed houses to open up Bruce Street to a second entrance and exit. This could help relieve the congestion and Bruce Street leads over to the Cunningham Park. The proposed emergency exit also enters onto Central Avenue, the same street that is already overcrowded. There are other possible emergency exits, but they exit onto private property. You can't have an emergency exit there, although the road does end there of the newly the proposed properties. There is no emergency exit off Crest Street. I am looking at the legend on the first diagram in the staff report, not the new diagram that was provided for tonight, 3/4 of an inch and is 60 feet. I guessed that the proposed park in this proposal will be something like 60 x 60 feet. Is that a big enough area to entertain all the kids or adults? What does the proposed development add to this community other than money, high density housing, high density population, and congestion. I think that this proposal will overburden our community, and I think too value our property. We as a family do not want any part of high density housing, this is where our families have grown up. From six houses to 9.5 houses per acre is a huge increase and it is just too big of a stretch. Also, there are nine extra parking places for the Junior Accessory Dwelling Units (JADUs) and that is not a lot. I think that what it is going to cause is a lot of visitors and family members who are visiting the new homes are going to be parking out on Central Avenue and when you pull out, you will not be able to see because all the cars will be parking out there. So, it is going to cause a lot of street parking. I hope I am wrong, but you for listening to me tonight.

Public Speaker stated I am Mark, and this is my dad, Ron. We live on Central Avenue, right next door to the property that they want to build the houses on. My dad's concern is safeness. He has equipment and backyard. We were all kids at one time. You see equipment you are going to climb the fence; you are going to go back there. Also, privacy. He has been there for 51 years; he has had that empty field next to him. Now they are going to put two-story houses, right? We are concerned the wall not being high enough for privacy. there. He has been there for 51 years and have had no problems. There's cars constantly in the street parking there, we get 50 cars and where my dad's property is, the sidewalk ends right at his property. The fence next door comes out about 8 feet. There is going to be more cars, more traffic, so if they can do something where you cannot park on Central Avenue. People are driving 70 miles an hour down Central Avenue, they need to put some speed bumps or something. I know they cannot for like the fire trucks, but it is crazy on that street. I moved in there when I was 13 years old. I have seen a lot of changes because of the traffic. There is a fence that sticks out by my dad's property, and you cannot see cars coming. When we pull out of my dad's driveway, we creep out looking north because the you can't see. They need to do something about the traffic on that street and like she said there is going to be more traffic. There are going to be two-story houses right here and they are going to look right into his living room window. He sits in his chair

because he has had a stroke, and he will not be able to see the mountains through his window. This is going to block his view. If we can get higher walls or trees and make it nice. It would help if there is another entrance or exit somewhere else, maybe on the backside that would help. He can see the casino from his backyard, all of that is going to be taken away from him. Thank you for listening.

Chair Hamerly asked the commissioners if they were in favor to continue the public hearing to another date or continue the meeting tonight.

Applicant's Representative Peter Carlson Mr. Chair, members of the Commission, we have all been here since 6:00 p.m. this evening. We have been very patient and with all due respect, the prior applicant was not as prepared as they should have been. It became more of a workshop than actually a public hearing. I do not think it is fair for us to receive the burden and the punishment of the prior applicant's inability to have architecture prepared for you and to change plans right at the last minute. We have worked very diligently to be prepared. We would like to continue through this public hearing so that we can move on to the City Council.

Planning Commissioners voted to continue the meeting.

Commissioner Miller asked if there was a traffic study on those developed to support the change?

Applicant's Representative Peter Carlson stated yes, there was a traffic analysis that was conducted. The traffic study is done based on the Institute of Traffic Engineers, which they conducted a trip generation rate per dwelling unit. This was done based off the latest 11th edition. It is 9.73 average daily trips per dwelling unit and multiply that by the 79 dwelling units, and that is the number of trips that are being generated by the proposed project. The traffic study looked at both the AM and PM peak hours. There are 55 trips in the morning, and 74 trips in the evening. Central Avenue and Base Line it is currently B in the morning and B in the PM. It stays as B in the morning, and it goes to C in the PM.

Assistant Community Development Director Stater stated this is on page 151.

Commissioner Miller asked was there any consideration given to adding an access point on Bruce Street?

Applicant's Representative Peter Carlson stated we looked at that initially and we had conversations with staff. This is a gated community and having a second entry gate is problematic from operation of the gates as well as turn around. We saw Bruce Street as being an exit only gate. The concern is that at the end of Bruce Street often times cars parked there and can block the gate. Staff really encouraged us to keep access off of Central Avenue and not create a condition where that gate could be blocked by somebody parking.

Chair Hamerly stated regarding the General Plan Amendment and Zone Change, on page 20. This stated proposed use would not impair the integrity or character of the district in which is to be established or located. In the response it assumed the fact that we are changing to Planned Development (PD), which does not address the established

character of the neighborhood. What is the justification for the increased density? The Planned Development is the issue. We are changing from a Residential 1 (R1) to a PD.

Assistant Community Development Director Stater asked are you referring to B in the General Plan or B in the Conditional Use Permit (CUP)? What page?

Chair Hamerly stated page 20 item B.

Assistant Community Development Director Stater stated page 20 B are the findings for the CUP. The resolution will be broken down into a number of resolutions that the City Council will consider as well as the ordinance for the Zone Change. It has to go in order and the environmental has to go first.

Chair Hamerly stated I did not see real rationale, if we are asking for a 55% increase, which is achievable solely because of the PD, what are we getting? It references some vague standards like superior design and amenities. Amenities could be anything but what are we getting for that sense of community that allows for increased density? These are all two-story residences within the neighborhood that is predominantly a single story neighborhood and that is when we start talking about context and neighborhood character.

Assistant Community Development Director Stater stated we can build on these findings and improve those before they go to City Council.

Chair Hamerly stated the Homeowner Association (HOA) does a lot towards improving the overall character and quality of the community. This project is a lot of density with minimal benefit. The park is 60 x 60 and for 79 homes, which is pushing maximum density.

Chair Hamerly stated I know we have different floor plans, and we have mirror image orientations, but along each respective segment of the street, all the driveways and plans are repetitive. The interval of the lot width, there is a driveway, a tree, and a pop out. Since the lots are so tight, if some were reversed or flipped it allows the driveways to be separated and it gives the apparent distance between front doors.

Applicant's Representative Peter Carlson stated we have talked about doing is taking some of those and reversing them, so the driveways are next to each other and there is a larger opening between the next set of driveways.

Chair Hamerly stated the elevation details are expended on the front facade and very little wraps around the side. In those instances, such as the two parcels that flank the main entry gate and the four parcels that are adjacent to the community park, if we could consider two or three sided architecture and have the front facade elements wrap around the side.

Chair Hamerly asked do they have fences here? (Pointing to the PowerPoint).

Applicant's Representative Peter Carlson asked do you have the fence plan that has the color pallet? it is hard to read without the color, but there are fences along here. (Pointing to the PowerPoint)

Chair Hamerly stated I completely missed that, I was reading it as side yard, community landscaping that was parkway for the street. Where is the fence?

Applicant's Representative Peter Carlson pointed to the PowerPoint.

Chair Hamerly stated I was reading that the yard was separated, and the fence spanned between all those houses.

Applicant's Representative Peter Carlson stated there is no fence, you are right.

Chair Hamerly stated the feature trees (Holly Oak) at the most prominent areas in the site, I have nothing against it, they are beautiful trees. The only concern is, it has 24 inch box and those are pretty slow growing trees. I recommend particularly at the main entry if we increase the size of that.

Applicant's Representative Peter Carlson stated yes. The irony is the smaller container size will make the plant grow faster.

Chair Hamerly stated I have a comment on the elevation, the Prairie style house, the eaves, and roof slopes are very consistent and one of the defining features of prairie style is broad eaves and very shallow hips. Would you consider flattening that roof out, and extending the eaves so it reads more as Prairie?

Representative's Architect Jeff Addison stated one of the challenges that we have the narrower homes like this is the forced air unit that is up in the attic. We have that challenge when you start shallowing up the roof pitch a little bit more, we can certainly look at it.

Vice Chair Thomas stated regarding the color palettes on page 247, I did not care for the colors on the Prairie style homes.

Chair Hamerly stated the brick and roof look similar to each other.

Representative's Architect Jeff Addison stated we could look at those materials and make sure the brick and roof colors are different.

Chair Hamerly asked what types of equipment are you thinking for the tot lots?

Applicant's Representative Peter Carlson stated there are different play equipment for different age groups. We are going to go through with those additional designs, work with staff, and make sure it is age appropriate. There are a combination of climbing equipment, slides, and swings that helps differentiate some of the older kids from some of the younger kids.

Vice Chair Thomas stated I am finishing a project right now at my job and it is a playground that is for all abilities children, so including some accessible features for those that have disabilities as well. Maybe it is something that you could consider.

Applicant's Representative Peter Carlson stated absolutely.

Vice Chair Thomas asked were you planning to use rubberized surface on the playground?

Applicant's Representative Peter Carlson yes, the rubberized surface does get integrated and other surfaces surrounding that.

Chair Hamerly stated regarding the Conditions of Approval, we are reviewing the community amenity, and we are striking condition No. 12, is that correct?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated on Engineering Condition of Approval No.14, we had a discussion on the previous application, however this mentions the six foot wide, meandering sidewalk. The applicant stated they proposed a 4.5 foot wide sidewalk within the right of way. What is the standard for the sidewalk that is presently on Central Avenue?

Assistant Public Works Director Bennett stated the curb adjacent sidewalk would be six foot wide and a meandering would be a 5 foot wide.

Chair Hamerly asked does the Engineering department concur with the 4.5 foot recommendation that the applicant had suggested?

Assistant Public Works Director Bennett stated 6 foot curb adjacent sidewalk, 4.5 foot for landscaping.

Chair Hamerly stated if it is six foot curb adjacent then it would no longer be meandering, is that correct?

Assistant Public Works Director Bennett stated that is correct.

Chair Hamerly stated ok we will strike meandering in condition No. 14.

Chair Hamerly stated Condition of Approval No. 33 would be modified.

Assistant Public Works Director Bennett stated yes, this would be modified and as approved by City Engineers, so we are probably going to see that planning looks at it and does not need the 10 foot landscape easement back of right of way.

Chair Hamerly asked any additional comments on this item? Conditions of Approval No. 4 and 5 as modified.

Assistant Community Development Director Stater stated just for clarification, it is best to drop that into the beginning of the recommendation because the Planning Commission only has one resolution. Staff is recommending the Planning Commission adopt the resolution recommending the City Council take the actions one through six and at the end you would state conditions as modified. I will note that on page 16 it is before General Plan Amendment, and it needs to strike City Council and change that to Planning Commission. On page 18 No. 5 zone change, change from City Council to Planning Commission. On page 22 I am going to strike LMD and replace that with funding mechanism acceptable to the city.

Community Development Director Mainez stated rule of order, generally the Chair does not make the motion.

Chair Hamerly closed the public hearing.

A MOTION was made by Chair Hamerly and seconded by Vice Chair Thomas to adopt Resolution No. 2024 -021, recommending the City Council items one through six as modified.

1. Adopt a resolution approving Mitigated Negative Declaration (ENV 24-002) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;

2. Adopt a resolution approving General Plan Amendment (GPA 24-001) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);

3. Introduce an ordinance approving Zone Change (ZC 24-001) to change the zoning designation of the site from Single-Family (R-1) Residential to Planned Development (PD);

4. Adopt a resolution approving Conditional Use Permit (CUP 23-010) for a 79-unit single family development and related improvements, subject to the Conditions of Approval and Findings of Fact;

5. Adopt a resolution approving Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval and Findings of Fact; and

6. Adopt a resolution approving Tentative Tract Map No. 20693 (TTM-24-001) for the subdivision of three (3) parcels into 79 single-family lots and common area, subject to Conditions of
Approval and Findings of Fact. Motion carried, 5-0.

RESOLUTION NO. 2024 - 021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT (CUP 23-010) TO ALLOW THE DEVELOPMENT OF A 79-UNIT SMALL LOT SINGLE-FAMILY COMMUNITY AND RELATED ENTITLEMENTS INCLUDING GENERAL PLAN AMENDMENT (GPA 24-001) TO CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY (LD) RESIDENTIAL TO PLANNED DEVELOPMENT (PD), ZONE CHANGE (ZC 24-001) TO CHANGE THE ZONE DISTRICT FROM SINGLE-FAMILY (R-1) RESIDENTIAL TO PLANNED DEVELOPMENT (PD), DESIGN REVIEW APPLICATION (DRA

DRAFT

24-003) FOR THE RELATED SITE PLAN, BUILDING ELEVATIONS, LANDSCAPING AND GRADING PLAN, TENTATIVE TRACT MAP NO. 20693 (TTM 24-001) TO SUBDIVIDE OF 3 PARCELS INTO 79 SINGLE-FAMILY LOTS AND COMMON AREAS, AND ADOPT A MITIGATED NEGATIVE DECLARATION ON A 8.3 ACRE SITE LOCATED ON THE WEST SIDE OF CENTRAL AVENUE, APPROXIMATELY 400 FEET SOUTH OF BASE LINE (APNS 1192-341-11, 1192-361-45, AND 1192-361-47).

DRAFT

ATTACHMENT 11

PC Directives

Directives from Planning Commission on 8/20/24 Public Hearing

General Site / Plot Plan

1. Revise the plotting to reverse a substantial number of lots, promoting a variety of setbacks and mass the landscaping.

Building Elevations

2. Wrap around architectural treatments from the front elevations to the side elevations where they meet the fence line, especially near the project entry and the park.
3. Color Palette
    a. Better differentiate the roof and brick for elevation Prairie 3C.
    b. Craftsman add "pop"/ contrast to the color scheme (deep jewel tones and earth tones).
4. Spanish- bring detailing around to front (trim, grid, and shutters).
5. Prairie- lower roof and extend eve (suggested roof slope 3½:12).

Landscape Plans

6. Upsize the Holly Oak at project entry from 24" box.

EXHIBIT A

TTM Plans & Conditions of Approval

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MARCH 2024

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 1192-361-47-0-000, 1192-361-45-0-000, 1192-341-11-0-000.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNER OF LAND DIVIDER AS SHOWN.
3. TOTAL NUMBER OF NUMBERED RESIDENTIAL LOTS = 79
   TOTAL GROSS AREA OF PROJECT = 8.5 AC (DENSITY = 9.3 DU/AC)
4. RESIDENTIAL LOT SIZE BREAKDOWN (SEE SHEET 2 FOR LOT AREAS)
5. ALL ONSITE STREETS AND NUMBERED NON-RESIDENTIAL LOTS INCLUDING BASINS, NATURAL CHANNELS, PARKS, PASEOS, AND OPEN SPACES, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
6. CONTOUR INTERVAL = 1 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER. FOR BASIN AND NATURAL CHANNEL GRADING, REFER TO DRAINAGE REPORT.
8. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
9. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE.
11. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
12. TENTATIVE MAP AREA IS NOT WITHIN THE SPECIFIC PLAN.
13. TENTATIVE MAP AREA IS DETERMINED TO BE OUTSIDE OF A FLOOD PLAIN (ZONE X) PER MAP NUMBER 0607JC8702H.
14. EXISTING TOPOGRAPHY: PBLA SURVEYING, INC., DECEMBER 2022
15. TENTATIVE MAP IS IN AN AREA WITH LOW LIQUEFACTION POTENTIAL, NOT SUSCEPTIBLE TO SUBSIDENCE, HAS POTENTIAL PALEONTOLOGICAL SENSITIVITY, AND NOT WITHIN A FIRE HAZARD STATE RESPONSIBILITY AREA.
16. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
17. THIS PROJECT WILL NOT IMPLEMENT SUBSURFACE SEPTIC SEWAGE DISPOSAL SYSTEMS.
18. THIS IS A PROPOSED STANDARD SUBDIVISION OF FIVE OR MORE PARCELS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 1192-361-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7438, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 78 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B: (APN: 1192-361-45-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 6273, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 70 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C: (APN: 1192-341-11-0-000)

THAT PORTION OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ¾ OF LOT 4, BLOCK 63, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 06' WEST 339.25 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.15 FEET TO THE WEST LINE OF THE EAST ½ OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST ½ OF SAID LOT 4 SOUTH 00° 13' 06" EAST 300.37 FEET TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ¾ OF SAID LOT 4, THENCE EAST 656.15 FEET ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ¾ OF SAID LOT 4 TO THE EAST LINE OF LOT 4, THENCE NORTH 00° 06' EAST 300.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK ID: CITY OF HIGHLAND BM NO. - "02139"

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, AT PACIFIC AND PALM AVENUES, 35 FEET SOUTH OF PACIFIC, 40 FEET EAST OF PALM, IN TOP NORTHWEST CORNER CONCRETE BASE OF SIGN AND LIGHT STANDARD.

ELEVATION: 1,311.022 FEET (NAVD 29)

EARTHWORK

CUT:	6,250 CY
FILL:	3,670 CY
OX:	32,200 CY
IMPORT:	3,950 CY

NOTE: THE EARTHWORK QUANTITIES PROVIDED HEREIN ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS.

LAND USE NOTES

EXISTING ZONING: SFR

PROPOSED ZONING: PD

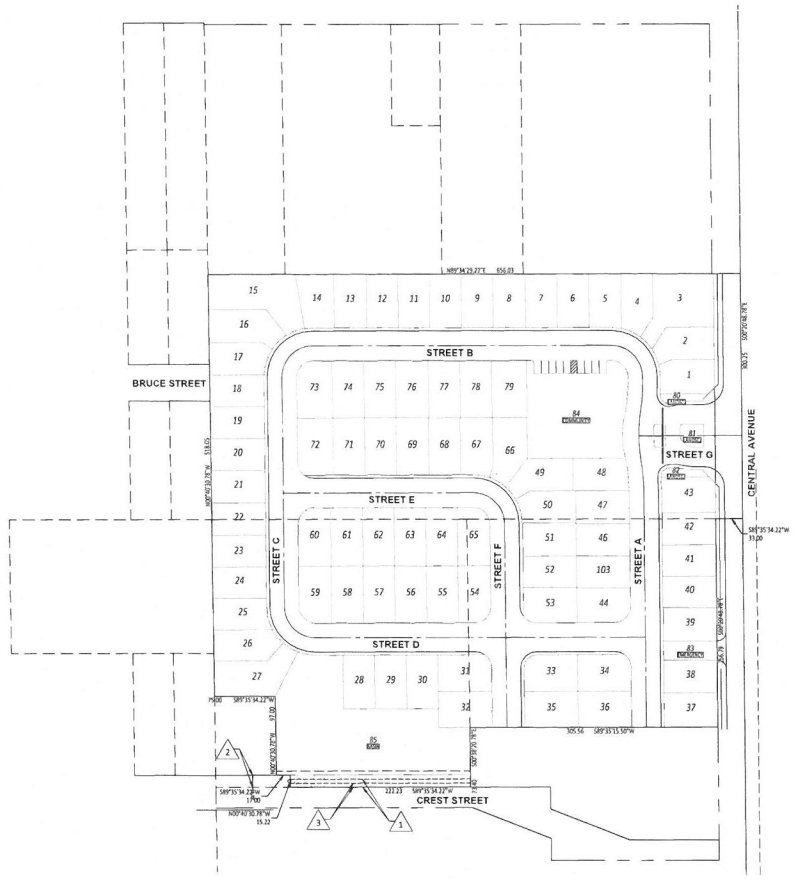
EXISTING LAND USE: LD

PROPOSED LAND USE: MD

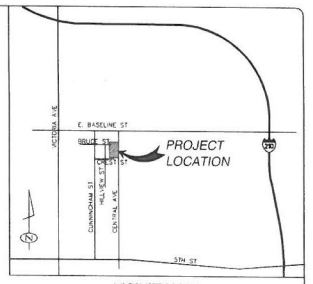
ADJACENT EXISTING LAND USE:
NORTH = CDM (GEN)
SOUTH = LD
EAST = HD OVERLAY
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1948 AS BOOK 2211, PAGE 138 OF OFFICIAL RECORDS.
   IN FAVOR OF: BADY M. MALONE AND BEULAH M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS BOOK 5584, PAGE 130 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1999 AS INSTRUMENT NO. 1999-0280363 OF OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A



INDEX MAP
SCALE: 1" = 60'



VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
SEWER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 287 TENNESSEE STREET REDLANDS, CA 92373
GAS:	SOUTHERN CALIFORNIA GAS 1981 LUGONIA AVENUE REDLANDS, CA 92374
COMMUNICATIONS:	SPECTRUM 27470 W. LUGONIA AVENUE REDLANDS, CA 92374
SCHOOL DISTRICT:	SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT 777 NORTH F STREET SAN BERNARDINO, CA 92410 (909) 381-1100

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

CLIENT/APPLICANT

DSMG INVESTMENTS LLC
23289 VENTURA BLVD
WOODLAND HILLS, CA 91364

CONTACT NAME: MATT GIBSON
CELL: (949) 303-3359
EMAIL: MATT@ANACAPADG.COM

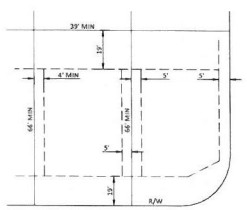
RECORDED OWNER

COFFEE FAMILY TRUST
7394 CENTRAL AVENUE
HIGHLAND, CA 92346

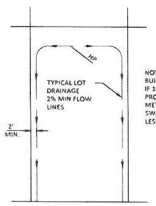
LEGEND

FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
RET	RETAINING
(660.0 FS)	EXISTING ELEVATION
390	LOT NUMBER
662	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	SLOPE
	RETAINING WALL
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION

GRAPHIC SCALE
1 INCH = 60 FT

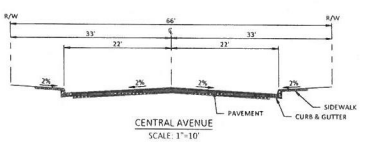


TYPICAL BUILDING SETBACKS -
2,574 SF MIN LOT SIZE
NOT TO SCALE

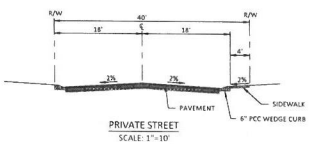


NOTE: A 5% MIN. GRADE SHALL SLOPE AWAY FROM BUILDING FOR 10'.
IF 10' CAN NOT BE ACHIEVED, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER.
SWALES USED FOR THIS PURPOSE SHALL NOT BE LESS THAN 2% IS LOCATED WITHIN 10'.

TYPICAL LOT DRAINAGE
NOT TO SCALE



CENTRAL AVENUE
SCALE: 1"=10'



PRIVATE STREET
SCALE: 1"=10'

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO
TITLE SHEET

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MARCH 2024



LOT SUMMARY

LOT #	AREA
1	2,768 S.F.
2	2,772 S.F.
3	5,455 S.F.
4	2,701 S.F.
5	2,646 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,639 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,640 S.F.
14	2,782 S.F.
15	5,802 S.F.
16	3,468 S.F.
17	2,778 S.F.
18	2,621 S.F.
19	2,614 S.F.
20	2,608 S.F.
21	2,668 S.F.
22	2,594 S.F.
23	2,588 S.F.
24	2,581 S.F.
25	2,837 S.F.
26	3,002 S.F.
27	4,197 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,931 S.F.
32	2,902 S.F.
33	2,915 S.F.
34	2,931 S.F.
35	2,904 S.F.
36	2,905 S.F.
37	2,774 S.F.
38	2,643 S.F.
39	2,733 S.F.
40	2,583 S.F.
41	2,585 S.F.
42	2,587 S.F.
43	2,845 S.F.
44	2,752 S.F.
45	2,640 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,714 S.F.
49	2,965 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,574 S.F.
53	2,865 S.F.
54	2,754 S.F.
55	2,769 S.F.
56	2,769 S.F.
57	2,769 S.F.
58	2,800 S.F.
59	2,754 S.F.
60	2,754 S.F.
61	2,801 S.F.
62	2,769 S.F.
63	2,769 S.F.
64	2,769 S.F.
65	2,754 S.F.
66	3,086 S.F.
67	2,808 S.F.
68	2,730 S.F.
69	2,800 S.F.
70	2,730 S.F.
71	2,730 S.F.
72	3,041 S.F.
73	2,994 S.F.
74	2,730 S.F.
75	2,730 S.F.
76	2,835 S.F.
77	2,730 S.F.
78	2,730 S.F.
79	3,012 S.F.

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	541 S.F.
83	EMERGENCY	1,587 S.F.
84	COMMUNITY	13,077 S.F.
85	BASIN	23,445 S.F.

N

30' 0' 15' 30' 60' 90'

GRAPHIC SCALE
1 INCH = 30 FT

SHEET 2 OF 3

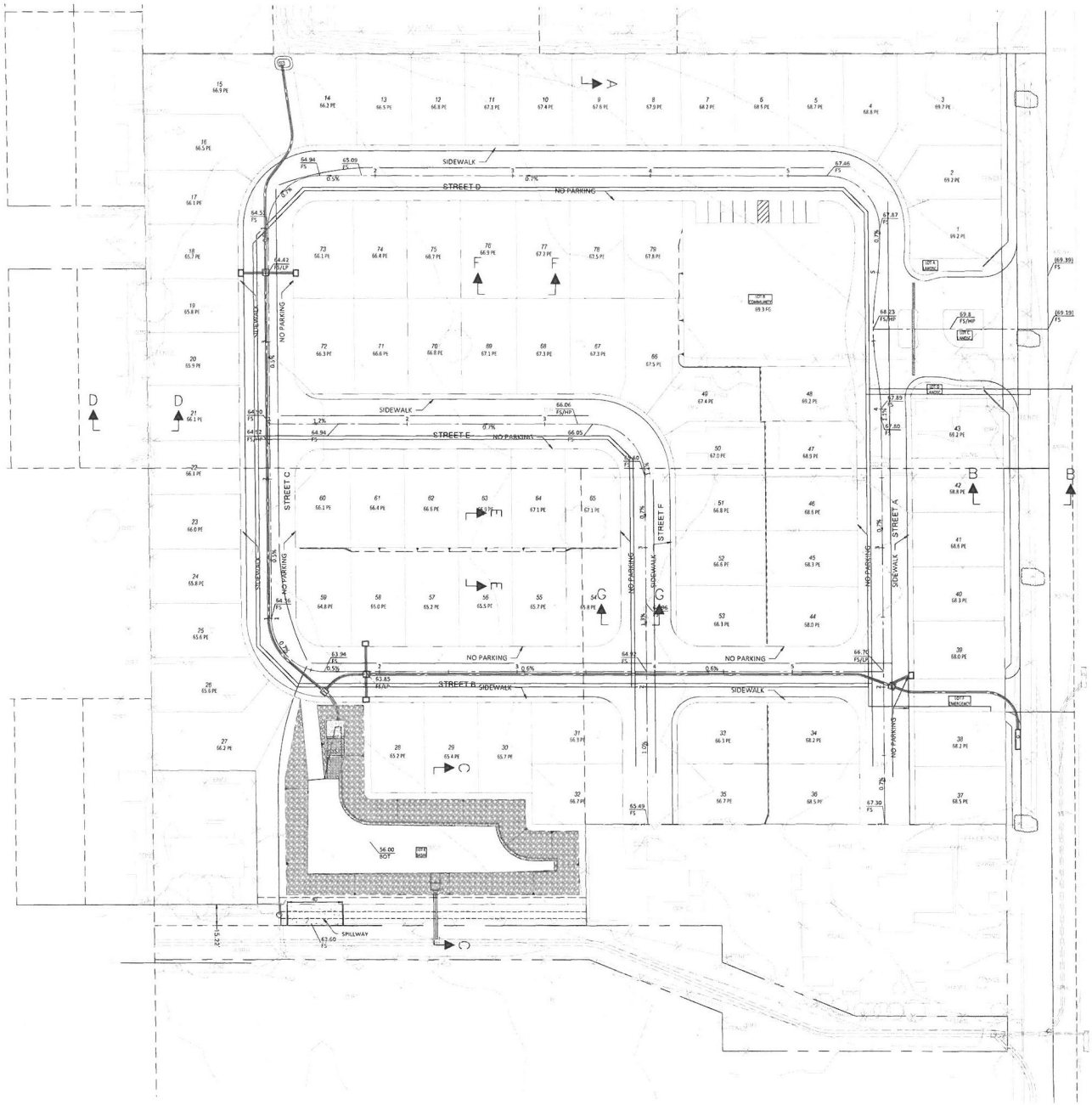
ANDERSON CONSULTING ENGINEERS, INC.

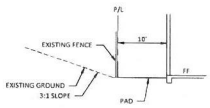
TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO
SITE PLAN

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MARCH 2024





SECTION A-A
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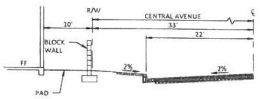
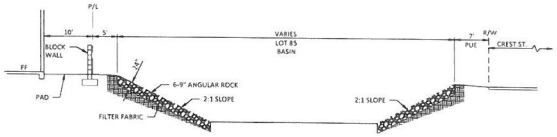
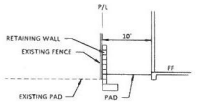


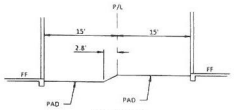
SECTION B-B
SCALE: 1"=10'



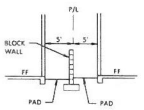
SECTION C-C
SCALE: 1"=10'



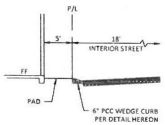
SECTION D-D
SCALE: 1"=10'



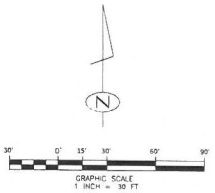
SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



SECTION G-G
SCALE: 1"=10'



GRAPHIC SCALE
1 INCH = 30 FT

SHEET 3 OF 3

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
GRADING PLAN

PLANNING COMMISSION
CONDITIONS OF APPROVAL

Date: August 20,2024
Applicant: DSMG Investments, LLC, Anacapa DG
File/Index: Tentative Tract Map No. 20693 / TTM-24-001
Proposal: Subdivision of three parcels to create a 79-unit small lot single-family subdivision with private roads, common recreation areas and landscape maintenance.
Location: 3 parcels at approximately 8.31 acres in area, located 7394 Central Ave Assessor's Parcel Numbers 1192-341-11, 1192-361-45, and 47
Related Entitlements: Conditional Use Permit CUP 23-010 & Design Review Application DRA 24-003, General Plan Amendment (GPA 24-001), Zone Change (ZC 24-001)

PLANNING DIVISION – CONDITIONS OF APPROVAL

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

The Tentative Tract Map Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

1. This Tentative Tract Map shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this application have occurred within thirty-six (36) months from the approval date of this tentative tract map application, this tentative tract map application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the tentative tract map. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with the plans approved by the Planning Commission on August 20, 2024 on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein and as defined on the Tentative Tract Map 20693 incorporated herein by reference.

3. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.

4. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. The applicant and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

6. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain

valid and enforceable.

7. Prior to the start of operations (i.e. construction), the developer shall obtain any necessary permits. The developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to the start of operations (i.e., occupancy). Any discrepancy between the approved plans and the field conditions shall be remedied prior to the start of operations (i.e., occupancy) such that the field condition is consistent with the approved plans. If the field condition cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.

8. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction of single-family residences on Lots 1 through 79 and water quality basin prior to the sale of any individual lot or lots. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, landscaping in areas designated to be within a landscape maintenance districts and open space.

9. No further subdivision of any lot shall be permitted.

10. All slopes shall be limited to a maximum ratio of 2 to 1 and shall be a part of the downhill lot when located within or between individual lots.

Declaration of Conditions, Covenants and Restrictions

11. Prior to recordation of the final map, all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) shall be submitted and approved by the Planning Division. The approved CC&R's shall be recorded concurrently with the recordation of the final map and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation. This document shall include, but not be limited to, the following:

    a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures on Lots 1 through 79 and establishing minimum design guidelines to ensure compatible development; and
    b. Provisions alerting the buyers of any applicable assessment districts.

12. Prior to recordation of the final map, the Applicant/Owner shall submit to the Planning Division for review and approval a homebuyer notification document that includes, but is not limited to, the notifications listed below and within the project's Mitigation Monitoring and Reporting Program. The notification shall be signed by each buyer at the time of sale.

    a. A notice indicating the proximity of San Bernardino International Airport.

13. Prior to the issuance of building permits, the Owner/Developer shall pay all applicable Development Impact Fees.

14. The Project shall comply with the City's Inclusionary Housing Ordinance.

15. Prior to issuance of building permits, the Owner/Developer shall provide receipts indicating payment of any applicable school fees.

City of Highland

Engineering Department
Conditions of Approval
(DRA 24-003 TTM 20693) 7394 Central Avenue Project

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

GRADING **P.C. Approved 8-20-24**

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 Central Avenue along frontage of the project at its ultimate half section width as a Collector Street, including curb and gutter (Standard 203), a minimum 6-foot wide sidewalk (Type B Standard 208), parkway landscaping, and street lighting: as approved by the City Engineer and Community Development Director.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide (minimum) with Knox box lock onto Central Avenue at proposed Fire access Lot F and 24 hour SCE access gate, shown on the Site Plan as approved by the City Engineer and Cal Fire.

C 16. Construct a 84-foot wide drive aisle at the left in/ left out and right in/ right out access road off Central Avenue with landscape areas shown on the Site Plan as Lots A, C, and D: as approved by the City Engineer and Community Development Director.

E 17. Submit engineering plans for street improvements and signing & striping for Central Avenue and private streets within tract 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 18. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C 19. 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 on Boulder Avenue if found not in compliance with City Standards.

C 20. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

E 21. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 22. Construct and implement site design BMPs per project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, infiltration basin, and raised curb landscaped areas. Runoff from the proposed entrance road shall be captured and conveyed to the proposed pretreatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 23. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

B 25. At the infiltration basin 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 WQMP basin bottom 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.

E* 26. Construct on-site grading to drain the entire site to the southwest and to the propose WQMP basin. If entire site does not drain to the southwest, then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings, walls and fences. To ensure that drainage at the perimeter wall conditions and runoff from covered parking is addressed, install concrete swales and on-stie drainage inlets when necessary. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

E 27. 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 28. 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/ MAP

C* 29. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Central Avenue. The City will maintain parkway and frontage landscaping utilizing CFD 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* 30. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entry, the water quality basin, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage, sewer and water system.

C/D* 31. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, landscaping/hardscaping/ streetscaping and lighting within the tract, and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.

B* 32. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

B* 33. Dedicate by separate instrument an irrevocable offer of dedication document, (1) a 10-foot wide minimum landscape easement across the Central 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 and as approved by the Community Development Director and City Engineer.

E* 34. 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 35. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35'), or as approved by the City Engineer.

D 36. 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 37. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within proposed tract.

B 38. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 39. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 40. Record an easement for Public water improvements purposes in favor of the EVWD within Project's ownership for distribution lines.

FEES/PERMITS/BONDS

D 41. 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 42. 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 43. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

B 44. Submit Subdivision Improvement Agreement and bond for public improvements and grading bond, as directed by City Engineer and City Attorney.

UTILITIES/ CONSTRUCTION

E 45. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 46. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 47. 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 48. 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 49. 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 50. 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 51. 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 52. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 53. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 54. 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* 55. 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.

B 56. Remove all existing on-site utility poles per Ordinance 315, excluding the poles located along the Project's westerly property line. Coordinate relocation of electrical drop for affected offsite properties, if any.

C* 57. Underground existing overhead utilities and remove utility poles located within the public right-of-way along the west side of Central Avenue frontage. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

REVIEWED BY: Octavio Duran Jr., Public Works Director/City Engineer OD

PREPARED BY: Jennifer Cioffi, Project Manager

SUBJECT: Rejection of Bids – Bid No. 2024-05, "Bledsoe Creek Storm Drain (Line "A") and Slope Repair" (Project sdr17001)

RECOMMENDATION: It is recommended that the City Council (1) Reject all bids, (2) Direct staff to modify the project scope as necessary, and (3) Re-advertise for construction bids at a later date, for Bid No. 2024-05 "Bledsoe Creek Storm Drain (Line "A") and Slope Repair (Project sdr17001)".

FISCAL IMPACT: The project construction costs exceed the budget of $350,000 in Development Impact Fees (DIF – Local) Funds per the adopted Capital Improvement Program (CIP) FY 2022/2023-2026/2027. The low bid is approximately $980,000 and City staff recommends rejection of all bids.

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 Project aims to improve drainage and provide erosion control in the area located on the south edge of the East Highlands Ranch HOA orange grove located at the southeast corner of Highland Avenue and Rockspring Lane. This project involves the construction of approximately 222 linear feet of storm drain pipe, installation of storm drain inlets and completion of various other improvements necessary to address existing issues, including a new maintenance access road. Upon completion of project design and environmental approvals, staff advertised the project following formal bidding procedures on August 8, 2024.

Approved _____	Motion	Second _____	Agenda Item No. 12
Denied _____	_____		
Continued	Ayes		File No. _____
_____	_____		
Tabled	Noes _____		
_____	Abstain		
	_____		
	Absent		
	_____		
_____		_____	
City Clerk		City Manager	

Eight (8) bids were received and opened on August 27, 2024 with the following results:

Bidder	Total Bid
HL Hitchcock Construction, Inc.	$978,847
KEC Engineering	$1,090,571
Tryco General Engineering	$1,153,245
AVG Construction	$1,685,432
RE Chaffee Construction, Inc.	$1,964,291
Bosco Constructors, Inc.	$2,071,161
Trinity Construction	$2,145,647
Norstar	$2,394,257

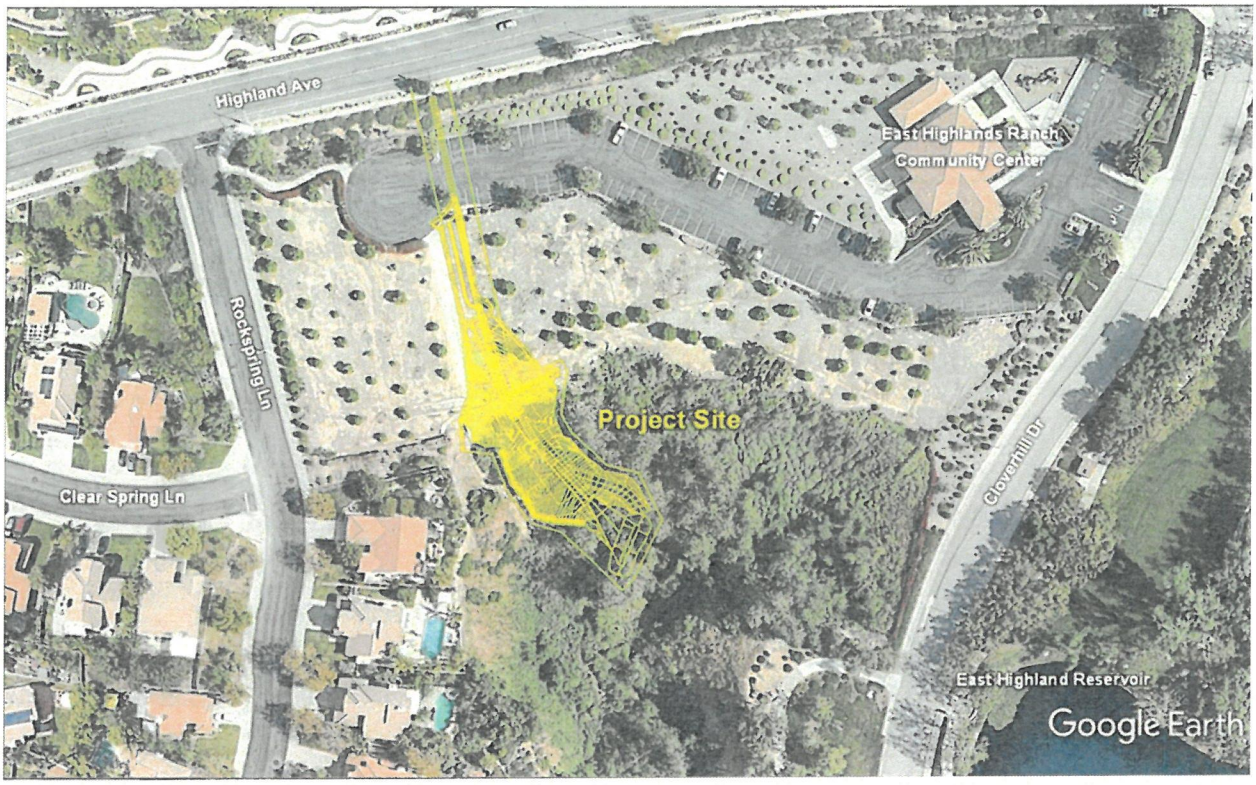
Upon reviewing the bids for completeness, it was noted that all the bids significantly surpassed the Engineer's Estimate of $469,299 and the project budget. Construction costs for the project including the construction contract, construction management, and required environmental monitoring/mitigations is nearly $1.4 Million. Due to insufficient funding, staff is recommending the City Council reject all bids and authorize staff to re-advertise the project at a later date.

City staff will review the project scope more closely to determine if any changes can be made to reduce the overall construction costs, however, staff will also pursue additional funding opportunities due to the significant funding gap.

Attachments:

A. Project Location Map

Attachment A: Project Location Map



STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

REVIEWED BY: Octavio Duran Jr., Public Works Director/City Engineer OD

PREPARED BY: Sonja Flynn, Engineering Technician II

SUBJECT: Construction and Construction Management Services Contract Award – Highland Natural Parkland Trail Project (Project No. tra20001)

RECOMMENDATION: It is recommended that the City Council:

1. Award the construction contract for Bid No. 2024-02, Highland Natural Parkland Trail Project to the responsible low bidder, HL Hitchcock Construction, Inc., in the amount of $1,434,882.50;

2. Approve the proposal from Engineering Resources of Southern California, Inc. (ERSC) to provide construction management and inspection services (CM Services) in the amount of $190,011.00;

3. Authorize the City Manager to approve amendments to the ERSC task order up to 10% of the proposal amount; and

4. Approve a budget adjustment to transfer $229,178 from the "General Capital Financing" fund balance (Acct# 023-2510) to be expended from the "Trails Construction" Fund (Acct # 023-3890-6816)

FISCAL IMPACT: The total fee for the construction contract and the CM Services task order, including 10% contingencies, is $1,787,383. There is sufficient funding for the project to cover construction costs per the adopted Capital Improvement Program (CIP) FY 2022/2023-2026/2027, however, staff is proposing to replace American Rescue Plan Act (ARPA) Funds with General Capital Financing Funds due to ARPA reporting deadlines. These contracts will be funded as follows:

Approved _____	Motion _____	Second _____	Agenda Item No. 13
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

Recreational Trail Program Grant:		$1,558,205
General Capital Financing:		$229,178
	Total:	**$1,787,383**

On October 11, 2022, the City Council gave authorization to the Finance Subcommittee to move ARPA funds as needed in the future within the approved fund categories. The deadline for all ARPA funds to be expended is December 31, 2024, unless contractually obligated by December 31, 2024, and expended by December 31, 2026.

On July 2, 2024, the Finance Subcommittee approved expending all remaining ARPA funds not used in category 6.1 Revenue Replacement to be used for Public Safety to allow the City to fully spend ARPA funds by the deadline of December 31, 2024. The ARPA funds intended for Public Works Projects totaling $4.9 million will be set aside in General Capital Financing Fund to be used to fund projects in the City's 5-year Capital Improvement Program.

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 Project will repair and renovate the damaged trails located at the Natural Parkland Trail on the north side of Base Line, east of Aplin Street and west of the city limits.

The project consists of the following work:

- Renovating of existing trails and construction of new trails or expanding/ linking trails
- Development of Trailheads Facilities and Trailside Features
- Landscaping and Habitat Restoration

On November 4, 2020, the City received notification from the California Department of Parks and Recreation about its recommendation for $ 1,560,000 in funding under the FHWA Recreational Trails Program grant. This grant covers 88% of environmental, design, right-of-way, construction and construction engineering costs for the Project. At its regular meeting on April 13, 2021, the City Council approved an agreement for Environmental, Design and Right-of-Way services to Community Works Design Group (CWDG). On December 22, 2023, the City executed a contract with the California Department of Parks and Recreation. CWDG completed their scope of work and delivered final bid documents to the City for approval. Upon approval of project documents, staff advertised the project following formal bidding procedures on August 8, 2024.

Construction Contract

One (1) bid was received and opened on August 27, 2024 with the following results:

Bidder	Total Bid
HL Hitchcock Construction, Inc.	$1,434,882.50

The engineer's estimate for this project is $1,500,000. The low bid was received from HL Hitchcock Construction, Inc., of Rancho Cucamonga in the amount of $1,434,882.50. A recent reference check has also confirmed that this contractor possesses the qualifications and experience necessary to perform the contract scope of work.

This item was initially on the September 10, 2024 City Council meeting agenda, however, it was

pulled from the agenda due to the Line Fire that started near the project site on September 5, 2024. Staff and the design team visited the site to assess trail conditions and confirmed no changes are needed to the project scope as a result of the fire. Furthermore, the contractor performed a field walk of their own and confirmed in writing that the site conditions remain the same despite the wildfire and they would like to proceed with the project.

Staff recommends the City Council award this project to the responsible lowest bidder, HL Hitchcock Construction, Inc.

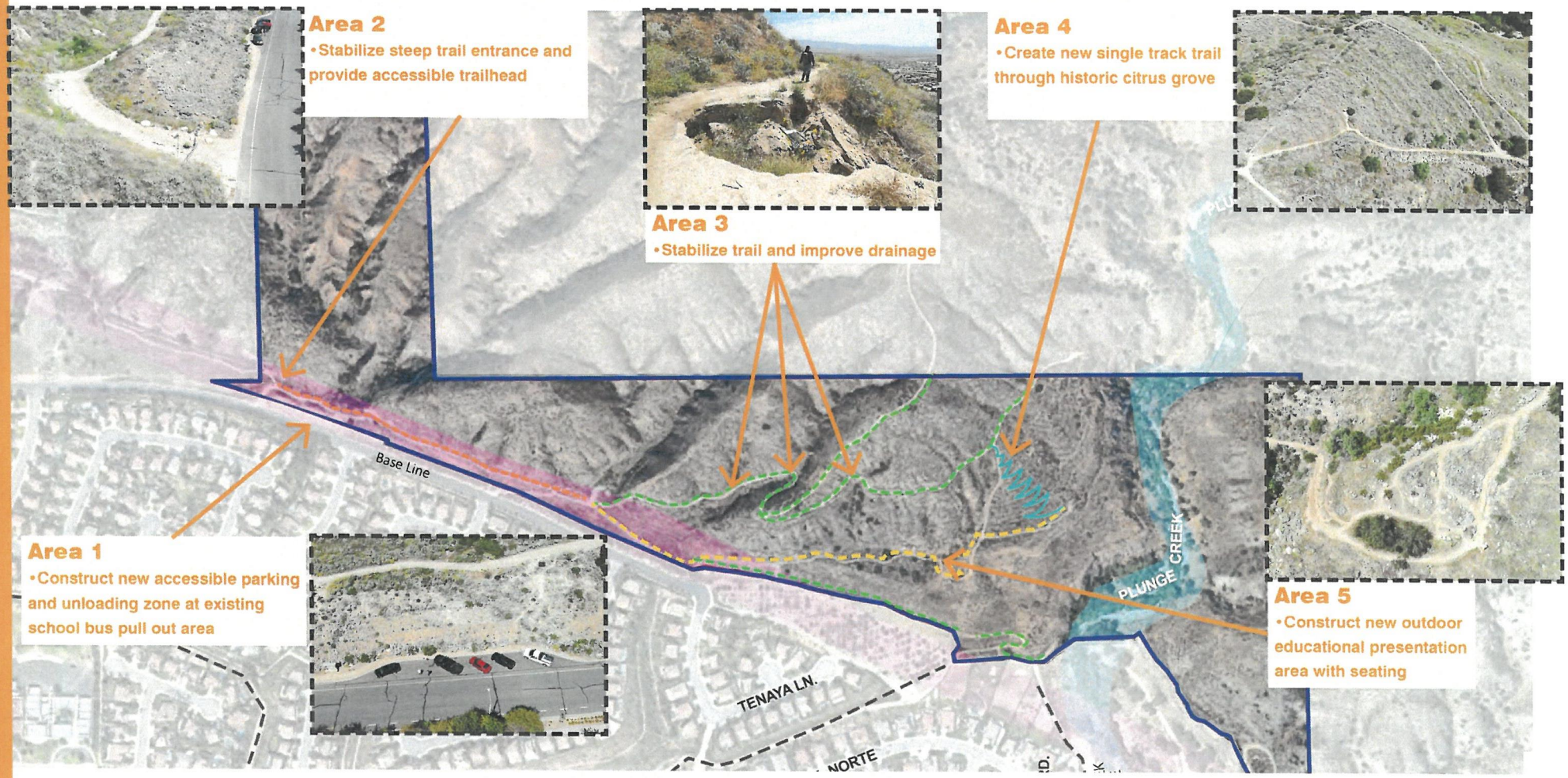
Construction Management Services Contract

With this project proceeding to the construction phase, staff requested a proposal from Willdan Engineering, TKE Engineering, Inc., and ERSC to provide construction management and inspection services. The proposals were reviewed by City staff, and ERSC was the top-ranked firm. ERSC has an ongoing contract with the City and has provided these same services for numerous projects using an experienced team. Staff reviewed and negotiated the proposed fee of $190,011.00, which is about 13% of the construction contract. This fee is reasonable for this type and size of the project. Staff recommends City Council's approval of ERSC's proposal to provide construction management and inspection services.

The project was evaluated in accordance with the California Environmental Quality Act (CEQA) and is categorically exempt under section 15301.

Attachments: Project Site Plan
ERSC Construction Management Services Proposal
Contractor's Confirmation of Scope

M:\PUBWRK\tra20001 Natural Parkland Trail\City Council/Construction and CM Award Staff Report 10.8.24.doc



Overall Site Plan

Priority Design Challenges

Date: May 27, 2021

N 0 375' 750' 1,500'

Natural Parkland Trail Improvements

SERVICES PROPOSAL

Construction Management and Inspection Services for the Natural Parkland Trails Project

Submitted: August 23, 2024



ERSC
Engineering Resources of Southern California

NOVEMBER 24, 1987
CITY OF HIGHLAND

ERSC

1861 W. Redlands Blvd. | Redlands, CA 92373
(909) 890-1255 | info@erscinc.com | www.erscinc.com

August 23, 2024

City of Highland
27215 Base Line
Highland, CA 92346

Attn: Octavio Duran Jr., Public Works Director/City Engineer

Local Office:
1861 W. Redlands Blvd.
Redlands, CA 92373
(909) 890-1255, info@erscinc.com

Evaluation Period Contact:
Ben Booth, PE
Project Manager
(909) 890-1255 x116
bbooth@erscinc.com

RE: Construction Management and Inspection Services for the Natural Parkland Trails Project

Dear Mr. Duran,

Engineering Resources of Southern California (ERSC) is pleased to have the opportunity to submit our proposal to the City of Highland (City) as a qualified, experienced consultant to provide Construction Management and Inspection Services for the Natural Parkland Trails Project (Project). Based on our review of the RFP and years of experience providing similar services to local cities and agencies, we thoroughly understand the City's requirements and unique development setting.

Understanding

The City of Highland is preparing to undergo improvements to its public facilities. The subject project will include public recreation improvements to local trails, including parking improvements, trail restoration construction, and related features. As with any Capital Improvement Project, the City is seeking professional construction management and inspection services during the construction of the improvements to ensure the safe construction of the project while adhering to all plans, specifications, environmental conditions, funding circumstances, and City requirements.

ERSC is ready and able to provide these services to the City. Our proposal highlights our expertise in the above, our knowledge of local procedures, and the challenges in delivering outstanding service to the City's staff, constituents, and stakeholders.

ERSC's Team

Ben Booth, PE, Engineer V – Project Manager/Construction Manager

Ben will serve as Project and Construction Manager during the course of the agreement with the City. Ben has served ERSC and the City directly and indirectly over the past seven years and has been responsible for numerous similar efforts in both capacities. He is well-versed in City procedures and can start immediately on this project. He will guide ERSC's inspection team in the field, interface high-level issues with contractors, and maintain contact between Highland and ERSC's team.

Mark Alvarez, Construction Inspector - Inspector

Mark joined ERSC with 25 years of experience in the construction industry, having spent a career with local paving contractors as a foreman and superintendent overseeing various paving, street, and traffic construction projects throughout Southern California. Since joining ERSC, he has been responsible for the inspection of complex tract development grading and paving efforts, traffic signal improvements, and pedestrian improvements. Most recently, Mark has provided inspection services during the construction of transportation, traffic, and public facilities in the City of Banning.

Aragon Geotechnical, Inc.

Aragon Geotechnical, Inc. (AGI) will serve as geotechnical engineer during the project, providing material testing, inspection, and recommendations. AGI is a certified DBE and will assist in fulfilling the requirements of the funding sources while providing professional services during grading, paving, and wall construction.

Highland's Engineering Resource

ERSC was founded in 1996 to provide engineering services to the public sector. For 28 years, the firm has delivered Plan Checking, Civil Engineering Design, Surveying, and CM/Inspection Services to numerous Cities throughout Southern California. Being local to the Inland Empire, ERSC maintains working relationships and valuable experience in differing design criteria and various departments of the region's diverse public agencies.

ERSC has served the City of Highland in various capacities since 2003.

ERSC understands that the City wants to select the firm that best fits its goals. In selecting ERSC, the City will benefit from the following:

- Experience - ERSC's role in identical inspection responsibilities throughout numerous Inland Empire communities. Our CM/ Inspection Team has completed hundreds of projects for Southern California Cities and Agencies with over 60 years of combined experience. ERSC's recent experience includes almost identical responsibilities in the City of Banning.
- Proximity – As a local Southern California vendor, ERSC's nearest office is just minutes away in the City of Redlands. Our key personnel have access to ERSC's 40 engineering and construction professionals located in our nearby offices.
- Familiarity –Our team has served local agencies in numerous past assignments. Our experience in the region is far-reaching and lends our team a unique perspective from which to approach inspection services for the City.

1861 W. Redlands Blvd. | Redlands, CA 92373
(909) 890-1255 | info@erscinc.com | www.erscinc.com

We look forward to working with the City and thank you for the opportunity to submit a proposal. If you have any questions or require additional information, please contact Ben Booth at bbooth@erscinc.com or (909) 890-1255. This proposal is valid for a term of 180 days from the date of submittal.

Respectfully submitted,

Craig Brudin, QSP
Director of Operations

Ben Booth, PE
Project Manager

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ERSC

Project Understanding & Approach

ERSC

Understanding and Approach

ERSC understands that the Project includes trailhead improvements, accessible parking and path of travel to the trailhead on Base Line Avenue, restoration of existing trails, drainage culvert improvements, and educational area improvements. The work also includes the construction of stabilized earthen walkway trails, trail grading, excavation, removal of PCC and AC, construction of ADA parking improvements, vehicular maintenance access driveway and turnaround improvements, curb and gutter, sidewalk, retaining walls, drainage culvert improvements, education side furnishings, signing/striping, and trail guide ropes and signs. Project funding will be sourced from local and federal sources. ERSC is well versed with prevailing wage, certified payroll, department of industrial relations, and labor compliance regulations.

Funding sources

ERSC understands that a number of different funding sources will be utilized to complete the Project. OGALS funding administered through the CA Dept of Parks and Recreation has been secured to complete this work. ERSC's team has worked to comply with the funding source requirements, including proposing the use of Aragon Geotechnical, Inc. (AGI) to satisfy DBE requirements and preparing our fee according to Caltrans' Exhibit 10-H Fee Structure.

Project Location

The trails to be rehabilitated are located on steep slopes in the East Highlands Ranch area of the City. Access challenges for inspection staff and construction crews/equipment will be encountered during the Project. These conditions fit well with ERSC's inspection philosophy, as our inspectors understand that work is best observed and inspected in the field with a hands-on approach rather than in the field office or truck.

SWPPP

ERSC is planning to prepare the SWPPP for this Project, as noted in the RFP. The 2022 CGP has stringent requirements that projects are subject to comply with for the construction and post-construction phases. ERSC has determined that the post-construction BMPs are not applicable and will work this into our scope of work, price, and coordination during the Project. ERSC's offices are 8 miles from the project site. Our NPDES Inspection can be efficiently conducted in a timely fashion with little drive time.

Scope of Work

Construction Management Services

General Construction Management Services duties shall include, but not be limited to, the following:

1. Provide technical and administrative management services for the Project, coordinate and oversee all construction-related activities, maintain close liaison with the City Project Manager, and copy the City Project Manager on all correspondence.
2. Monitor the City's NPDES Manager's activities, including but not limited to preparing a SWPPP in accordance with the 2022 Construction General Permit, uploading the SWPPP, NOI and other required information to the Water Board's SMARTS website, and obtaining a WDID Number prior to starting construction. In order to adequately document that the Project does not require post-construction BMPs, ERSC will work with the City's NPDES Manager to upload the correct documentation to SMARTS to meet the 2022 CGP requirements without implementing post-construction BMPs. It is assumed that the City will pay fees related to the required permits.
3. Conduct bi-weekly construction progress meetings, review and monitor the Contractor's schedule, prepare weekly status reports, review and approve submittals, prepare and approve progress payments, and negotiate and prepare contract change orders.
4. Review and approve progress pay estimates. ERSC will identify variances between actual and budgeted or estimated costs and inform the City Project Manager whenever Project costs exceed the budget.
5. Schedule and conduct the pre-construction meeting with all stakeholders, including preparation of agendas and minutes and distribution to all applicable entities (not just attendees) within five (5) working days. Identify all problems associated with the construction project in the meeting.
6. Maintain an awareness of safety and health requirements and enforce applicable contract provisions to protect the public and project personnel.
7. Monitor and perform labor compliance tasks, including labor interviews, verifying certified payrolls against Inspection Reports, employee interview forms, and the Prevailing Wage Rates. Verify proper payment in compliance with the project specifications and that contractor/subcontractor DBE utilization is in compliance with state and federal laws.
8. Schedule, coordinate, facilitate, and attend public meetings as necessary.
9. Assist the City in preparing and processing Progress Reports with photographs, Progress Payments, and Grant Completion Packet to CA Department of Parks and Recreation Office of Grants and Local Services (OGALS) in accordance with Caltrans LAPM and other Caltrans requirements, as required.
10. Facilitate, coordinate, and oversee the ongoing daily actions required to completely provide the full level of intended services and ensure that the Project meets all applicable Federal, State, and local requirements.
11. Provide as-built drawings markups, final project certification, and memorandum of clearance to issue Notice of Completion.

12. Coordinate a final walk-through with OGAL, the City, and all affected stakeholders, prepare punch list, certify completion of project, and recommend acceptance.

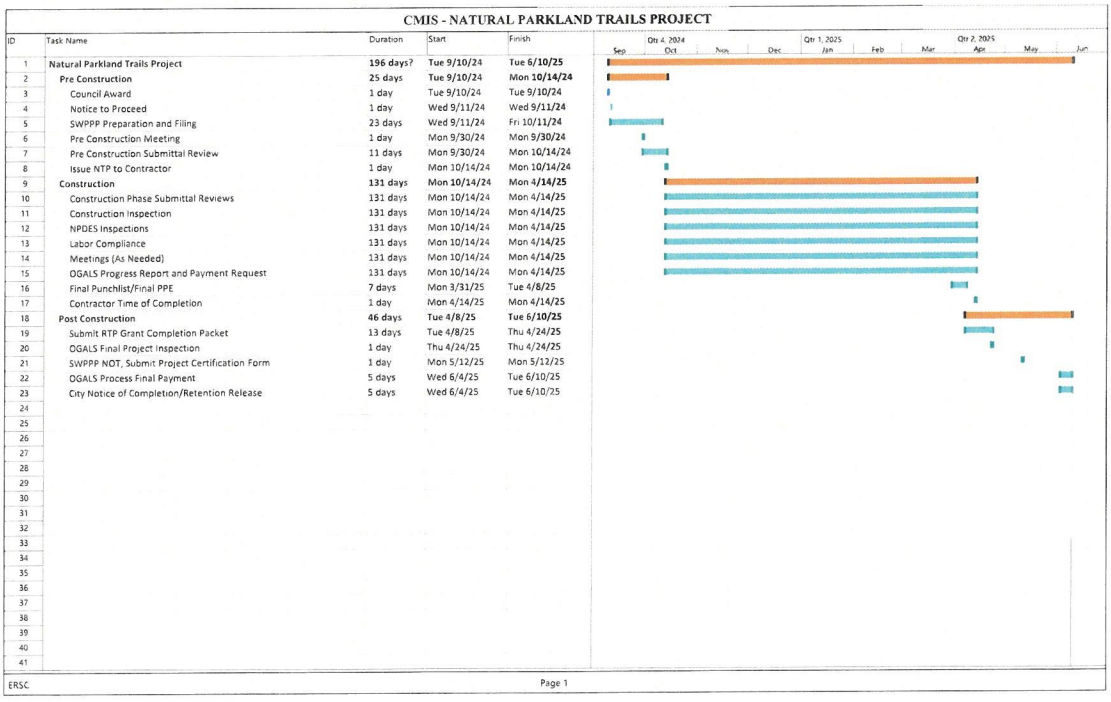
Inspection Services

1. Establish effective communication with the Contractor, OGALS, other agencies, utilities, and business and property owners.
2. Ensure compliance with the Plans, Specifications, and other requirements, such as, but not limited to, the Contract, Traffic Control, Water Quality BMPs, Cal/OSHA Standards, CCOs, Permits, Caltrans requirements, Standard Plans, checking line, grade, size, elevation, and location of improvements.
3. Keep daily diaries (log), fill out Incident (accident) Reports, and take pictures of the Project. A daily Inspection Report identifying work done by the Contractor shall be submitted to the City Project Manager on a weekly basis for review and filing.
4. Document all Contractor delays, reasons for delay, length of time for delay, and Phases of work.
5. Monitor and provide supporting documentation on the personnel and equipment that is involved with any extra work performed by the Contractor.
6. During the course of inspection and monitoring of the work, if the Consultant Inspector observes an unsafe situation, he shall notify the Contractor of the violation and provide written notification of such infraction to the Contractor. If the Contractor refuses to comply, the Consultant Inspector shall notify the City and Cal OSHA
7. Measure and tabulate contract quantities on a daily basis.
8. Review the Contractor's invoices, verify completed work, and approve all quantities.
9. Prepare a list of items for correction (punch list) and prepare redlined as-built plans.
10. Maintain copies of all permits needed to construct the Project and enforce special requirements of each.
11. Conduct NPDES Inspections at Weekly, Quarterly, and pre/post/during Rain Events. Licensed QSP will conduct these tasks in accordance with 2022 CGP.

Geotechnical Services and Materials Testing

AGI will focus its efforts on the Geotechnical and Materials Testing portion of the Project. Field and laboratory testing is based on the City of Highland's current QAP for federally funded projects. AGI's scope of materials testing services for this Project includes:

1. Observations and materials testing of subgrade and aggregate base materials for new-construction Service Road and Turn Around;
2. Observations and materials testing of varying widths of Earthen Walkway Trails;
3. Observations and materials testing for Sitting and Educational Areas;
4. Observations and materials testing of PCC and underlying soils for curb and gutter, Curb Ramps, and retaining walls;
5. Laboratory testing for native and aggregate base materials (soil maximum density-optimum moisture determinations, stability and asphalt concrete maximum density determinations); and
6. Attend meetings.



CMIS - NATURAL PARKLAND TRAILS PROJECT

ID	Task Name	Duration	Start	Finish
1	**Natural Parkland Trails Project**	**196 days?**	**Tue 9/10/24**	**Tue 6/10/25**
2	**Pre Construction**	**25 days**	**Tue 9/10/24**	**Mon 10/14/24**
3	Council Award	1 day	Tue 9/10/24	Tue 9/10/24
4	Notice to Proceed	1 day	Wed 9/11/24	Wed 9/11/24
5	SWPPP Preparation and Filing	23 days	Wed 9/11/24	Fri 10/11/24
6	Pre Construction Meeting	1 day	Mon 9/30/24	Mon 9/30/24
7	Pre Construction Submittal Review	11 days	Mon 9/30/24	Mon 10/14/24
8	Issue NTP to Contractor	1 day	Mon 10/14/24	Mon 10/14/24
9	**Construction**	**131 days**	**Mon 10/14/24**	**Mon 4/14/25**
10	Construction Phase Submittal Reviews	131 days	Mon 10/14/24	Mon 4/14/25
11	Construction Inspection	131 days	Mon 10/14/24	Mon 4/14/25
12	NPDES Inspections	131 days	Mon 10/14/24	Mon 4/14/25
13	Labor Compliance	131 days	Mon 10/14/24	Mon 4/14/25
14	Meetings (As Needed)	131 days	Mon 10/14/24	Mon 4/14/25
15	OGALS Progress Report and Payment Request	131 days	Mon 10/14/24	Mon 4/14/25
16	Final Punchlist/Final PPE	7 days	Mon 3/31/25	Tue 4/8/25
17	Contractor Time of Completion	1 day	Mon 4/14/25	Mon 4/14/25
18	**Post Construction**	**46 days**	**Tue 4/8/25**	**Tue 6/10/25**
19	Submit RTP Grant Completion Packet	13 days	Tue 4/8/25	Thu 4/24/25
20	OGALS Final Project Inspection	1 day	Thu 4/24/25	Thu 4/24/25
21	SWPPP NOT, Submit Project Certification Form	1 day	Mon 5/12/25	Mon 5/12/25
22	OGALS Process Final Payment	5 days	Wed 6/4/25	Tue 6/10/25
23	City Notice of Completion/Retention Release	5 days	Wed 6/4/25	Tue 6/10/25

ERSC Page 1

3

Proposed Project Team

ERSC

Project Team

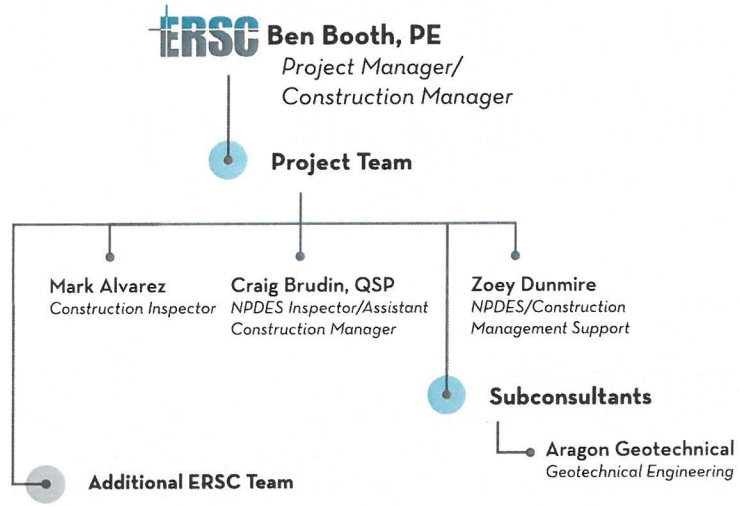
ERSC has selected our project team based on experience with the type of work proposed. The team presented below includes our project manager/construction manager, construction inspector, NPDES Inspector/Assistant Construction Manager, a project engineer, and the added support of our 40 local professionals. We understand that a continuous point of contact allows for efficient communication between parties throughout the project. ERSC certifies that staff included herein will be available during the duration of the project.

Ben Booth, PE - Project Manager/Construction Manager

Ben will serve as Project and Construction Manager during the course of the agreement with the City. Ben has served ERSC and the City both directly and indirectly over the past 7 years, responsible for numerous similar efforts. He is well versed in City procedures and able to start immediately on this project. During his tenure at the City of Highland, Ben managed the Natural Parkland Trails project during its final engineering design phase and has intimate knowledge of the project scope, funding requirements, and stakeholders. His management tasks included:

- Review of the 90% and 100% PS&E submittals
- Coordination with the project's design consultants, CWDG, TKE and the Altum Group.
- Verified contract documents were in conformance with FHWA federal funding requirements.
- Coordination with Department of Parks and Recreation - Office of Grants and Local Services on administration procedures requirements.
- Oversaw the project's WQMP and SWPPP applicability/compliance requirements.

He will guide ERSC's inspection team in the field, interface high-level issues with contractors, and maintain contact between Highland and ERSC's team.



John M. Brudin, PE *President*	Robert Righetti *Principal Engineer*	Shima Aghaei *Engineer III*	Cooly Smith *Chief Inspector*
Moe Ahmadi, PE *Vice President*	Robert Ollerton, PLS *Principal Surveyor*	Isaac Gomez *Engineer IV*	Tracy Meeks *Sr. Construction Inspector*
Erik T. Howard, PE, PLS *Sr. Principal Engineer*	Wade Weaver, PLS *Principal Surveyor*	Mina Bishara *Engineer V*	Ralph Martinez *Sr. Construction Inspector*
Trent Brudin, PE, QSD *Engineering Manager*	Stephania Hernandez, EIT *Engineer IV*	Steve Wilson *Sr. Engineering Associate*	Breven Nescher *Sr. Construction Inspector*
Reza Toorzani, PE *Principal Engineer*	Katherine Hernandez *Engineer III*	John Ward *Sr. Engineering Associate*	Mark Korando *Sr. Construction Inspector*
Ruben Ibarra, PE *Principal Engineer*	Travis Moffatt, EIT *Engineer II*	Dale Roberson *Engineering Associate V*	Paul Duffell *Sr. Construction Inspector*
Erwin Fogerson, PE *Sr. Principal Engineer*	Nathan Shea, EIT *Engineer II*	Jazz Goodie *Engineering Associate III*	Saul Lopez *Sr. Construction Inspector*
Jeff Wall, PE *Sr. Principal Engineer*	Marcus Popa, EIT *Engineer I*	Joseph Wilkins *Engineering Associate III*	Steve Allen *Sr. Construction Inspector*
Lori Askew *Principal Engineer*		Gabriela Rodriguez *Engineering Aide I*	

MarkAlvarez-Construction Inspector

Mark joined ERSC with 25 years of experience having spent a career with local paving contractors as a foreman and superintendent in oversight of various paving, street, and traffic construction projects throughout Southern California. Since joining ERSC, he has been responsible for the inspection of complex tract development grading and paving efforts, traffic signal improvements, and pedestrian improvements. Most recently, Mark has provided inspection services during the construction of transportation, traffic, and public facilities in the City of Banning.

Craig Brudin, QSP - NPDES Inspector/Assistant Construction Manager

Craig is Director of Operations at ERSC and oversees field operations of the firm including CM, Inspection, and Surveying efforts. Craig is currently responsible for the oversight of CM/Inspection Services for multi-million dollar efforts for a wide range of clients throughout Southern California. Craig is also a QSP and will provide NPDES inspections during the course of the project as well as support to Mr. Booth as Assistant Construction Manager.

Zoey Dunmire - NPDES/Construciton Management Support

Zoey will assist the team in preparing the required SWPPP document and general assistance supporting the construction management tasks during the project.

Subconsultant - Aragon Geotechnical

Aragon Geotechnical will serve as geotechnical engineer during the project providing material testing, inspection, and recommendations during the project. Aragon is a certified DBE and will assist in fulfilling the requirements of the funding sources while providing professional services during grading, paving, and wall construction.

Ben Booth, PE | Engineer V

CA, Professional Engineer No.92625

Education

BS, Civil Engineering, Arizona State University, Tempe, AZ

Areas of Expertise

Pavement Rehabilitation Services
Active Transportation Services
Drainage and Flood Control
Land Development Services

Mr. Booth has a broad base of experience in various disciplines, such as transportation, site development, pavement rehabilitation, grading and drainage, and construction services. Mr. Booth graduated from Arizona State University and interned with notable companies such as Schuler Constructors, PACE, and HDR during his undergraduate studies. He worked for CASC Engineering, where he served as a survey chairman and design engineer. Mr. Booth recently served the City of Highland as a senior civil engineer, managing various capital improvement projects, overseeing the City's engineering consultants, assisting with land development entitlements, and managing the Engineering plan check process. Projects recently undertaken by Mr. Booth involving the design and construction services include the following significant assignments.

Similar Project Experience:

Overland Bridge at Murrieta Creek, Federal Highway Bridge Program Fund, Temecula, CA - As a partner to the CNS Engineers' team, Ben served as Project Engineer during the design of a bridge structure over and across Murrieta Creek connecting Avenida Alvarado with Overland Drive at the intersection of Enterprise Circle to the east of the creek. The ERSC team was responsible for all ancillary improvements to the design of the bridge, including street improvements, drainage improvements, right of way legals/plats, channel hydraulic/hydrology analysis, and WQMP, all facilitated in-house by the ERSC team. The project required compliance with Caltrans LAPM requirements and federal funding requirements. ERSC is assisting CNS with obtaining permits from various agencies such as USACE Section 408, RCFC&WCD Encroachment Permit, CDFW Section 1602, and RWQCB Section 401 for improvements within the channel.

Golden Avenue Bridge, Placentia, CA – Project Engineer during the development of plans for the bridge replacement project in Orange County. Plan and profile views were created for the proposed bridge layout and the existing Carbon Creek flood control channel below. Considerations during geometric layout included aligning with existing streets, identification of existing utilities and storm drains, proposing new storm drain locations, an adequate bridge width to accommodate future traffic, pedestrian and bike flows, and the placement of the OC Bike Loop that is planned to run within the Carbon Creek channel which has entrance/exit ramps on either side of the bridge. Bridge design was provided by Biggs Cardosa Associates, Inc. This project included LAPM administered funding sources.

PW 19-11 Bike Lane and Trail Program, ATP Funded, Temecula Creek South Side Trail, City of Temecula, CA - Project engineer responsible for . Under an on-call engineering agreement, ERSC completed preliminary and final engineering services necessary to provide project scoping and final design. Project tasks include hydrology review and channel hydraulics modeling, bike trail plan and profile design , specifications, estimates, WQMP preparation, and environmental and geotechnical services. ERSC and our subconsultants coordinate with various permitting agencies such as RCFC&WCD, CDFW, and RWQCB Section 401 for trail improvements within the Temecula Creek Channel.

Sector D Pavement Rehab Design and Construction Management Services, City of Highland, CA - Project Engineer and Assistant Construction Manager responsible for contract administration, progress meetings, material/RFI submittals, correspondence, labor compliance, and progress payment review. Work included pavement rehabilitation and ADA ramp and needed drainage repairs. Rehabilitation of the streets included overlay with removal and replacement or dig outs of severely distressed areas. Provision for removal and replacement of soft and/or wet areas where encountered was also included in the specifications and bid schedule.

FY 2016/17 and FY 17/18 CDBG Pavement Rehab Design and Construction Management Services, City of Highland, CA - Project Engineer and Assistant Construction Manager responsible for contract administration, progress meetings, material/RFI submittals, correspondence, labor compliance, and progress payment review. The project included site inspection and preparation of construction documents for rehabilitation and repair of pavement on six streets. Rehabilitation included repair of severely distressed areas by removal and replacement, crack repair/seal and bump grind, edge repair, header cut and cold planing, repair of drainage issues that would compromise new paving, repair of soft or wet subgrade, and HMA overlay.

Sectors B, C, D, and E Pavement Projects Design and Construction Management Services, City of Highland, CA - Project Engineer and Assistant Construction Manager responsible for contract administration, progress meetings, material/RFI submittals, correspondence, labor compliance, and progress payment review. The projects included pavement preventative maintenance by bump grind, crack seal, slurry seal, and scrub seal of collector and local streets throughout the City and maintenance of City parking lots.

Elder Creek Hydrology Analysis and Feasibility Study, City of Highland, Highland, CA – Project Engineer for the preparation of a drainage feasibility study report for Elder Creek Storm Drain Facilities at Greenspot Road. The report was prepared to determine the tributary flows to Elder Creek Channel near Greenspot Road, and provide storm drain upsizing recommendations.

Mark Alvarez | Construction Inspector

OSHA 30
TWIC Exp. 01/29/2022
Advanced First Aid and CPR
Traffic Signal Inspector IMSA
City Inspection/Public Works Certificate, University of California Riverside

Areas of Expertise

Foreman
Superintendent
Quality Control Inspection
Heavy Equipment Operator

Mr. Alvarez joined the ERSC team in 2019 and has since been the prime construction inspector for the City of Burbank and Banning. Mr. Alvarez has been in the construction field for 33 years, bringing insight from hundreds of public works projects as a foreman, superintendent and inspector.

Other inspection assignments have included construction management, supervision and inspection of various street and underground improvements within public right-of-ways, underground facilities, mass grading operations, water, sewer and storm drain facilities, pile foundations and bridge work, lighting and electrical equipment as well as landscaping and irrigation work when needed.

Similar Project Experience:

Atwell - PA23 Open Space Grading and Recreation Improvements City of Banning, CA - Inspector responsible for daily project oversight for conformance to contract documents, agency requirements, permit compliance, and job safety during the construction of Open Space improvements for the southwestern planning areas of Tripoint Homes' Atwell project in the City of Banning. The project included extensive grading, trail improvements, landscape features, and private ponds over a seven acre area. The main features to be constructed were the private ponds doubling as retention basins. Pedestrian improvements were also built around the ponds to allow for a trail throughout the area. ERSC was also resonsible for supervision of the grading, testing, and drainage improvements.

On-Call Construction Inspection Services, City of Banning, Banning, CA - Sr. Construction Inspector in oversight of construction activities for street, sewer, water, grading, and storm drain projects and their related improvements in the City of Banning. Since 2018 ERSC has completed over 430 individual assignments in the City. This is inclusive of the 4,000-unit Atwell development, for which ERSC has been in oversight all grading and improvement construction activities related to the project. Mark was responsible for inspection of the following in the City of Banning:

In-Tract Sewer, Water, Storm Drain, and Street Improvements for:

- TM38398-5 PA5
- TM37389-3 PA10
- TM37365 PA4
- TM37474 PA3
- TM37298-3 PA1B
- TM37298 PA2A
- TM37298-2 PA1A
- TM37390 PA8A, 8B, PA24 Park
- TM37390-2 PA7
- TM37390-1 PA6, PA22 Park, PA23 Open Space, PA25 Open Space
- TM 37389-2 PA11

Signing, Striping, and Traffic Signal Improvements for:

- TM37298-1 Apex Street at Wilson St.
- Highland Home Rd. at Meadowline Way

Highland Home Traffic Signal Improvements, City of Banning, CA - Sr. Inspector responsible for daily project oversight for conformance to contract documents, agency requirements, permit compliance, and job safety. ERSC's team provided inspection services during the construction of new Traffic Signals and related improvements in the City of Banning. Highland Home Road located at the southwestern entry to Tripointe Homes' Atwell project is a new arterial street supporting the new residents of the residential development. A traffic signal was necessary at the intersection at Wilson Street, a major arterial. ERSC inspectors provided inspection throughout the construction of the Traffic Signal and its related improvments including widening of Wilson, ADA/Pedestrian Improvements, Signing and Striping, and landscape improvements.

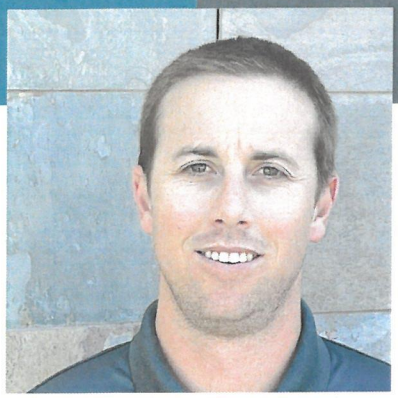
On-Call Construction Inspection, City of Highland, CA - Senior Construction Inspector as part of an on-call professional services agreement with the City of Highland. ERSC provides contract inspection services for the construction of public works and privately funded improvements, including street improvements, paving, sidewalk, curb, gutter, grading, and earthwork. Work also included site review for compliance with City standards and traffic control requirements.

BS 1428 – SR-134 Corridor Arterial Signal Improvements, City of Burbank, CA - Provided inspection/observation for the modification of seven traffic signal systems and appurtenances as well as coordination with Burbank Water and Power for overhead wiring considerations. Signing and striping, sidewalk construction and related ITS equipment installation are a part of the project. As our Lead Inspector he provided coordination between the Contractor, the City, other agencies, consultants, utility companies, the public, adjacent property owners and other stakeholders.

Hardy & Harper, Inc. - Public Works Foreman / Superintendent accountable for all Trades and Subcontractors on city contracted street rehabilitation projects. Including Asphalt Paving and quantities, Traffic Control, Concrete quantities, Demolition, Trucking and Dump sites, Quality Control Inspection throughout Company.

Matich Corporation - Public Works Foreman responsible for street rehabilitation projects. Grading, Paving, Traffic Control, Material Quantities and the supervision of all operators, equipment, laborers and tools throughout city projects.

Craig Brudin, QSP | Sr. Engineering Associate



CA, QSP No. 26269
CESSWI No. 4852

Education

BS, Environmental Policy & Management
BA, Business Managerial Studies

Affiliations

CASQA

Areas of Expertise

Erosion and Sediment Control
Water Quality
Improvement Plan Check
Land Survey
Construction Management and Inspection

Mr. Brudin serves ERSCs clients requiring CM/Inspection, Land Survey, and water quality and environmental compliance services. Craig spent years of his career under the employment of prominent engineering firms where he gained insight to the full spectrum of environmental and storm water compliance requirements and practices. He has been in oversight of ERSC's inspection team in the field for numerous local agencies during construction of water, wastewater, transportation, drainage, and public facilities.Craig is well versed in the installation requirements, long term cost effectiveness, and challenges of erosion and sediment control BMPs. His experience designing and plan checking erosion control plans has provided with and all-encompassing knowledge of the SWPPP requirements as well as the challenges associated in meeting plan goals.

Similar Project Experience:

On-Call Plan Check and Construction Inspection Services, City of Highland – Project Engineer responsible for review of maps, legal documents, improvement plans, and grading plans during an on-call professional services agreement with the City of Highland. ERSC provides contract plan check and inspection services for the construction of public works and privately funded improvements, including site improvements, street improvements, paving, sidewalk, curb, gutter, grading, and earthwork. Work also included site review for compliance with City standards and traffic control requirements. ERSC also provides plan checking services for all parcel and tract maps, as well as hydrology review.

On-Call Plan Check and Inspection Services, City of Banning – Project Manager responsible for day-to-day project guidance, team oversight, client contact, as well as schedule and budget management throughout the plan check of residential and CIP projects. Plan check services include review of maps, street, sewer, water, grading and storm drain projects, as well as review of construction drawings to assure compliance with City, State and Federal regulations. ERSC also provides conditions of approvals for City projects, as needed.

On-Call Construction Inspection Services, Elsinore Valley Municipal Water District, Lake Elsinore, CA - Project Manager responsible for day-to-day project guidance, team oversight, client contact, as well as schedule and budget management. Under an On-Call agreement with Elsinore Valley Municipal Water District ERSC provides construction inspection services for developer funded and CIP projects through the District service area. ERSC inspectors are responsible for oversight of construction for various water system improvements including pipelines, reservoirs, lift stations, booster stations, service connections, and related infrastructure and improvements.

CARB Consolidation Project, Riverside, CA – Project Manager and QSP inspector during the ground up construction of the California Air Resources Board testing facility in Riverside, CA. Craig was responsible for all inspections, reporting, recommendations, training, and annual report filing during the course of the project.

Rio S.T.E.A.M Academy, Oxnard, CA – Project Manager and QSP Inspector during all phases of the construction of the Rio School District's STEAM school in Oxnard, CA. Craig directed installation of all erosion controls for the 10-acre site including Fiber Roll, Inlet Protections, and Plate-only stabilized enter. Craig also directed the maintenance of controls throughout the project to ensure compliance with the state's CGP and local requirements. Craig was also responsible for performing all QSP inspections for the project throughout all phases including weekly inspections and all rain event inspections.

MSJC Sports Facilities Improvements, San Jacinto, CA – Project Manager and QSP Inspector during all phases of the Mount San Jacinto College's Sports Facilities Improvements. The project included installation, maintenance, and removal of all structural BMPs for the project. Fiber Roll, Silt Fencing, Inlet Protection, and traditional Rock-Plate stabilized entrances were included.

Soboba Horseshoe Development, San Jacinto, CA - Project Manager and QSP Inspector during all phases of the Soboba Band of Luiseno indians Horseshoe Development Improvements. The NPDES portion of the project included installation, maintenance, and removal of all structural BMPs for the project. Fiber Roll, Silt Fencing, Inlet Protection, and traditional Rock-Plate stabilized entrances were included.

30" Transmission Mainline Improvements on Highland Ave., West Valley Water District, Rialto, CA - Construction Manager responsible for contract administration, progress meetings, material/RFI submittals, correspondence, labor compliance, and progress payment review during this improvement project which involves the construction of a new waterline and associated appurtenances in Highland Avenue between Oakdale Avenue and Pepper Avenue in the City of Rialto. Construction includes installation of approximately 3,700lf of CML&C water line. The proximity to Interstate 210 will require interfacing with CalTrans and coordination with the agency's procedures.

Zoey Dunmire | Engineer I

Education

MS, Mechanical Engineering, University of California San Diego

BS, Environmental Engineering, University of California San Diego

Areas of Expertise

MATLAB
Autodesk Fusion 360
SolidWorks
AutoCAD
3D Printing
Arduino

Zoey joined ERSC in 2023 after a collegiate tenure in which she earned both undergraduate and graduate engineering degrees. She is now a part of our design team, expand her engineering toolkit by performing various engineering tasks such as AutoCAD drafting, utility calculations, Excel calculations, and spreadsheets.

Similar Project Experience:

5th Street, Greenspot Road, & Orange Street Pavement Rehabilitation Project City of HIghland, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted to provide professional engineering services for a pavement rehabilitation project slated to improve five street segments. Rehabilitation efforts include Cold In-Place Recycling (CIR) and 1.5" grind and overlay with Petromat, and additional scope includes assessing pavement failures, settled pavement, ponding areas, raised and damaged sidewalk panels, and deficient curb and gutter and shoulder areas.

Overland Drive Widening, City of Temecula, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted to provide professional engineering services for the widening of Overland Drive from Jefferson Avenue to Commerce Center Drive. The project included mapping and an evaluation of the effects of a roadway widening, coordination with the Rancho California and Eastern Municipal Water Districts for relocation and adjustment of water and sewer facilities, as well as various power and communications companies for the relocation of dry utilities impacted by the project (pad mount transformers, underground vaults, and service pedestals). The project also included the installation of a new traffic signal and striping modifications, installation of new street lighting, and preparation of legal descriptions and plats in support of the right-of-way ac-quisition effort.

PS&E for Sewer Collection System & Lift Stations, Soboba Band of Luiseño Indians, San Jacinto, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted for the preparation of Plans, Specifications, and Cost Estimates (PS&E) for gravity sewer system and lift stations within Soboba Band of Luiseño Indians (SBLI) Reservation. Our work focuses on the development of alignment and preparation of construction plans for an alternative which collects the wastewater flows from the reservation to be conveyed to the EMWD sewer system for treatment.

PS&E for the Soboba MDP Line J & J-1, Soboba Band of Luiseño Indians, San Jacinto, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted for the preparation of Plans, Specifications, and Cost Estimates (PS&E) for the design and construction of the MDP Line J and J-1 that would avoid/minimize adverse impacts on the existing and planned residential developments within the project location. Our scope included field reconnaissance, utility research, design survey, hydrology analysis, hydraulic analysis, geotechnical investigation, preparation of construction plans, specifications, cost estimates, coordination and processing, and post-design bidding support services.

RV Booster Station Rehabilitation, Pechanga Band of Indians, Temecula, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted to provide professional engineering services for upgrading a booster station that was originally constructed in 2000 at an RV resort. The design will include replacing pumps, motors, valves, and electronic equipment and relocating the electrical equipment to the adjacent electrical room. Our work includes project management and coordination, research and preliminary layout, specifications and plans, and bidding phase assistance.

Public Works Yard Restroom, City of Chino Hills, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted to provide engineering services for the preparation of construction drawings related to installation of a new staff restroom building at the City Yard Facility. Improvements include the installation of a prefabricated restroom adjacent to an existing storage building, necessary utility connections including water, sewer and electricity, construction of a concrete pad to house the restroom, and necessary asphalt pavement reconstruction to meet ADA requirements.

C. FERNANDO ARAGÓN, M.S., P.E., G.E.

CIVIL ENGINEER, GEOTECHNICAL ENGINEER



EDUCATION

- Loyola Marymount University of Los Angeles, B.S., Civil Engineering
- University of California, Berkeley, M.S., Civil Engineering with emphasis in Geo Engineering

PROFESSIONAL REGISTRATIONS

- Registered Civil Engineer, California, No. 72277 [Exp. 6/30/24]
- Registered Geotechnical Engineer, California, No. 2994 [Exp. 6/30/24]
- California Department of Transportation, Certificate of Proficiency, Expires: 9/2022
- Governor's Office of Emergency Services – Disaster Services Worker – Volunteer

PROFESSIONAL AFFILIATIONS AND HONORS

- American Society of Civil Engineers
- ASTM International – Participating Member
- Member of Tau Beta Pi National Engineering Honor Society
- Member of Chi Epsilon National Civil Engineering Honor Society
- Association of Drilled Shaft Contractors (ADSC), The International Association of Foundation Drilling, 2004-2005 graduate student scholarship recipient
- University of California at Berkeley, 2004-2005 graduate fellowship

PROFESSIONAL HISTORY

1997-Present: **Aragón Geotechnical Inc.**, Riverside, California; Soils Technician (Laboratory and Field) to Engineering Assistant, Staff Engineer, Project Engineer to President.

5/2002-8/2002: **Kiewit Pacific Company**, Santa Fe Springs, California; Engineering Field Intern.

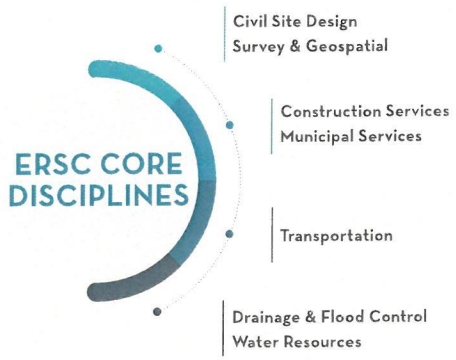
1996-1997: **Aragón Geotechnical Consultants, Inc.**, Riverside and Lake Arrowhead, California; Engineering Assistant; Soils Technician (Laboratory and Field.)

Qualifications & Experience

ERSC

Firm Bio

Engineering Resources of Southern California, Inc. (ERSC) was formed in 1996 with the asset purchase of NBS/Lowry, Inc. Since its formation, ERSC has been committed to serving Special Districts, Regional Agencies, and Municipalities in Southern California's public sector. Our team provides a comprehensive set of professional services and solutions for the life of any potential project.



ERSC Reliability

We believe that our long-standing service to a variety of public agency clients throughout California, many on a continuous basis throughout our 28-year history, is a testimony to the quality of services we provide. Many of our clients have continually sought our services since our first year of business. Throughout our years of service, ERSC has developed significant financial resources and organizational efficiencies. Development of proficiencies in these areas has allowed ERSC to continually deliver projects that routinely exceed client expectations..

Project Contact
Ben Booth, PE
Project Manager
Phone: (909) 890-1255
Fax: (909) 890-0995
bbooth@erscinc.com

Corporate Officers
John M. Brudin, PE - President
Moe Ahmadi, PE - Vice President
Trent Brudin, PE - Secretary
Craig Brudin - Treasurer

Vital Information
CA Corporation
28 Years in Business
40 Employees
FEIN: 33-0718153
CA DIR: 1000017460

ERSC Insurance Coverage Levels

Professional & General Liability	$1.0m Per Occurrence; $2.0m Aggregate
Automobile	$1.0m Combined Single Limit
Worker's Comp	Maintained as Required by Law

ERSC in Construction Management and Inspection

Our staff have performed both On-Call and Project Specific CM and Inspection Services for public agencies since our firm was formed in 1996. Our team is particularly structured to assist public agencies in the administration of their own CIP projects and in supporting Developer-Funded Infrastructure to be accepted by public agencies. Our firm and project team currently support the City of Banning, Eastern Municipal Water District, West Valley Water District, Elsinore Valley Municipal Water District, and the City of Loma Linda in identical assignments.

ERSC and the City of Highland

ERSC has served the City of Highland on a continual basis since 2003. With duties including, plan checking, staff augmentation, design services, and construction management/inspection, ERSC's team has vast experience with the City and its staff. In selecting ERSC, the City can be assured that it will be receiving the same level of service that staff has been accustomed to. ERSC's team will be able to apply knowledge and lessons learned regarding the City's procedural preferences, funding source requirements, and staff communication.



Our Locations

San Bernardino County (Headquarters)
1861 W. Redlands Blvd.
Redlands, CA 92373

Southwest Riverside County
41593 Winchester Rd., Ste. 200
Temecula, CA 92590

Coachella Valley
77-564 Country Club Dr.
Palm Desert, CA 92211

Differentiating Factors

Several considerations differentiate ERSC from other firms:

No Conflicts of Interest

ERSC consistently focuses on serving public agencies rather than private developers, ensuring that we avoid potential conflicts of interest that would preclude our team from providing inspection services on a project.

Dedicated Public Works Inspection Staff

ERSC maintains a distinct construction management and inspection group comprised of full-time construction inspectors solely dedicated to their craft. ERSC inspectors do not serve in other capacities, which allows them to promptly address projects and accommodate part-time obligations when needed.

Knowledge of Neighboring Municipalities and Agencies

As a firm focused on serving public agencies, we have enjoyed a long and successful relationship with many agencies adjacent to and within the boundaries of the City of Highland. We have had the pleasure of working with West Valley Water District, East Valley Water District, County of San Bernardino, the City of Redlands, City of San Bernardino, and the City of Colton. With this level of local involvement, we can leverage local relationships and contacts as needed and as required by work.

References

For the City's use, ERSC has assembled the below references. We have provided the references to speak for ERSC's project performance, team expertise, and commitment to client service. We encourage the City to contact each of them for their testimonial of their individual experience with ERSC.

ERSC selected the references herein based on similarity of scope to the RFP, detailed descriptions are included in the following discussion. Additional references are included in the following pages accompanied by full project descriptions.

CM AND INSPECTION SERVICES FOR WATER SYSTEM IMPROVEMENTS, CITY OF LOMA LINDA

1) Jarb Thaipejr, Public Works Director, City Engineer; (909) 799-4400; jthaipejr@lomalinda-ca.gov

See the following experience summaries included in this section for further details related to ERSC's work in the City of Loma Linda:

- CM and Inspection Services 1.6 Million Gallon Welded Steel Reservoir
- Beaumont Avenue Pipeline

ON-CALL INSPECTION SERVICES, CITY OF BANNING

2) Nate Smith, PE, Deputy Director - Public Works/City Engineer; 951-922-3182; nsmith@banningca.gov

3) Perry Gerdes, Water/Wastewater Superintendent; (951) 922-3140; pgerdes@banningca.gov

Inspection services for development and CIP projects throughout the City. See the following experience summaries included in this section for further details related to ERSC's work in the City of Banning :

- On-Call Inspection Services
- Non-Potable Water Improvements - Np-1 Pump Line
- Meadowline Way Interconnect & Pressure Reduction Facility
- Wilson Street Sewer Lift Station
- Foothill West 3.76 Million-Gallon Reservoir
- 15" – 12" Force Main And Trunk Sewer

VARIOUS WATER TRANSMISSION AND DISTRIBUTION LINES, WEST VALLEY WATER DISTRICT

4) Linda Jadeski, Manager of Engineering Services; (909) 820-3713; ljadeski@wvwd.org

5) Rosa Gutierrez, P.E., Senior Engineer; (909) 875-1322; rgutierrez@wvwd.org

CM and Inspection Services for water transmission and distribution lines throughout the district. See the following experience summaries included in this section for further details related to ERSC's work in West Valley Water District:

- CM and Inspection Services - Casamilia Water Main Replacement
- Bloomington Area Water Main Relocations Phase 2A
- Zone 4 30" Trasmission Mainline Improvements
- Bloomington Area Waterline Replacements Phase 3A
- Santa Ana Avenue Transmission Main Project Phase 2

Similar Experience

Nate Smith, PE, Deputy Director of Public Works/City Engineer
951-922-3182
nsmith@banningca.gov

ERSC Project Team:
Craig Brudin, QSP, QSD
Cooly Smith
Mark Alvarez
Ralph Martinez
Saul Lopez
Tracy Meeks

ATWELL - PA23 OPEN SPACE GRADING AND RECREATION IMPROVEMENTS CITY OF BANNING, CA

Project Term: 2020-21 | Contract Value: $130,000

ERSC's team provided inspection services during the construction of Open Space improvements for the southwestern planning areas of Tripoint Homes' Atwell project in the City of Banning. The project included extensive grading, trail improvements, landscape features, and private ponds over a seven acre area. The main features to be constructed were the private ponds doubling as retention basins. Pedestrian improvements were also built around the ponds to allow for a trail throughout the area. ERSC was also responsible for supervision of the grading, testing, and drainage improvements.

ON-CALL CONSTRUCTION INSPECTION AND PLAN CHECK SERVICES, CITY OF HIGHLAND, CA

Project Term: 2000 - 2022 | Contract Value: $4M

Carlos Zamano, P.E.,
City Manager
(909) 864-8732
czamano@cityofhighland.org

ERSC Project Team:
Cooly Smith
Mark Alvarez
Saul Lopez
Ralph Martinez

Under an on-call professional services agreement with the City of Highland, ERSC provides contract inspection services for the construction of public works and privately funded improvements, including street improvements, paving, sidewalk, curb, gutter, grading, and earthwork. Work also included site review for compliance with City standards and traffic control requirements. ERSC also provides plan checking services for all grading, street improvement plans, parcel and tract maps, as well as hydrology review. Work also included site review for compliance with City standards and traffic control requirements. Representative projects are provided below:

- Lankershim Avenue Street Improvements
- Sterling Avenue Improvements
- Highland Basin Drainage Improvements
- 2012 Sidewalk and Handicap Ramp Repairs
- City Hall ADA Improvements
- Victoria Avenue Improvements at 5th Street
- 2012 Community Development Block Grant Project
- Bledsoe Creek Outlet Reconstruction
- Olive Street Improvements
- City-Wide Redevelopment Agency Sidewalks
- Article III Sidewalk - Palm Avenue
- Traffic Signals - Various
- City-Wide Sidewalk Projects
- Miscellaneous Sidewalk Repairs
- 5th Street Bike Lane, Signing and Striping Improvements
- Greenspot Road "S" Curve Realignment

ON-CALL INSPECTION SERVICES, CITY OF BANNING, CA

Project Term: 2018 - Ongoing | Contract Value (to date): $4M

Nate Smith, PE, Deputy Director of Public Works/City Engineer
951-922-3182
nsmith@banningca.gov

Perry Gerdes, Water/ Wastewater Superintendent
(951) 922-3140
pgerdes@banningca.gov

ERSC Project Team:
Craig Brudin, QSP, QSD
Cooly Smith
Mark Alvarez
Ralph Martinez
Saul Lopez
Tracy Meeks

ERSC provides plan check and inspection services of CIP and development projects in the City of Banning. The scope of construction inspection services includes oversight of street, sewer, water, grading, and storm drain projects and their related activities. Since 2018 ERSC has completed over 430 individual assignments in the City. This is inclusive of the 4,000 unit Atwell development, for which ERSC has reviewed all grading and improvement plans as well as all supporting special studies related to the project. Currently ERSC staffs 4 full-time inspectors supporting the City's activities. ERSC Inspectors have overseen the following in the City of Banning:

- In-Tract water, sewer, storm drain and street improvements for the following:
  - TM38398-5 PA5
  - TM37389-3 PA10
  - TM37365 PA4
  - TM37474 PA3
  - TM37298-3 PA1B
  - TM37298 PA2A
  - TM37298-2 PA1A
  - TM37390 PA8A, 8B, PA24 Park
  - TM37390-2 PA7
  - TM37390-1 PA6, PA22 Park, PA23 Open Space, PA25 Open Space
  - TM 37389-2 PA11
  - TM37389-2 PA11
  - TM37389-1 PA 1-5
  - TM37289-3
  - TM37298-1
- Offsite Improvements related to the following:
  - TM37298-1 Apex Street at Wilson Street
  - Highland Home Road at Wilson Street
  - Highland Home Road at Meadowline Way
  - TM37389-1 Offsite 18"-12" Water and 12" Sewer
  - Highland Home Road Retention / BMP Basins and Energy Dissipators
  - TM37389-1 Offsite 18" Water in Highland Home Road & 8" Non-Potable Water
  - TM37388 Offsite 8" Non-Potable Water and 8" Sewer
- CIP Oversight for the following:
  - Foothill West Zone 18" Transmission Line
  - Mountain North Water 18" Transmission Line
  - 24" Non-potable Pipeline NP-1 discharge pipeline
  - 16" Non-Potable Pipeline Segments B & D

CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES, CITY OF SOUTH GATE, CA

Project Term: 2015-22 | Contract Value: $325,556

City of South Gate

Arturo Cervantes, PE, Asst. City Manager/Director of Public Works
(323) 563-9567
acervantes@sogate.org

ERSC Project Team:
Mark Alvarez

Chakemco Street Improvements

ERSC was contracted by the City of South Gate to provide construction management and inspection services for the project designed to improve Chakemco Street by adding sidewalks, curbs, gutters, ADA ramps, drive approaches, landscaping, irrigation, new street pavement, striping, lighting, and miscellaneous additions to improve the overall pedestrian mobility and safety. ERSC inspectors are acting as an extension of City staff and ensuring that projects are constructed in accordance with contract documents, proper building standards, SSPWC Greenbook, Caltrans, and current City Standards. ERSC inspectors provide immediate resolution of construction issues, and clarification of items of concern to reduce or eliminate change order request/demand from the Contractor.

Park Infrastructure Improvements (Area 5 Picnic Area), City Project No. 488-PRK

The project included conversion of an existing Roller Hockey rink into a group picnic area. The park improvements were located near the northwest corner of South Gate Park, near the intersection of Southern Avenue and Hildreth Avenue, at the roller court facility. Work included construction/installation of concrete fatwork, decomposed granite paving, seat wall, tree planters, landscaping, picnic structures, and park furniture. Work also included drinking fountain and water service improvements, lighting, and all removals necessary in the conversion of a Roller Rink to a picnic area.

Citywide Sidewalk Improvement, Phase Ill City Project No. S27-ST

The project removed and replaced sidewalk, curb, gutter, driveway approaches, and ADA ramps. The work took place primarily in the Western Portion of the City. Approximately 23,000 square feet of sidewalk, 500 feet of curb and gutter, and 1,300 feet of curb were removed and replaced. The project was a HUD Activity and therefore included strict adherence to federal reporting. The project also required special attention to communication with afected residents and the public due to the removal of driveway approaches, ADA ramps, and sidewalk.

ADA Sidewalk Improvements at Hollydale Park, City Project No. 535-PRK

The project included earthwork and grading, construction of a decomposed granite walking trail, concrete sidewalk, and concrete ADA ramps. The work was completed in Hollydale Park near Century Blvd. This project was a HUD Activity and therefore included strict adherence to federal reporting.

Citywide Sidewalk Improvements, Phase IV City Project No. 542-ST

The project removed and reconstructed sidewalk, curb, gutter, driveway approaches, and ADA ramps.

CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES, CITY OF BURBANK, CA

Project Term: 2019 - Ongoing | Contract Value (to date): $470,000

CITY OF BURBANK

Vikki Davtian
Principal Engineer-Traffic
(818) 238-3922
VDavtian@burbankca.gov

ERSC Project Team:
Mark Korando
Mark Alvarez

SR 134 Arterial Improvements

The City of Burbank contracted ERSC to supervise work and provide coordination between the Contractor, the City, other agencies, consultants, utility companies, the public, adjacent property owners and other stakeholders for the installation of various traffic signal equipment and appurtenances as well as coordination with Burbank Water and Power for overhead wiring considerations, signing and striping, ramp, sidewalk construction and related ITS equipment. ERSC's CM/RE will also participate in public communications, if required by the City, to help identify and mitigate potential public nuisances and inconveniences resulting from various construction activities.

Bid Schedule 1462 Construction Services

ERSC provided full time inspection and construction management services during the construction phases of the project. This project was funded by Los Angeles County Proposition C and Local Transportation funds. The project will reconstruct 6 traffic signals (cabinet, poles, conduit, pull boxes, boxes, and wiring), remove and replace poles at 8 traffic signals, and install LED lighting and loop detector conduit at 29 traffic signal.

FOOTHILL WEST 3.76 MILLION-GALLON RESERVOIR, CITY OF BANNING, CA

Project Term: 2021-23 | Contract Value: $300,000

Nate Smith, PE, Deputy Director of Public Works/City Engineer
951-922-3182
nsmith@banningca.gov

ERSC Project Team:
Cooly Smith
Ralph Martinez

ERSC's team provided inspection services during the construction of a new 3.76 Million-Gallon reservoir in the City of Banning's Foothill West pressure zone.

The welded steel reservoir facility was constructed to serve the rapidly growing City of Banning and it's Atwell community. The 4,800 homes planned would require extra storage in the foothill west zone for both domestic and fire-suppression purposes. The facility was unique in that the rafters for the reservoir were designed and constructed on the tank's exterior roof.

ERSC inspectors observed all phases of the facility's construction including grading, welding, coating inspections, SCADA, and electrical component installation.

CONSTRUCTION MANAGEMENT & INSPECTION SERVICES, 1.6MG WELDED STEEL RESERVOIR, CITY OF LOMA LINDA, CA

Project Term: 2023 - Ongoing | Contract Value (to date): $515,000

Jarb Thaipejr
Public Works Director, City Engineer
(909) 799-4400
jthaipejr@lomalinda-ca.gov

ERSC Project Team:
Breven Nescher

ERSC's team provided inspection services during the construction of a new 1.6 million-gallon reservoir in the City of Loma Linda. The new reservoir is to provide additional supply to the City's 1A, 2, and 2A pressure zones in the event that the existing reservoirs are taken offline for repairs or maintenance. The reservoir is of welded steel construction with extensive site improvements necessary. The site's unique topography allows the reservoir to be hidden but requires extensive grading with 10,000 CY of material moved. ERSC inspectors were present for observation of the tank construction and also access road improvements, various site improvements, storm drain improvements, SCADA, and electrical component installation as well as coordination of geotechnical and coating inspections. ERSC also provided design services during the PS&E phase of the project.

CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES, WEST VALLEY WATER DISTRICT, RIALTO, CA

Project Term: 2013 - Ongoing | Contract Value (to date): $731,200

Linda Jadeski, Manager of Engineering Services
(909) 820-3713
ljadeski@wvwd.org

Rosa Gutierrez, P.E., Senior Engineer
(909) 875-1322
rgutierrez@wvwd.org

ERSC Project Team:
John M. Brudin, PE
Joanna Rembis, PE
Breven Nescher
Ron Worthington , PE
Cooly Smith
Jazz Goodie

Construction Management and Inspection Services - Casmalia Water Main Replacement

WVWD contracted with ERSC for the Casmalia Water Main Replacement, which includes installation of 850 linear feet of 8-inch and 50 linear feet of 4-inch ductile iron pipe, 10 new services reconnections and one new fire hydrant within the street right of way. The replacement will occur on a residential street with typical utilities such as water, sewer, gas, storm drain and cable and the electrical is overhead.

Bloomington Area Water Main Relocations Phase 2A

WVWD's Bloomington area is an older region of Rialto, CA. The original water layout of the residential areas consisted of public street access in the front of residential lots with a utility easement or alley at the rear of the lots. This utility easement was used for water line and water services to each residence. The location of the waterline and services created difficulties for District staff in maintenance and in reading each residence's meter. The District retained ERSC to relocate the water lines from these utility easements to the public ROW. ERSC staff prepared PS&E for roughly 2100 LF of 12" waterline, 10000 LF of 8" waterline, and 236 water service connection relocations during phases I and II replacement projects. When relocating water services to the front of residences, it was determined that lots would also need to be re-piped to accommodate a new service location. ERSC coordinated efforts to install new waterlines on properties where it was required. An inspector worked with the contractor to ensure that impacts to properties were minimized.

Zone 4 - 30" Transmission Mainline Improvements Inspection Services

ERSC provided inspection services for the Zone 4 – 30" Transmission Mainline Improvements on Highland Avenue from Pepper Avenue to Oakdale Avenue, which was also designed by ERSC. The project involved the construction of a new waterline and associated appurtenances in Highland Avenue between Oakdale Avenue and Pepper Avenue in the City of Rialto. Construction included installation of approximately 3,700 lf of CML&C waterline. The proximity to Interstate 210 required interfacing with CalTrans and coordination with the agency's procedures. During the course of construction, it was discovered that undocumented clay fill material was installed during the reconstruction of Highland Avenue. This clay fill material slowed construction significantly. With the slowed production, it was suggested that construction continue with CalTrans Force

West Valley Water District

Account Rates to allow for the now obsolete schedule. ERSC's inspector verified and documented all information on a daily basis for adequate cost accounting and invoice auditing to coincide with the force account methods.

Bloomington Waterline Replacements Phase 3A Construction Inspection Services

WVWD contracted with ERSC to implement Phase 3A of the Bloomington Area Waterline Replacement initiative. The District's selected contractor installed approximately 5,600 lineal feet of fully welded CML&C water line, relocated 141 water services from backyard alleyways to front of properties, and installed 14 new fire hydrants. ERSC's team was responsible for inspection during this phase of the project. ERSC's selected inspector performed observation and inspection during the entirety of the project to ensure the project was built per plans, specifications, contract documents, and in a timely fashion. As with previous phases, extensive coordination with local residents was required during the meter relocation phases. With house connections towards the rear of each structure, hand-trenching and installation of new plumbing was conducted to allow the new meter locations. Each residence was to be returned to a satisfactory condition as prior to construction.

Construction Management & Inspection - Santa Ana Avenue Transmission Main Project Phase 2

The project includes the construction of a new 12-inch diameter DI transmission main for approximately 5,229 linear feet in Santa Ana Avenue that will provide improved fire flow for the residences in the area. The new transmission main will replace the existing 4-inch water main serving this area and will be constructed within the street right of way.

Appendix

EXHIBIT 10-O1 CONSULTANT PROPOSAL DBE COMMITMENT

1. Local Agency: City of Highland
2. Contract DBE Goal: 22.2%
3. Project Description: Construction Management and Inspection Services for the Natural Parkland Trails Project
4. Project Location: City of Highland
5. Consultant's Name: Engineering Resources of Southern California, Inc.
6. Prime Certified DBE: ☐

7. Description of Work, Service, or Materials Supplied	8. DBE Certification Number	9. DBE Contact Information	10. DBE %
Geotechnical Inspection and Materials Testing	CUCP #45365	Aragon Geotechnical 16801 Van Buren Blvd, Bldg. B Riverside, CA 92504	15.90

Local Agency to Complete this Section

17. Local Agency Contract Number: _____

18. Federal-Aid Project Number: _____

Consultant's Ranking after Evaluation: _____

Local Agency certifies that all DBE certifications are valid and information on this form is complete and accurate.

21. Local Agency Representative's Signature — 22. Date

23. Local Agency Representative's Name — 24. Phone

25. Local Agency Representative's Title

11. TOTAL CLAIMED DBE PARTICIPATION 15.90 %

IMPORTANT: Identify all DBE firms being claimed for credit, regardless of tier. Written confirmation of each listed DBE is required.

12. Preparer's Signature — 13. Date: 08/23/2024

14. Preparer's Name: Craig Brudin — 15. Phone: 909-890-1255

16. Preparer's Title: Director of Operations

DISTRIBUTION: Original – Included with consultant's proposal to local agency.

ADA Notice: For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 654-6410 or TDD (916) 654-3880 or write Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.

EXHIBIT 10-O2 CONSULTANT CONTRACT DBE COMMITMENT

1. Local Agency: City of Highland
2. Contract DBE Goal: 22.2%
3. Project Description: Construction Management and Inspection Services for the Natural Parkland Trails Project
4. Project Location: City of Highland
5. Consultant's Name: Engineering Resources of Southern California, Inc.
6. Prime Certified DBE: ☐
7. Total Contract Award Amount: $191,017.85
8. Total Dollar Amount for **ALL** Subconsultants: $ 30,381.00
9. Total Number of **ALL** Subconsultants: 1

10. Description of Work, Service, or Materials Supplied	11. DBE Certification Number	12. DBE Contact Information	13. DBE Dollar Amount
Geotechnical Inspection and Materials Testing	CUCP #45365	Aragon Geotechnical 16801 Van Buren Blvd, Bldg. B Riverside, CA 92504	$ 30,381.00

Local Agency to Complete this Section

20. Local Agency Contract Number:
21. Federal-Aid Project Number:
22. Contract Execution Date:

Local Agency certifies that all DBE certifications are valid and information on this form is complete and accurate.

23. Local Agency Representative's Signature
24. Date
25. Local Agency Representative's Name
26. Phone
27. Local Agency Representative's Title

14. TOTAL CLAIMED DBE PARTICIPATION

$ 30,381

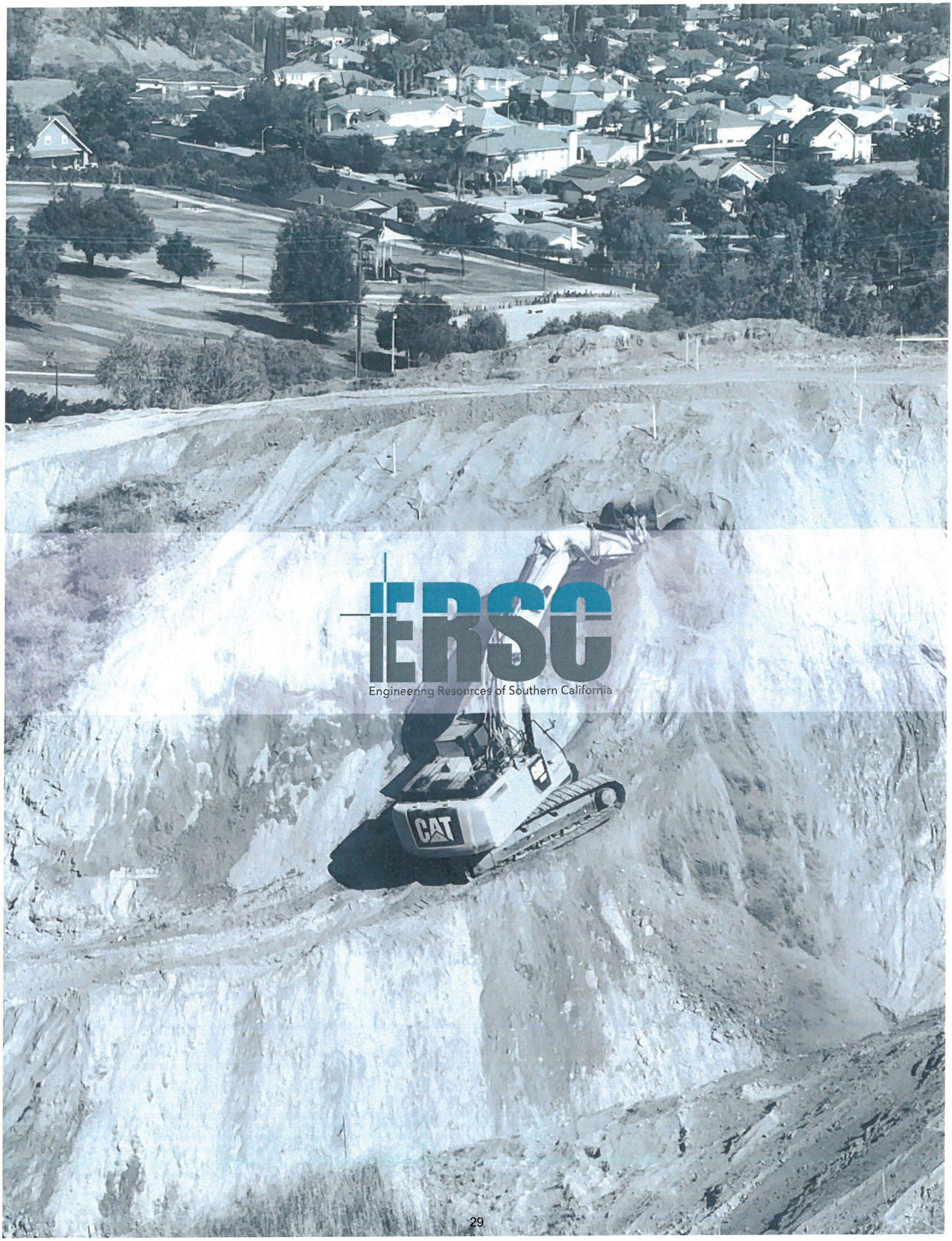
15.90 %

IMPORTANT: Identify all DBE firms being claimed for credit, regardless of tier. Written confirmation of each listed DBE is required.

15. Preparer's Signature
16. Date: 8/23/24
17. Preparer's Name: Craig Brudin
18. Phone: 909-890-1255
19. Preparer's Title: Director of Operations

DISTRIBUTION: 1. Original – Local Agency
2. Copy – Caltrans District Local Assistance Engineer (DLAE). Failure to submit to DLAE within 30 days of contract execution may result in de-obligation of federal funds on contract.

ADA Notice: For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 654-6410 or TDD (916) 654-3880 or write Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.


ERSC
Engineering Resources of Southern California
CAT

COST PROPOSAL

Construction Management and Inspection Services for the Natural Parkland Trails Project

Submitted: August 23, 2024



ERSC
Engineering Resources of Southern California

NOVEMBER 24, 1987
CITY OF HIGHLAND

1861 W. Redlands Blvd. | Redlands, CA 92373
(909) 890-1255 | info@erscinc.com | www.erscinc.com

August 23, 2024

City of Highland
27215 Base Line
Highland, CA 92346

Attn: Octavio Duran Jr., Public Works Director/City Engineer

Local Office:
1861 W. Redlands Blvd.
Redlands, CA 92373
(909) 890-1255, info@erscinc.com

Evaluation Period Contact:
Ben Booth, PE
Project Manager
(909) 890-1255 x116
bbooth@erscinc.com

RE: COST PROPOSAL - Construction Management and Inspection Services for the Natural Parkland Trails Project

Dear Mr. Duran,

Engineering Resources of Southern California (ERSC) is pleased to have the opportunity to submit our rates to the City of Highland (City) as a qualified, experienced consultant to provide Construction Management and Inspection Services for the Natural Parkland Trails Project.

Our fee for this project has been calculated per the requirements of the Local Assistance Procedures Manual (LAPM) Forms, Prevailing Wage rates at the time of the project's advertisement, and the level of effort requested in the RFP. For addition transparency, we have included an hours allocation matrix for the City's review.

We look forward to the opportunity to work with the City and thank you for the opportunity to submit a proposal. If you have any questions or require additional information, please contact Craig Brudin at cbrudin@erscinc.com or 909/890-1255.

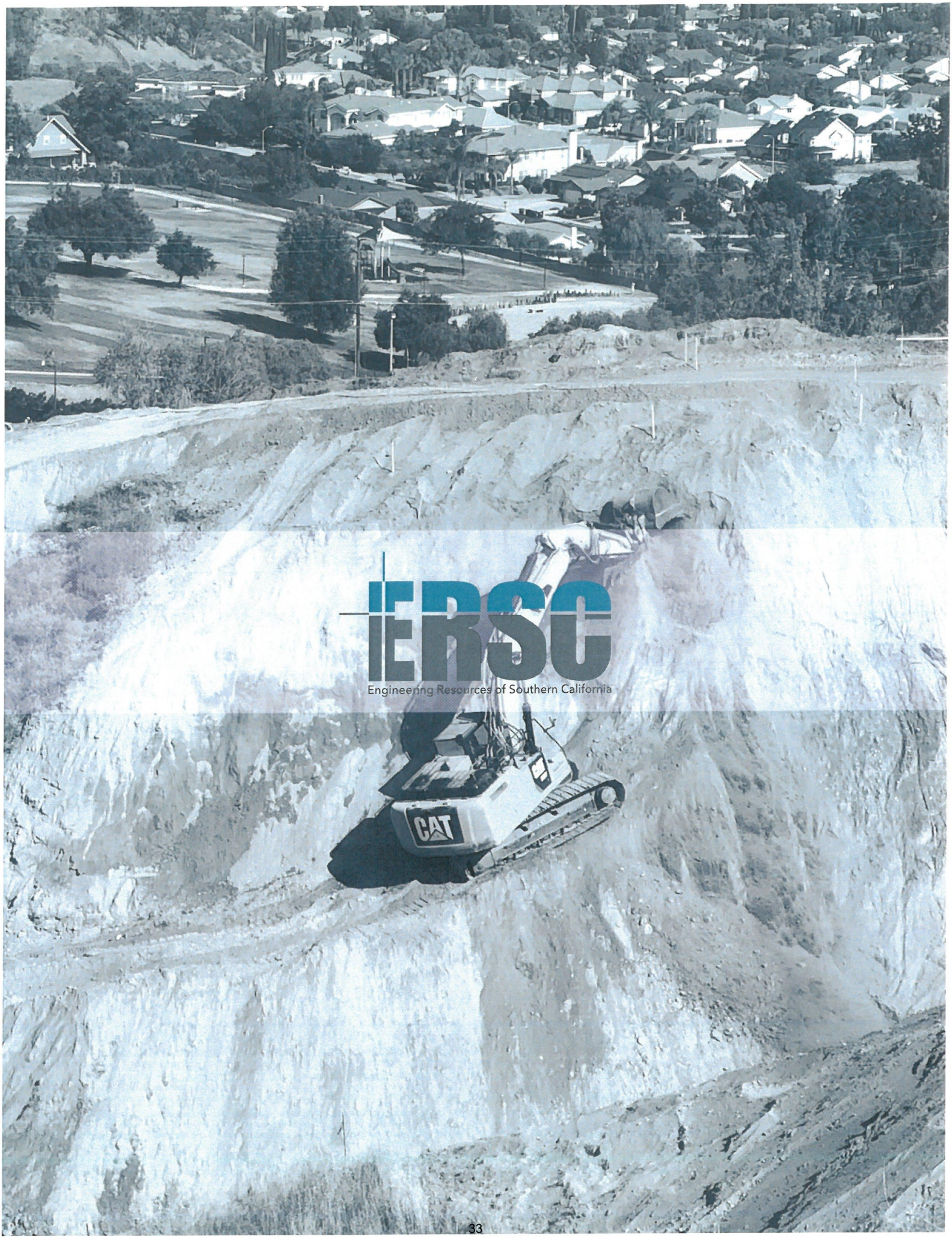
Respectfully submitted,

Craig Brudin, QSP
Director of Operations

Ben Booth, PE
Project Manager

CMIS-NATURAL PARKLAND TRAILS PROJECT
Prepared For: City of Highland
Prepared By: ERSC, Inc.
9/3/2024

TASK NO.	DESCRIPTION	Construction Manager	NPDES Inspector/Assistant CM	Assistant Engineer	Construction Inspector	SUB: Aragon Geotechnical	EST TOTAL HRS	EST TOTAL COST
		$160	**$165**	**$110**	**$140**			
1	Construction Management, Meetings & Coordination	58		32			90	$12,800
2	Construction Inspection and SWPPP/QSP/QSD Inspections	6	38		960		1004	$141,630
3	Geotechnical/Materials Inspection and Testing					$ 30,381.00	0	$0
4	SWPPP Preparation	16		24			40	$5,200
Estimated Labor Hours		80	38	56	960		1134	
Estimated Total Labor Costs		$ 12,800	$ 6,270	$ 6,160	$ 134,400	$ 30,381		**$ 190,011.00**
OPTIONAL TASKS (not included in total)								
								$ -
REIMBURSABLES								
i	Mileage							$ -
ii	Reimbursables, Reproduction, etc.							$ -
	SUBTOTAL							**$ -**
PROJECT TOTAL								**$ 190,011.00**


ERSC
Engineering Resources of Southern California
CAT

Hitchcock Construction INC.

10180 Victoria St

Rancho Cucamonga, CA 91701

P 909-518-5513

Lic # 1080210

DIR # 1000821711

September 23, 2024

To Whom it May Concern,

H L Hitchcock Construction Inc. performed a site visit after the fire and based on the site visit, we feel comfortable moving forward with the project. The site's scope of work can remain the same despite the recent wildfire that was in the area. We are confident that we can deliver a finished project even after recent events and would like to move forward with the project.

Please feel free to contact me directly with any questions or concerns.

Thank you,

Hunter Hitchcock

CEO

H L Hitchcock Construction Inc.

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Council Member Comments
(Agency/Committee/AB1234 Reports, District Updates, etc.)

RECOMMENDATION: Discussion and possible action.

Approved _____ Motion _____ Second _____ Agenda Item No. 14

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

STAFF REPORT

TO THE CITY COUNCIL

DATE: October 8, 2024

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, 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. 15
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager