CITY OF HIGHLAND

CITY COUNCIL AGENDA

Regular Meeting
August 12, 2025 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

Gregory Hogan, Councilmember
District 1

Jimmy Saldana, 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
AUGUST 12, 2025 - 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, please submit your comments by 4:00 p.m. on August 12, 2025, to the City Clerk at publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number in the subject line. Emailed comments will be distributed to the City Council and retained as part of the public record; however, submissions will not be read out loud during the meeting.

CITY COUNCIL CONSENT CALENDAR

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

2. Minutes - July 8, 2025 Regular City Council Meeting
   RECOMMENDATION: Approve the Minutes as submitted.

3. Warrant Register
   RECOMMENDATION: Approve Warrant Register No. 780 for August 12, 2025, in the amount of $4,323,858.20 and Payroll of $332,131.23.

4. Treasurer's Report for June 2025
RECOMMENDATION: That the City Council receive and file the Treasurer's Report for June 2025.

5. Claim Consideration - Amado Calva Badillo
RECOMMENDATION: George Hills Company recommends the City Council reject the claim.

6. Resolution No. 2025-____ 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. 2025-____ continuing to extend the Proclamation of a Local Emergency in the City of Highland as a result of the Line Fire.

7. Second Reading of Ordinance No. 473 Municipal Code Amendment to Chapter 12.06. An Ordinance Amending Section 12.06 Pertaining to Camping and Storing Personal Property on Public Property
RECOMMENDATION: That the City Council conduct a second reading, read by title only, and waive further reading of Ordinance No. 473 amending section 12.06 (Public Parks and Properties) of the Highland Municipal Code pertaining to camping and storing personal property on public property and Making a Finding of Exemption Under CEQA.

8. Declare One (1) Seat Vacant on the Community Trails Committee
RECOMMENDATION: That the City Council:
   1) Declare one (1) seat vacant on the Community Trails Committee; and
   2) Direct the City Clerk to advertise the vacancies on the Community Trails Committee.

9. Approval of Agreement with Flock Group, Inc. for the Purchase and Installation of Automated License Plate Recognition (ALPR) Cameras at Designated Locations Throughout the City
RECOMMENDATION: That the City Council:
   1) Approve and authorize the Mayor to execute an agreement with Flock Group, Inc. (Flock Safety) for the phased purchase and installation of ALPR (Automated License Plate Recognition) cameras once the agreement is approved by the City Attorney; and
   2) Approve Resolution No. 2025-____ authorizing the City Manager to dispense with competitive solicitation requirements for the purchase and installation of automated license plate recognition cameras.

10. Design Award for Elder Gulch Storm Drain Project (Project No. sdr19001)
RECOMMENDATION: That the City Council:
   1) Approve the proposal from Engineering Resources of Southern California (ERSC) to provide design services for the Elder Gulch Storm Drain Project in the amount of $155,765; and
   2) Authorize the City Manager to approve contract amendments up to 10% of the contract amount.

11. Notice of Completion for Bid No. 2024-03, "Highland Regional Connector Project" (Project No. str22002)
RECOMMENDATION: That the City Council:
1) Accept Bid No. 2024-03, "Highland Regional Connector Project" (Project No. str22002) as complete;
2) Authorize the Mayor to sign the Notice of Completion; and
3) Direct the City Clerk to file the Notice of Completion.

12. Notice of Completion for Bid No. 2022-02, "3rd Street/5th Street Corridor Improvement Project" (Project No. str18001)
RECOMMENDATION: That the City Council:
1) Accept Bid No. 2022-02, "3rd Street/5th Street Corridor Improvement Project" (Project No. str18001) as complete;
2) Authorize the Mayor to sign the Notice of Completion; and
3) Direct the City Clerk to file the Notice of Completion.

13. Measure I 5-Year Capital Improvement Plan (2025/2026-2029/2030)
RECOMMENDATION: That the City Council:
1) Approve the Measure I Capital Improvement Plan Expenditure Strategy (2025/2026-2029/2030); and
2) Approve Resolution No. 2025-____ adopting the Measure I 5-Year Capital Improvement Plan (2025/2026-2029/2030).

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.

14. Municipal Code Amendment (MCA 25-002) to Consider Amending Chapter 16.76 Floodplain Management of the Highland Municipal Code with Federal Emergency Management Agency (FEMA) Requirements
RECOMMENDATION: The Planning Commission recommends that the City Council open the public hearing, take testimony, and conduct a first reading and introduce Ordinance No. ____ entitled: An ordinance of the City Council of the City of Highland, California, amending the city's municipal code Title 16 Land Use and Development, Chapter 16.76 Floodplain Management and make a finding of exemption pursuant to the California Environmental Quality Act Section 15061 (B)(3) (Municipal Code Amendment MCA 25-002).

15. An Application by East Highland Land, LLC for the Development of an 113-unit Single-Family Planned Residential Community Requiring a General Plan Amendment (GPA 24-002) and Zone Change (ZC 24-002) from Low Density/Single-Family Residential (LD/R1-10,000) to Planned Development (PD); Conditional Use Permit (CUP 24-006) for the Adoption of a Planned Development; Design Review Application (DRA 24-009) for a Related Site Plan, Building Elevations, Conceptual Landscaping and Grading Plan; Tentative Tract Map No. 20721 (TTM 24-003) for the Subdivision of Two Parcels into 113 Residential Lots and Common Areas; and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003)

RECOMMENDATION: The Planning Commission recommends the City Council:

1) Adopt Resolution No. 2025-____ to approve a Mitigated Negative Declaration and adopt a Mitigation Monitoring and Reporting Program (ENV 24-003) and direct staff to file a Notice of Determination with the San Bernardino County Clerk of the Board of Supervisors;
2) Adopt Resolution No. 2025-____ to approve a General Plan Amendment (GPA 24-002) to change the land use designation of the site from Low Density Residential (LD) to Planned Development (PD);
3) Introduce an Ordinance to approve a Zone Change (ZC 24-002) to change the zoning designation of the site from Single-Family Residential (R1-10,000) to Planned Development (PD); and
4) Adopt Resolution No. 2025-____ to approve a Conditional Use Permit (CUP 24-006), Design Review Application (DRA 24-009), and Tentative Tract Map No. 20721 (TTM-24-003) for a Residential Planned Development consisting of a 113-unit single-family development, design plans and subdivision of 11.98 acres subject to the Design Directives, Conditions of Approval and Findings of Fact.

CITY COUNCIL LEGISLATIVE

16. Special Event Permit Application (SEP 25-004) by the Highland Area Chamber of Commerce for the "Discover Highland 5K and 10K Community Run" and Request for Co-sponsorship

RECOMMENDATION: That the City Council:

1) Approve Special Event Permit SEP 25-004 subject to the conditions of approval;
2) Authorize the use of the City logo for promotional items; and
3) Consider a request by the Highland Area Chamber of Commerce for co-sponsorship and waiving of Police fees and Public Works traffic control fees in the amount of approximately $9,558.56.

17. Discussion of General Sales Tax Increase Measure

RECOMMENDATION: The Public Safety Subcommittee recommends that the City Council discuss the consideration of a 1% local transactions and use tax (sales tax) and authorize staff to conduct additional research, community outreach, and polling related to the potential measure. Staff would return to the City Council at a future date for consideration of placing the measure on a future general election ballot.

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

RECOMMENDATION: Discussion and possible action.

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

RECOMMENDATION: Discussion and possible action.

CLOSED SESSION

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

ANNOUNCEMENTS

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 2025 are as follows: September 9, October 14, November 12, December 9.

I, Alondra Muñoz, City Clerk, certify I caused to be posted this Agenda on or before August 7, 2025, by 5:30 p.m., on our website at www.cityofhighland.org and in the following designated areas: Highland Branch Library (7863 Central Avenue), Fire Station No. 1 (26974 Base Line), and City Hall (27215 Base Line).

Date: August 7, 2025

Alondra Muñoz, CMC
City Clerk

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

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: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Minutes - July 8, 2025 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 6:01 p.m. by Mayor Lilburn at the Donahue Council Chambers, 27215 Base Line, Highland, California.

The invocation was given by Mayor Pro Tem McCallon and the Pledge of Allegiance was led by Councilmember Saldana.

ROLL CALL

Present: Hogan, Lilburn, McCallon, Saldana, Timmer
Absent: None

REPORT FROM CLOSED SESSION

None

SPECIAL PRESENTATIONS

Lynn Valbuena, Chairwoman of the Yuhaaviatam of San Manuel Nation recognized Chief Mike Smith for his 25 years of service at the Yuhaaviatam San Manuel Nation Fire Department and for receiving the California Emergency Medical Services Authority (EMSA) Award. Mayor Lilburn presented a certificate of recognition to Chief Mike Smith.

Mayor Lilburn presented a certificate of recognition to Broderick Robinson and Charlie Cuellar, Deputies from the San Bernardino County Sheriff's Department for their dedication and service to the City of Highland.

Battalion Chief Kirkhart from Cal Fire and Detective Jacob Hernandez from the San Bernardino County Sheriff's Department gave a brief update on the Line Fire.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

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

Fred Yauger spoke in support of the enforcement of fireworks violations.

Yisvy Ramirez representing the San Bernardino Airport Communities spoke regarding concerns with the city's budget and the recent Immigration Customs Enforcement (ICE) raids impacting minority communities.

Yesenia Ramirez representing the San Bernardino Airport Communities spoke regarding concerns with the city's budget and the recent Immigration Customs Enforcement (ICE) raids impacting minority communities.

Jonas representing the San Bernardino Airport Communities spoke regarding concerns with the city's budget and the recent Immigration Customs Enforcement (ICE) raids impacting minority communities.

Pascual Garcia (Spanish speaker) representing the San Bernardino Airport Communities spoke regarding concerns with the city's budget and the recent Immigration Customs Enforcement (ICE) raids impacting minority communities.

Heever Rocha spoke regarding concerns with warehouse developments and Immigration Customs Enforcement (ICE) raids impacting minority communities.

Lizette Torres representing the Warehouse Worker Resource Center supporting the San Bernardino Airport Communities spoke regarding concerns with the city's budget and the recent Immigration Customs Enforcement (ICE) raids impacting minority communities.

Mili Sanchez (Spanish speaker) representing the San Bernardino Airport Communities spoke regarding concerns with the city's budget and the recent Immigration Customs Enforcement (ICE) raids impacting minority communities.

Rosario Quiroz (Spanish speaker) representing the San Bernardino Airport Communities spoke regarding concerns with the Immigration Customs Enforcement (ICE) raids impacting minority communities.

Jose Solorzano (Spanish speaker) representing the San Bernardino Airport Communities spoke regarding concerns with Immigration Customs Enforcement (ICE) raids impacting minority communities and warehouse developments.

Maby Acosta (Spanish speaker) representing the San Bernardino Airport Communities spoke regarding concerns with Immigration Customs Enforcement (ICE) raids impacting minority communities and warehouse developments.

Alberto Hernandez (Spanish speaker) spoke regarding concerns with the warehouse developments, tractor trailers polluting the community and Immigration Customs Enforcement (ICE) raids.

Anthony representing the San Bernardino Airport Communities spoke regarding concerns with the Immigration Customs Enforcement (ICE) raids impacting minority communities.

Dakota Westlake representing the San Bernardino Airport Communities spoke regarding concerns with the Immigration Customs Enforcement (ICE) raids impacting minority communities and shifting City Council meetings to remote meetings.

City Clerk Muñoz stated a public comment was received via email from Claudia regarding noise pollution from the San Bernardino Airport. A copy was distributed to all members on the dais.

Tania Gonzalez representing the San Bernardino Airport Communities spoke regarding concerns with the Immigration Customs Enforcement (ICE) raids impacting minority communities and the development in the surrounding areas.

CITY COUNCIL CONSENT CALENDAR

A MOTION was made by Mayor Pro Tem McCallon, seconded by Councilmember Saldana, to approve the consent calendar as submitted with the exception of pulling Item No. 12 for discussion. Motion carried on a roll call vote, 5-0.

City Attorney Marroquin stated Item No. 12 pertains to iWorQ Systems, Inc. Service Agreement. Staff requested revisions be made to the agreement allowing the city to terminate the agreement for cause or in the event of a default or breach by iWorQ Systems, Inc. This language was added to the draft agreement and distributed to members at the dais. Staff is seeking approval from the City Council for the Mayor to sign the revised agreement.

A MOTION was made by Councilmember Timmer, seconded by Councilmember Saldana, to approve 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 - June 10, 2025 Regular City Council Meeting

   Approved the Minutes as submitted.

3. Minutes - June 24, 2025 Regular Adjourned City Council Meeting

   Approved the Minutes as submitted.

4. Warrant Register

   Approved Warrant Register No. 779 for July 8, 2025, in the amount of $2,384,526.70 and Payroll of $229,747.96.

5. Treasurer's Report for May 2025

   Received and filed the Treasurer's Report for May 2025.

6. Records Destruction Authorization

   Approved the destruction of certain records.

7. Ordinance No. 472 Establishing a Fee and Service Charge Revenue/Cost Comparison System and Resolution No. 2025-033 Establishing a Schedule for Fees and Charges for City Services

   Adopted Ordinance No. 472, read by title only, and waived further reading.

ORDINANCE NO. 472
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING CHAPTER 2.36 ("FEES AND SERVICE CHARGES") OF THE HIGHLAND MUNICIPAL CODE TO PROVIDE ADDITIONAL CATEGORIES OF FEES AND CHARGES, AND TO UPDATE AND AMEND OTHER PROVISIONS AS APPROPRIATE

Adopted Resolution No. 2025-033 establishing a schedule for fees and charges for city services.

RESOLUTION NO. 2025-033
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ESTABLISHING A REVISED SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES

8. Adopt Resolution No. 2025-034 Ordering the Sale of One (1) Surplus Fire Department Vehicle

Adopted Resolution No. 2025-034 ordering the sale of one (1) surplus Fire Department vehicle.

RESOLUTION NO. 2025-034
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE SALE OF AN EXCESS CITY FIRE DEPARTMENT VEHICLE

9. Contract Renewal - 2023-04, "City of Highland Landscape Maintenance Districts (LMD) Maintenance Contract"

1) Extended the Landscape Maintenance Districts (LMD) Maintenance Contract with RP Landscape & Irrigation, Inc. for one year; and
2) Approved a 3.2% increase to the contract.

10. Contract Renewal - 2020-01, "Facilities and Parks Landscape Maintenance"

Extended the Facilities and Parks Landscape Maintenance Agreement with RP Landscape & Irrigation, Inc. for one year.

11. Proposed Revision to the Code Enforcement Officer Service Rates Associated with the Willdan Engineering Agreement (Addendum No. 5)

Approved the revised Willdan Agreement for specific service rates related to Code Enforcement Officer Services and direct the Mayor to execute the Contract - Addendum No. 5.

12. iWorQ Systems, Inc. Service Agreement Amendment and Three (3) Year Extension for Web-based Permitting Applications and Services (Building & Safety, Fire Marshal, Planning, Code Enforcement, Public Works, and Yard Sales/RV Parking)

Authorized the Mayor to approve iWorQ Systems, Inc. Service Agreement revisions allowing the city to terminate the agreement for cause or in the event of a default or breach by iWorQ Systems, Inc. with the City Attorney's approval.

13. Authorization and Agreements for the Replacement of the Fuel Dispensing System at the Highland Police Station per Adopted 2025/2026 Work Program

1) Waived formal contract procedures per Municipal Code Section 2.40.100 for which the city's best interest are served;
2) Approved the proposal from Western Pump in the amount of $61,346.72 to provide and install two new GASBOY ASTRA Electronic Fuel Dispensers, GASBOY EKOS Pedestal, and Operating Software through the city's Sourcewell cooperative purchasing program contract #092920-GVR; and
3) Authorized the City Manager to sign purchase agreements with Western Pump to install the city's new Fuel Management System at the Highland Police Station.

14. Bid Award - 2025-04, "City of Highland Streetlight Maintenance Contract"

Awarded the bid for Bid No. 2025-04, "City of Highland Streetlight Maintenance Contract" to the lowest responsive bidder Yunex, LLC in the amount of $358,717.40 to maintain city owned streetlights.

15. Sheriff's Department Contract for Work Release Program

Authorized the City Manager to sign the Sheriff's Department Contract for the Work Release Program.

16. Environmental Services Task Order Amendment for the Victoria Avenue Drainage and Street Improvement Project (Project No. str17002)

1) Approved the amendment to the existing task order from Tom Dodson & Associates to provide environmental services in the amount of $169,015; and
2) Authorized the City Manager to approve contract amendments up to 10% of the revised contract amount of $246,515.

17. Resolution No. 2025-035, Establishing Employee Salaries

1) Adopted Resolution No. 2025-035 establishing employee salaries;
2) Approved a budget adjustment in the amount of $225,735, transferring funds from Account 001-2516 (General Fund - Technology Enhancements) to Account 042-9510-3010 (Building Services - Salaries) to support the cost of temporary personnel; and
3) Approved the attached job descriptions for the temporary accountant and intern positions.

RESOLUTION NO. 2025-035
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ESTABLISHING EMPLOYEE SALARIES

18. Resolution No. 2025-036 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

Adopted Resolution No. 2025-036 continuing to extend the Proclamation of a Local Emergency in the City of Highland as a result of the Line Fire.

RESOLUTION NO. 2025-036
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, PROCLAIMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY AS A RESULT OF THE LINE FIRE

CITY COUNCIL PUBLIC HEARING

19. Consideration of a Resolution to Adjust the Business Tax on the Extraction and/or Processing of Rock, Sand, and Gravel (Aggregate) Pursuant to Title 5 (Business Licenses and Regulations), Chapter 5.17 (Business License Tax on Extraction and/or Processing of Rock, Sand and Gravel [Aggregate]), Section 5.17040 (Rock, Sand and Gravel [Aggregate] Extraction and Processing Tax)

Mayor Lilburn opened the public hearing.

Director of Administrative Services Nava-Cruz stated this item is a resolution regarding the annual city mining tax. The Consumer Price Index (CPI) adjustment from May 2024 to May 2025 is 2.62%. Staff recommends City Council approve a corresponding increase of 2.62% to the mining tax. In accordance with government code requirements, staff published the notice twice in a general circulation newspaper and notified the two mining operators, CEMEX and Robertson's Ready Mix. If approved by City Council tonight, the adjustment will retroactively be effective July 1, 2025.

Mayor Lilburn asked if there were any questions from the public? Seeing none, she closed the public hearing and brought it back to City Council for deliberation.

A MOTION was made by Mayor Pro Tem McCallon, seconded by Councilmember Timmer to adopt Resolution No. 2025-037 fixing the Highland Business License Tax on the extraction and/or processing of rock, sand, and gravel (aggregate) for Fiscal Year 2025/2026. Motion carried, 5-0.

RESOLUTION NO. 2025-037
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, FIXING THE HIGHLAND BUSINESS LICENSE TAX ON THE EXTRACTION AND/OR PROCESSING OF ROCK SAND AND GRAVEL (AGGREGATE) FOR FISCAL YEAR 2025-2026

20. Ordinance Amending Chapter 12.06 of the Highland Municipal Code (Public Parks and Properties) Pertaining to Camping and Storing Personal Property on Public Property

Mayor Lilburn opened the public hearing.

Senior Code Compliance Officer Owens stated on June 28, 2024 the United States Supreme Court issued a ruling in the case of City of Grants Pass v. Johnson, clarifying local government ordinances with civil and criminal penalties for camping on public land do not constitute cruel and unusual punishment of homeless individuals. In response to this ruling, California Governor Gavin Newsom signed an executive order on July 25, 2024, encouraging all local jurisdictions to promptly address homeless encampments. The Governor's office released a model no camping ordinance and suggested language to assist local agencies in updating their ordinances. Following this executive order, city staff and the city attorney collaborated to prepare amendments to the Highland Municipal Code Chapter 12.06. These amendments aim to strengthen regulations governing the use of public spaces, promote public health, and enhance code enforcement and law enforcement's ability to manage homeless encampments effectively.

Mayor Lilburn asked if there were any questions from the public? Seeing none, she closed the public hearing and brought it back to City Council for deliberation.

Mayor Lilburn asked if city staff is prepared to implement and enforce this new ordinance?

Senior Code Compliance Officer Owens confirmed the Highland Sheriff's Department is aware of the revised ordinance.

Mayor Lilburn inquired why city staff delayed enforcing the ordinance if the Governor of California announced this executive order on July 25, 2024?

Senior Code Compliance Officer Owens stated staff was awaiting a decision from the U.S. Supreme Court, after that, we continued to wait for response from the State of California to give us direction and how we could proceed with this. A key issue was whether housing should be included as part of the enforcement measures. The Supreme Court's ruling established a definition applicable across all states. Once staff received direction from the Governor's Office of California, a review of the city's current municipal code was conducted. Based on the guidance provided, staff proceeded to develop an ordinance that will enhance our enforcement capabilities and provide us with additional tools to address the issue.

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

1) Introduce and conduct first reading of City Council Ordinance No. 473 amending Chapter 12.06 of the Highland Municipal Code (Public Parks and Properties) pertaining to camping and storing personal property on public property; and
2) Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 5-0.

City Clerk Muñoz introduced Ordinance No. 473.

ORDINANCE NO. 473
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING CHAPTER 12.06 OF THE HIGHLAND MUNICIPAL CODE PERTAINING TO CAMPING AND STORING PERSONAL PROPERTY ON PUBLIC PROPERTY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Which title was read.

CITY COUNCIL LEGISLATIVE

21. Appoint Two (2) Members of the Public to the Planning Commission/Appeals Board and Building Appeals Board

City Clerk Muñoz gave a brief review of the staff report.

Candidate Richard Bowman introduced himself to the City Council for the Planning Commission nomination.

Candidate Robert Dashoff introduced himself to the City Council for the Planning Commission nomination.

Candidate Randall Hamerly introduced himself to the City Council for the Planning Commission nomination.

Candidate Adeeb Hattar introduced himself to the City Council for the Planning Commission nomination.

Candidate Brent Merideth introduced himself to the City Council for the Planning Commission nomination.

City Clerk Muñoz opened the floor for nominations.

Councilmember Timmer nominated incumbent applicant, Randall Hamerly and applicant Brent Merideth.

Councilmember Saldana nominated applicant, Robert Dashoff.

Hearing no other nominations, City Clerk Muñoz closed the floor for nominations.

City Council unanimously reappointed Randall Hamerly and appointed Brent Merideth.

22. Designation of Voting Delegate and Alternate for the League of California Cities (Cal Cities) Annual Conference

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

City Council unanimously appointed Mayor Lilburn as the Voting Delegate and Councilmember Hogan as the Alternate for the League of California Cities Annual Conference scheduled for October 8-10, in Long Beach.

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

City Manager Zamano stated the Highland Sheriff's Department for the month of June received 3,183 calls for service, made 305 reports, 135 arrests, issued 53 citations, conducted 155 traffic enforcement stops, responded to 53 traffic collisions, 23 transient calls, and 13 towed vehicles.

The Highland Fire Department for the month of June received 609 calls for service, some of which included: 472 medical aids, 24 traffic collisions, 6 structure fires, 12 vegetation fires, 15 other fires, 4 vehicle fires and 22 public service assistances.

On July 4, 2025 the City of Highland held its annual Fourth of July parade. Thank you, Public Services Manager Morgan, Volunteer Coordinator Moreno, and all city staff members for organizing a successful event. The parade featured 34 participants and was well attended. In the evening, staff conducted a pilot program to enforce illegal fireworks regulations. This initiative involved collaboration amongst myself, Director of Administrative Services Nava-Cruz, Community Development Director Mainez, Public Works Director/City Engineer Duran Jr., and the city's Code Enforcement Department Officers, Owens, Chambers, Ramirez, and Wilson. The team patrolled the entire city in four separate vehicles in pairs between 6:00 p.m. and 11:00 p.m., focusing on identifying properties engaged in illegal fireworks activities. During the patrols, staff observed and documented illegal fireworks activity at approximately 60 residential properties. The Code Enforcement Department is currently reviewing the collected evidence and plans to issue $2,000 citations to the respective property owners within the coming weeks. Additionally, citations were issued by the Highland Sheriff's Department and Fire Department. The city received its first payment of $2,000 yesterday from an individual cited for illegal fireworks activity on Base Line.

The American Society for Public Administrators - Inland Empire Chapter has selected Director of Administrative Services Nava-Cruz as the recipient of the 2025 Outstanding Rising Administrator Award. Congratulations on this well-deserved recognition of exceptional contributions to public service.

The Administrative Services/Finance Department for the month of June issued 58 business licenses, renewed 347 business licenses, issued 57 dog licenses, 60 yard sale permits, and 221 account payable checks.

Human Resources announced Gerald Peck, Maintenance Worker II, was promoted to the position of Senior Maintenance Worker following a recruitment process that considered applicants for either Maintenance Superintendent or Senior Maintenance Worker, depending on their qualifications. After a period of seven months, the position of Assistant Public Works Director in the Engineering Department has been filled, with the new hire beginning employment on August 7, 2025. Jack Avon Maintenance Worker I announced his intention to retire on September 30, 2025. We sincerely appreciate his 16 years of dedicated service in maintaining the city's facilities and supporting various functions within Public Works and wish him the best. A recruitment process will be initiated to fill the vacant Maintenance Worker I/II position.

On Friday, July 4, 2025 the City of Highland obtained approval for the Fiscal Year 2024 Emergency Management Performance Grant (EMPG) from the San Bernardino County Office of Emergency Services. The funding will be used to acquire cameras for monitoring various flood prone locations throughout the city. The estimated total project is $31,300, with the EMPG proving a matching fund of up to $15,650 on a dollar-for-dollar basis. We would like to express our appreciation to Public Works Director/City Engineer Duran Jr. for his efforts in submitting this application on behalf of the city.

The Engineering Department is pleased to announce the launch of the new electronic Encroachment Permit System, a significant advancement in modernizing city services and applicants may submit encroachment permits entirely online via the city's digital permitting portal. The system reduces the need for in-person visits and paper applications, providing a more efficient and transparent process for projects involving work within the public right-of-way, such as sidewalk repairs, utility installations, and driveway upgrades. Paper applications will be accepted; however, the use of the electronic system is strongly encouraged. Additional information is available on the city's Website.

The Public Works Department announced The Highland Regional Connector Project has been completed in its entirety. The contractor finalized the project on July 7, 2025 with the installation of new flashing beacons at the Streater Driver and Canyon Oak Drive intersection.

The sidewalk and bike lane project on 9th Street is making excellent progress and is on schedule for completion in early August. This project involves installing new sidewalks and bike lanes on the south side of 9th Street to close the gap between Victoria Avenue and Valaria Drive.

The 2025 Arterial Resurfacing Project is underway and is scheduled to be completed before the start of the school year in August. Paving has been completed on Sterling Avenue, from Base Line to Pacific Street, as well as 5th Street, from Tippecanoe Avenue to Marilyn Avenue near the Sterling Natural Resource Center. Striping on these streets is planned for completion this week. Next week, the contractor will begin paving on Orange Street, extending from the southern city limits near CEMEX to Greenspot Road. This will be followed by paving on Greenspot Road, from Boulder Avenue to Plunge Creek, as well as portions of 5th Street near Lankershim Street and Ward Street alley. Most of the work is expected to be completed by the end of July, with striping scheduled immediately afterward.

Monday, July 28, from 12:00 p.m. to 5:00 p.m., a Blood Drive will be held at the Highland Police Station.

Tuesday, August 5, from 6:00 p.m. to 8:00 p.m. the city will host its National Night Out event at the Highland Police Station.

Thursday, August 28, at 5:30 p.m. the city will host its State of the City Address at the Natural Resources Center (SNRC) located at 25318 5th Street.

Saturday, August 16, from 9:00 a.m. to 2:00 p.m., there will be a Used Oil Filter Exchange event at AutoZone located at 27292 Base Line.

For the month of June, Burrtec completed 200 illegal dumping work orders.

The Code Enforcement Department retained a contract Code Enforcement Officer from Willdan Engineering. The initiative was expedited after receiving approval from the Public Safety Subcommittee on April 23, 2025, followed by the City Council's adoption of the new budget on June 24, 2025, which allocated funding for the contracted position. After conducting interviews, Dixie Vargas was selected as the contract Code Enforcement Officer and commenced training last week. She will support proactive enforcement initiatives, focusing on targeted areas and cases involving illegal vendors, including enforcement activities during the weekends.

There is a new restaurant that opened July 2, located at 26001 Base Line, at the corner of Base Line and McKinley Avenue. Pats Place specializes in Louisiana cuisine. When visiting, please feel free to introduce yourself to neighbors Jacqueline Robertson and Patrick Earthly.

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

Mayor Pro Tem McCallon stated the Fourth of July parade was a great success and thanked Immanuel Baptist church for organizing an exceptional fireworks show.

Councilmember Hogan expressed his appreciation for participating in the Fourth of July parade and witnessing the community coming together to celebrate was a remarkable experience.

Councilmember Saldana expressed his gratitude for the ongoing infrastructure projects in the City of Highland and thanked the community for observing the Fourth of July holiday responsibly.

Mayor Lilburn announced the successful opening of the new Stator Bros. Market, expressing enthusiasm about having them in the community. She also extended her appreciation to Immanuel Baptist Church for hosting an impressive fireworks display and commended the Highland Sheriff's Department, COP's, and all city staff for their assistance during the Fourth of July parade.

ANNOUNCEMENTS

None

CLOSED SESSION

City Attorney Marroquin read the City Council into closed session regarding the following:

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Government Code Section 54956.9(d)(1)
People's Collective for Environmental Justice v. Inland Valley Development Agency, et. al., San Bernardino County Court Case No. CIVSB2510434 (City sued as Real Party in Interest)

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

ADJOURN

Mayor Lilburn adjourned the meeting into closed session at 7:53 p.m. in memory of Horace Boatwright and Thomas Fogarty.

Submitted By:

Alondra Muñoz
City Clerk

Approved By:

Penny Lilburn
Mayor

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Tish Nava-Cruz, Director of Administrative Services/City Treasurer TNC

SUBJECT: Warrant Register #780

RECOMMENDATION: City Council to approve Warrant Register #780; Warrants in the amount of $4,323,858.20 and Payroll in the amount of $332,131.23.

FISCAL IMPACT: The total of Cash and Expenditures is $4,655,989.43.

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. 3
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

CITY OF HIGHLAND

WARRANT REGISTER #780

August 12, 2025

Warrants:

7/1/2025	Ck#91807-91850		2,151,378.17
7/1/2025	Wire#1002942754 & 1002945595		669,054.75
7/8/2025	Ck#91851-91888		332,268.86
7/11/2025	Payroll Wire #1049-1052 & Ck #91889		85,936.15
7/15/2025	Ck#91890-91931		399,412.13
7/22/2025	Ck#91932-91982		606,440.67
7/25/2025	Payroll Wire #1053-1056 & Ck #91983-91985		79,367.47
		Total Warrants	$4,323,858.20

Payroll:

7/11/2025	Direct Deposits #15283-15326		203,529.57
7/11/2025	Ck #758-759		899.48
7/25/2025	Direct Deposits #15327-15371		127,424.11
7/25/2025	Ck #760		278.07
		Total Payroll	$ 332,131.23
	Total Warrants & Payroll		**$4,655,989.43**

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
91807	7/1/2025	004206 #1 SON PLUMBING INC	LIBRARY-BLDG REPAIRS		
			LIBRARY-BLDG REPAIRS		
			001.6000.4070		885.51
				Total :	**885.51**
91808	7/1/2025	006385 34ED LLC	WE TIP CENTER SVC 7/1/25-6/30/26		
			WE TIP CENTER SVC 7/1/25-6/30/26		
			001.2000.4563		3,500.00
				Total :	**3,500.00**
91809	7/1/2025	003058 ADVANCE REFRIGERATION SYS INC	PD:EVIDENCE STORAGE COOLER REPAIR		
			PD:EVIDENCE STORAGE COOLER REPAIR		
			001.2000.4245		1,366.61
				Total :	**1,366.61**
91810	7/1/2025	006064 AIR EXCHANGE, INC.	ME542:VEH REPAIR		
			ME542:VEH REPAIR		
			028.2050.4245		259.78
			ME542:VEH REPAIR		
			029.2100.4245		259.77
				Total :	**519.55**
91811	7/1/2025	005771 AMAZON CAPITAL SERVICES	OFFICE SUPPLIES		
			OFFICE SUPPLIES		
			001.1700.4200		213.84
			NETWORKING SUPPLIES		
			NETWORKING SUPPLIES		
			042.9510.4208		2,650.78
			OFFICE SUPPLIES		
			OFFICE SUPPLIES		
			001.1700.4200		45.05
			100% RECYCLED POST IT NOTES		
			001.0500		18.87
			OFFICE SUPPLIES		
			001.0500		49.52
				Total :	**2,978.06**
91812	7/1/2025	006386 AMERITAS LIFE INSURANCE CORP	DENTAL-JUL		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91812	7/1/2025	006386 AMERITAS LIFE INSURANCE CORP	(Continued)	
			DENTAL-JUL	
			001.1160	874.92
			DENTAL-JUL	
			004.1160	77.96
			DENTAL-JUL	
			010.1160	32.94
			DENTAL-JUL	
			041.1160	27.54
			DENTAL-JUL	
			070.1160	10.76
			DENTAL-JUL	
			DENTAL-JUL	
			001.1160	125.91
			DENTAL-JUL	
			004.1160	45.67
			DENTAL-JUL	
			010.1160	23.36
			DENTAL-JUL	
			012.1160	7.78
			DENTAL-JUL	
			016.1160	7.78
			DENTAL-JUL	
			024.1160	0.35
			DENTAL-JUL	
			070.1160	4.50
			DENTAL-JUL	
			023.1160	2.60
			VISION-JUL	
			VISION-JUL	
			001.1160	207.37
			VISION-JUL	
			004.1160	48.52
			VISION-JUL	
			010.1160	21.65
			VISION-JUL	
			012.1160	4.52

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91812	7/1/2025	006386 AMERITAS LIFE INSURANCE CORP	(Continued)		
			VISION-JUL		
			016.1160		4.52
			VISION-JUL		
			023.1160		0.90
			VISION-JUL		
			024.1160		0.20
			VISION-JUL		
			041.1160		9.16
			VISION-JUL		
			070.1160		6.08
				Total :	**1,544.99**
91813	7/1/2025	003367 ASCAP	ASCSP LICENSE 25/26		
			ASCSP LICENSE 25/26		
			001.1450.4310		901.50
				Total :	**901.50**
91814	7/1/2025	001072 AUTO ZONE	VEH#116:MAINT		
			VEH#116:MAINT		
			001.6010.4240		59.88
			CORP YARD:MISC SUPPLIES		
			CORP YARD:MISC SUPPLIES		
			004.8310.4206		18.61
			FS#1-VEH MAINT		
			FS#1-VEH MAINT		
			028.2050.4240		4.49
			FS#1-VEH MAINT		
			029.2100.4240		4.49
				Total :	**87.47**
91815	7/1/2025	000043 BALLARD PLUMBING HEATING & AIR	FS#3:QTRLY MAINT		
			FS#3:QTRLY MAINT		
			028.2050.4588		112.50
			FS#3:QTRLY MAINT		
			029.2100.4588		112.50
			CORP YARD:HVAC QTRLY SVC		
			CORP YARD:HVAC QTRLY SVC		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91815	7/1/2025	000043 BALLARD PLUMBING HEATING & AIR	(Continued)		
			004.8310.4588 CITY HALL:HVAC QTRLY SVC CITY HALL:HVAC QTRLY SVC		550.00
			042.9510.4070		725.00
				Total :	**1,500.00**
91816	7/1/2025	006228 BIG BRAND TIRE & SERVICE CO	VEH#139:TIRE REPAIRS VEH#139:TIRE REPAIRS		
			001.6000.4206		459.64
				Total :	**459.64**
91817	7/1/2025	000068 CITY CLERK'S ASSOCIATION OF CA	2025 CCAC ANNUAL CONF:MUNOZ 2025 CCAC ANNUAL CONF:MUNOZ		
			001.1200.4310		595.00
				Total :	**595.00**
91818	7/1/2025	002106 CODE PUBLISHING, INC.	MUNI CODE CODIFICATION MUNI CODE CODIFICATION		
			001.1200.4625		399.50
				Total :	**399.50**
91819	7/1/2025	000744 D&T AUTO REPAIR	VEH#116:AC REPAIR VEH#116:AC REPAIR		
			001.6010.4206		226.57
				Total :	**226.57**
91820	7/1/2025	001230 DEPARTMENT OF FORESTRY	MEDIC SVCS 4/1/25-6/30/25-ACTUAL MEDIC SVCS 4/1/25-6/30/25-ACTUAL		
			028.2050.4567 FIRE SVCS 4/1/25-6/30/25-ACTUAL FIRE SVCS 4/1/25-6/30/25-ACTUAL		415,882.20
			029.2100.4569		863,595.50
				Total :	**1,279,477.70**
91821	7/1/2025	000085 EAST VALLEY WATER DISTRICT	LMD 04- LMD04-JUN		
			012.8500.4030 POLICE STATION-		71.21

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91821	7/1/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			POLICE STATION-JUN	
			001.2000.4030	423.42
			POLICE STATION-	
			POLICE STATION-JUN	
			001.2000.4030	1,246.15
			LMD 29-	
			LMD 29-JUN	
			012.8500.4030	250.12
			CITY HALL-	
			CITY HALL-JUN	
			042.9510.4030	265.52
			LMD 15A-	
			LMD 15A-JUN	
			012.8500.4030	296.83
			LMD 07-	
			LMD 07-JUN	
			012.8500.4030	89.19
			BASELINE MEDIAN-	
			BASELINE MEDIAN-JUN	
			004.8310.4030	239.95
			FS#1-	
			FS#1-JUN	
			028.2050.4030	97.07
			FS#1-JUN	
			029.2100.4030	97.06
			LMD 21B-	
			LMD21B-JUN	
			012.8500.4030	290.78
			FS#2-	
			FS#2-JUN	
			028.2050.4030	136.14
			FS#2-JUN	
			029.2100.4030	136.13
			AURANTIA PK-	
			AURANTIA PARK-JUN	
			001.6000.4030	1,717.03
			LMD 44-	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91821	7/1/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LMD 44-JUN	
			012.8500.4030	1,178.57
			LMD 15B-	
			LMD15B-JUN	
			012.8500.4030	661.95
			FS#3 FS-	
			FS#3 FS-JUN	
			028.2050.4030	11.26
			FS#3 FS-JUN	
			029.2100.4030	11.25
			FS#2 FS-	
			FS#2 FS-JUN	
			028.2050.4030	10.56
			FS#2 FS-JUN	
			029.2100.4030	10.55
			BASELINE MEDIAN-	
			BASELINE MEDIAN-JUN	
			004.8310.4030	273.09
			LMD 73-	
			LMD 73-JUN	
			012.8500.4030	68.37
			LMD 37-	
			LMD 37-JUN	
			012.8500.4030	51.33
			FS#3 DOM-	
			FS#3 DOM-JUN	
			028.2050.4030	150.57
			FS#3 DOM-JUN	
			029.2100.4030	150.56
			LMD 21A-	
			LMD 21A-JUN	
			012.8500.4030	93.90
			POLICE STATION-	
			POLICE STATION-JUN	
			001.2000.4030	22.51
			FS#3 IRR-	
			FS#3 IRR-JUN	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91821	7/1/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)		
			028.2050.4030		37.03
			FS#3 IRR-JUN		
			029.2100.4030		37.02
			BOULDER MEDIAN-		
			BOULDER MEDIAN-JUN		
			004.8310.4030		717.33
			POLICE STATION-		
			POLICE STATION-JUN		
			001.2000.4030		22.51
			CITY HALL FS-		
			CITY HALL FS-JUN		
			042.9510.4030		21.11
				Total :	**8,886.07**
91822	7/1/2025	000266 FAIRVIEW FORD SALES INC	VEH#130: REPAIRS		
			VEH#130: REPAIRS		
			004.8310.4240		2,997.47
				Total :	**2,997.47**
91823	7/1/2025	005567 FIRE APPARATUS SOLUTIONS	BP542: INSTALLATION OF EQUIPMENT		
			BP542: INSTALLATION OF EQUIPMENT		
			029.2100.6060		29,743.71
			BP542: RADIOS		
			BP542: RADIOS		
			029.2100.6060		10,812.30
			FS#1-3:VARIOUS PARTS		
			FS#1-3:VARIOUS PARTS		
			028.2050.4240		94.01
			FS#1-3:VARIOUS PARTS		
			029.2100.4240		94.01
				Total :	**40,744.03**
91824	7/1/2025	000662 HI WAY SAFETY INC	CMS TRAILER WITH CHANGEABLE MESSAGE SIG		
			CMS TRAILER WITH CHANGEABLE MESSAGE SIGN		
			042.9510.4260		1,690.38
			CMS TRAILER WITH CHANGEABLE MESSAGE SIGN		
			001.1450.4260		14,048.93

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91824	7/1/2025	000662 HI WAY SAFETY INC	(Continued)		
			PARADE BARRICADES & CONES		
			PARADE BARRICADES & CONES		
			004.8310.4203		2,780.71
			VARIOUS STREET SIGNS		
			VARIOUS STREET SIGNS		
			004.8310.4206		9,499.66
				Total :	**28,019.68**
91825	7/1/2025	000108 HIGH TECH SECURITY	CORP YARD BURG & SYST & MONIT-JUL		
			CORP YARD BURG & SYST & MONIT-JUL		
			004.8310.4066		55.00
			CITY HALL BURG SYST & MONIT-JUL		
			042.9510.4066		100.00
			COMM PK BURG SYST & MONIT-JUL		
			001.6000.4066		55.00
				Total :	**210.00**
91826	7/1/2025	002664 INLAND LIGHTING SUPPLIES, INC.	PD:LIGHTING SUPPLIES		
			PD:LIGHTING SUPPLIES		
			001.2000.4070		490.00
			USED LAMP EPA BOXES		
			USED LAMP EPA BOXES		
			004.8310.4206		490.00
			PD:LIGHTING SUPPLIES		
			PD:LIGHTING SUPPLIES		
			001.2000.4070		570.94
			PD:LIGHTING SUPPLIES		
			PD:LIGHTING SUPPLIES		
			001.2000.4070		1,655.72
			PD:LIGHTING SUPPLIES		
			PD:LIGHTING SUPPLIES		
			001.2000.4070		293.63
				Total :	**3,500.29**
91827	7/1/2025	000127 K & L HARDWARE	MISC SUPPLIES		
			CORP YARD:MISC SUPPLIES		
			004.8310.4206		79.68

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91827	7/1/2025	000127 K & L HARDWARE	(Continued)		
			CORP YARD:BATTERY		
			CORP YARD:BATTERY		
			004.8310.4206		43.08
			CORP YARD:MISC SUPPLIES		
			CORP YARD:MISC SUPPLIES		
			004.8310.4206		81.61
				Total :	**204.37**
91828	7/1/2025	000207 KONICA MINOLTA	COPIER LEASE-JUN		
			COPIER LEASE-JUN		
			001.2000.4205		603.40
			COPIER LEASE-JUN		
			042.9510.4205		1,698.14
				Total :	**2,301.54**
91829	7/1/2025	000207 KONICA MINOLTA	IT ADDITIONAL MONTHLY FEE-MAY		
			IT ADDITIONAL MONTHLY FEE-MAY		
			042.9510.4627		407.00
				Total :	**407.00**
91830	7/1/2025	001404 LOWE'S	CITY HALL:SERVER ROOM HVAC REPAIR		
			CITY HALL:SERVER ROOM HVAC REPAIR		
			042.9510.4070		517.20
			DOLLY WHEELS		
			DOLLY WHEELS		
			001.4200.4206		71.61
				Total :	**588.81**
91831	7/1/2025	005993 MACS SPRING INC	MESSAGE SIGN TRAILER WHEEL LOCKS		
			MESSAGE SIGN TRAILER WHEEL LOCKS		
			004.8310.4245		258.00
				Total :	**258.00**
91832	7/1/2025	001679 MC CRAY'S ENTERPRISES	ME543:REPAIRS		
			ME543:REPAIRS		
			028.2050.4240		550.00
			ME543:REPAIRS		
			029.2100.4240		550.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91832	7/1/2025	001679	001679 MC CRAY'S ENTERPRISES	(Continued)	Total :	1,100.00
91833	7/1/2025	002408	PEOPLEREADY	STERLING AVE:CLEAN UP R.O.W.		
				STERLING AVE:CLEAN UP R.O.W.		
				004.8310.4570		465.00
					Total :	465.00
91834	7/1/2025	003980	POSITIVE PROMOTIONS	FS#1-3:OPEN HOUSE SUPPLIES		
				FS#1-3:OPEN HOUSE SUPPLIES		
				001.6020.4336		350.95
					Total :	350.95
91835	7/1/2025	003194	PROGRESSIVE SOLUTIONS	CASHERING SOFTWARE MAINT 25/26		
				CASHERING SOFTWARE MAINT 25/26		
				042.9510.4255		6,868.60
					Total :	6,868.60
91836	7/1/2025	000004	PUBLIC EMPLOYEE RETIREMENT SYS	PERS RETIREMENT-2025/2026		
				PERS RETIREMENT-2025/2026		
				001.1200.3560		30,698.71
				PERS RETIREMENT-2025/2026		
				001.1450.3560		30,698.71
				PERS RETIREMENT-2025/2026		
				001.1600.3560		16,884.29
				PERS RETIREMENT-2025/2026		
				001.1700.3560		58,327.56
				PERS RETIREMENT-2025/2026		
				001.3200.3560		48,350.48
				PERS RETIREMENT-2025/2026		
				001.4100.3560		80,584.13
				PERS RETIREMENT-2025/2026		
				001.4200.3560		42,978.20
				PERS RETIREMENT-2025/2026		
				001.4500.3560		46,815.54
				PERS RETIREMENT-2025/2026		
				001.4600.3560		46,815.54
				PERS RETIREMENT-2025/2026		
				001.6000.3560		17,651.76

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91836	7/1/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			PERS RETIREMENT-2025/2026	
			001.6010.3560	15,349.36
			PERS RETIREMENT-2025/2026	
			001.6020.3560	11,512.01
			PERS RETIREMENT-2025/2026	
			004.8310.3560	82,886.53
			PERS RETIREMENT-2025/2026	
			012.8500.3560	9,209.61
			PERS RETIREMENT-2025/2026	
			016.8540.3560	9,209.61
			PERS RETIREMENT-2025/2026	
			023.3890.3560	6,907.21
			PERS RETIREMENT-2025/2026	
			041.9500.3560	5,372.28
			PERS RETIREMENT-2025/2026	
			042.9510.3560	53,722.75
			PERS RETIREMENT-2025/2026	
			070.7000.3560	11,512.02
			PERS RETIREMENT-2025/2026	
			024.8470.3560	767.47
			PERS RETIREMENT-2025/2026	
			010.3830.3560	18,419.23
			Total :	**644,673.00**
91837	7/1/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS HEALTH-JUL	
			PERS HEALTH-JUL	
			001.1150	14,600.41
			PERS HEALTH-JUL	
			004.1150	2,852.81
			PERS HEALTH-JUL	
			010.1150	1,731.07
			PERS HEALTH-JUL	
			012.1150	216.60
			PERS HEALTH-JUL	
			016.1150	216.60
			PERS HEALTH-JUL	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91837	7/1/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			023.1150 PERS HEALTH-JUL	182.30
			041.1150 PERS HEALTH-JUL	403.91
			042.1150 PERS HEALTH-JUL	1,919.09
			070.1150 PERS HEALTH-JUL	390.78
			001.1450.3511 PERS HEALTH-JUL	68.18
			041.9500.3515	1,800.00
			Total :	**24,381.75**
91838	7/1/2025	001414 RICHARDS, WATSON & GERSHON	GENERAL-APR GENERAL-APR	
			001.1450.4520 CODE ENF CASE#9971-APR CODE ENF CASE#9971-APR	22,959.82
			001.4600.4520 CODE ENF CASE 26624 WARD ST-APR CODE ENF CASE 26624 WARD ST-APR	2,183.60
			001.4600.4520 CODE ENF CASE 27356 5TH ST-ARP CODE ENF CASE 27356 5TH ST-ARP	82.40
			001.4600.4520 CODE ENF GEN-APR CODE ENF GEN-APR	752.00
			001.4600.4520 PERSONNEL & LABOR RELATIONS-APR PERSONNEL & LABOR RELATIONS-APR	8,066.50
			001.1450.4520 SWK19001 RW MSRI-APR SWK19001 RW MSRI-APR	2,660.20
			017.8350.6545 SWK19001 RW ART3-APR SWK19001 RW ART3-APR	296.25
			005.8320.6545	296.25

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91838	7/1/2025	001414 RICHARDS, WATSON & GERSHON	(Continued)	
			CODE ENF CASE#9085-APR	
			CODE ENF CASE#9085-APR	
			001.4100.4520	3,799.15
			Total :	**41,096.17**
91839	7/1/2025	005326 RP LANDSCAPE & IRRIGATION	LMD LANDSCAPING-JUN	
			LMD 00 BASELINE LANDSCAPING MAINT-JUN	
			012.8500.4585	320.35
			LMD 00 YARNELL LANDSCAPING MAINT-JUN	
			012.8500.4585	195.84
			LMD 01 LANDSCAPING MAINT-JUN	
			012.8500.4585	167.54
			LMD 01B LANDSCAPING MAINT-JUN	
			012.8500.4585	167.54
			LMD 02 LANDSCAPING MAINT-JUN	
			012.8500.4585	773.16
			LMD 03A-JUN	
			012.8500.4585	150.55
			LMD 03B-JUN	
			012.8500.4585	150.55
			LMD 04-JUN	
			012.8500.4585	45.28
			LMD 05-JUN	
			012.8500.4585	94.32
			LMD 07-JUN	
			012.8500.4585	82.63
			LMD 08-JUN	
			012.8500.4585	186.78
			LMD 09-JUN	
			012.8500.4585	1,137.66
			LMD 10-JUN	
			012.8500.4585	2,217.58
			LMD 11-JUN	
			012.8500.4585	530.90
			LMD 13-JUN	
			012.8500.4585	139.23

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91839	7/1/2025	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			LMD 15-JUN	
			012.8500.4585	512.79
			LMD 16-JUN	
			012.8500.4585	54.33
			LMD 17-JUN	
			012.8500.4585	689.38
			LMD 20 BASELINE-JUN	
			012.8500.4585	213.94
			LMD 20 STREATER-JUN	
			012.8500.4585	166.40
			LMD 21-JUN	
			012.8500.4585	164.40
			LMD 22-JUN	
			012.8500.4585	195.83
			LMD 24-JUN	
			012.8500.4585	73.58
			LMD 25-JUN	
			012.8500.4585	207.15
			LMD 29-JUN	
			012.8500.4585	207.15
			LMD 30-JUN	
			012.8500.4585	841.07
			LMD 31-JUN	
			012.8500.4585	558.07
			LMD 34-JUN	
			012.8500.4585	320.35
			LMD 35-JUN	
			012.8500.4585	232.06
			LMD 36-JUN	
			012.8500.4585	342.99
			LMD 37-JUN	
			012.8500.4585	422.23
			LMD 39-JUN	
			012.8500.4585	541.09
			LMD 43-JUN	
			012.8500.4585	195.83

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91839	7/1/2025	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			LMD 44-JUN	
			012.8500.4585	2,903.58
			LMD 47-JUN	
			012.8500.4585	225.26
			LMD 48-JUN	
			012.8500.4585	2,369.27
			LMD 54-JUN	
			012.8500.4585	605.62
			LMD 55-JUN	
			012.8500.4585	535.43
			LMD 59-JUN	
			012.8500.4585	66.78
			LMD 61-JUN	
			012.8500.4585	376.95
			LMD 63-JUN	
			012.8500.4585	139.23
			LMD 70-JUN	
			012.8500.4585	648.63
			LMD 76-JUN	
			012.8500.4585	195.83
			LMD 68-JUN	
			012.8500.4585	580.71
			LMD 69-JUN	
			012.8500.4585	133.57
			LMD 73-JUN	
			012.8500.4585	303.37
			LMD 79-JUN	
			012.8500.4585	285.00
			PARKS LANDSCAPE MAINT-	
			POLICE STATION LANDSCAPE MAINT-JUN	
			001.2000.4585	579.00
			CITY HALL LANDSCAPING MAINT-JUN	
			042.9510.4585	579.00
			LIBRARY LANDSCAPING MAINT-JUN	
			001.6000.4585	694.80
			YMCA LANDSCAPING MAINT-JUN	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91839	7/1/2025	005326 RP LANDSCAPE & IRRIGATION	(Continued)	
			001.6000.4585 CORP YARD LANDSCAPING MAINT-JUN	694.80
			004.8310.4585 AURANTIA PARK LANDSCAPING MAINT-JUN	463.20
			001.6000.4585 COMMUNITY PARK LANDSCAPING MAINT-JUN	1,080.41
			001.6000.4585 CANYON OAK PARK LANDSCAPING MAINT-JUN	4,274.18
			016.8540.4585 CUNNINGHAM PARK LANDSCAPING MAINT-JUN	412.25
			016.8540.4585 SEELEY PARK LANDSCAPING MAINT-JUN	524.57
			016.8540.4585 OAK CREEK PARK LANDSCAPING MAINT-JUN	346.24
			016.8540.4585 MEMORIAL PARK LANDSCAPING MAINT-JUN	643.84
			001.6000.4585 BOULDER MEDIAN LANDSCAPING MAINT-JUN	463.20
			004.8310.4585	2,867.21
			Total :	**35,290.48**
91840	7/1/2025	006401 RUBOCO ENTERPRISES,LLC	OVERPAID-BL#3749 OVERPAID-BL#3749	
			001.1450.8900	12.50
			Total :	**12.50**
91841	7/1/2025	005731 SITEONE LANDSCAPE SUPPLY, LLC	CORP YARD:SMALL TOOLS CORP YARD:SMALL TOOLS	
			004.8310.4203 PD:IRRIG SUPPLIES PD:IRRIG SUPPLIES	324.08
			001.2000.4055 COMM PARK:IRRIG SUPPLIES COMM PARK:IRRIG SUPPLIES	465.16
			001.6000.4045	2,479.87
			Total :	**3,269.11**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91842	7/1/2025	000204 SOCALGAS	POLICE-JUN		
			POLICE-JUN		
			001.2000.4020		1,365.48
			FS#3-JUN		
			FS#3-JUN		
			028.2050.4020		33.95
			FS#3-JUN		
			029.2100.4020		33.93
			FS#1-JUN		
			FS#1-JUN		
			028.2050.4020		35.06
			FS#1-JUN		
			029.2100.4020		35.05
				Total :	**1,503.47**
91843	7/1/2025	000204 SOCALGAS	FS#2-JUN		
			FS#2-JUN		
			028.2050.4020		35.04
			FS#2-JUN		
			029.2100.4020		35.02
				Total :	**70.06**
91844	7/1/2025	000203 SOUTHERN CALIFORNIA EDISON	FS#1-JUN		
			FS#2:JUN		
			028.2050.4010		371.22
			FS#2:JUN		
			029.2100.4010		371.21
			FS#3:JUN		
			FS#3:JUN		
			028.2050.4010		998.43
			FS#3:JUN		
			029.2100.4010		998.42
			FS#1:JUN		
			FS#1:JUN		
			028.2050.4010		425.60
			FS#1:JUN		
			029.2100.4010		425.60

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91844	7/1/2025	000203	000203 SOUTHERN CALIFORNIA EDISON	(Continued)	Total :	3,590.48
91845	7/1/2025	006186	TAIT ENVIRONMENTAL SERVICES	PD:ELEVATOR MAINT		
				PD:ELEVATOR MAINT		
				001.2000.4587		2,119.54
					Total :	2,119.54
91846	7/1/2025	004920	TKE ENGINEERING	HOUSING AUTHORITY-APR		
				HOUSING AUTHORITY-APR		
				070.7000.4611		92.50
					Total :	92.50
91847	7/1/2025	000233	WAXIE SANITARY SUPPLY	AURANTIA PK:60% RECYCLED SUPPLIES		
				AURANTIA PK:60% RECYCLED SUPPLIES		
				001.6000.4055		1,119.20
				CORP YARD:JANITORIAL SUPPLIES		
				CORP YARD:JANITORIAL SUPPLIES		
				004.8310.4055		668.09
				CORP YARD:JANITORIAL SUPPLIES		
				CORP YARD:JANITORIAL SUPPLIES		
				004.8310.4055		31.34
					Total :	1,818.63
91848	7/1/2025	003535	WEST COAST ARBORISTS, INC.	CITY WIDE MAINT:MAY		
				CITY WIDE MAINT:MAY		
				004.8310.4680		1,028.40
					Total :	1,028.40
91849	7/1/2025	004543	WEX BANK	POOL CAR FUEL-JUN		
				POOL CAR FUEL-JUN		
				042.9510.4220		53.27
					Total :	53.27
91850	7/1/2025	006001	YUNEX LLC	GREENSPOT & ALTA VISTA-KD STL #70325H		
				GREENSPOT & ALTA VISTA-KD STL #70325H		
				013.8510.4664		1,034.90
					Total :	1,034.90
	44 Vouchers for bank code : wfb				Bank total :	2,151,378.17

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount

44 Vouchers in this report Total vouchers : 2,151,378.17

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1002942754	7/1/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS RETIREMENT-2025/2026	
			PERS RETIREMENT-2025/2026	
			010.3830.3560 PERS RETIREMENT-2025/2026	18,419.23
			001.1200.3560 PERS RETIREMENT-2025/2026	30,698.71
			001.1450.3560 PERS RETIREMENT-2025/2026	30,698.71
			001.1600.3560 PERS RETIREMENT-2025/2026	16,884.29
			001.1700.3560 PERS RETIREMENT-2025/2026	58,327.56
			001.3200.3560 PERS RETIREMENT-2025/2026	48,350.48
			001.4100.3560 PERS RETIREMENT-2025/2026	80,584.13
			001.4200.3560 PERS RETIREMENT-2025/2026	42,978.20
			001.4500.3560 PERS RETIREMENT-2025/2026	46,815.54
			001.4600.3560 PERS RETIREMENT-2025/2026	46,815.54
			001.6000.3560 PERS RETIREMENT-2025/2026	17,651.76
			001.6010.3560 PERS RETIREMENT-2025/2026	15,349.36
			001.6020.3560 PERS RETIREMENT-2025/2026	11,512.01
			004.8310.3560 PERS RETIREMENT-2025/2026	82,886.53
			012.8500.3560 PERS RETIREMENT-2025/2026	9,209.61
			016.8540.3560 PERS RETIREMENT-2025/2026	9,209.61
			023.3890.3560 PERS RETIREMENT-2025/2026	6,907.21

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1002942754	7/1/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			041.9500.3560 PERS RETIREMENT-2025/2026	5,372.28
			042.9510.3560 PERS RETIREMENT-2025/2026	53,722.75
			070.7000.3560 PERS RETIREMENT-2025/2026	11,512.02
			024.8470.3560	767.47
			Total :	**644,673.00**
1002945595	7/1/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	PERS HEALTH-JUL PERS HEALTH-JUL	
			001.1150 PERS HEALTH-JUL	14,600.41
			004.1150 PERS HEALTH-JUL	2,852.81
			010.1150 PERS HEALTH-JUL	1,731.07
			012.1150 PERS HEALTH-JUL	216.60
			016.1150 PERS HEALTH-JUL	216.60
			023.1150 PERS HEALTH-JUL	182.30
			041.1150 PERS HEALTH-JUL	403.91
			042.1150 PERS HEALTH-JUL	1,919.09
			070.1150 PERS HEALTH-JUL	390.78
			001.1450.3511 PERS HEALTH-JUL	68.18
			041.9500.3515	1,800.00
			Total :	**24,381.75**

2 Vouchers for bank code : wfb **Bank total : 669,054.75**

2 Vouchers in this report **Total vouchers : 669,054.75**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91851	7/8/2025	004193 AECOM USA INC.	BRG07001 DES RDA07:MARCH-MAY	
			BRG07001 DES RDA07:MARCH-MAY	
			010.3830.6813	8,824.75
			BRG07001 DES HBP:MARCH-MAY	
			030.8495.6813	68,112.90
			Total :	**76,937.65**
91852	7/8/2025	005771 AMAZON CAPITAL SERVICES	ADJUSTABLE STANDING TABLE, SIDE TABLE &	
			ADJUSTABLE STANDING TABLE, SIDE TABLE &	
			001.1700.4200	213.23
			4TH OF JULY DECORATIONS	
			4TH OF JULY DECORATIONS	
			001.6020.4336	347.44
			CHAIRS	
			CHAIRS	
			001.4200.4206	135.20
			BP542: EQUIPMENT	
			BP542: EQUIPMENT	
			029.2100.6060	40.82
			COMPUTER KEYBOARD	
			COMPUTER KEYBOARD	
			001.1700.4200	43.09
			OFFICE SUPPLIES	
			OFFICE SUPPLIES	
			001.4200.4200	75.41
			OFFICE SUPPLIES	
			OFFICE SUPPLIES	
			001.4200.4206	97.70
			STANDING DESK	
			STANDING DESK	
			001.4200.4200	20.16
			STANDING DESK	
			001.6020.4200	97.29
			DESK RISER	
			DESK RISER	
			001.4200.4200	183.15

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91852	7/8/2025	005771	005771 AMAZON CAPITAL SERVICES	(Continued)	Total :	1,253.49
91853	7/8/2025	006389	AMERIFLEX	FSA:ZAMANO		
				FSA:ZAMANO		
				001.1182		5.00
					Total :	5.00
91854	7/8/2025	006228	BIG BRAND TIRE & SERVICE CO	VEH#123:TIRE MAINT		
				VEH#123:TIRE MAINT		
				001.4200.4249		155.30
					Total :	155.30
91855	7/8/2025	004883	CALTRANS ENCROACHMENT PERMITS	STR23002 NP RDA07-JUN		
				STR23002 NP RDA07-JUN		
				010.3830.6550		54.61
					Total :	54.61
91856	7/8/2025	000232	CAPITAL ONE	NETGEAR 8-PORT SWITCH		
				NETGEAR 8-PORT SWITCH		
				042.9510.4200		20.66
				UNIFORM:RODRIGUEZ		
				UNIFORM:RODRIGUEZ		
				004.8310.4249		124.04
					Total :	144.70
91857	7/8/2025	005324	CHARLES ABBOTT ASSOCIATES, INC	FIRE MARSHALL-JUN		
				FIRE MARSHALL-JUN		
				029.2100.4540		9,252.50
					Total :	9,252.50
91858	7/8/2025	005580	CIVICPLUS, LLC.	DNS ANNUAL FEE:URL-4/28/25-12/10/25		
				DNS ANNUAL FEE:URL-4/28/25-12/10/25		
				042.9510.4623		13,699.24
					Total :	13,699.24
91859	7/8/2025	006331	CLEARGOV INC.	BUDGET SOFTWARE 25/26		
				BUDGET SOFTWARE 25/26		
				042.9510.4533		8,600.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91859	7/8/2025	006331	006331 CLEARGOV INC.	(Continued)	Total :	8,600.00
91860	7/8/2025	005859	COUNTY OF SAN BERNARDINO DEPT	RADIO ACCESS-MAY		
				RADIO ACCESS-MAY		
				028.2050.4209		557.60
				RADIO ACCESS-MAY		
				029.2100.4209		557.60
					Total :	1,115.20
91861	7/8/2025	000085	EAST VALLEY WATER DISTRICT	BOULDER MEDIAN-JUN		
				BOULDER MEDIAN-JUN		
				004.8310.4030		204.69
				BOULDER MEDIAN-JUN		
				BOULDER MEDIAN-JUN		
				004.8310.4030		128.01
				BEATTIE-IRRIGATION-JUN		
				BEATTIE- IRRIGATION-JUN		
				001.6000.4030		441.98
				LMD 48B-JUN		
				LMD 48B-JUN		
				012.8500.4030		711.15
				LMD 02-E-JUN		
				LMD 02-E-JUN		
				012.8500.4030		892.81
				LMD 48C-JUN		
				LMD 48C-JUN		
				012.8500.4030		129.47
				LMD 48C-JUN		
				LMD 48C-JUN		
				012.8500.4030		975.35
				LMD 31-JUN		
				LMD 31-JUN		
				012.8500.4030		540.38
				LMD 00-BASELINE-JUN		
				LMD 00-BASELINE-JUN		
				012.8500.4030		502.16
				LMD 22-JUN		
				LMD 22-JUN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91861	7/8/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			012.8500.4030 LMD 03- YARNELL-JUN LMD 03- YARNELL-JUN	259.20
			012.8500.4030 LMD 02- A-JUN LMD 02- A-JUN	82.56
			012.8500.4030 LMD 03- BASELINE-JUN LMD 03- BASELINE-JUN	76.57
			012.8500.4030 LMD 20- BASELINE-JUN LMD 20- BASELINE-JUN	108.13
			012.8500.4030 LMD 01- A-JUN LMD 01- A-JUN	488.57
			012.8500.4030 LMD 70-JUN LMD 70-JUN	99.61
			012.8500.4030 LMD 36-JUN LMD 36-JUN	119.49
			012.8500.4030 LMD 35-JUN LMD 35-JUN	317.91
			012.8500.4030 LMD 06-JUN LMD 06-JUN	95.19
			012.8500.4030 LMD 01- B-JUN LMD 01- B-JUN	51.33
			012.8500.4030 LMD 48-JUN LMD 48-JUN	91.09
			012.8500.4030 LMD 30-JUN LMD 30-JUN	764.37
			012.8500.4030	903.01

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91861	7/8/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LMD 68/69-JUN	
			LMD 68/69-JUN	
			012.8500.4030	1,336.47
			LMD 39-JUN	
			LMD 39-JUN	
			012.8500.4030	656.77
			CANYON OAKS PARK-JUN	
			CANYON OAKS PK-JUN	
			016.8540.4030	708.81
			LMD 02- B-JUN	
			LMD 02- B-JUN	
			012.8500.4030	357.23
			LMD 13-JUN	
			LMD 13-JUN	
			012.8500.4030	271.45
			LMD 02- D-JUN	
			LMD 02- D-JUN	
			012.8500.4030	157.85
			LMD 02- C-JUN	
			LMD 02- C-JUN	
			012.8500.4030	375.81
			LMD 08-JUN	
			LMD 08-JUN	
			012.8500.4030	257.25
			LMD 20- STREATER-JUN	
			LMD 20- STREATER-JUN	
			012.8500.4030	136.52
			LMD 70 IRRIGATION-JUN	
			LMD 70 IRRIGATION-JUN	
			012.8500.4030	644.45
			LMD 79-JUN	
			LMD 79-JUN	
			012.8500.4030	108.73
				Total : **12,994.37**
91862	7/8/2025	006406 ECONOLITE SYSTEMS, INC.	SIG21001 PPE#1 CON HSIP CYCLE 10 NOV-DEC	
			SIG21001 PPE#1 CON HSIP CYCLE 10 NOV-DEC	

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91862	7/8/2025	006406 ECONOLITE SYSTEMS, INC.	(Continued)		
			030.8495.6550		95,336.03
			SIG2100 PPE#1 CON HSIP RET-NOV-DEC		
			SIG2100 PPE#1 CON HSIP RET-NOV-DEC		
			030.1350		-4,766.08
				Total :	**90,569.95**
91863	7/8/2025	005567 FIRE APPARATUS SOLUTIONS	ME541: VARIOUS REPAIRS		
			ME541: VARIOUS REPAIRS		
			029.2100.4540		4,059.58
			ME541: VARIOUS REPAIRS		
			028.2050.4240		4,059.57
			ME543: VARIOUS REPAIRS		
			ME543: VARIOUS REPAIRS		
			029.2100.4540		4,611.79
			ME543: VARIOUS REPAIRS		
			028.2050.4240		4,611.78
				Total :	**17,342.72**
91864	7/8/2025	005358 FLEET SERVICES INC	ME541:PARTS		
			ME541:PARTS		
			029.2100.4240		920.94
			ME541:PARTS		
			028.2050.4240		920.94
				Total :	**1,841.88**
91865	7/8/2025	005018 FLYERS ENERGY, LLC	FUEL-JUN		
			FUEL-JUN		
			001.2000.4220		5,564.34
			FUEL-JUN		
			001.4200.4220		138.50
			FUEL-JUN		
			001.4600.4220		325.41
			FUEL-JUN		
			001.6000.4220		149.86
			FUEL-JUN		
			004.8310.4220		562.04
			FUEL-JUN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91865	7/8/2025	005018 FLYERS ENERGY, LLC	(Continued)		
			028.2050.4220		1,124.72
			FUEL-JUN		
			029.2100.4220		1,124.72
			FUEL-JUN		
			042.9510.4220		37.47
				Total :	**9,027.06**
91866	7/8/2025	006187 GREASE MONKEY #977	VEH#138:MAINT		
			VEH#138:MAINT		
			001.6000.4240		175.88
			VEH#139:MAINT		
			VEH#139:MAINT		
			001.6000.4240		175.88
				Total :	**351.76**
91867	7/8/2025	004453 HARRIS & ASSOCIATES	STL ENG ASSESSMENT DIST:MAR-APR		
			STL ENG ASSESSMENT DIST:MAR-APR		
			013.8510.4550		1,750.00
			LMD ENG ASSESSMENT DIST:MAR-APR		
			012.8500.4550		170.00
			SDMD ENG ASSESSMENT DIST:MAR-APR		
			024.8470.4550		360.00
			SDMD ENG ASSESSMENT DIST:APR-MAY		
			SDMD ENG ASSESSMENT DIST:APR-MAY		
			024.8470.4550		480.00
			LMD ENG ASSESSMENT DIST:APR-MAY		
			012.8500.4550		2,560.00
				Total :	**5,320.00**
91868	7/8/2025	002710 HERNANDEZ, KROONE & ASSOCIATES	STR18001 CM IVDA-MAY		
			STR18001 CM IVDA-MAY		
			027.8490.6550		195.44
			STR18001 CM RDA07-MAY		
			010.3830.6550		195.45
			STR18001 CM SMBMI-MAY		
			027.8490.6550		195.44

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91868	7/8/2025	002710	002710 HERNANDEZ, KROONE & ASSOCIA1 (Continued)		Total :	586.33
91869	7/8/2025	000108	HIGH TECH SECURITY	FIRE SYST & MONIT -JUN		
				CORP YARD FIRE SYST & MONIT-JUN		
				004.8310.4066		85.00
				LIB/YMCA FIRE SYST & MONIT-JUN		
				001.6000.4066		135.00
				CITY HALL FIRE SYST & MONIT-JUN		
				042.9510.4066		50.00
				FS#3 FIRE SYST & MONIT-JUN		
				028.2050.4066		42.50
				FS#3 FIRE SYST & MONIT-JUN		
				029.2100.4066		42.50
				PD FIRE SYST & MONIT-JUN		
				001.2000.4066		85.00
				CCTV SYS & MAINT -JUN		
				AURANTIA & COMM PK SYST & MONIT-JUN		
				001.6000.4066		75.00
				CANYON OAK PK CCTV SYST & MONIT-JUN		
				016.8540.4066		25.00
				CITY HALL CCTV SYST & MONIT-JUN		
				042.9510.4066		25.00
				CORP YARD CCTV SYST & MONIT-JUN		
				004.8310.4066		25.00
				FIRE SYST & MONIT-JUL		
				CORP YARD FIRE SYST & MONIT-JUL		
				004.8310.4066		85.00
				LIB/YMCA FIRE SYST & MONIT-JUL		
				001.6000.4066		135.00
				CITY HALL FIRE SYST & MONIT-JUL		
				042.9510.4066		50.00
				FS#3 FIRE SYST & MONIT-JUL		
				028.2050.4066		42.50
				FS#3 FIRE SYST & MONIT-JUL		
				029.2100.4066		42.50
				PD FIRE SYST & MONIT-JUL		
				001.2000.4066		85.00
				CCTV SYST & MONIT-JUL		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91869	7/8/2025	000108 HIGH TECH SECURITY	(Continued)	
			AURANTIA & COMM PK CCTV SYST & MONIT-JUL	
			001.6000.4066	75.00
			CANYON OAK PK CCTV SYST & MONIT-JUL	
			016.8540.4066	50.00
			CORP YARD CCTV SYST & MONIT-JUL	
			004.8310.4066	25.00
			CCTV SYST:REPLACE DEF DVR	
			CCTV SYST:REPLACE DEF DVR	
			004.8310.4070	646.75
			FIRE SYST & MONIT-AUG	
			CORP YARD FIRE SYST & MONIT-AUG	
			004.8310.4066	85.00
			LIB/YMCA FIRE SYST & MONIT-AUG	
			001.6000.4066	135.00
			CITY HALL FIRE SYST & MONIT-AUG	
			042.9510.4066	50.00
			FS#3 FIRE SYST & MONIT-AUG	
			028.2050.4066	42.50
			FS#3 FIRE SYST & MONIT-AUG	
			029.2100.4066	42.50
			PD FIRE SYST & MONIT-AUG	
			001.2000.4066	85.00
			CCTV SYST & MONIT-AUG	
			AURANTIA & COMM PK SYST & MONIT-AUG	
			001.6000.4066	75.00
			CANYON OAK PK CCTV SYST & MONIT-AUG	
			016.8540.4066	50.00
			CORP YARD CCTV SYST & MONIT-AUG	
			004.8310.4066	25.00
			BURG SYST & MONIT-AUG	
			CORP YARD BURG SYST & MONIT-AUG	
			001.6000.4066	55.00
			CITY HALL BURG SYST & MONIT-AUG	
			042.9510.4066	100.00
			COMM PK SYST & MONIT-AUG	
			001.6000.4066	55.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91869	7/8/2025	000108	000108 HIGH TECH SECURITY	(Continued)	**Total :**	**2,626.75**
91870	7/8/2025	000105	HIGHLAND CHAMBER OF COMMERCE	CHAMBER LUNCHEON:STATER		
				CHAMBER LUNCHEON:STATER		
				001.4100.4330		25.00
				CHAMBER LUNCHEON:ZAMANO		
				CHAMBER LUNCHEON:ZAMANO		
				001.1450.4330		25.00
				CHAMBER LUNCHEON:DURAN		
				CHAMBER LUNCHEON:DURAN		
				001.3200.4330		25.00
				CHAMBER LUNCHEON:NAVA-CRUZ		
				CHAMBER LUNCHEON:NAVA-CRUZ		
				001.1700.4330		25.00
				CHAMBER LUNCHEON:WILSON/RAMOS		
				CHAMBER LUNCHEON:WILSON/RAMOS		
				001.4200.4330		50.00
				CHAMBER LUNCHEON:SALDANA		
				CHAMBER LUNCHEON:SALDANA		
				001.1450.4330		25.00
				CHAMBER LUNCHEON:MORENO		
				CHAMBER LUNCHEON:MORENO		
				001.6020.4330		25.00
				CHAMBER LUNCHEON:MORGAN		
				CHAMBER LUNCHEON:MORGAN		
				001.4200.4330		25.00
					Total :	**225.00**
91871	7/8/2025	006343	INTERMEDIA.NET INC.	VOIP-JUL		
				VOIP-JUL		
				042.9510.4533		2,341.28
					Total :	**2,341.28**
91872	7/8/2025	004506	INTERNATIONAL CODE COUNCIL	DUES HIGHLAND-25/26		
				DUES HIGHLAND-25/26		
				001.4500.4310		310.00
					Total :	**310.00**
91873	7/8/2025	000207	KONICA MINOLTA	IT MONTHLY CONTRACT-JUL		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91873	7/8/2025	000207 KONICA MINOLTA	(Continued)		
			IT MONTHLY CONTRACT-JUL		
			042.9510.4627		8,033.00
				Total :	**8,033.00**
91874	7/8/2025	000207 KONICA MINOLTA	PRINTER CONTRACT:JUN		
			PRINTER CONTRACT:JUN		
			042.9510.4631		755.02
				Total :	**755.02**
91875	7/8/2025	001439 OFFICE SOLUTIONS	100% RECYCLED POST ITS		
			100% RECYCLED POST ITS		
			001.0500		14.13
			OFFICE SUPPLIES		
			001.0500		189.32
				Total :	**203.45**
91876	7/8/2025	002511 RECORDER-CLERK CO OF SB	DOCUMENT RECORDING-JUN		
			DOCUMENT RECORDING-JUN		
			001.1200.4506		80.00
			DOCUMENT RECORDING-JUN		
			DOCUMENT RECORDING-JUN		
			001.1200.4506		112.00
				Total :	**192.00**
91877	7/8/2025	006402 RIVERA, SUSAN D & JAVIER	REFUND:PAID ONLINE		
			REFUND:PAID ONLINE		
			001.1450.8150		89.00
			CITE#59032		
			051.1490		11.00
				Total :	**100.00**
91878	7/8/2025	001070 SAFETY-KLEEN SYSTEMS, INC.	PD:PARTS WASHING SVC		
			PD:PARTS WASHING SVC		
			001.2000.4245		336.25
				Total :	**336.25**
91879	7/8/2025	000424 SAN BERNARDINO FIRE PROTECTION	HAZARDOUS WASTE FEE 7/25-9/25		
			HAZARDOUS WASTE FEE 7/25-9/25		

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91879	7/8/2025	000424	SAN BERNARDINO FIRE PROTECTION	(Continued)		
				001.4200.4596		13,547.22
					Total :	**13,547.22**
91880	7/8/2025	006399	SO CAL RADAR	EQUP MAINT:RADAR & CERT		
				EQUP MAINT:RADAR & CERT		
				001.2000.4240		515.00
					Total :	**515.00**
91881	7/8/2025	000203	SOUTHERN CALIFORNIA EDISON	POLICE STATION-JUN		
				POLICE STATION-JUN		
				001.2000.4010		10,048.98
				EVC STATIONS-JUN		
				EVC STATIONS-JUN		
				042.9510.4012		11,213.93
				LIBRARY/ELC-JUN		
				LIBRARY/ELC-JUN		
				042.9510.4010		1,769.51
				CORP YARD-JUN		
				CORP YARD-JUN		
				004.8310.4010		1,078.09
				LS3-JUN		
				LS3-JUN		
				013.8510.4011		13.57
				LIBRARY/ELC-JUN		
				LIBRARY/ELC-JUN		
				001.6000.4010		9,111.62
					Total :	**33,235.70**
91882	7/8/2025	000203	SOUTHERN CALIFORNIA EDISON	CANYON OAK-JUN		
				CANYON OAK-JUN		
				016.8540.4010		32.12
				CITY HALL-JUN		
				CITY HALL-JUN		
				042.9510.4010		1,718.67
				SIGNALS: VARIOUS-JUN		
				SIGNALS: VARIOUS-JUN		
				004.8310.4580		3,868.46

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91882	7/8/2025	000203 SOUTHERN CALIFORNIA EDISON	(Continued)	
			LS3-JUN	
			LS3-JUN	
			013.8510.4011	26.16
			COMM PK-JUN	
			COMM PK-JUN	
			001.6000.4010	665.87
			CUNNINGHAM PARK-JUN	
			CUNNINGHAM PARK-JUN	
			016.8540.4010	15.42
			OAK CREEK PARK-JUN	
			OAK CREEK PARK-JUN	
			016.8540.4010	-7.69
			SEELEY PARK-JUN	
			SEELEY PARK-JUN	
			016.8540.4010	9.88
			LS1: VARIOUS-JUN	
			LS1: VARIOUS-JUN	
			013.8510.4011	9,455.62
			BASELINE MEDIAN-JUN	
			BASELINE MEDIAN-JUN	
			004.8310.4010	410.59
			AURANTIA PARK-JUN	
			AURANTIA PARK-JUN	
			001.6000.4010	86.31
			LS2: VARIOUS-JUN	
			LS2: VARIOUS-JUN	
			013.8510.4011	1,219.03
			SIGNALS: VARIOUS-JUN	
			SIGNALS: VARIOUS-JUN	
			004.8310.4580	507.70
			Total :	**18,008.14**
91883	7/8/2025	001527 STERICYCLE INC.	SHREDDING SVC-JUN	
			SHREDDING SVC-JUN	
			001.1200.4626	160.57
			Total :	**160.57**

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91884	7/8/2025	006405	SUPERIOR MEDICAL, WASTE DISPOSAL	ILLEGAL DUMPED SHARPS		
				ILLEGAL DUMPED SHARPS		
				001.4200.4596		60.00
				ILLEGAL DUMPED SHARPS		
				ILLEGAL DUMPED SHARPS		
				001.4200.4596		60.00
					Total :	**120.00**
91885	7/8/2025	003689	TPX COMMUNICATIONS	POLICE DEPT-		
				POLICE DEPT-JUN		
				001.2000.4060		223.20
					Total :	**223.20**
91886	7/8/2025	001387	TRANSWORLD SYSTEMS INC.	NPDES#0502		
				NPDES#0502		
				001.1700.4515		90.00
					Total :	**90.00**
91887	7/8/2025	005839	TRUSTED TECH TEAM	MICROSOFT 365-JUL		
				MICROSOFT 365-JUL		
				042.9510.4533		1,974.50
					Total :	**1,974.50**
91888	7/8/2025	000979	VERIZON WIRELESS	AIR CARDS:JUN		
				AIR CARDS:JUN		
				001.2000.4062		20.02
					Total :	**20.02**

38 Vouchers for bank code : wfb — **Bank total :** **332,268.86**

38 Vouchers in this report — **Total vouchers :** **332,268.86**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1049	7/11/2025	006400 MISSION SQUARE PLAN SERVICES	MISSION SQ DEF COMP 457 TRAD: PAYMENT	
			MISSION SQ DEF COMP 457 TRAD: Payment 001.1170	9,937.83
			MISSION SQ DEF COMP 457 TRAD: Payment 004.1170	1,578.13
			MISSION SQ DEF COMP 457 TRAD: Payment 010.1170	450.00
			MISSION SQ DEF COMP 457 TRAD: Payment 012.1170	12.50
			MISSION SQ DEF COMP 457 TRAD: Payment 016.1170	12.50
			MISSION SQ DEF COMP 457 TRAD: Payment 023.1170	22.50
			MISSION SQ DEF COMP 457 TRAD: Payment 024.1170	12.00
			MISSION SQ DEF COMP 457 TRAD: Payment 041.1170	185.33
			MISSION SQ DEF COMP 457 TRAD: Payment 042.1170	245.00
			MISSION SQ DEF COMP 457 TRAD: Payment 070.1170	215.11
			MISSION SQ DEF COMP 457 ROTH: Payment 001.1170	170.01
			MISSION SQ DEF COMP 457 ROTH: Payment 042.1170	29.99
			Total :	**12,870.90**
1050	7/11/2025	000119 INTERNAL REVENUE SERVICE	FEDERAL TAXES: PAYMENT	
			FEDERAL TAXES: Payment 001.1120	19,741.16
			FEDERAL TAXES: Payment 004.1120	1,471.93
			FEDERAL TAXES: Payment 008.1120	37.12
			FEDERAL TAXES: Payment 010.1120	432.97

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1050	7/11/2025	000119 INTERNAL REVENUE SERVICE	(Continued)	
			FEDERAL TAXES: Payment	
			012.1120	23.87
			FEDERAL TAXES: Payment	
			016.1120	23.87
			FEDERAL TAXES: Payment	
			023.1120	203.30
			FEDERAL TAXES: Payment	
			024.1120	5.90
			FEDERAL TAXES: Payment	
			041.1120	891.79
			FEDERAL TAXES: Payment	
			042.1120	905.10
			FEDERAL TAXES: Payment	
			070.1120	1,798.74
			SOCIAL SECURITY: Payment	
			001.1140	720.26
			SOCIAL SECURITY: Payment	
			008.1140	189.10
			MEDICARE: Payment	
			001.1140	5,621.68
			MEDICARE: Payment	
			004.1140	728.32
			MEDICARE: Payment	
			008.1140	44.24
			MEDICARE: Payment	
			010.1140	135.98
			MEDICARE: Payment	
			012.1140	99.20
			MEDICARE: Payment	
			016.1140	99.24
			MEDICARE: Payment	
			023.1140	50.50
			MEDICARE: Payment	
			024.1140	6.98
			MEDICARE: Payment	
			041.1140	305.30

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1050	7/11/2025	000119 INTERNAL REVENUE SERVICE	(Continued)	
			MEDICARE: Payment	
			042.1140	344.36
			MEDICARE: Payment	
			070.1140	329.66
			Total :	**34,210.57**
1051	7/11/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	EPMC: PAYMENT	
			PERS: Payment	
			016.1145	261.36
			PERS: Payment	
			023.1145	264.75
			PERS: Payment	
			024.1145	25.17
			PERS: Payment	
			041.1145	553.21
			PERS: Payment	
			042.1145	1,437.63
			PERS: Payment	
			070.1145	1,023.32
			PERS SURVIVOR: Payment	
			001.1145	24.95
			PERS SURVIVOR: Payment	
			004.1145	4.45
			PERS SURVIVOR: Payment	
			010.1145	0.81
			PERS SURVIVOR: Payment	
			012.1145	0.58
			PERS SURVIVOR: Payment	
			016.1145	0.55
			PERS SURVIVOR: Payment	
			023.1145	0.40
			PERS SURVIVOR: Payment	
			024.1145	0.04
			PERS SURVIVOR: Payment	
			041.1145	0.33
			PERS SURVIVOR: Payment	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1051	7/11/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			042.1145	3.51
			PERS SURVIVOR: Payment	
			070.1145	0.65
			EPMC: Payment	
			001.1145	545.44
			EPMC: Payment	
			004.1145	103.42
			EPMC: Payment	
			012.1145	3.17
			EPMC: Payment	
			016.1145	3.17
			EPMC: Payment	
			023.1145	9.97
			EPMC: Payment	
			024.1145	0.79
			EPMC: Payment	
			041.1145	22.61
			EPMC: Payment	
			042.1145	15.69
			EPMC: Payment	
			070.1145	64.48
			PERS: Payment	
			001.1145	19,061.13
			PERS: Payment	
			004.1145	3,128.06
			PERS: Payment	
			010.1145	803.86
			PERS: Payment	
			012.1145	261.39
			Total :	**27,624.89**
1052	7/11/2025	000001 CALIF STATE EMPLOYMENT	STATE TAXES: PAYMENT	
			STATE TAXES: Payment	
			001.1130	8,427.91
			STATE TAXES: Payment	
			004.1130	794.09

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1052	7/11/2025	000001 CALIF STATE EMPLOYMENT	(Continued)	
			STATE TAXES: Payment	
			008.1130	9.25
			STATE TAXES: Payment	
			010.1130	196.65
			STATE TAXES: Payment	
			012.1130	16.29
			STATE TAXES: Payment	
			016.1130	16.29
			STATE TAXES: Payment	
			023.1130	71.55
			STATE TAXES: Payment	
			024.1130	8.75
			STATE TAXES: Payment	
			041.1130	339.36
			STATE TAXES: Payment	
			042.1130	493.87
			STATE TAXES: Payment	
			070.1130	706.71
			Total :	**11,080.72**
91889	7/11/2025	006403 CA STATE DISBURSMENT UNIT	CHILD SUPPORT: PAYMENT	
			CHILD SUPPORT: Payment	
			004.1180	146.08
			CHILD SUPPORT: Payment	
			024.1180	2.99
			Total :	**149.07**
5 Vouchers for bank code : wfb			**Bank total :**	**85,936.15**
5 Vouchers in this report			**Total vouchers :**	**85,936.15**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91890	7/15/2025	005737 AGA ENGINEERS, INC.	TS MONITORING-MAR		
			TS MONITORING-MAR		
			020.8440.4550		3,200.00
			TS MONITORING-APR		
			TS MONITORING-APR		
			020.8440.4550		3,200.00
			TS MONITORING-MAY		
			TS MONITORING-MAY		
			020.8440.4550		3,200.00
				Total :	**9,600.00**
91891	7/15/2025	005771 AMAZON CAPITAL SERVICES	CITY HALL: AC THERMOSTATS		
			CITY HALL: AC THERMOSTATS		
			042.9510.4070		258.84
			CABLE DISPLAY PORT		
			CABLE DISPLAY PORT		
			001.2000.4200		21.52
				Total :	**280.36**
91892	7/15/2025	006389 AMERIFLEX	FSA ZAMANO-7/4/25		
			FSA ZAMANO-7/4/25		
			001.1182		10.00
				Total :	**10.00**
91893	7/15/2025	006394 AT&T	INVESTIGATIVE TOOL		
			INVESTIGATIVE TOOL		
			001.2000.4200		145.00
				Total :	**145.00**
91894	7/15/2025	001072 AUTO ZONE	VEH#117:VEH MAINT		
			VEH#117:VEH MAINT		
			001.4600.4240		8.17
			VEH#103:VEH MAINT		
			004.8310.4240		29.55
			VEH#103:MAINT		
			VEH#103:MAINT		
			004.8310.4240		9.20

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91894	7/15/2025	001072 AUTO ZONE	(Continued)		
			VEH#139:VEH MAINT		
			VEH#139:VEH MAINT		
			001.6000.4240		8.18
				Total :	**55.10**
91895	7/15/2025	005926 CALIFORNIA INTERGOVERNMENTAL	AQUINO CLAIM 4/1/25-6/30/25		
			AQUINO CLAIM 4/1/25-6/30/25		
			041.9500.4390		202.50
			CROSS CLAIM 4/1/25-6/30/25		
			041.9500.4390		1,000.00
				Total :	**1,202.50**
91896	7/15/2025	002480 CASC ENGINEERING & CONSULTING	WQP24001-MAY		
			WQP24001-MAY		
			001.3200.4551		105.00
			FWQ24003-MAY		
			FWQ24003-MAY		
			001.3200.4551		385.00
			WQP25002-MAY		
			WQP25002-MAY		
			001.3200.4551		280.00
			WQP25003-MAY		
			WQP25003-MAY		
			001.3200.4551		490.00
			FWQ22001-MAY		
			FWQ22001-MAY		
			001.3200.4551		175.00
			FWQ24002-MAY		
			FWQ24002-MAY		
			001.3200.4551		500.00
			FWQ24001-MAY		
			FWQ24001-MAY		
			001.3200.4551		200.00
			WQP22010-MAY		
			WQP22010-MAY		
			001.3200.4551		2,687.54
			WQP24001-MAY		

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Voucher	Date	Vendor		Description/Account		Amount
91896	7/15/2025	002480	CASC ENGINEERING & CONSULTING	(Continued)		
				WQP24001-MAY		
				001.3200.4551		140.00
				WQP22010-MAY		
				WQP22010-MAY		
				001.3200.4551		140.00
				FWQ19001-MAY		
				FWQ19001-MAY		
				001.3200.4551		450.00
				FWQ21006-MAY		
				FWQ21006-MAY		
				001.3200.4551		1,450.00
				FWQ22001-MAY		
				FWQ22001-MAY		
				001.3200.4551		1,300.00
				FWQ24002-MAY		
				FWQ24002-MAY		
				001.3200.4551		1,250.00
				FWQ24001-MAY		
				FWQ24001-MAY		
				001.3200.4551		200.00
				WQP22010-MAY		
				WQP22010-MAY		
				001.3200.4551		100.00
				WQP21001-MAY		
				WQP21001-MAY		
				001.3200.4551		140.00
					Total :	**9,992.54**
91897	7/15/2025	005324	CHARLES ABBOTT ASSOCIATES, INC	FIRE MARSHALL-MAY		
				FIRE MARSHALL-MAY		
				029.2100.4540		10,586.25
					Total :	**10,586.25**
91898	7/15/2025	006409	COSTCO WHOLESALE	BPR24003 REFUND DEV DEP		
				BPR24003 REFUND DEV DEP		
				001.1320		603.00
				CUP22013 REFUND DEV DEP		

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Voucher	Date	Vendor	Description/Account		Amount
91898	7/15/2025	006409 COSTCO WHOLESALE	(Continued)		
			001.1320		3,583.01
			FIN24004 REFUND DEV DEP		
			001.1320		866.50
			FWQ23002 BALANCE DUE ON PROJECT		
			001.1320		-7,912.50
			HYD23008 BALANCE DUE ON PROJECT		
			001.1320		-230.00
			HYD24003 REFUND DEV DEP		
			001.1320		5,302.50
			PGC23005 REFUND DEV DEP		
			001.1320		5,819.00
			RGI24003 REFUND DEV DEP		
			001.1320		2,962.00
			SDC23001 REFUND DEV DEP		
			001.1320		1,758.00
			STC23005 REFUND DEV DEP		
			001.1320		384.00
			STC24002 REFUND DEV DEP		
			001.1320		292.00
			TPM24001 REFUND DEV DEP		
			001.1320		7,388.00
			PGI24008 BALANCE DUE ON PROJECT		
			001.1320		-2,617.00
			SDI24001 BALANCE DUE ON PROJECT		
			001.1320		-2,378.50
			STI24006 BALANCE DUE ON PROJECT		
			001.1320		-3,213.00
				Total :	**12,607.01**
91899	7/15/2025	005313 COUNTY OF SAN BERNARDINO, HUMAN	PRE EMPLOYMENT TESTING:WOLFE		
			PRE EMPLOYMENT TESTING:WOLFE		
			001.1600.4235		293.57
				Total :	**293.57**
91900	7/15/2025	004860 CRIME SCENE STERI-CLEAN, LLC	CITY HALL: BIOHAZARD CLEANING		
			CITY HALL: BIOHAZARD CLEANING		
			042.9510.4504		3,106.00

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Voucher	Date	Vendor	Description/Account		Amount
91900	7/15/2025	004860 004860 CRIME SCENE STERI-CLEAN, LLC (Continued)		**Total :**	**3,106.00**
91901	7/15/2025	000213 DAILY JOURNAL CORPORATION	HRG2 MINING TAX:NEWSPAPER PUB HRG2 MINING TAX:NEWSPAPER PUB 001.1200.4300 HRG NOTICE DIV PAC ALT VIST:NEWSPAPER HRG NOTICE DIV PAC ALT VIST:NEWSPAPER 001.1200.4300	 **Total :**	 1,025.44 474.26 **1,499.70**
91902	7/15/2025	005394 DATA TICKET, INC.	PARKING CITATIONS:JUN PARKING CITATIONS:JUN 001.1700.4516	 **Total :**	 96.59 **96.59**
91903	7/15/2025	006259 DEPENDABLE BREAK ROOM SOLUTION	CITY HALL:COOLER RENTAL CITY HALL:COOLER RENTAL 042.9510.4200 COUNCIL:COOLER RENTAL COUNCIL:COOLER RENTAL 042.9510.4200 CITY HALL:MONTHLY COFFEE CITY HALL:MONTHLY COFFEE 042.9510.4200	 **Total :**	 43.09 18.32 49.50 **110.91**
91904	7/15/2025	002710 HERNANDEZ, KROONE & ASSOCIATES	SIG21001 CE HSIP CYCLE 10-MAY SIG21001 CE HSIP CYCLE 10-MAY 030.8495.6550	 **Total :**	 82.50 **82.50**
91905	7/15/2025	000108 HIGH TECH SECURITY	CITY HALL:BATTERY REPLACEMENT CITY HALL:BATTERY REPLACEMENT 042.9510.4070 FS#2:CCTV REPLACE DVR FS#2:CCTV REPLACE DVR 028.2050.4066 FS#2:CCTV REPLACE DVR 029.2100.4066	 	 1,728.19 323.38 323.37

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Voucher	Date	Vendor		Description/Account		Amount
91905	7/15/2025	000108	000108 HIGH TECH SECURITY	(Continued)	**Total :**	**2,374.94**
91906	7/15/2025	001320	HIGHLAND SENIOR CENTER	CDBG REIM:JUN		
				CDBG REIM:JUN		
				006.8400.4348		1,802.64
					Total :	**1,802.64**
91907	7/15/2025	001618	INNOVATIVE FEDERAL STRATEGIES	PROFESSIONAL SVC-JUN		
				PROFESSIONAL SVC-JUN		
				023.3890.4554		4,250.00
					Total :	**4,250.00**
91908	7/15/2025	000127	K & L HARDWARE	CORP YARD:MISC SUPPLIES		
				CORP YARD:MISC SUPPLIES		
				004.8310.4206		2.25
					Total :	**2.25**
91909	7/15/2025	000207	KONICA MINOLTA	PD:PRINTER/COPIER/FAX-JUL		
				PD:PRINTER/COPIER/FAX-JUL		
				001.2000.4203		111.76
					Total :	**111.76**
91910	7/15/2025	005993	MACS SPRING INC	EQUIP#144:SECURITY DEVICE		
				EQUIP#144:SECURITY DEVICE		
				004.8310.4245		129.00
					Total :	**129.00**
91911	7/15/2025	000145	MATICH CORPORATION	STR22002 CON MSRI-APR		
				STR22002 CON MSRI-APR		
				017.8350.6550		82,578.82
				STR2200 CON CRG-APR		
				STR2200 CON CRG-APR		
				030.8495.6550		95,815.70
				STR22002 CON RET MSRI-APR		
				STR22002 CON RET MSRI-APR		
				017.1350		-4,128.94
				STR22002 CON RET CRG-APR		
				STR22002 CON RET CRG-APR		
				030.1350		-4,790.79

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Voucher	Date	Vendor		Description/Account		Amount
91911	7/15/2025	000145	000145 MATICH CORPORATION	(Continued)	**Total :**	**169,474.79**
91912	7/15/2025	003144	REVENUE & COST SPECIALISTS,	CITY FEE STUDY UPDATE 24/25		
				CITY FEE STUDY UPDATE 24/25		
				001.1700.4621		5,024.00
				CITY FEE STUDY UPDATE 24/25		
				CITY FEE STUDY UPDATE 24/25		
				001.1700.4621		5,024.00
					Total :	**10,048.00**
91913	7/15/2025	005326	RP LANDSCAPE & IRRIGATION	BASELINE:LANDSCAPE PLANT REPLACEMENT		
				BASELINE:LANDSCAPE PLANT REPLACEMENT		
				004.8310.4585		1,080.00
					Total :	**1,080.00**
91914	7/15/2025	003713	SATCOM GLOBAL LTD.	SATTELITE PHONES-JUN		
				SATTELITE PHONES-JUN		
				028.2050.4061		28.61
				SATTELITE PHONES-JUN		
				029.2100.4061		28.60
				SATTELITE PHONES-JUN		
				001.2000.4061		57.21
				SATTELITE PHONES-JUN		
				042.9510.4061		57.21
					Total :	**171.63**
91915	7/15/2025	000022	SB CO AUDITOR/CONTROLLER	LAFCO'S 25/26 APPORTIONMENT		
				LAFCO'S 25/26 APPORTIONMENT		
				001.1000.4346		4,229.88
					Total :	**4,229.88**
91916	7/15/2025	003422	SO CAL ASSOC OF GOVERNMENTS	SCAG DUES 25/26		
				SCAG DUES 25/26		
				001.1000.4310		8,045.00
					Total :	**8,045.00**
91917	7/15/2025	000203	SOUTHERN CALIFORNIA EDISON	STREET LIGHT ACQUISITION-SALES PH 1-JUN		
				STREET LIGHT ACQUISITION-SALES PH 1-JUN		
				013.8510.4011		16,032.35

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Voucher	Date	Vendor		Description/Account		Amount
91917	7/15/2025	000203	000203 SOUTHERN CALIFORNIA EDISON	(Continued)	**Total :**	**16,032.35**
91918	7/15/2025	000203	SOUTHERN CALIFORNIA EDISON	LS3: VARIOUS-JUN LS3: VARIOUS-JUN 013.8510.4011		1,595.92
					Total :	**1,595.92**
91919	7/15/2025	000203	SOUTHERN CALIFORNIA EDISON	LS3: VARIOUS-JUN LS3: VARIOUS-JUN 013.8510.4011		619.10
					Total :	**619.10**
91920	7/15/2025	000075	THE COUNSELING TEAM INT'L	EMPLOYEE SUPPORT SVC:JUN EMPLOYEE SUPPORT SVC:JUN 001.1600.4537		220.00
					Total :	**220.00**
91921	7/15/2025	003044	THOMSON REUTERS WEST	CODE BOOKS:JUL CODE BOOKS:JUL 001.1200.4626		1,719.66
					Total :	**1,719.66**
91922	7/15/2025	004920	TKE ENGINEERING	GENERAL ENG SERVICES-APR GENERAL ENG SERVICES-APR 023.3890.4550		247.50
				BRG07001 NP RDA07-APR BRG07001 NP RDA07-APR 010.3830.6813		218.00
				SDR06002 NP RDA07-APR SDR06002 NP RDA07-APR 010.3830.6600		1,040.00
				SWK19001 RW MSRI-APR SWK19001 RW MSRI-APR 017.8350.6545		50.00
				SWK19001 RW ART3-APR SWK19001 RW ART3-APR 005.8320.6545		50.00
				STR07004A NP GCF-APR STR07004A NP GCF-APR		

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Voucher	Date	Vendor	Description/Account		Amount
91922	7/15/2025	004920 TKE ENGINEERING	(Continued)		
			023.3890.6600		1,040.00
			GENERAL ENG SVC-FEB		
			GENERAL ENG SVC-FEB		
			023.3890.4550		3,000.00
			SWK19001 NP MSRI-APR		
			SWK19001 NP MSRI-APR		
			017.8350.6545		440.00
				Total :	**6,085.50**
91923	7/15/2025	001387 TRANSWORLD SYSTEMS INC.	COLLECTION ACCOUNTS 25/26		
			COLLECTION ACCOUNTS 25/26		
			001.1700.4515		1,400.00
				Total :	**1,400.00**
91924	7/15/2025	000222 UNDERGROUND SERVICE ALERT	REGULATORY FEE-JUN		
			REGULATORY FEE-JUN		
			004.8310.4553		348.82
			MONTHLY DIG FEE-JUN		
			MONTHLY DIG FEE-JUN		
			004.8310.4553		845.50
				Total :	**1,194.32**
91925	7/15/2025	000979 VERIZON WIRELESS	CELLPHONES/AIR CARDS-JUN		
			CELL PHONES/AIR CARDS-JUN		
			001.2000.4061		186.25
			CELL PHONES/AIR CARDS-JUN		
			001.2000.4062		1,104.32
			CELL PHONES/AIR CARDS-JUN		
			001.6000.4061		81.66
			CELL PHONES/AIR CARDS-JUN		
			001.6010.4061		26.10
			CELL PHONES/AIR CARDS-JUN		
			004.8310.4061		180.72
			CELL PHONES/AIR CARDS-JUN		
			004.8310.4062		38.01
			CELL PHONES/AIR CARDS-JUN		
			028.2050.4061		145.04

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Voucher	Date	Vendor	Description/Account		Amount
91925	7/15/2025	000979 VERIZON WIRELESS	(Continued)		
			CELL PHONES/AIR CARDS-JUN		
			028.2050.4062		304.08
			CELL PHONES/AIR CARDS-JUN		
			042.9510.4062		80.02
			CELL PHONES/AIR CARDS-JUN		
			042.9510.4061		1,037.63
			CELL PHONES/AIR CARDS-JUN		
			042.9510.4062		209.36
			CELL PHONES/AIR CARDS-JUN		
			001.1450.4062		40.02
				Total :	**3,433.21**
91926	7/15/2025	006408 W.L. BUTLER CONSTRUCTION, INC., AT	CUP 22-013 MON. DEPOSIT REFUND		
			CUP 22-013 MON. DEPOSIT REFUND		
			051.1420		2,400.00
			CUP 22-013 E/C DEPOSIT REFUND		
			CUP 22-013 E/C DEPOSIT REFUND		
			051.1440		30,000.00
				Total :	**32,400.00**
91927	7/15/2025	000233 WAXIE SANITARY SUPPLY	65% RECYCLEABLE:JNTRL SUPPLIES		
			65% RECYCLEABLE:JNTRL SUPPLIES		
			042.9510.4055		269.98
				Total :	**269.98**
91928	7/15/2025	005824 WESTERN EXTRICATION SPECIALIST	FS#1:TOOL REPAIR		
			FS#1:TOOL REPAIR		
			028.2050.4245		87.24
			FS#1:TOOL REPAIR		
			029.2100.4245		87.23
				Total :	**174.47**
91929	7/15/2025	000237 WILLDAN ASSOCIATES	BLDG & SAFETY PLAN CHECK-JUN		
			BLDG & SAFETY PLAN CHECK-JUN		
			001.4500.4540		3,931.25
			BLDG & SAFETY INSP-JUN		
			BLDG & SAFETY INSP-JUN		

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Voucher	Date	Vendor	Description/Account		Amount
91929	7/15/2025	000237 WILLDAN ASSOCIATES	(Continued)		
			001.4500.4540		30,285.00
				Total :	**34,216.25**
91930	7/15/2025	001677 YMCA OF THE EAST VALLEY	MONTHLY REIMBURSEMENT-MAY		
			MONTHLY REIMBURSEMENT-MAY		
			001.6000.4526		44,375.00
				Total :	**44,375.00**
91931	7/15/2025	004298 ZOLL MEDICAL CORPORATION	ME541: REPAIR TO CRP MACHINE		
			ME541: REPAIR TO CRP MACHINE		
			028.2050.4207		4,288.45
				Total :	**4,288.45**
42	**Vouchers for bank code :**	wfb		**Bank total :**	**399,412.13**
42	**Vouchers in this report**			**Total vouchers :**	**399,412.13**

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91932	7/22/2025	006391 34ED LLC DBA CENTEGIX	WE TIP CENTER SVS 07/01/25.06/30/26		
			WE TIP CENTER SVS 07/01/25.06/30/26		
			001.2000.4563		3,500.00
				Total :	**3,500.00**
91933	7/22/2025	005771 AMAZON CAPITAL SERVICES	TEMP EMPLOYEE OFFICE FURNITURE		
			TEMP EMPLOYEE OFFICE FURNITURE		
			042.9510.4203		474.72
			CUSTOM STAMP & TABLETOP PHOTO CUTTER		
			CUSTOM STAMP & TABLETOP PHOTO CUTTER		
			001.1200.4200		87.30
			NETWORKING SUPPLY RETURN		
			NETWORKING SUPPLY RETURN		
			042.9510.4208		-177.39
			OFFICE SUPPLY RETURN		
			OFFICE SUPPLY RETURN		
			001.1700.4200		-16.62
			LAPTOPS FOR MGT STAFF & CITY STAFF		
			LAPTOPS FOR MGT STAFF & CITY STAFF		
			042.9510.4203		2,836.98
				Total :	**3,204.99**
91934	7/22/2025	006389 AMERIFLEX	FSA:ZAMANO 7/10/25-7/13/25		
			FSA:ZAMANO 7/10/25-7/13/25		
			001.1182		640.20
			FSA:LUDOLPH 7/9/25-7/11/25		
			001.1182		342.00
				Total :	**982.20**
91935	7/22/2025	000774 ARROWHEAD CREDIT UNION-DEPT 91	4TH OF JULY: RESTROOMS		
			4TH OF JULY: RESTROOMS		
			001.6020.4336		211.93
			HVAC - WIFI USB ADAPTER		
			HVAC - WIFI USB ADAPTER		
			001.6000.4588		43.49
			25/26 GO DADDY WEB HOSTING		
			25/26 GO DADDY WEB HOSTING		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91935	7/22/2025	000774 ARROWHEAD CREDIT UNION-DEPT 91	(Continued)	
			042.9510.4533 FLAT FILES FLAT FILES	203.76
			001.4100.4200 APPLE WATCH & CHARGING DOCK APPLE WATCH & CHARGING DOCK	808.13
			042.9510.4061 2025 CTI TRAINING: CROSLIN & BELTRAN-QUI 2025 CTI TRAINING: CROSLIN &	548.43
			001.4500.4330 ZOOM MEETING-JUN ZOOM MEETING-JUN	405.00
			042.9510.4533 ACCESS TOOLKIT ANNUAL ACCESS TOOLKIT ANNUAL	110.00
			051.1493 APA MEMBERSHIP: MARTINEZ APA MEMBERSHIP: MARTINEZ	597.00
			001.4100.4310	273.00
			Total :	**3,200.74**
91936	7/22/2025	000774 ARROWHEAD CREDIT UNION-DEPT 91	ICC TRAINING:CROSLIN ICC TRAINING:CROSLIN	
			001.4500.4330 CRRA SB1383 TOUR:MORGAN CRRA SB1383 TOUR:MORGAN	79.00
			001.4200.4320 CRRA SB1383 TOUR:RAMOS CRRA SB1383 TOUR:RAMOS	40.00
			001.4200.4320	40.00
			Total :	**159.00**
91937	7/22/2025	000774 ARROWHEAD CREDIT UNION-DEPT 91	CAL CITIES ANNUAL JOINT MEETING:SALDANA CAL CITIES ANNUAL JOINT MEETING:SALDANA	
			001.1000.4330 CAL CITIES ANNUAL JOINT MEETING:ZAMANO CAL CITIES ANNUAL JOINT MEETING:ZAMANO	50.00

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Voucher	Date	Vendor	Description/Account		Amount
91937	7/22/2025	000774 ARROWHEAD CREDIT UNION-DEPT 91	(Continued)		
			001.1450.4330		50.00
			CAL CITIES ANNUAL JOINT MEETING:ZAMANO		
			CAL CITIES ANNUAL JOINT MEETING:ZAMANO		
			001.1000.4330		15.93
				Total :	**115.93**
91938	7/22/2025	005516 BASE HILL, INC.	JANITORIAL SVC-JUN		
			CITY HALL-JUN		
			042.9510.4504		1,808.80
			CC-JUN		
			042.9510.4504		360.14
			AURANTIA PARK-JUN		
			001.6000.4504		1,683.73
			COMMUNITY PARK-JUN		
			001.6000.4504		2,258.10
			POLICE DEPT-JUN		
			001.2000.4504		1,250.64
				Total :	**7,361.41**
91939	7/22/2025	003836 CALIFORNIA BUILDING	BSAR 04/25-06/25		
			BSAR 04/25-06/25		
			001.4500.4543		1,165.00
			BSAR 04/25-06/25		
			051.1480		-116.50
				Total :	**1,048.50**
91940	7/22/2025	005926 CALIFORNIA INTERGOVERNMENTAL	FY 25/26 PROPERTY INS PREM		
			FY 25/26 PROPERTY INS PREM		
			041.9500.4360		208,267.00
			FY 25/26 PROP DED BUYDOWN PREM		
			041.9500.4360		5,482.00
			FY 25/26 CRIME BOND PREM		
			FY 25/26 CRIME BOND PREM		
			041.9500.4360		2,298.00
			FY 25/26 CYBER SEC PREM		
			041.9500.4360		5,506.62
			FY 25/26 POLLUTION INS PREM		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91940	7/22/2025	005926 CALIFORNIA INTERGOVERNMENTAL	(Continued)	
			041.9500.4360 FY 25/26 DEADLY WEAPON PREM	1,314.84
			041.9500.4360	268.99
			Total :	**223,137.45**
91941	7/22/2025	002480 CASC ENGINEERING & CONSULTING	WQP24004-APR WQP24004-APR	
			001.3200.4551 WQP25001-APR WQP25001-APR	385.00
			001.3200.4551 WQP25002-APR WQP25002-APR	402.50
			001.3200.4551 WQP25003-APR WQP25003-APR	402.50
			001.3200.4551 FWQ22003-APR FWQ22003-APR	490.00
			001.3200.4551 FWQ24001-APR FWQ24001-APR	200.00
			001.3200.4551 FWQ19001-APR FWQ19001-APR	414.52
			001.3200.4551 FWQ21006-APR FWQ21006-APR	100.00
			001.3200.4551 FWQ22003-APR FWQ22003-APR	1,000.00
			001.3200.4551 FWQ22001-APR FWQ22001-APR	300.00
			001.3200.4551 FWQ24002-APR FWQ24002-APR	1,250.00

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91941	7/22/2025	002480 CASC ENGINEERING & CONSULTING	(Continued)		
			001.3200.4551		350.00
			FWQ24001-APR		
			FWQ24001-APR		
			001.3200.4551		100.00
			WQP22010-APR		
			WQP22010-APR		
			001.3200.4551		200.00
				Total :	**5,594.52**
91942	7/22/2025	006099 CHARTER COMMUNICATIONS	CITY HALL:TELE/INT-JUL		
			CITY HALL:TELE/INT-JUL		
			042.9510.4065		855.37
				Total :	**855.37**
91943	7/22/2025	006099 CHARTER COMMUNICATIONS	PD:TELE/INT-JUL		
			PD:TELE/INT-JUL		
			001.2000.4065		830.00
				Total :	**830.00**
91944	7/22/2025	006099 CHARTER COMMUNICATIONS	FS#3:TELE/INT-JUL		
			FS#3:TELE/INT-JUL		
			028.2050.4065		329.55
			FS#3:TELE/INT-JUL		
			029.2100.4065		329.55
				Total :	**659.10**
91945	7/22/2025	006099 CHARTER COMMUNICATIONS	FS#1:TELE/INT-JUL		
			FS#1:TELE/INT-JUL		
			028.2050.4065		217.21
			FS#1:TELE/INT-JUL		
			029.2100.4065		217.21
				Total :	**434.42**
91946	7/22/2025	006099 CHARTER COMMUNICATIONS	FS#2:TELE/INT-JUL		
			FS#2:TELE/INT-JUL		
			028.2050.4065		169.22
			FS#2:TELE/INT-JUL		
			029.2100.4065		169.21

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91946	7/22/2025	006099	006099 CHARTER COMMUNICATIONS	(Continued)	Total :	338.43
91947	7/22/2025	006099	CHARTER COMMUNICATIONS	CORP YARD:TELE/INT-JUL CORP YARD:TELE/INT-JUL 004.8310.4060		79.01
					Total :	79.01
91948	7/22/2025	005553	CLARK PEST CONTROL OF STOCKTON	FS#1:PEST CONTROL FS#1:PEST CONTROL 028.2050.4589		28.00
				FS#1:PEST CONTROL 029.2100.4589		28.00
				YMCA:PEST CONTROL YMCA:PEST CONTROL 001.6000.4589		114.00
				CITY HALL:PEST CONTROL CITY HALL:PEST CONTROL 042.9510.4589		75.00
				PD:PEST CONTROL PD:PEST CONTROL 001.2000.4589		116.00
				CORP YARD:PEST CONTROL CORP YARD:PEST CONTROL 004.8310.4589		88.00
					Total :	449.00
91949	7/22/2025	005265	COMMERCIAL DOOR METAL SYSTEMS	LIBRARY: INSTALL FRONT ENTRY DOOR MOTOR LIBRARY: INSTALL FRONT ENTRY DOOR MOTOR 001.6000.4070		3,592.19
					Total :	3,592.19
91950	7/22/2025	006373	COMPUTERIZED EMBROIDERY INC.	CITY HEAT PROTECTION HATS CITY HEAT PROTECTION HATS 041.9500.4349		432.74
					Total :	432.74
91951	7/22/2025	005313	COUNTY OF SAN BERNARDINO, HUMAN	PRE EMPLOYMENT TESTING:WOLFE PRE EMPLOYMENT TESTING:WOLFE 001.1600.4236		45.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91951	7/22/2025	005313	005313 COUNTY OF SAN BERNARDINO, HU (Continued)		Total :	**45.00**
91952	7/22/2025	001701	CSMFO	CSMFO BUDGET AWARD APP 25/27		
				CSMFO BUDGET AWARD APP 25/27		
				001.1700.4310		175.00
					Total :	**175.00**
91953	7/22/2025	000213	DAILY JOURNAL CORPORATION	ORD#472:NEWSPAPER PUB		
				ORD#472:NEWSPAPER PUB		
				001.1200.4300		2,803.44
					Total :	**2,803.44**
91954	7/22/2025	000056	DEPARTMENT OF CONSERVATION	SMIP 04/2025-06/2025		
				SMIP 04/2025-06/2025		
				001.4500.4542		4,197.00
				SMIP 04/2025-06/2025		
				051.1479		-209.85
					Total :	**3,987.15**
91955	7/22/2025	001035	DEPARTMENT OF JUSTICE	FINGERPRINTING APPS:KING		
				FINGERPRINTING APPS:KING		
				001.1700.4236		32.00
				FINGERPRINTING APPS:LYONS		
				001.1700.4236		64.00
				FINGERPRINTING APPS:MCNABB		
				001.1700.4236		32.00
				FINGERPRINTING APPS:WOLFE		
				001.1600.4236		32.00
					Total :	**160.00**
91956	7/22/2025	006259	DEPENDABLE BREAK ROOM SOLUTION	CITY HALL:COFFEE/WATER/FILTER CARTRIDGE		
				CITY HALL:COFFEE/WATER/FILTER CARTRIDGE		
				042.9510.4200		460.78
					Total :	**460.78**
91957	7/22/2025	003360	DIRECTV	PD:SATTELITE CABLE-JUL		
				PD SATTELITE CABLE-JUL		
				001.2000.4065		120.00

Bank code : wfb

Voucher	Date	Vendor		Description/Account		Amount
91957	7/22/2025	003360	003360 DIRECTV	(Continued)	Total :	120.00
91958	7/22/2025	004879	DIV OF THE STATE ARCHITECT	AB1379 04/2025-6/2025		
				AB1379 04/2025-6/2025		
				051.1493		428.70
					Total :	428.70
91959	7/22/2025	005869	DOPP PROPERTY SERVICES	8035 DONNA DR:SECURE PROP		
				8035 DONNA DR:SECURE PROP		
				001.4600.4557		865.00
				7712 VICTORIA AVE:SECURE PROP		
				7712 VICTORIA AVE:SECURE PROP		
				001.4600.4557		215.00
				25222 3RD ST:SECURE PROP		
				25222 3RD ST:SECURE PROP		
				001.4600.4557		195.00
				26811 5TH ST:SECURE PROP		
				26811 5TH ST:SECURE PROP		
				001.4600.4557		195.00
					Total :	1,470.00
91960	7/22/2025	000085	EAST VALLEY WATER DISTRICT	ATHLETIC CTR-JUN		
				ATHLETIC CTR-JUN		
				001.6000.4030		442.37
				COMMUNITY PARK-JUN		
				COMMUNITY PARK-JUN		
				001.6000.4030		10,728.46
				LMD 30-JUN		
				LMD 30-JUN		
				012.8500.4030		368.48
				LMD 10-JUN		
				LMD 10-JUN		
				012.8500.4030		2,059.21
				OAK CREEK PARK-JUN		
				OAK CREEK PARK-JUN		
				016.8540.4030		2,256.43
				LMD 10-JUN		
				LMD 10-JUN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91960	7/22/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			012.8500.4030 LMD 34-JUN LMD 34-JUN	1,260.15
			012.8500.4030 COMMUNITY PARK-JUN COMMUNITY PARK-JUN	213.21
			001.6000.4030 COMM CTR-FS-JUN COMM CTR-FS-JUN	22.51
			001.6000.4030 STR & STRM DRN #21-JUN STR & STRM DRN #21-JUN	22.51
			024.8470.4030 CORP YARD-JUN CORP YARD-JUN	59.84
			004.8310.4030 COMM CTR- IRRIGATION-JUN COMM CTR- IRRIGATION-JUN	1,642.43
			001.6000.4030 LIBRARY/ELC-JUN LIBRARY/ELC-JUN	798.67
			001.6000.4030 YMCA COMMUNITY PARK-JUN YMCA COMMUNITY PARK-JUN	870.71
			001.6000.4030 CORP YARD-JUN CORP YARD-JUN	240.06
			004.8310.4030 LIBRARY/ELC-JUN LIBRARY/ELC-JUN	172.86
			001.6000.4030 ATHLETIC CTR-JUN ATHLETIC CTR-JUN	520.66
			001.6000.4030 CUNNINGHAM PARK-JUN CUNNINGHAM PARK-JUN	21.11
			016.8540.4030	2,594.27

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91960	7/22/2025	000085 EAST VALLEY WATER DISTRICT	(Continued)	
			LIBRARY/ELC-JUN	
			LIBRARY/ELC-JUN	
			001.6000.4030	23.91
			CORP YARD-JUN	
			CORP YARD-JUN	
			004.8310.4030	28.29
			Total :	**24,346.14**
91961	7/22/2025	005018 FLYERS ENERGY, LLC	FUEL-JUN	
			FUEL-JUN	
			001.2000.4220	4,069.21
			FUEL-JUN	
			001.4200.4220	101.29
			FUEL-JUN	
			001.4600.4220	237.97
			FUEL-JUN	
			001.6000.4220	109.59
			FUEL-JUN	
			004.8310.4220	411.01
			FUEL-JUN	
			028.2050.4220	822.51
			FUEL-JUN	
			029.2100.4220	822.51
			FUEL-JUN	
			042.9510.4220	27.40
			Total :	**6,601.49**
91962	7/22/2025	006146 FM THOMAS AIR CONDITIONING	LIBRARY:HVAC REPAIRS	
			LIBRARY:HVAC REPAIRS	
			001.6000.4588	4,697.07
			LIBRARY:HVAC REPAIRS	
			LIBRARY:HVAC REPAIRS	
			001.6000.4588	3,661.60
			LIBRARY:HVAC REPAIRS	
			LIBRARY:HVAC REPAIRS	
			001.6000.4588	3,198.79

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91962	7/22/2025	006146 006146 FM THOMAS AIR CONDITIONING	(Continued)	Total :	**11,557.46**
91963	7/22/2025	001122 GALLS, LLC	UNIFORMS:OWENS		
			UNIFORMS:OWENS		
			001.4600.4249		79.78
			UNIFORMS:CHAMBERS, OWENS & RAMIREZ		
			UNIFORMS:CHAMBERS, OWENS & RAMIREZ		
			001.4600.4249		915.79
				Total :	**995.57**
91964	7/22/2025	000100 GOVERNMENT FINANCE OFFICERS, AS	GFOA AWARD APP 25/27		
			GFOA AWARD APP 25/27		
			001.1700.4310		575.00
				Total :	**575.00**
91965	7/22/2025	000108 HIGH TECH SECURITY	PD: INCEPTION ENTRY SYSTEM & INSTALLATIO		
			PD:INCEPTION ENTRY SYS & INSTALL		
			007.8330.4070		4,355.74
				Total :	**4,355.74**
91966	7/22/2025	002664 INLAND LIGHTING SUPPLIES, INC.	PD:LIGHTING SUPPLIES		
			PD:LIGHTING SUPPLIES		
			001.2000.4070		195.75
			PD:LIGHTING SUPPLIES		
			PD:LIGHTING SUPPLIES		
			001.2000.4070		228.38
				Total :	**424.13**
91967	7/22/2025	000127 K & L HARDWARE	CORP YARD:MISC SUPPLIES		
			CORP YARD:MISC SUPPLIES		
			004.8310.4206		30.14
				Total :	**30.14**
91968	7/22/2025	006407 MCCI,LLC	FUJITSU SCANNER WARRANTY		
			FUJITSU SCANNER WARRANTY		
			042.9510.4255		2,563.00
				Total :	**2,563.00**
91969	7/22/2025	001439 OFFICE SOLUTIONS	30% RECYCLED COLOR COPY PAPER		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91969	7/22/2025	001439 OFFICE SOLUTIONS	(Continued)		
			30% RECYCLED COLORED COPY PAPER		
			042.9510.4200		150.21
			30% RECYCLED COPY PAPER		
			042.9510.4200		748.16
				Total :	**898.37**
91970	7/22/2025	000030 SAN BERNARDINO COUNTY SHERIFFS	GENERAL SVC EXPENSE		
			GENERAL SVC EXPENSE		
			001.2000.4560		216,959.23
			CREDIT FOR POLL WORKERS-PANIAGUA		
			CREDIT FOR POLL WORKERS-PANIAGUA		
			001.2000.4560		-303.70
			OT & ON-CALL		
			OT & ON-CALL		
			001.2000.4560		43,308.10
			OT SEP-YMCA FUN RUN		
			OT SEP-YMCA FUN RUN		
			001.2000.4560		4,520.32
			PERSONNEL CREDITS		
			PERSONNEL CREDITS		
			001.2000.4560		-150,528.00
			SUBROGRATION CREDITS-LANDIS		
			SUBROGRATION CREDITS-LANDIS		
			001.2000.4560		-4,544.77
				Total :	**109,411.18**
91971	7/22/2025	004623 SAN BERNARDINO COUNTY, FIRE PROT	VSQG WASTE DISPOSAL FEE		
			VSQG WASTE DISPOSAL FEE		
			001.4200.4596		336.69
				Total :	**336.69**
91972	7/22/2025	001848 SB CO ASSESSORS OFFICE	PARCEL MAP REVISIONS-JUL		
			PARCEL MAP REVISIONS-JUL		
			001.4100.4310		2.00
				Total :	**2.00**
91973	7/22/2025	000022 SB CO AUDITOR/CONTROLLER	PARKING CITATIONS-JUN		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91973	7/22/2025	000022 SB CO AUDITOR/CONTROLLER	(Continued)		
			PARKING CITATIONS-JUN		
			051.1490		669.00
				Total :	**669.00**
91974	7/22/2025	000482 SB CO FLOOD CONTROL DISTRICT	SANTA ANA RIVER WATERSHED 25/26		
			SANTA ANA RIVER WATERSHED 25/26		
			001.4200.4665		120,572.00
				Total :	**120,572.00**
91975	7/22/2025	005731 SITEONE LANDSCAPE SUPPLY, LLC	ROW:WEED CONTROL HERBICIDE		
			ROW:WEED CONTROL HERBICIDE		
			004.8310.4206		1,056.93
			LMD13:IRRIG PARTS		
			LMD13:IRRIG PARTS		
			012.8500.4206		146.41
			LMD2:IRRIG REPAIRS		
			LMD2:IRRIG REPAIRS		
			012.8500.4206		313.87
			COMM PARK:VANDALISM REPAIRS		
			COMM PARK:VANDALISM REPAIRS		
			001.6000.4206		432.66
			AURANITIA PARK:IRRIG PARTS		
			AURANITIA PARK:IRRIG PARTS		
			001.6000.4206		327.90
				Total :	**2,277.77**
91976	7/22/2025	000487 SMART & FINAL	TRAILS DAY EVENT SNACKS		
			TRAILS DAY EVENT SNACKS		
			001.4100.4336		81.08
				Total :	**81.08**
91977	7/22/2025	000203 SOUTHERN CALIFORNIA EDISON	LS3 8017 1/2 DEL ROSA DR-JUL		
			LS3 8017 1/2 DEL ROSA DR-JUL		
			013.8510.4011		100.07
				Total :	**100.07**
91978	7/22/2025	005332 STATE OF CALIFORNIA	24/25 AUDIT CONFIRMATION		
			24/25 AUDIT CONFIRMATION		

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
91978	7/22/2025	005332 STATE OF CALIFORNIA	(Continued)		
			001.1700.4510		150.00
				Total :	**150.00**
91979	7/22/2025	004413 TWISTED IMAGES INK	NNO BANNER		
			NNO BANNER		
			001.6020.4300		1,111.98
				Total :	**1,111.98**
91980	7/22/2025	005337 VAN LANT & FANKHANEL, LLP	CITY AUDIT 24/25		
			CITY AUDIT 24/25		
			001.1700.4510		12,000.00
				Total :	**12,000.00**
91981	7/22/2025	003535 WEST COAST ARBORISTS, INC.	LMD55 TREE MAINT-JUN		
			LMD15 TREE MAINT-JUN		
			012.8500.4585		532.60
			LMD55 TREE MAINT-JUN		
			012.8500.4585		599.18
				Total :	**1,131.78**
91982	7/22/2025	006001 YUNEX LLC	STL RESPONSE CALL OUTS-JUN		
			STL RESPONSE CALL OUTS-JUN		
			013.8510.4664		672.69
			SB1-3 TS RESPONSE CALL OUTS-JUN		
			SB1-3 TS RESPONSE CALL OUTS-JUN		
			004.8310.4580		3,512.55
			BASELINE:CM POLE#20221H		
			BASELINE:CM POLE#20221H		
			013.8510.4664		413.96
			HIGHLAND & CLOVERHILL KD#60057H		
			HIGHLAND & CLOVERHILL KD#60057H		
			013.8510.4664		1,295.31
			SB1-3 TS MAINT-JUN		
			SB1-3 TS MAINT-JUN		
			004.8310.4580		3,872.28
			SB1-3 5TH & DEL ROSA:S&I MARATHON BBS		
			SB1-3 5TH & DEL ROSA:S&I MARATHON BBS		
			004.8310.4580		8,850.46

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91982	7/22/2025	006001 YUNEX LLC	(Continued)	
			TROUBLESHOOT LPR CAMS	
			TROUBLESHOOT LPR CAMS	
			004.8310.4580	1,604.48
			SB1-3 GREENSPOT & ORANGE:S&I MARATHON	
			SB1-3 GREENSPOT & ORANGE:S&I MARATHON	
			004.8310.4580	6,544.45
			SB1-3 STL MAINT-BASELINE	
			SB1-3 STL MAINT-BASELINE	
			004.8310.4580	510.71
			SB1-3 5TH & CHURCH:REPLACE LOUVERED	
			SB1-3 5TH & CHURCH:REPLACE LOUVERED	
			004.8310.4580	1,637.20
			SB1-3 MCKINLEY & BASELINE:BBS & CAB	
			SB1-3 MCKINLEY & BASELINE:BBS & CAB	
			004.8310.4580	8,850.46
			SB1-3 9TH & LANKERSHIM:BYPASS SWITCH	
			SB1-3 9TH & LANKERSHIM:BYPASS SWITCH	
			004.8310.4580	1,827.77
			SB1-4 3RD ST:INSTALL SIGNAL HEAD SS	
			SB1-4 3RD ST:INSTALL SIGNAL HEAD SS	
			004.8310.4580	1,032.69
			Total :	**40,625.01**

51 Vouchers for bank code : wfb **Bank total :** **606,440.67**

51 Vouchers in this report **Total vouchers :** **606,440.67**

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1053	7/25/2025	006400 MISSION SQUARE PLAN SERVICES	MISSION SQ DEF COMP 457 TRAD: PAYMENT	
			MISSION SQ DEF COMP 457 TRAD: Payment 001.1170	10,030.42
			MISSION SQ DEF COMP 457 TRAD: Payment 004.1170	1,578.14
			MISSION SQ DEF COMP 457 TRAD: Payment 010.1170	449.98
			MISSION SQ DEF COMP 457 TRAD: Payment 012.1170	12.50
			MISSION SQ DEF COMP 457 TRAD: Payment 016.1170	12.50
			MISSION SQ DEF COMP 457 TRAD: Payment 023.1170	22.52
			MISSION SQ DEF COMP 457 TRAD: Payment 024.1170	11.99
			MISSION SQ DEF COMP 457 TRAD: Payment 041.1170	185.35
			MISSION SQ DEF COMP 457 TRAD: Payment 042.1170	260.03
			MISSION SQ DEF COMP 457 TRAD: Payment 070.1170	215.09
			MISSION SQ DEF COMP 457 ROTH: Payment 001.1170	170.00
			MISSION SQ DEF COMP 457 ROTH: Payment 042.1170	30.00
			Total :	**12,978.52**
1054	7/25/2025	000119 INTERNAL REVENUE SERVICE	FEDERAL TAXES: PAYMENT	
			FEDERAL TAXES: Payment 023.1120	113.53
			FEDERAL TAXES: Payment 024.1120	13.83
			FEDERAL TAXES: Payment 041.1120	576.79
			FEDERAL TAXES: Payment 042.1120	837.83

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1054	7/25/2025	000119 INTERNAL REVENUE SERVICE	(Continued)	
			FEDERAL TAXES: Payment	
			070.1120	943.60
			SOCIAL SECURITY: Payment	
			001.1140	720.26
			SOCIAL SECURITY: Payment	
			008.1140	131.08
			MEDICARE: Payment	
			001.1140	3,785.94
			MEDICARE: Payment	
			004.1140	584.84
			MEDICARE: Payment	
			008.1140	30.66
			MEDICARE: Payment	
			010.1140	136.08
			MEDICARE: Payment	
			012.1140	61.28
			MEDICARE: Payment	
			016.1140	61.30
			MEDICARE: Payment	
			023.1140	68.78
			MEDICARE: Payment	
			024.1140	4.78
			MEDICARE: Payment	
			041.1140	96.40
			MEDICARE: Payment	
			042.1140	263.36
			MEDICARE: Payment	
			070.1140	166.84
			FEDERAL TAXES: Payment	
			001.1120	14,982.33
			FEDERAL TAXES: Payment	
			004.1120	1,748.04
			FEDERAL TAXES: Payment	
			008.1120	4.70
			FEDERAL TAXES: Payment	
			010.1120	431.55

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1054	7/25/2025	000119 INTERNAL REVENUE SERVICE	(Continued)	
			FEDERAL TAXES: Payment	
			012.1120	209.71
			FEDERAL TAXES: Payment	
			016.1120	209.71
			Total :	**26,183.22**
1055	7/25/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	EPMC: PAYMENT	
			PERS SURVIVOR: Payment	
			004.1145	4.64
			PERS SURVIVOR: Payment	
			010.1145	0.82
			PERS SURVIVOR: Payment	
			012.1145	0.55
			PERS SURVIVOR: Payment	
			016.1145	0.56
			PERS SURVIVOR: Payment	
			023.1145	0.44
			PERS SURVIVOR: Payment	
			024.1145	0.05
			PERS SURVIVOR: Payment	
			041.1145	0.33
			PERS SURVIVOR: Payment	
			042.1145	3.25
			PERS SURVIVOR: Payment	
			070.1145	0.73
			EPMC: Payment	
			001.1145	545.53
			EPMC: Payment	
			004.1145	103.43
			EPMC: Payment	
			012.1145	3.16
			EPMC: Payment	
			016.1145	3.16
			EPMC: Payment	
			023.1145	9.96
			EPMC: Payment	

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
1055	7/25/2025	000004 PUBLIC EMPLOYEE RETIREMENT SYS	(Continued)	
			024.1145	0.79
			EPMC: Payment	
			041.1145	22.60
			EPMC: Payment	
			042.1145	15.73
			EPMC: Payment	
			070.1145	64.49
			PERS: Payment	
			001.1145	19,081.89
			PERS: Payment	
			004.1145	3,274.00
			PERS: Payment	
			010.1145	807.07
			PERS: Payment	
			012.1145	270.94
			PERS: Payment	
			016.1145	270.91
			PERS: Payment	
			023.1145	264.77
			PERS: Payment	
			024.1145	25.01
			PERS: Payment	
			041.1145	553.19
			PERS: Payment	
			042.1145	1,253.43
			PERS: Payment	
			070.1145	1,023.39
			PERS SURVIVOR: Payment	
			001.1145	24.90
			Total :	**27,629.72**
1056	7/25/2025	000001 CALIF STATE EMPLOYMENT	STATE TAXES: PAYMENT	
			STATE TAXES: Payment	
			001.1130	6,241.85
			STATE TAXES: Payment	
			004.1130	712.25

Bank code : wfb

Voucher	Date	Vendor	Description/Account		Amount
1056	7/25/2025	000001 CALIF STATE EMPLOYMENT	(Continued)		
			STATE TAXES: Payment		
			010.1130		196.15
			STATE TAXES: Payment		
			012.1130		65.17
			STATE TAXES: Payment		
			016.1130		65.17
			STATE TAXES: Payment		
			023.1130		42.54
			STATE TAXES: Payment		
			024.1130		5.52
			STATE TAXES: Payment		
			041.1130		231.04
			STATE TAXES: Payment		
			042.1130		335.61
			STATE TAXES: Payment		
			070.1130		342.21
				Total :	**8,237.51**
91983	7/25/2025	006403 CA STATE DISBURSMENT UNIT	CHILD SUPPORT: PAYMENT		
			CHILD SUPPORT: Payment		
			004.1180		146.09
			CHILD SUPPORT: Payment		
			024.1180		2.98
				Total :	**149.07**
91984	7/25/2025	006388 COLONIAL LIFE & ACCIDENTAL INS	COLONIAL LIFE - ACCIDENT: PAYMENT		
			LONG TERM DISABILITY LINCOLN: Payment		
			001.1180		576.11
			LONG TERM DISABILITY LINCOLN: Payment		
			004.1180		159.66
			LONG TERM DISABILITY LINCOLN: Payment		
			010.1180		13.01
			LONG TERM DISABILITY LINCOLN: Payment		
			012.1180		3.43
			LONG TERM DISABILITY LINCOLN: Payment		
			016.1180		3.42
			LONG TERM DISABILITY LINCOLN: Payment		

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91984	7/25/2025	006388 COLONIAL LIFE & ACCIDENTAL INS	(Continued)	
			023.1180 LONG TERM DISABILITY LINCOLN: Payment	13.68
			024.1180 LONG TERM DISABILITY LINCOLN: Payment	1.44
			041.1180 LONG TERM DISABILITY LINCOLN: Payment	13.79
			042.1180 LONG TERM DISABILITY LINCOLN: Payment	10.82
			070.1180 COLONIAL LIFE - CANCER: Payment	19.67
			001.1181 COLONIAL LIFE - CANCER: Payment	57.80
			004.1181 COLONIAL LIFE - CANCER: Payment	61.31
			024.1181 COLONIAL - SPECIFIED DISEASE: Payment	1.27
			001.1181 COLONIAL - SPECIFIED DISEASE: Payment	57.48
			004.1181 COLONIAL - SPECIFIED DISEASE: Payment	39.95
			024.1181 COLONIAL - VOL SHORT TERM DIS: Payment	0.83
			001.1181 COLONIAL - VOL SHORT TERM DIS: Payment	329.56
			004.1181 COLONIAL - VOL SHORT TERM DIS: Payment	7.00
			010.1181 COLONIAL - VOL SHORT TERM DIS: Payment	5.32
			023.1181 COLONIAL - VOL SHORT TERM DIS: Payment	16.03
			041.1181 COLONIAL - VOL SHORT TERM DIS: Payment	20.95
			070.1181 COLONIAL LIFE - VOL DENTAL: Payment	6.92
			001.1181 COLONIAL LIFE - VOL DENTAL: Payment	24.89

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91984	7/25/2025	006388 COLONIAL LIFE & ACCIDENTAL INS	(Continued)	
			012.1181 COLONIAL LIFE - VOL DENTAL: Payment	12.47
			016.1181 COLONIAL LIFE - HOSPITAL CONFI: Payment	12.46
			001.1181 COLONIAL LIFE - HOSPITAL CONFI: Payment	284.47
			004.1181 COLONIAL LIFE - HOSPITAL CONFI: Payment	4.87
			023.1181 COLONIAL LIFE - HOSPITAL CONFI: Payment	24.59
			041.1181 COLONIAL LIFE - HOSPITAL CONFI: Payment	14.62
			070.1181 COLONIAL LIFE - ACCIDENT: Payment	4.87
			001.1181 COLONIAL LIFE - ACCIDENT: Payment	299.75
			004.1181 COLONIAL LIFE - ACCIDENT: Payment	32.91
			012.1181 COLONIAL LIFE - ACCIDENT: Payment	5.15
			016.1181 COLONIAL LIFE - ACCIDENT: Payment	5.11
			023.1181 COLONIAL LIFE - ACCIDENT: Payment	12.56
			024.1181 COLONIAL LIFE - ACCIDENT: Payment	0.56
			041.1181 COLONIAL LIFE - ACCIDENT: Payment	15.11
			070.1181	4.95
			Total :	**2,178.79**
91985	7/25/2025	006387 LINCOLN FINANCIAL GROUP	GROUP AD&D - LINCOLN ER PAID: PAYMENT VOLUNTARY LIFE LINCOLN: Payment	
			024.1184 VOLUNTARY LIFE LINCOLN: Payment	0.41
			041.1184	7.90

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91985	7/25/2025	006387 LINCOLN FINANCIAL GROUP	(Continued)	
			VOLUNTARY LIFE LINCOLN: Payment 042.1184	7.21
			VOLUNTARY LIFE LINCOLN: Payment 070.1184	17.91
			SHORT TERM DISABILITY: Payment 001.1184	770.66
			SHORT TERM DISABILITY: Payment 004.1184	144.48
			SHORT TERM DISABILITY: Payment 010.1184	35.53
			SHORT TERM DISABILITY: Payment 012.1184	11.36
			SHORT TERM DISABILITY: Payment 016.1184	11.35
			SHORT TERM DISABILITY: Payment 023.1184	10.67
			SHORT TERM DISABILITY: Payment 024.1184	1.33
			SHORT TERM DISABILITY: Payment 041.1184	18.73
			SHORT TERM DISABILITY: Payment 042.1184	62.65
			SHORT TERM DISABILITY: Payment 070.1184	36.90
			GROUP AD&D - LINCOLN ER PAID: Payment 012.1180	0.65
			GROUP AD&D - LINCOLN ER PAID: Payment 016.1180	0.66
			GROUP AD&D - LINCOLN ER PAID: Payment 023.1180	0.63
			GROUP AD&D - LINCOLN ER PAID: Payment 024.1180	0.07
			GROUP AD&D - LINCOLN ER PAID: Payment 041.1180	1.18
			GROUP AD&D - LINCOLN ER PAID: Payment 042.1180	3.60

Bank code : wfb

Voucher	Date	Vendor	Description/Account	Amount
91985	7/25/2025	006387 LINCOLN FINANCIAL GROUP	(Continued)	
			GROUP AD&D - LINCOLN ER PAID: Payment 070.1180	2.19
			GROUP LIFE - LINCOLN ER PAID: Payment 001.1180	269.96
			GROUP LIFE - LINCOLN ER PAID: Payment 004.1180	51.19
			GROUP LIFE - LINCOLN ER PAID: Payment 010.1180	12.62
			GROUP LIFE - LINCOLN ER PAID: Payment 012.1180	4.00
			GROUP LIFE - LINCOLN ER PAID: Payment 016.1180	3.97
			GROUP LIFE - LINCOLN ER PAID: Payment 023.1180	3.74
			GROUP LIFE - LINCOLN ER PAID: Payment 024.1180	0.48
			GROUP LIFE - LINCOLN ER PAID: Payment 041.1180	7.46
			GROUP LIFE - LINCOLN ER PAID: Payment 042.1180	21.99
			GROUP LIFE - LINCOLN ER PAID: Payment 070.1180	13.15
			VOLUNTARY LIFE LINCOLN: Payment 001.1184	339.36
			VOLUNTARY LIFE LINCOLN: Payment 004.1184	64.99
			VOLUNTARY LIFE LINCOLN: Payment 010.1184	7.94
			VOLUNTARY LIFE LINCOLN: Payment 023.1184	9.78
			GROUP AD&D - LINCOLN ER PAID: Payment 001.1180	43.59
			GROUP AD&D - LINCOLN ER PAID: Payment 004.1180	8.32
			GROUP AD&D - LINCOLN ER PAID: Payment 010.1180	2.03

Bank code : wfb

Voucher	Date	Vendor			Description/Account		Amount
91985	7/25/2025	006387	006387	LINCOLN FINANCIAL GROUP	(Continued)	Total :	2,010.64
7	Vouchers for bank code :	wfb				Bank total :	79,367.47
7	Vouchers in this report					Total vouchers :	79,367.47

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Tish Nava-Cruz, Director of Administrative Services/City Treasurer TNC

SUBJECT: Treasurer's Report for June 2025

RECOMMENDATION: City Council to receive and file the Treasurer's Report for June 2025

FISCAL IMPACT: Cash and Investments:

General Fund	$20,991,763.68
Special Revenue Funds	$42,369,801.12
Internal Service Funds	$ 5,639,561.05
Capital Projects Funds	$39,532,684.25
Agency Funds	$ 2,759,928.05
Housing Authority Fund	$ 3,849,761.70
SARDA Funds	$ 3,513,115.42

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. 4

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

CITY OF HIGHLAND
Treasurer's Report
as of June 30, 2025

CASH AND BANK ACCOUNTS:

Cash on Hand-Office Petty Cash & Change Fund Accounts	1,150.00
Wells Fargo Checking Account (reconciled book balance)	17,906,654.18

DESCRIPTION	MATURITY PERIOD	YIELD	PAR VALUE	ORIGINAL COST
INVESTMENTS: LOCAL GOVERNMENT INVESTMENT POOLS				
California Treasurer's Local Agency Investment Fund (LAIF)	n/a	4.269%		
General Fund			10,491,511.55	
Special Revenue Funds			28,074,411.00	
Internal Service Funds			6,066,958.00	
Capital Projects Funds			27,578,063.00	
Total City LAIF Funds				72,210,943.55
Housing Authority Fund			3,932,611.24	
Total Housing Authority LAIF Funds				3,932,611.24
Total LAIF Funds				76,143,554.79
California Asset Management Program (CAMP)	n/a	4.400%		
General Fund			8,512,514.19	
Special Revenue Funds			3,967,358.00	
Internal Service Funds			3,007,248.00	
Capital Projects Funds			6,573,537.00	
Total CAMP Funds				22,060,657.19
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	3.96%	123,847.49	123,847.49
Fire Protection Expense Fund #128262-012				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	540,898.19	540,898.19
Police Protection Expense Fund #128262-013				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	200,058.54	200,058.54
Community Facilities District (CFD) 2001-1				
Special Tax Fund #217795000				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	346,419.45	346,419.45
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	3.96%	28,396.63	28,396.63
Surplus Fund #217795004				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	31,398.68	31,398.68
Community Facilities District (CFD) 2007-1				
Administrative Expense Fund #260722000				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	11,655.81	11,655.81
Fire Expense Fund #260722001				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	27,288.49	27,288.49
Police Expense Fund #260722002				
US Bank Money Market Account CUSIP #60934N872	n/a	3.96%	10,092.89	10,092.89
TOTAL INVESTMENTS US BANK (COMMUNITY FACILITIES DISTRICTS)				1,320,056.17

1) Maximum limits on accounts are $75M City and $75M Housing Authority.
2) Market Value is based on the June 30, 2025 applicable percentage of 1.001198310
3) Market Value is $76,234,798.37 ($76,143,554.79 x 1.001198310).

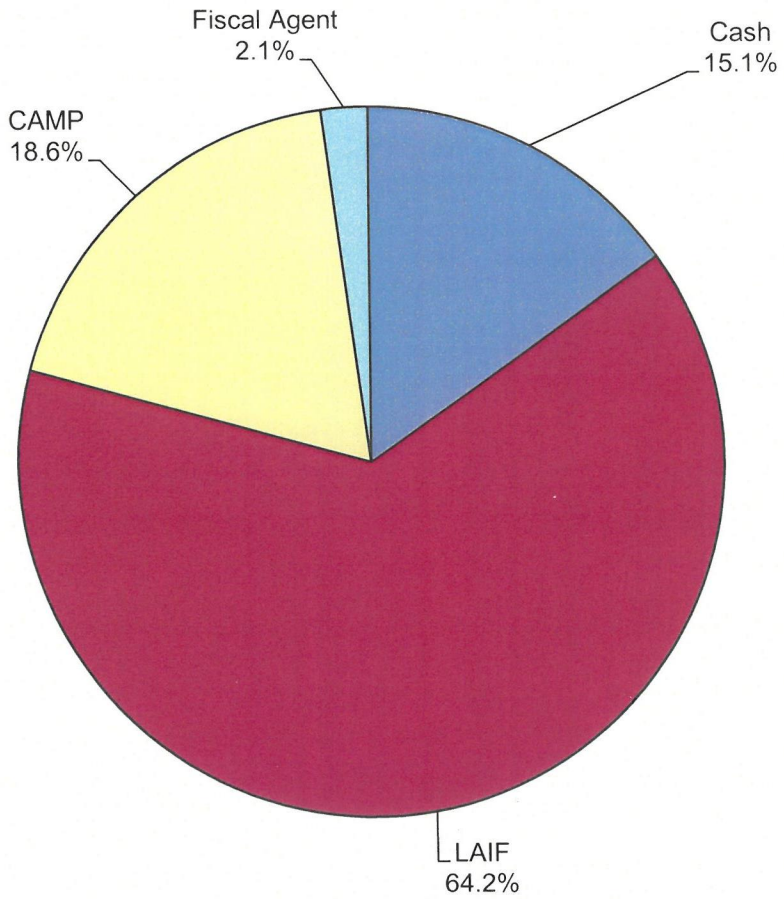
DESCRIPTION	MATURITY PERIOD	YIELD	PAR VALUE	ORIGINAL COST
INVESTMENTS: FISCAL AGENT ACCOUNTS (continued)				
US Bank Corporate Trust Services (SARDA)				
2004B Tax Allocation Refunding Bonds				
Special Fund 786709001				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	4,190.64	4,190.64
Interest Fund 786709002				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	556.91	556.91
Principal Fund 786709003				
Federated Treasury Obligations CUSIP #60934N872	n/a	0.00%	-	-
Reserve Fund 786709004				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	173,205.96	173,205.96
2015A Tax Allocation Refunding Bonds				
Special Fund 268777000				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	946.01	946.01
Interest Fund 268777001				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	670.37	670.37
Principal Fund 268777002				
Federated Treasury Obligations CUSIP #60934N872	n/a	0.00%	-	-
Reserve Fund 268777004				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	1,010,523.37	1,010,523.37
Expense Account 268777006				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	15,289.66	15,289.66
2017 Tax Allocation Refunding Bonds				
Debt Service Fund 259928000				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	17,901.19	17,901.19
Interest Fund 259928001				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	128.56	128.56
Principal Fund 259928002				
Federated Treasury Obligations CUSIP #60934N872	n/a	3.96%	1,130.27	1,130.27
Reserve Fund 259928004				
Assured Guaranty Municipal Bond Insurance	n/a	0.00%	-	-
TOTAL INVESTMENTS US BANK (SARDA)				1,224,542.94
TOTAL CASH AND INVESTMENTS				**118,656,615.27**

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.

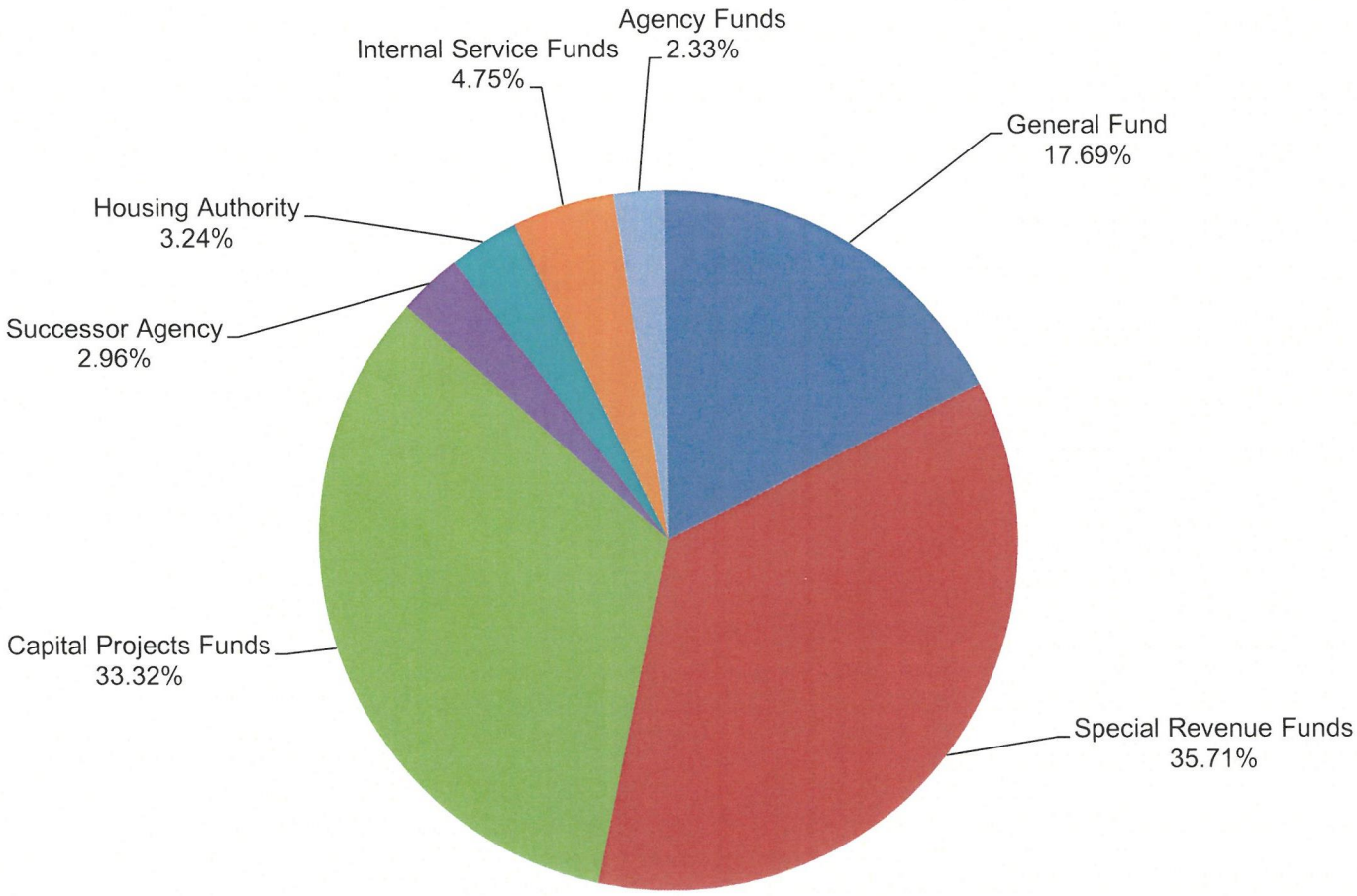
SIGNED:_____
Carlos Zamano
CITY MANAGER

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

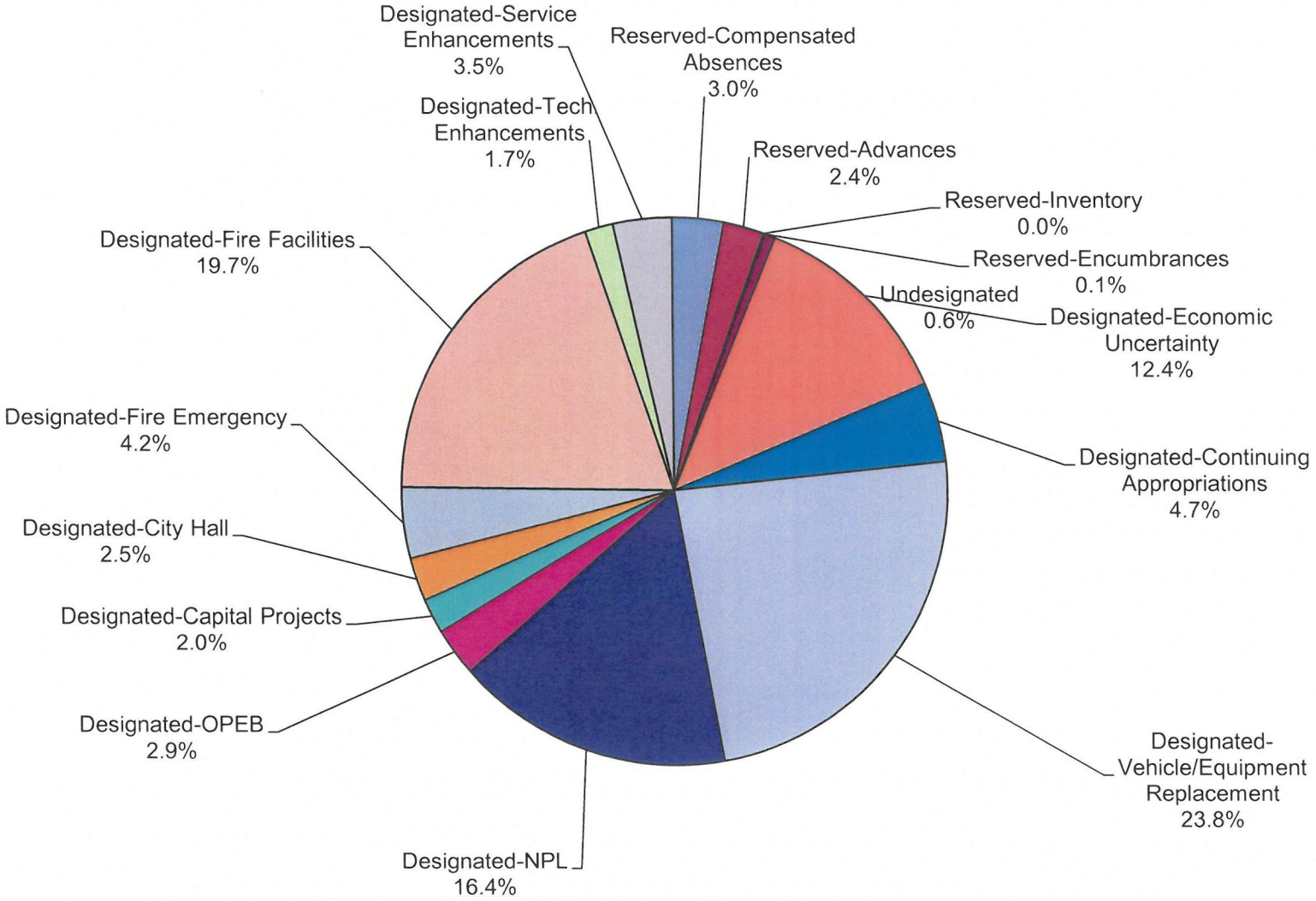
Treasurer's Report



Cash & Investments



General Fund Reserves



STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Alondra Muñoz, City Clerk

REVIEWED BY: Jennifer Arellano, George Hills Company, Claims Adjuster

SUBJECT: Claim Consideration - Amado Calva Badillo

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

BACKGROUND: The Claim was received in the City Clerk's Office on June 9, 2025. 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. 5
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

GEORGE HILLS
Our minds over your matters.

July 3, 2025

Alondra Munoz
City of Highland

RE:		
	Client:	City of Highland
	Claim Number:	GHC0085151
	Date of Loss:	April 6, 2025
	Claimant:	Amado Badillo

Dear Ms. Munoz:

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

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

Please provide us with a copy of the notices sent.

Should you have any questions, please feel free to contact the undersigned.

Kindest Regards,
George Hills Company, Inc.

Jennifer Arellano
Claims Adjuster
Direct Dial : (916) 352.7793
Email : jennifer.arellano@georgehills.com

City of
HIGHLAND
Inc. 1987

June 9, 2025

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

Re: Claimant(s): Amado Calva Badillo
Incident Date: April 6, 2025

Dear Patti:

Enclosed is a copy of a Claim received in person at the Office of the City Clerk on June 9, 2025, by the above referenced claimant(s). Note: Attached is a location map for reference. The incident location is outside of our city limits, it is within the City of San Bernardino. Warm Creek is owned and maintained by the San Bernardino County Flood Control District.

This item will be tentatively scheduled for the City Council regular meeting on Tuesday, June 10, 2025, pending your recommendation. All correspondence will be required from George Hills no later than **June 27, 2025**. 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** Gregory Hogan | **City Council** Jimmy Saldana | **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

Light blue shading is the City of San Bernardino. Green shading is the City of Highland. Dark blue and dark red are Flood Control District jurisdictions.



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

Received: 6/9/25

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 Amado Calva Badillo

   a. Complete Address of Claimant, including City, State and Zip Code:

   7215 Seeley Court

   Highland CA 92346

   b. Phone Number ( )

   c. Date of Birth

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

Issued by which State: CA

__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:

(same)7215 Seeley Court Highland CA 92346

3. Occurrence or event from which the claim arises:

a. Date of occurrence 04/06/2025

b. Time of occurrence 12:15 am

c. Place of occurrence (Exact and specific location)

7215 Seeley Court, Highland CA 92346

backyard (INC# 5318)

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).

An arson occured in the ditch behind my property, which was overgrown with weeds,

spread onto my property and resulted in significant fire damage. (see additional pg)

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

The city's lack of attention to patrols, safety protocols, and maintenance has resulted in

a concerning situation, as this is now the second fire on my property due to negligence.

(see additional page)

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".

The incident resulted in the loss of my property, including tools from the shed, a fence and the hen coop for my chickens, Fortunately, there were no injuries reported. Please refer to the attached pictures for further details.

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

N/A

6. Name and address of any other person injured:

N/A

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

Amado Calva Badillo

7215 Seeley Ct, Highland CA 9236

8. Damages Claimed:

a. Amount claimed as of this date: $ 14,899.77

b. Estimate amount of future costs: $ 1,416.46

c. Total amount claimed: $ 16,316.23

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

see attached

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

a. Tom Burrascano-Fire Captain Highland Fire Department

b. Mario Lazaro-7219 Seeley Ct. Highland CA 92346

c. Rosa Lazaro-7219 Seeley Ct. Highland CA 92346

d. Highland Police Department

e.

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

This incident represents the second fire linked to the city's negligence or insufficient maintenance on my property. Thankfully, there have been no reported injuries so far. Nevertheless, this minor claim deserves thorough attention, as the event was not only distressing but also highlights the urgent need for the city ro rectify its deficiencies. It is crucial to implement proactive measures to avert more serious repercussions, including the potential loss of life, resulting from city's oversight

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: 06/09/2025

Signature of Claimant

Amado Calva Badillo
Printed name of person signing above

D. Continued

The recent incident of arson that occurred in the ditch located behind my property has resulted in significant damage. This particular ditch, overgrown with an abundance of weeds, served as a natural barrier between my land and the surrounding area. Unfortunately, the fire quickly spread from the ditch onto my property, leading to extensive destruction. The flames not only consumed valuable vegetation but also posed a serious threat to the structural integrity of my buildings. The aftermath of this event has left me grappling with a considerable financial loss, as the damage to my property is both extensive and costly to repair. It is crucial to address the underlying issues that allowed this fire to escalate, as well as to seek accountability for the actions that led to this devastating situation.

E. Continued
Despite my attempts to engage with city officials about the urgent need for weed removal and overall upkeep, these problems continue to go unaddressed. Additionally, I have contacted the non-emergency police line about homeless individuals living in the nearby ditch, which has further complicated the situation. With more proactive measures, this predicament could have been prevented.

Highland Fire Department/*CAL FIRE*

Tom Burrascano
Fire Captain

Fire Station #541
26974 Baseline St.
Highland CA 92346
951-741-4739
thomas.burrascano@fire.ca.gov
www.calfire.ca.gov



www.cityofhighland.org

5 Bateria y Cargador HILTI (VALOR CON TALADRO $2.500.-

6 MITER SAW ($500.-) 12 inch.
7 CIRCULAR SAW BATERIA $279.- 20V. 7¼ inch
8 RUTER $219.- 20V BATERIA
9 BRUSHLESS ORBITAL SANDER $169 20V.
10 CIRCULAR SAW GUIDA $90.-
11 CLAMPING FORCE IRWIN 24" $50.- X 2 =$100.- → $190.-
12" $45.- x 2 = $90-
12 TAPE MESURE $24.- FUERON 2 = $50.-
13 CARRETILLA $219.-
14 WAGON CLASSIC CHILDREN $ 119.- Jeep Wrangler Classic.
15 DESBROZADORA "BRUSH CROWER "WIRIER" DE GAS $170.- a $250.-
16 HERRAMIETA PARA JARDINERIA $180.- TIJERAS, ESCOBAS
17 PALA PLASTICO SCOOP $34.98
18 RAKE TINE $24.98
19 HD BOW RAKE $24.98
$84.94

Item #	Room	Brand or Manafacture	Model #	Item Description	Quantity	Item Age (years) Condition	Cost to Replace Pre Tax	Total Cost

MANGERA HOSE 50FT $49.98 HEAVY DUTY
CAN 50 GAL $59.98 FUERON 2 = $ 100.— (PLASTICO)
CAN 32 GAL $40.98
2 TABLES TOTAL $ 90.—
MESA DE TRABAJO CON 2 TORNILLOS DE BANCO DE CARPIENERO $340.—
CABLE DE EXTENSION DE 25 PIES 3TOMAS $43.14
TRIPLAY "PLYWOOD" ACABADO MATE 4X8 $84.98 2 PIEZAS 4X4
SELECT PINE BOARD 1"X10"X8' FT. 2 AMONT $55.98 = $ 119.96
RED OAK BORD 1X8 X 8FT. C/U 65.98 X 12 = $791.76
CAJAS DE TORNILLOS PARA MADERA DIFERENTES SIDE $ 80.—
COMIDA Y PARA POLLOS $ 60.—
ARTICULOS, ACESORIOS PARA GALLINEROS. CALENTOH. DECORACION $ 300.—
3 GALLINAs, 2 GALLOS _____?

TOTAL [redacted]
— FALTA CERCA Y LA
— ESTRUCTURA.
— 3 GALLINAS Y 2 GALLOS
— 5 POLLOS $ 500.—
— FENCE 2000.—
ESTRUCTURA 5000.—
$7.500
7399.77
$14.899.77

JAULA DE PERRO $ 120 -
TENT FOR BACK YARD $145.—
PICO PARA EXCAVAR $ 39.99
MARTILLO $ 25.00
329.99
6949.78
$7,279.77
NIVEL DE MADERA $ 120.00
$7.399 77

Tester's Lawn Service

Sturardte

401336724701

Wheelbarrow $120.98

MANGERA HOSE 50 FT $49.98 HEAVY DUTY

PALA PLASTICO SCOOP $34.98

RAKE TINE $24.98 RASTRILLO HD BOW RAKE 24.98

G TRASH CAN 50 gal Weeled $59.98 Fueron 2
32 gal $40.98

TRIPLAY $84.98 3/4
ACABADO MAPLE 4X8

SELECT PINE BOARD 1"X10"
$55.98 X 8' FT

RED OAK BOARD 1"X8"
$65.98 X 8' FT.

BOX TORNILLOS "SCREWS"
$12.98 APROX

— CIRCULAR SAW BATERIA 7 1/4
$279. 20 V

— ROUTER DE WALT $219.-
BATERIA 20V

— BRUSHLESS ORBITAL SANDI
$169.- 20V BATERIA

— MITER SAW $399.-
APROX. 599.- Y49

— TAPE MESURE $24.- APROX
FUERON 2

— CIRCULAR SAW GUIDE
MARCA KREG $89.98

— CLAMPING FORCE IRWIN
QUICK GRIP 24" $50. X 2=
FUERON 2 y 2 de 12"
$45. X 2 $90

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ACCOUNT # 11125

SHIP TO

DANOO
7215 BEELEY CT
HIGHLAND

DATE ORDERED 04/14/2025 | DATE PROMISED 04/14/2025 | SHIPPED VIA OUR TRUCK | TERMS FOR CASH ON DELIVERY

LINE #	PART NUMBER	DESCRIPTION	ORDERED	SHIP	U/M	PRICE	EXTENSION
1	12X060 LOC C	PLEASE CALL 909 856 2538 ********** 1 X 2 X .060 RECT TUBE 20'	1	1	PC	51	98.53

SUBTOTAL 98.53
TAX 8.25
TOTAL 106.78

PRODUCTS RECEIVED IN GOOD CONDITION AND WITHOUT ANY DISCREPANCIES

SIGNATURE: _____ DATE _____

PRINT NAME: _____

ORDER PULLED BY _____ LOADED BY _____ DELIVERED BY _____

ACCOUNTING COPY

SAN BERNARDINO

SB36800

PATTON METAL WORKING SOL
1010 S ARROWHEAD AVE
SN BERNRDNO, CA. 92408-2
909-884-8771

SALE

REF#: 00000058

Batch #: 772
04/14/25 14:37:08
APPR CODE: 704563
Trace: 58
MASTERCARD
****
Chip
/

AMOUNT
$98.53

APPROVED

CUSTOMER COPY

30058 17:08

NO CLAIMS ALLOWED FOR DAMAGES UNLESS REPORTED
5 DAYS AFTER RECEIPT OF GOODS. ALL SALES OF CUT
MATERIAL ARE FINAL. THIS SALES ORDER IS SUBJECT TO
TERMS STATED ON THE FRONT AND BACK OF THESE SALES
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MERCHANT COPY

THANK YOU

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS
AND/OR SERVICES IN THE AMOUNT OF THE
TOTAL SHOWN HEREON

Mastercard Debit
AID: A0000000041010
TVR: 00 00 00 80 00
TSI: E8 00

BADILLO/AMADO CALVA

MERCHANT COPY

THANK YOU

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS
AND/OR SERVICES IN THE AMOUNT OF THE
TOTAL SHOWN HEREON

Mastercard Debit
AID: A0000000041010
TVR: 00 00 00 80 00
TSI: E8 00

BADILLO/AMADO CALVA

APPROVED

FORD WHOLESALE CO INC
1470 S TIPPECANOE AVE
SAN BERNARDINO, CA 92408
909-799-9188

04/23/2025 09:53:46
Merchant ID:
**********5582
Device ID: 3030
Terminal ID: PPX1.

Credit Sale:

Transaction #: 3
Card Type: MasterCard
Account: **********
Entry: Chip

Amount:
$457.57

STAN: 003
Auth. Code: 288890
Response: AUTH/TKT
TRANS ID: MDJU0X05F0423

TC: D0643F1FB885B3A1
TVR: 0000008000
AID: A0000000041010
TSI: E800
ATC: 010B
APPLAB: Mastercard Debit

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STANTON
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STANTON, CA 90680-3297
(714) 828-9203

SAN BERNARDINO
1470 SO. TIPPECANOE AVE.
SAN BERNARDINO, CA 92408-2991
(909) 799-9188

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LEED COMPLIANT

SUPPLIES EQUIPMENT

DATE 4/23/25

SOLD TO: CALBA
56-2558

SHIP TO: 7215 Seeley CT
Highland CA
92346

PHONE ( )

DESCRIPTION	PRICE	AMOUNT
9- STRATA DIB	38.25	426.75
COLOR: LIGHT STONE		
	SUB TOTAL	426.75
	SALES TAX	30.82
	FREIGHT	
	TOTAL	457.57

MC 2431

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SN BERNRDNO, CA. 92408-2
909-884-8771

SALE

REF#: 00000053

Batch #: 786
04/30/25 16:31:44
APPR CODE: 636377
Trace: 53
1 MASTERCARD Chip
********** **/**

AMOUNT $30.99

2

APPROVED

Mastercard Debit
AID: A0000000041010
TVR: 00 00 00 80 00
TSI: E8 00

THANK YOU

CUSTOMER COPY

CC 30.99 MC 0.00

ACCOUNT #	SHIP TO
111251	CASH CUSTOMER THANK YOU FOR YOUR BUSINESS

04:38PM

INVOICE

DATE	NUMBER	PAGE
04/30/25	5026143	1

SHIPPED VIA	TER.	SLSM	ORDERED BY	PURCHASE ORDER NO.	TERMS	WHS	SHIPPER NUMBER
CALL	6	40			COD CASH 0	51	57197762

DESCRIPTION	SHIPPED PCS	SHIPPED LBS	SHIPPED QUANTITY	BO	U/M	PRICE	EXTENSION
X .060 RECT TUBE 20'	1	23	1	0	EA	24.00	24.00
L @ 5'							
-*-*-*							
AW CUT CHARGE	3	0	3	0	EA	1.50	4.50

SUBTOTAL TAXABLE	SALES TAX	DEPOSIT	PLEASE PAY THIS AMOUNT
28.50	2.49		30.99

ALL ACCOUNTS ARE DUE AND PAYABLE ACCORDING TO THE TERMS STATED ABOVE. THIS INVOICE IS SUBJECT TO THE TERMS OF WARRANTY AND SALE STATED ON THE REVERSE SIDE.

***Thank You!** We Appreciate Your Business*

PRODUCTS RECEIVED IN GOOD CONDITION AND WITHOUT ANY DISCREPANCIES.

SIGNATURE: _____

PRINT NAME: Amado Calva

DATE ___/___/___

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SB 398389

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SALES#: FSTLAND2 5115693 TRANS#: 437895124 05-16-25

276811 TEKS #8 X 3/4-IN SH PT LA 12.78

SUBTOTAL:	12.78
TOTAL TAX:	0.99
INVOICE 92455 TOTAL:	13.77
DEBITMC:	13.77
CHANGE:	0.00

DEBITMC: XXXXXXXXXX AMOUNT: 13.77 ROUTED:
CHIP REFID. 5/16/25 18:03:27
*PIN VERIFIED
TRACE : 455638 RETRIEVAL: 285667455638
PURCHASE CASH BACK TOTAL DEBIT
13.77 0.00 13.77
TVR : 0000048000
TSI : E800 AID : A0000000042203

STORE: 2856 TERMINAL: 67 05/16/25 18:03:35
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
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A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

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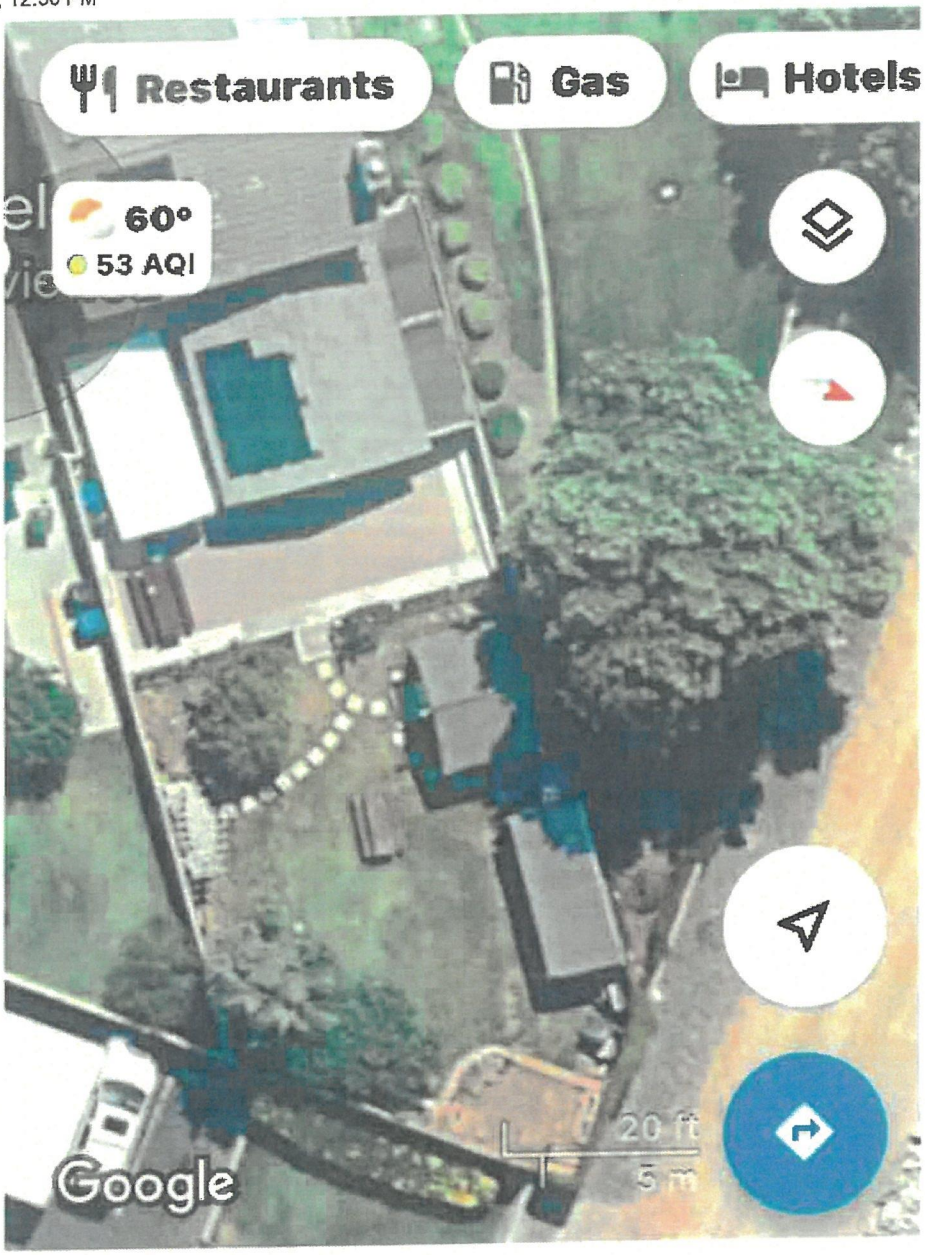

Backyard before

Sent from my iPhone


Search
Restaurants
Gas
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60°
53 AQI
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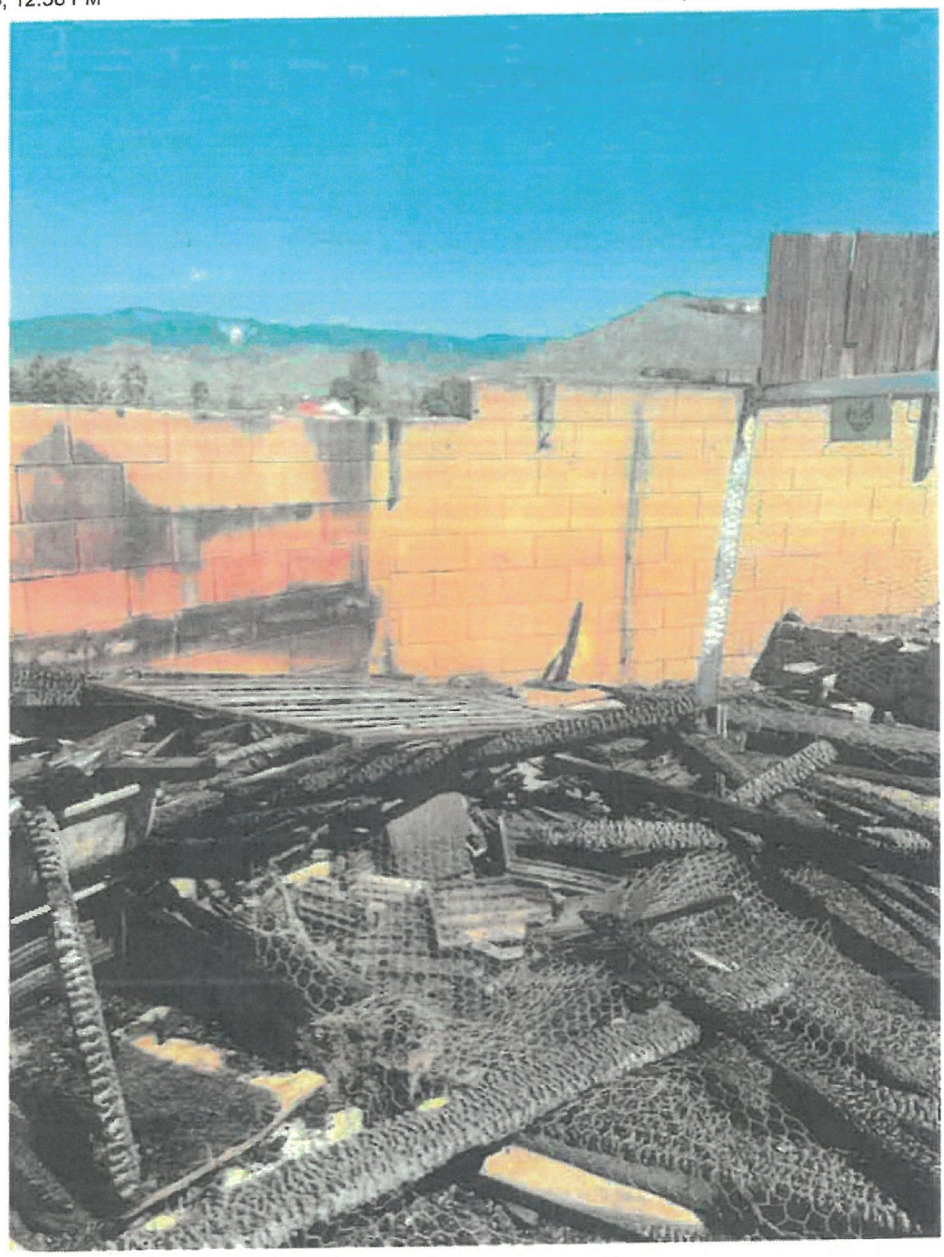
after













Backyard after

Outlook

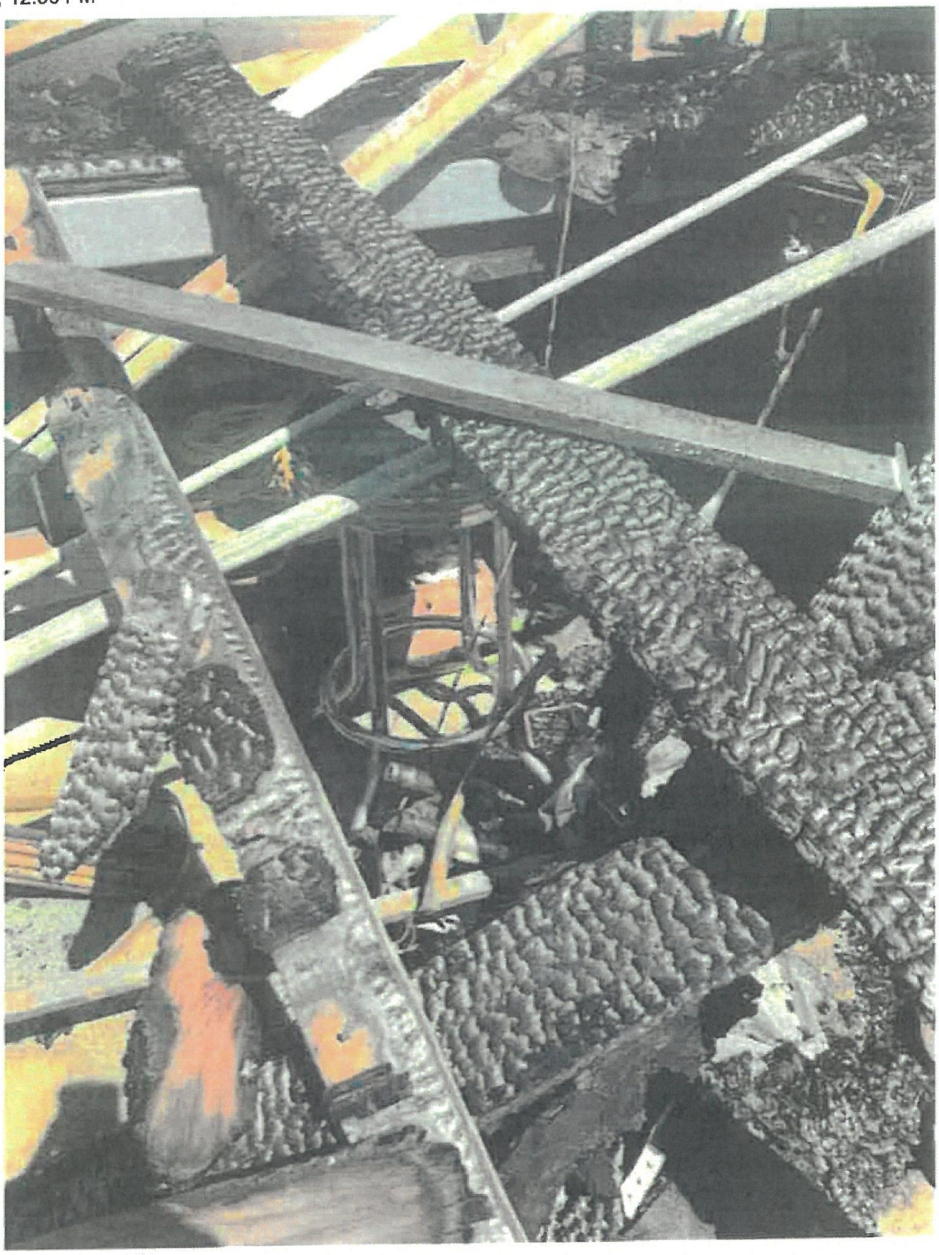
Claim pics

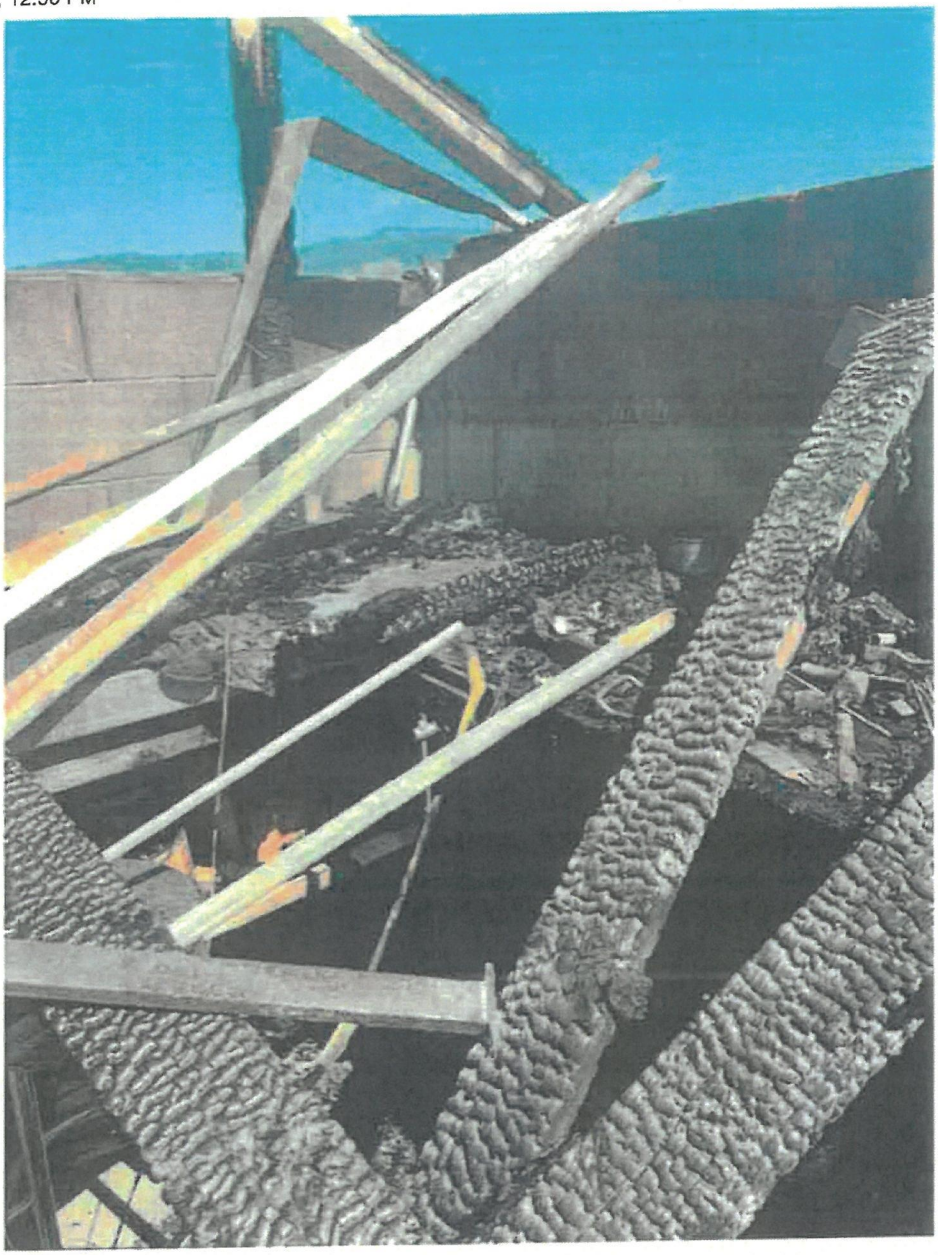
From Amado Calva <amadocalva@gmail.com>
Date Sat 5/17/2025 6:31 PM
To Jesica Calva <jesica.calva@live.com>

1 attachment (2 MB)
IMG_0582.MOV;













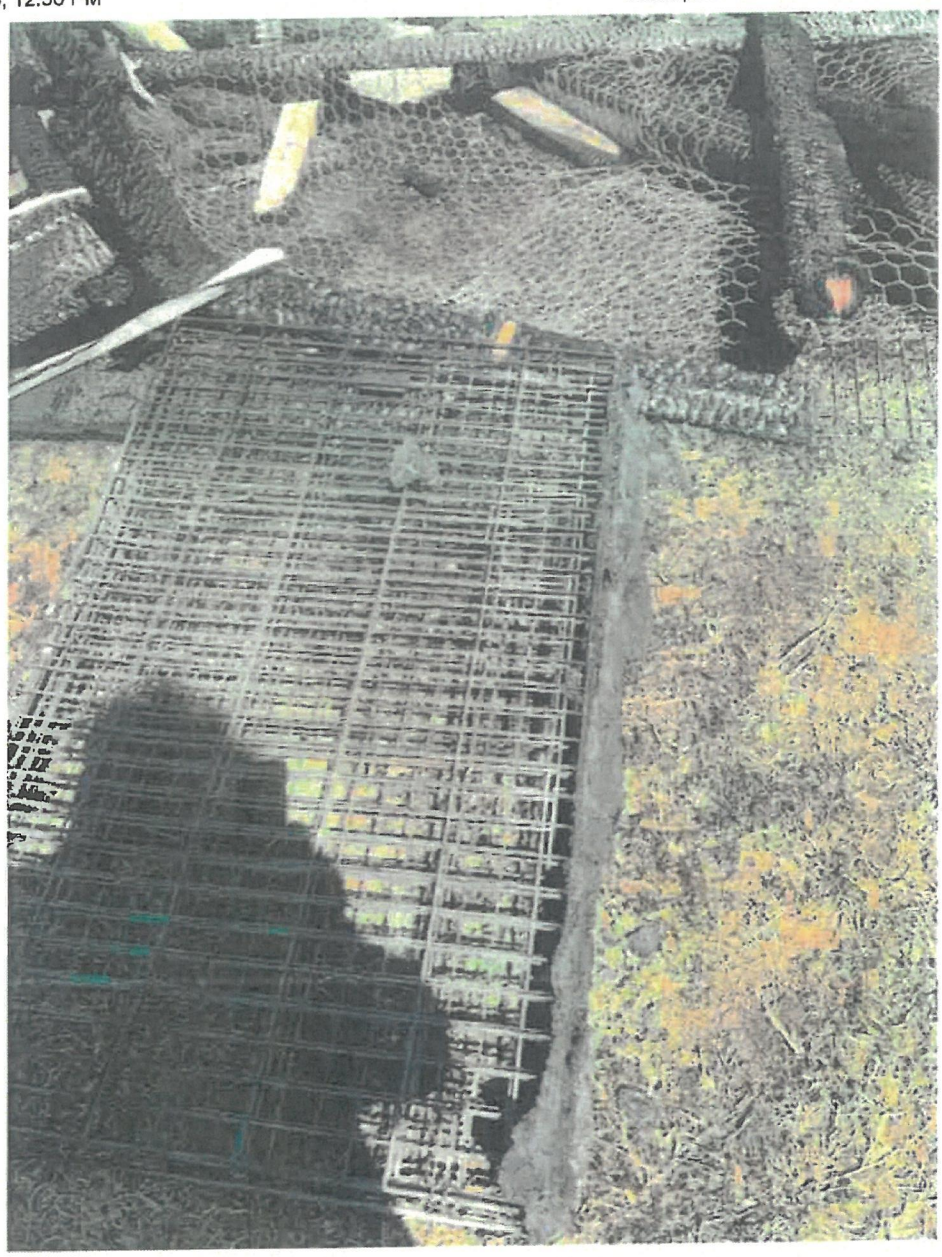


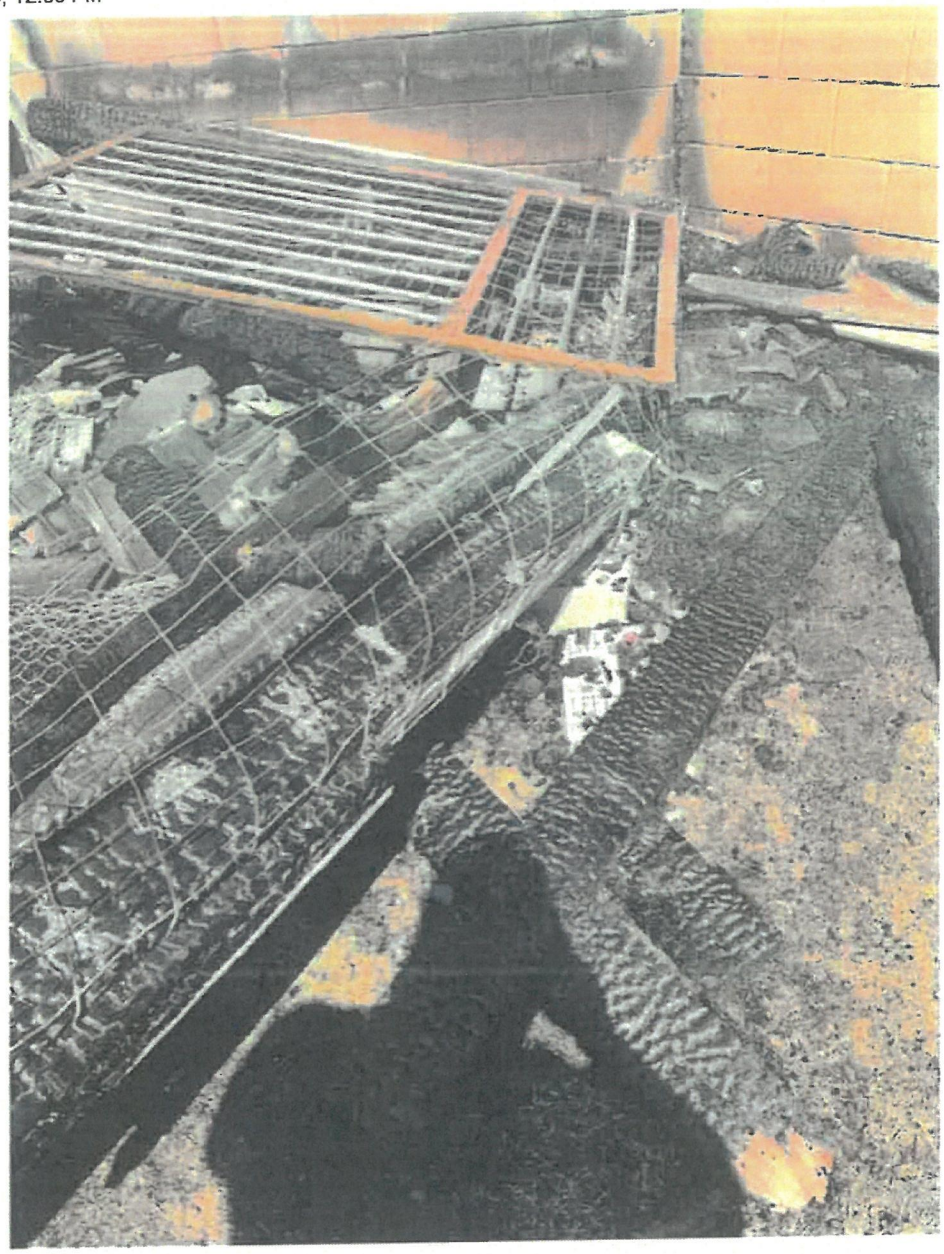






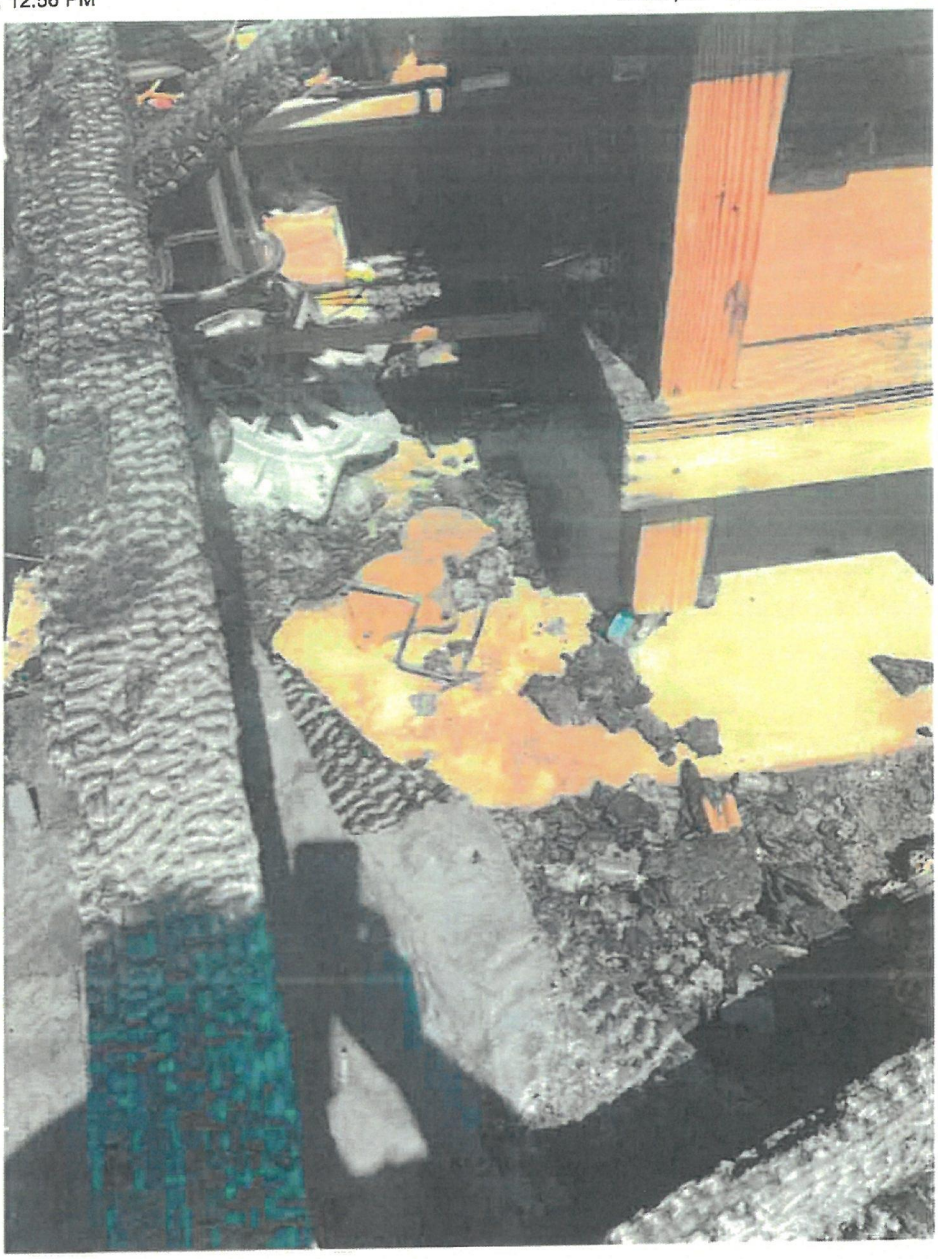








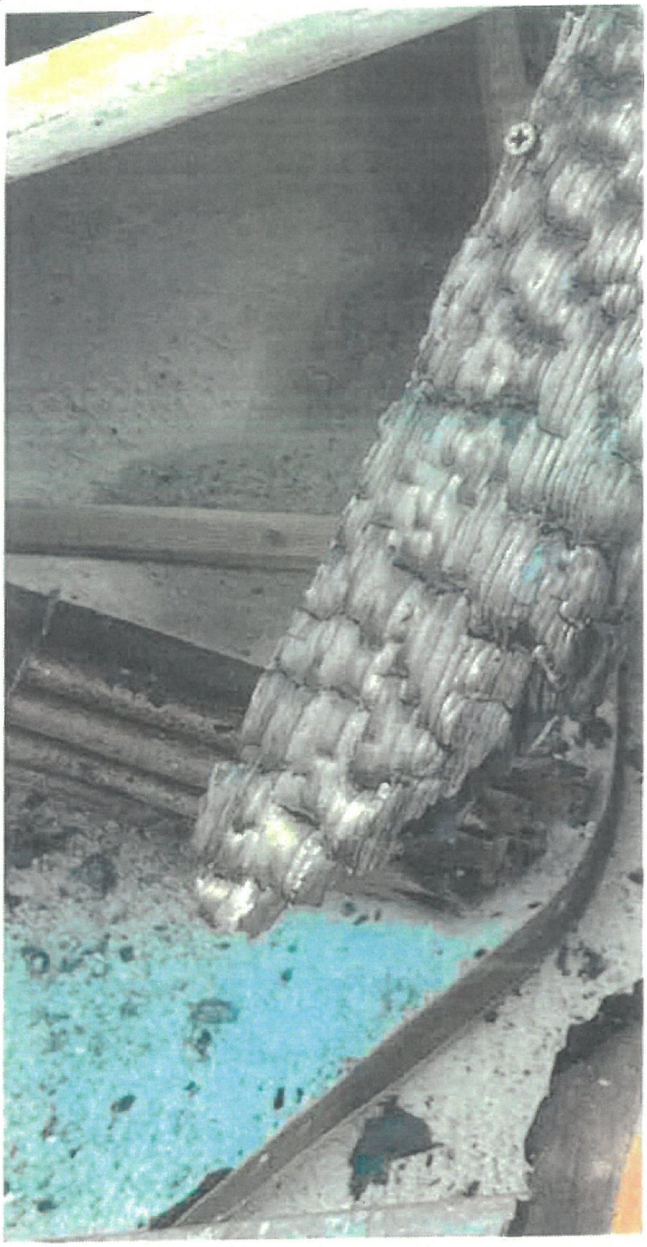




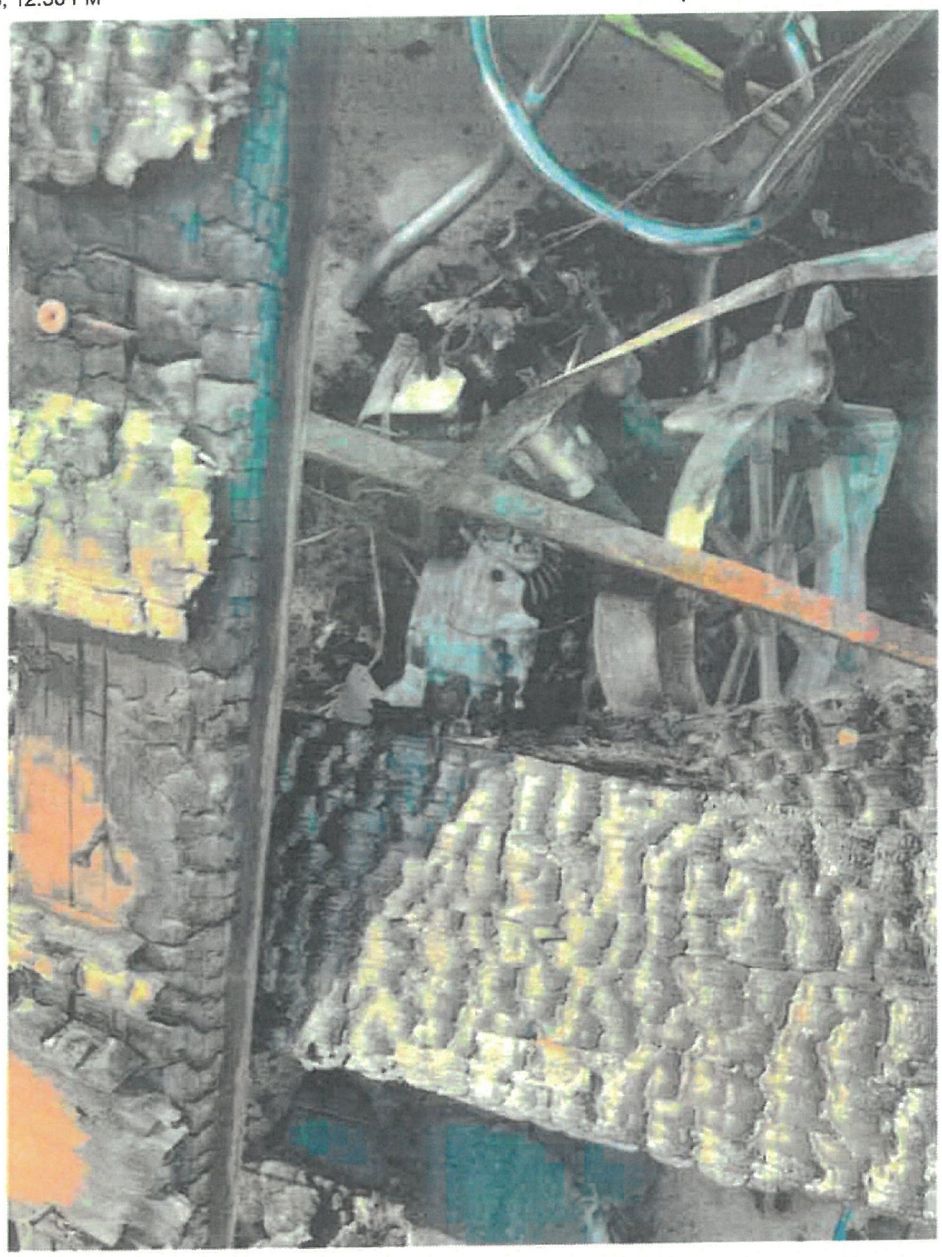








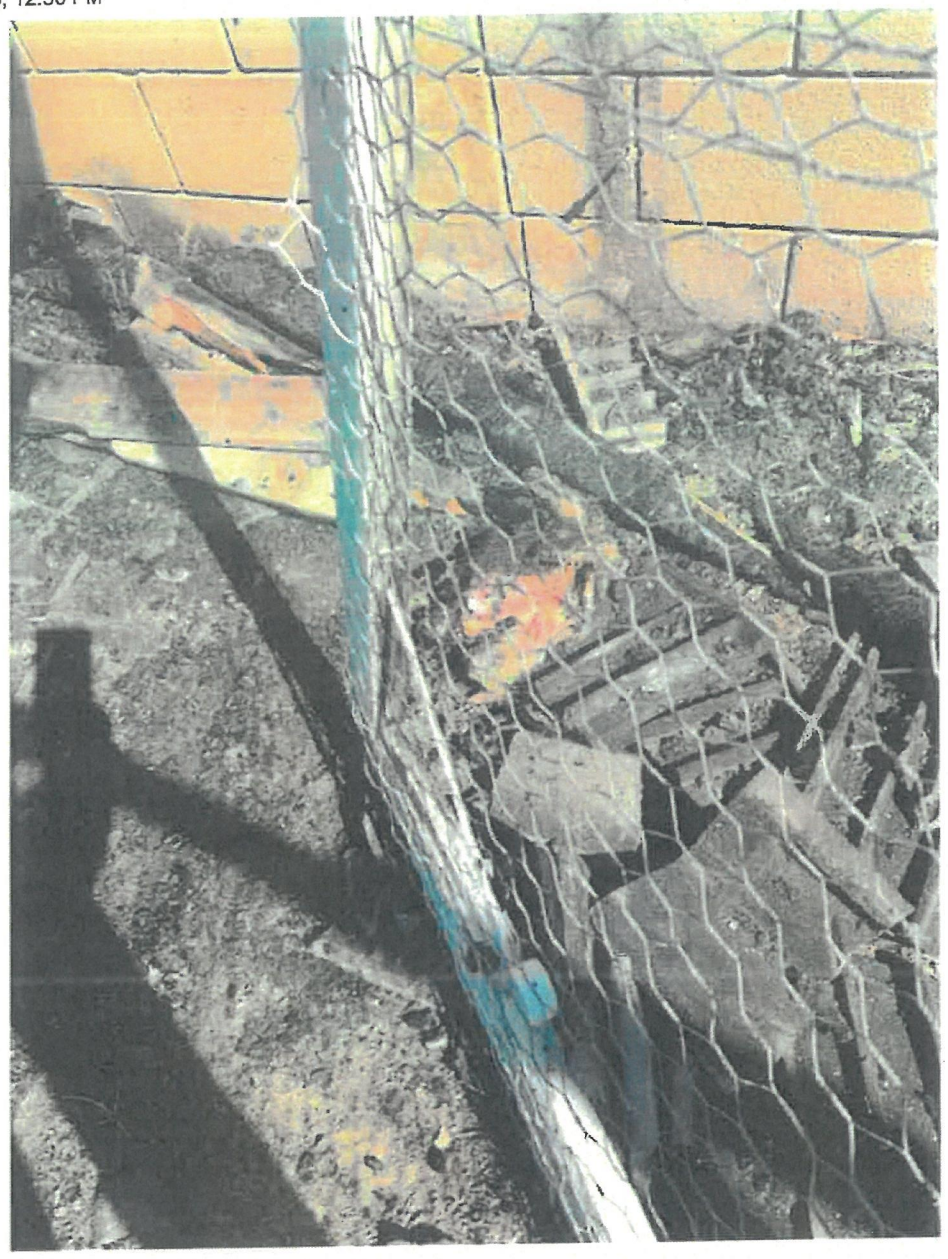
















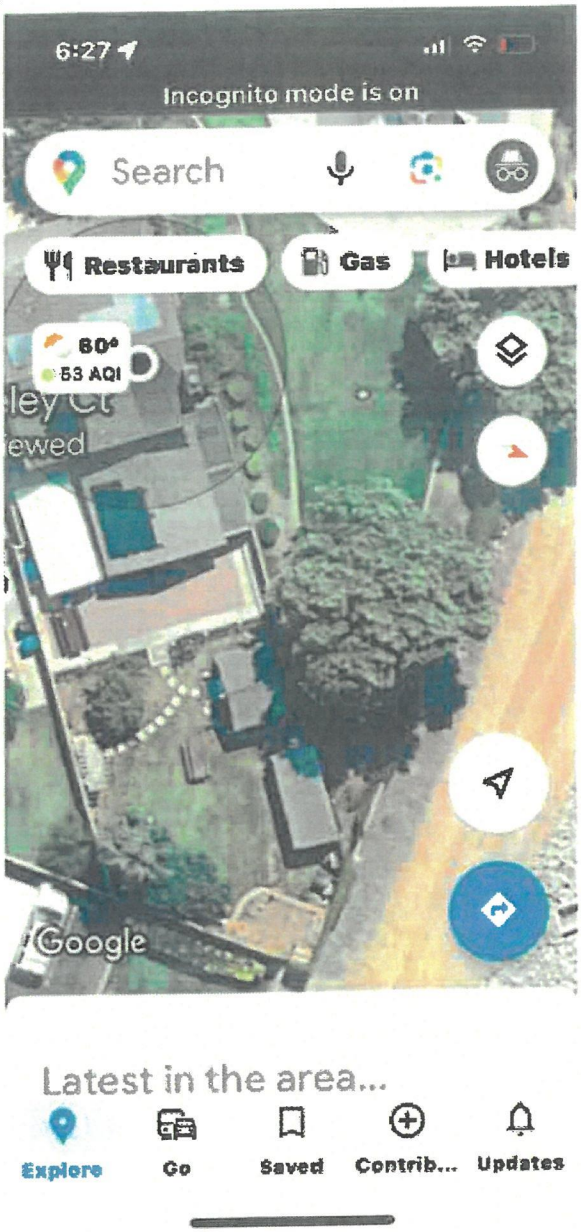








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Incognito mode is on
Search
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Latest in the area...
Explore
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Contrib...
Updates

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

REVIEWED BY: Maricela Marroquin, City Attorney

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

SUBJECT: Resolution No. 2025-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. 2025-XX, continuing to extend 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.

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 people and property within the City of Highland and resulted in evacuation warnings for parts of the City.

Approved _____	Motion _____	Second _____	Agenda Item No. 6
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 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). On October 8, 2024, the City Council adopted a resolution to extend the emergency proclamation of the Line Fire (Attachment 3). On November 12, 2024, the City Council adopted a 2nd extension resolution of the emergency proclamation of the Line Fire (Attachment 3). On December 10, 2024, the City Council adopted a 3rd extension resolution of the emergency proclamation of the Line Fire (Attachment 3). On January 28, 2025, the City Council adopted a 4th extension resolution of the emergency proclamation of the Line Fire (Attachment 3). On March 27, 2025, the City Council adopted a 5th extension resolution of the emergency proclamation of the Line Fire (Attachment 3). On May 13, 2025, the City Council adopted a 6th extension resolution of the emergency proclamation of the Line Fire (Attachment 3). On July 8, 2025, the City Council adopted a 7th extension resolution of the emergency proclamation of the Line Fire (Attachment 3).

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. On July 2, 2025, we were notified that the San Bernardino County Director of Public Works intends to terminate the Line Fire local emergency in September of 2025 once they are done with all their emergency related work. Staff is requesting that the Council adopt a proposed resolution, Resolution No. 2025-XX to continue to extend the local emergency (Attachment 4).

The Line Fire burned 43,978 acres in San Bernardino County. The fire originated in Highland and burned areas in Highland that are now susceptible to mud and debris flow. The health, safety, and well-being of people 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) Resolutions Extending Proclamation of Local Emergency on October 8, 2024, November 12, 2024, December 10, 2024, January 28, 2025, March 27, 2025, May 13,2025 and July 8, 2025, respectively
4) Proposed 8th Resolution Extending Proclamation of Local Emergency

RESOLUTION NO. 2025-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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, on October 8, 2024, the City Council adopted Resolution 2024-45 to extend the proclamation of a local emergency.

WHEREAS, on November 12, 2024, the City Council adopted Resolution 2024-51 to further extend the proclamation of a local emergency.

WHEREAS, on December 10, 2024, the City Council adopted Resolution 2024-55 to further extend the proclamation of a local emergency.

WHEREAS, on January 28, 2025, the City Council adopted Resolution 2025-01 to further extend the proclamation of a local emergency.

WHEREAS, on March 27, 2025, the City Council adopted Resolution 2025-08 to further extend the proclamation of a local emergency.

WHEREAS, on May 13, 2025, the City Council adopted Resolution 2025-09 to further extend the proclamation of a local emergency.

WHEREAS, on July 8, 2025, the City Council adopted Resolution 2025-36 to further extend the proclamation of a local emergency.

WHEREAS, the Line Fire burned 43,978 acres in San Bernardino County. 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 12th day of August 2025.

_____
Penny Lilburn
Mayor

ATTEST:

_____
Alondra Muñoz
City Clerk

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. 2024-045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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 the 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 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. 2024-045 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 8th day of October, 2024, by the following vote:

AYES: Lilburn, McCallon, Solano, Timmer

NOES: None

ABSTAIN: None

ABSENT: Chavez-Cordova

Dated this 9th day of October, 2024.

ALONDRA MUÑOZ
CITY CLERK

RESOLUTION NO. 2024-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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, on October 8, 2024, the City Council adopted Resolution 2024-45 to extend the proclamation of a local emergency.

WHEREAS, the Line Fire has burned 43,978 acres in San Bernardino County and is approximately 98% 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 12th day of November 2024.

Larry McCallon
Mayor Pro Tem

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. 2024-051 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 12th day of November, 2024, by the following vote:

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

Dated this 13th day of November, 2024.

ALONDRA MUÑOZ
CITY CLERK

RESOLUTION NO. 2024-055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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, on October 8, 2024, the City Council adopted Resolution 2024-45 to extend the proclamation of a local emergency.

WHEREAS, on November 12, 2024, the City Council adopted Resolution 2024-51 to further extend the proclamation of a local emergency.

WHEREAS, the Line Fire has burned 43,978 acres in San Bernardino County and is approximately 98% 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 10th day of December, 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. 2024-055 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 10th day of December, 2024, by the following vote:

AYES:	Hogan, Lilburn, McCallon, Solano, Timmer
NOES:	None
ABSTAIN:	None
ABSENT:	None

Dated this 11th day of December, 2024.

ALONDRA MUÑOZ
CITY CLERK

RESOLUTION NO. 2025-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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, on October 8, 2024, the City Council adopted Resolution 2024-45 to extend the proclamation of a local emergency.

WHEREAS, on November 12, 2024, the City Council adopted Resolution 2024-51 to further extend the proclamation of a local emergency.

WHEREAS, on December 10, 2024, the City Council adopted Resolution 2024-55 to further extend the proclamation of a local emergency.

WHEREAS, the Line Fire burned 43,978 acres in San Bernardino County. 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 28th day of January, 2025.

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. 2025-001 was duly and regularly adopted by the City Council of the City of Highland, California, at a special meeting thereof held on the 28th day of January, 2025, by the following vote:

AYES:	Hogan, Lilburn, McCallon
NOES:	None
ABSTAIN:	None
ABSENT:	Timmer
VACANCY:	District 2 Seat

Dated this 29th day of January, 2025.

ALONDRA MUÑOZ
CITY CLERK

RESOLUTION NO. 2025-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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, on October 8, 2024, the City Council adopted Resolution 2024-45 to extend the proclamation of a local emergency.

WHEREAS, on November 12, 2024, the City Council adopted Resolution 2024-51 to further extend the proclamation of a local emergency.

WHEREAS, on December 10, 2024, the City Council adopted Resolution 2024-55 to further extend the proclamation of a local emergency.

WHEREAS, on January 28, 2025, the City Council adopted Resolution 2025-01 to further extend the proclamation of a local emergency.

WHEREAS, the Line Fire burned 43,978 acres in San Bernardino County. 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 27th day of March 2025.

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. 2025-008 was duly and regularly adopted by the City Council of the City of Highland, California, at a special meeting thereof held on the 27th day of March, 2025, by the following vote:

AYES: Hogan, Lilburn, Saldana, Timmer

NOES: None

ABSTAIN: None

ABSENT: McCallon

Dated this 31st day of March, 2025.

ALONDRA MUÑOZ
CITY CLERK

RESOLUTION NO. 2025-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, 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, on October 8, 2024, the City Council adopted Resolution 2024-45 to extend the proclamation of a local emergency.

WHEREAS, on November 12, 2024, the City Council adopted Resolution 2024-51 to further extend the proclamation of a local emergency.

WHEREAS, on December 10, 2024, the City Council adopted Resolution 2024-55 to further extend the proclamation of a local emergency.

WHEREAS, on January 28, 2025, the City Council adopted Resolution 2025-01 to further extend the proclamation of a local emergency.

WHEREAS, on March 27, 2025, the City Council adopted Resolution 2025-08 to further extend the proclamation of a local emergency.

WHEREAS, the Line Fire burned 43,978 acres in San Bernardino County. 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 13th day of May, 2025.

Penny Lilburn
Mayor

ATTEST:

Alondra Muñoz
City Clerk

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO)

CITY OF HIGHLAND)

I, ALONDRA MUÑOZ, CMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2025-009 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 13th day of May, 2025, by the following vote:

AYES: Hogan, Lilburn, McCallon, Saldana, Timmer

NOES: None

ABSTAIN: None

ABSENT: None

Dated this 14th day of May, 2025.

ALONDRA MUÑOZ, CMC
CITY CLERK

ATTACHMENT 4

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director
Maricela Marroquin, City Attorney

PREPARED BY: Barrie Owens, Senior Code Compliance Officer

SUBJECT: Second Reading of Municipal Code Amendment Ordinance 473 to Chapter 12.06 An ordinance amending Section 12.06 pertaining to camping and storing personal property on public property.

LOCATION: City-Wide

RECOMMENDATION: The City Council:

(1) Conduct a second reading, read by title only, and waive further reading of Ordinance No. 473 amending section 12.06 (Public Parks and Properties) of the Highland Municipal Code pertaining to camping and storing personal property on public property and Making a Finding of Exemption Under CEQA.

PREVIOUS ACTION/BACKGROUND: On July 8, 2025, the City Council conducted a public hearing and approved the first reading of the ordinance associated with Municipal Code Amendments to address camping and storing personal property on public property.

Staff recommends that the City Council adopt Ordinance No. 473.

Attachment 1: Ordinance No. 473

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

City Clerk

City Manager

ATTACHMENT - 1

Ordinance No. 473

ORDINANCE NO. 473

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, AMENDING CHAPTER 12.06 OF THE HIGHLAND MUNICIPAL CODE PERTAINING TO CAMPING AND STORING PERSONAL PROPERTY ON PUBLIC PROPERTY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Highland owns and maintains a system of public parks, sidewalks and rights of way and has the legal authority to establish rules and restrictions over the use of these public spaces; and

WHEREAS, it is the City's obligation's to keep its public parks, sidewalks, and rights of way clean and available for public use, and to protect public health, safety, and access by City constituents.

NOW, THEREFORE, the City Council of the City of Highland does hereby ordain as follows:

Section 1. Code Amendment. Section 12.06.010 (Definitions) of Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code is hereby amended to read as follows, with additions shown in underlined text and deletions shown in strikethrough text:

"As used in this chapter, the following terms have the following definitions:

A. "Abandoned personal property" means personal property that the owner abandons, surrenders, relinquishes, or disclaims. Personal property that is not claimed during the time period set forth in this chapter is considered abandoned.

B~~A~~. "Alcoholic beverage~~beverages,~~" ~~when used in this chapter,~~ means and includes alcohol, spirits, liquor, wine, beer and every liquid or solid containing alcohol, spirits, wine or beer, and which contains one-half of one percent or more of alcohol by volume, and which is fit for beverage purposes, either alone or when diluted, mixed or combined with other substances.

C. "Automotive dwelling" means that a person's use of a vehicle reasonably appears, in light of all the circumstances, to constitute a place of residence, human habitation, or accommodation based on more than one of the following activities: (1) Possessing camp paraphernalia that is not associated with ordinary vehicle use, such as, but not limited to, a sleeping bag, blanket, sheet, pillow, kitchen utensils, cookware, or cooking equipment on the inside of or on a vehicle; (2) Obscuring some or all of the vehicle's windows; (3) Preparing or cooking meals inside or on a vehicle; or (4) Sleeping inside a vehicle.

D. "Bulky item" includes any item that is separately or cumulatively too large or heavy to store such as a mattress or shed.

E. "Camp" means to place, pitch, sleep in, or occupy camp facilities or to use camp paraphernalia for the purpose of temporary or permanent human habitation or domicile in camp facilities or

outdoors. "Camp" encompasses sleeping activities, including lying down or sleeping with or without camping facilities.

F. "Camp facilities" mean all temporary or semi-permanent shelters, including, but not limited to, tents, huts, sheds, or structures, for the purposes of sheltering one or more persons.

G. "Camp paraphernalia" means items including, but not limited to, collapsible shelters, cots, air mattresses, sleeping bags, beds, hammocks, bed rolls, blankets, or any similar equipment or materials for the purpose of sleeping, lying, or sheltering one or more persons, or open fires, barbecues, portable stoves or other cooking equipment not provided or approved by the City.

H. "Personal property" means any and all personal tangible items, including, but not limited to, goods, materials, merchandise, camp paraphernalia or facilities, luggage, backpacks, books, clothing, documents, and household goods.

I~~B~~. "Public park" means any property owned and controlled by the City for general use of the public for passive and/or active recreation purposes.

J~~C~~. "Public property ~~properties~~" ~~shall~~ means ~~and~~ including but not limited to, buildings, facilities, sidewalks, parking lots, bike paths, trails, and such other publicly-owned property for which the City is authorized by contract or permit to maintain. "Public property" shall not include improved rights-of-way, streets, highways, or alleys.

K. "Soiled items" mean any hazardous, toxic, unsanitary, verminous, or perishable items; items soiled by human waste, bodily fluids, or other infectious materials; or items infested by rodents or insects, that would present a health or safety risk if stored.

L. "Unattended personal property" means any tangible property found on public property where no individual present in the immediate vicinity claims or asserts ownership.

M. "Vehicle" refers to non-recreational automobiles, but does not include motorized recreational vehicles, nonmotorized recreational vehicles, and recreational vehicles as those terms are defined under Section 10.28.030 of the City Municipal Code."

Section 2. Code Amendment. Section 12.06.100 (Unlawful camping) is hereby added to Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code to read as follows:

"**12.06.100 Unlawful camping.**

It is unlawful and constitutes a public nuisance for any person to camp, sleep, lay down, or shelter; establish, maintain, occupy, operate, or use camp facilities or camp paraphernalia, including open fires or unapproved cooking equipment; or kindle an open fire, except as permitted under Section 12.06.030 of the Highland Municipal Code on public property, or in any public park or right-of-way, street, highway, or alley."

Section 3. Code Amendment. Section 12.06.110 (Unlawful obstruction of free passage on public property) is hereby added to Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code to read as follows:

"**12.06.110 Unlawful obstruction of free passage on public property.**

A. No person or persons shall stand, sit, linger, idle, loiter, or lay down on any street, alley, highway, right-of-way, sidewalk, park, or other public property, or in or about the entrance or exit of any public building, either on foot or in an automobile or other vehicle, in such a manner as to obstruct or hinder the free passage of persons along such public way, or obstruct or hinder persons entering and exiting from any public building, or in such a manner as to create a health or safety hazard for the community or for the patrons of such public place, or in a manner that impedes passage within the meaning of the American Disabilities Act.

B. No person in violation of this section shall refuse or fail to disperse or vacate when directed by a police officer or designated City officials or any agent acting on their behalf."

Section 4. Code Amendment. Section 12.06.120 (Unlawful storage of personal property) is hereby added to Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code to read as follows:

"**12.06.120 Unlawful storage of personal property.**

A. It is unlawful for any person to store personal property, including camp facilities and camp paraphernalia, in any public park, or on any public right-of-way, street, highway, alley, or other public property.

B. The City may collect and impound any unlawfully stored personal property including, but not limited to, unattended personal property, in any public park, or on any public right-of-way, street, highway, alley, or public property.

C. Prior to removing an item, the City shall serve a written notice on the personal property owner at their last known address by personal service or certified mail, or if the person or address cannot be reasonably identified or located, post the notice prominently and conspicuously on the stored personal property. The pre-removal notice shall contain the following information:

1. A general description or reference photograph of the personal property.
2. The location where the personal property was found.
3. The date and time the notice was posted.
4. The section of the Highland Municipal Code that is being violated.
5. A statement that the personal property will be impounded if not removed within forty-eight (48) hours.
6. The location where the personal property will be moved to and stored if it is not removed within forty-eight (48) hours.
7. A statement that impounded personal property will constitute abandoned personal property, subject to disposition in a manner deemed appropriate by the Chief of Police or Community Development Director, if not claimed within thirty (30) days after impoundment.

8. A statement that the owner shall be responsible for all costs of removal, storage, and disposal of the personal property, unless the owner obtains an advance hardship waiver as set forth in subsection G.
9. A notice that the City may sell, donate, or otherwise dispose of the impounded personal property if not claimed within the prescribed time period.

D. The City may waive the pre-removal notice provisions set forth in subsection C in the following exigent circumstances where immediate removal without 48-hour notice is necessary:

1. The City must immediately remove or dispose, as appropriate, a soiled item, or any other item that poses a public health, welfare, and safety risk. Such unsafe items include, but are not limited to, needles, sharp tools, chemicals, moldy items, controlled substances, contraband, trash, debris, items that pose a fire or explosion risk, or other personal property that has been comingled with soiled items.
2. The City must immediately remove personal property that restricts emergency response personnel and vehicle access or otherwise obstructs free passage on public property as necessary to protect public health, safety, or welfare.
3. The City must protect the public from any other imminent threat to life, safety, health, or infrastructure.

E. The City will not store bulky items, soiled items, or any other unsafe items as set forth in subsection D.

F. Following removal of personal property, the City shall leave or post a notice for a minimum of ten (10) days at or as near as possible to the location where the personal property was collected, or on the City's website if the City cannot post a notice. This notice shall include the following information:

1. A general description of the personal property that was removed;
2. The date and approximate time the personal property was removed;
3. A statement that the item was removed because it was unlawfully stored in violation of the Highland Municipal Code;
4. The address where the personal property is being stored;
5. The process by which the personal property owner may claim the item, including contact information for the storage location and hours a person may claim ownership; and
6. The date on which stored items will be disposed if not claimed within 30 days.

G. A property owner whose personal property was impounded may request an advance hardship waiver from the City Finance Department within 10 days of the pre-removal notice date. The City shall stay the requirement to pay associated costs until the City Finance Department determines whether to issue the waiver. The City Finance Department may waive the payment requirement and issue the advance hardship waiver only if the person submits a sworn affidavit, along with any supporting documents or materials demonstrating the person's financial inability to pay the full amount of the costs, to the satisfaction of the Finance Department. If the Finance Department determines not to issue the waiver, the person shall remit the deposit to the City within 10 days of the decision date or the first business day following the service of that decision, whichever is later. The City shall provide a written determination with reasons to issue or not issue the waiver, and shall make reasonable efforts to serve the decision upon the person who applied for the waiver. The owner may appeal the City Finance Department's decision to the City

Manager by submitting a new request for a hardship waiver within 10 days from the date of service of the Finance Department's determination; otherwise, the City Finance Department's written determination shall be final. If the City Manager issues a written determination to deny the waiver, the person shall remit the deposit to the City within 10 days of the date or the first business days thereafter, whichever is later. The City Manager's written determination, which shall provide the City Manager's reasoning, shall be final upon appeal.

H. Unless the owner obtains an advance hardship waiver subject to the process set forth in subsection G, the owner of the impounded personal property shall be assessed actual moving, storage, appraisal, advertising, disposal, or other related expenses, and may repossess the personal property prior to its disposal upon submitting satisfactory proof of ownership or entitlement and payment of all such unpaid charges. Additionally, the owner of impounded personal property shall bear responsibility for the risk of any loss or damage to the impounded personal property.

I. The City shall deduct all fees, unpaid debts, pending charges, and all expenses of handling, storage, appraisal, advertising, and other incurred sale expenses from the proceeds of any sale of the impounded personal property. Any amount remaining shall be held in trust for the owner of the personal property for thirty (30) days after sale, after which time the proceeds shall be paid into the general fund.

J. The City shall maintain a record of the date and method of disposal of the impounded personal property, including the consideration received for the property, if any, and the name and address of the person taking possession of the personal property.

K. The City and its officers, employees, and agents shall not be liable to the owner of impounded personal property for the disposal of any personal property pursuant to this chapter.

L. The provisions of this section shall not apply to any personal property or money subject to confiscation pursuant to state or federal laws or to personal property or money that constitutes evidence in an ongoing criminal investigation or civil proceeding pursuant to state or federal law."

Section 5. Code Amendment. Section 12.06.130 (Unlawful Use of Vehicles for Dwelling) is hereby added to Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code to read as follows:

"**12.06.130 Unlawful Use of Vehicles for Dwelling.**

A. It is unlawful to use a vehicle as an automotive dwelling.

B. Nothing herein precludes the enforcement of any other laws such as parking restrictions including, but not limited to, prohibitions on overnight parking pursuant to Section 12.06.020 and permitting requirements for recreational vehicles under Chapter 10.28."

Section 6. Code Amendment. Section 12.06.140 (Enforcement) is hereby added to Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code to read as follows:

"**12.06.140 Enforcement.**

A. It is unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter. In addition to other remedies provided by law, any person violating any provision of the chapter is deemed guilty of a misdemeanor subject to Section 1.24.010.

B. Each person shall be deemed guilty of a separate offense for each and every day, or any portion thereof, during which any violation of or failure to comply with any of the provisions of this chapter is committed, continued or permitted by such person, and each instance shall be deemed a punishable offense as provided in this chapter.

C. Any violation of this chapter may result in the issuance of an administrative citation subject to Chapter 2.56.

D. The provisions of this chapter shall not be construed as permitting conduct not prescribed herein and shall not affect the enforceability of any other applicable provisions of law."

Section 7. Code Amendment. Section 12.06.150 (Exceptions) is hereby added to Chapter 12.06 (Public Parks and Properties) of Title 12 (Streets, Sidewalks and Public Places) of the Highland Municipal Code to read as follows:

"**12.06.150 Exceptions.**

This chapter shall not apply to camping, occupying camp facilities or using camp paraphernalia, or to any person storing personal property, including camp paraphernalia within the City:

A. Where the City has designated the area for such purposes and the activity has been permitted as a temporary use or special event pursuant to the provisions of this Code regulating temporary special events; or

B. Where a gathering, meeting or event is sponsored or conducted by the City."

Section 8. CEQA.

The City Council finds that the adoption of this Ordinance is exempt from environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15061(b)(3) as CEQA applies only to projects that have the potential for causing a significant effect on the environment, and not where, as is the case here, it can be seen with certainty that there is no possibility that the regulated activity may have a significant effect on the environment.

Section 9. Severability.

If any one or more of the terms, provisions or sections of this Ordinance shall to any extent be judged invalid, unenforceable and/or voidable for any reason whatsoever by a court of competent jurisdiction, then each and all of the remaining terms, provisions and sections of this Ordinance shall not be affected thereby and shall be valid and enforceable.

Section 10. Publication.

The City Clerk is directed to publish this Ordinance as required by law prior to the expiration of fifteen (15) days after its passage.

PASSED, APPROVED AND ADOPTED this 8th day of July 2025.

_____
Penny Lilburn
Mayor

ATTEST:

_____
Alondra Muñoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela Marroquin
City Attorney

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

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

PREPARED BY: Camille Duarte, Administrative Assistant III (D

SUBJECT: Declare One (1) Seat Vacant on the Community Trails Committee

RECOMMENDATION: Staff recommends the City Council:

1. Declare one (1) seat vacant on the Community Trails Committee; and
2. Direct the City Clerk to advertise the vacancies on the Community Trails Committee.

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 2.32.020 of the Highland Municipal Code, the Community Trails Committee shall consist of five members appointed by the City Council and shall serve without compensation. Each member of the committee shall serve a two-year term of office and have a demonstrated knowledge and interest in one or more of the following: equestrian activities, bicycling, hiking, nature studies, or landscape/open space design.

Board Member Brent Merideth resigned as a result of being appointed to the Planning Commission on July 8, 2025; therefore, it would be appropriate for the City Council to declare the one (1) seat vacant on the Community Trails Committee and direct the City Clerk to advertise and post the vacancy.

Attachment 1: Chapter 2.32.020 of the Highland Municipal Code

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

City Clerk

City Manager

ATTACHMENT 1

Chapter 2.32.020 of the Highland Municipal Code

2.32.020 Community Trails Committee - Membership – Number, term and qualification

A. The committee shall consist of five members appointed by the city council and shall serve without compensation. Each member of the committee shall serve a two-year term of office, except for the initial appointment in which two members shall serve for three years and three members shall serve for two years. Initial terms of office shall be determined by lot at their organizational meeting.

B. Each member shall have a demonstrated knowledge and interest in one or more of the following: equestrian activities, bicycling, hiking, nature studies, or landscape/open space design.

C. Except as otherwise set forth herein, the terms and conditions of membership, appointment and removal from the committee are set forth in Chapter 2.15 HMC. (Ord. 290 § 4, 2004; Ord. 102 § 2, 1990)

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Tish Nava-Cruz, Director of Administrative Services/City Treasurer TNC

SUBJECT: Approval of Agreement with Flock Group Inc. for the Purchase and Installation of Automated License Plate Recognition (ALPR) Cameras at Designated Locations Throughout the City.

RECOMMENDATION: That the City Council:

1. Approve and authorize the Mayor to execute an agreement with Flock Group Inc. (Flock Safety) for the phased purchase and installation of ALPR (Automated License Plate Recognition) cameras once the agreement is approved by the City Attorney; and

2. Approve Resolution No. 2025-_____ authorizing the City Manager to dispense with competitive solicitation requirements for the purchase and installation of automated license plate recognition cameras.

FISCAL IMPACT: $53,150 (includes one time set up and installation fee of $8,550) There is sufficient funds budgeted in the 2025-2027 Biennial Budget for this Urgent Priority Work Program item.

PUBLIC NOTICE: The agenda for this item was posted at the three required locations per Resolution 2011-047 and on the City's website.

BACKGROUND: The installation of ALPR cameras was included in the City Council's adopted Work Program and 25/27 budget. These cameras support enhanced public safety through real-time detection of stolen vehicles, wanted persons, and vehicles associated with criminal investigations. City staff has worked closely with representatives from the Sheriff's Department and Public Works Department to identify strategic locations throughout the City for optimal camera placement.

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

City Clerk

City Manager

Staff is proposing to enter into an agreement with Flock Safety for a phased deployment of ALPR cameras across the City. Due to the upfront investment required and to align with budget allocations, this project will be implemented in phases.

The initial phase includes the following equipment deployment:

Equipment Type	Quantity	Configuration	Cost
Single ALPR Units	9	1 camera per pole	$27,000
Long-Range ALPR	2	2 cameras on 1 pole	$8,000
ALPR Bundles	4	2 bundles (2 cameras per pole)	$9,600

Total Equipment Cost for Phase 1: $44,600
This early action allows for immediate mobilization by Flock Safety to secure and install camera infrastructure before any anticipated cost increases and actually allows us to purchase additional cameras in year one with the savings.

BENEFITS OF FLOCK SAFETY SYSTEM

Flock Safety's proprietary ALPR system offers a secure, cloud-based platform that allows law enforcement to:

- Capture and analyze license plate data in real-time;
- Integrate with local, state, and national hotlists;
- Provide vehicle fingerprinting (color, make, model, and unique identifiers);
- Generate automated alerts for law enforcement in the field;
- Maintain audit trails for data use to ensure accountability and transparency.

The system has been proven effective in numerous jurisdictions and is actively used by agencies nationwide.

SOLE SOURCE JUSTIFICATION

Flock Safety is the sole provider of this proprietary ALPR camera system and associated software platform. A Sole Source Letter is attached, as well as a Resolution formally designating Flock Safety as a sole source provider. The proprietary nature of their technology, software, and network integration with existing law enforcement tools supports this designation.

FUTURE PHASES & KEY ITEMS

Future phases will be presented to Council based on budget availability.

The agreement that is attached is the latest version and our City Attorney is still negotiating some language related to ability to terminate the agreement and security of customer data. These revisions will not impact the basic terms (i.e., number of cameras, location, cost).

ATTACHMENTS

1. Proposed Agreement with Flock Safety
2. Sole Source Letter from Flock Safety
3. Proposed Resolution No. 2025-_____
4. Map of Proposed Camera Locations
5. Work Program Item Reference

Attachment 1

Proposed Agreement with Flock Safety

Flock Safety + CA - City of Highland

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Lupe Wood
lupe.wood@flocksafety.com
8325998244

flock safety

flock safety

EXHIBIT A
ORDER FORM

Customer:	CA - City of Highland	Initial Term:	24 Months
Legal Entity Name:	CA - City of Highland	Renewal Term:	24 Months
Accounts Payable Email:		Payment Terms:	Net 30
Address:	27215 Base Line Street Highland, California 92346	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$44,600.00**
Flock Safety Platform			
Flock Safety Platform - Essentials	Included	1	Included
Flock Safety Flock OS			
FlockOS Starter	Included	1	Included
Flock Safety Bundles			
Dual Solar LPR - Standard Bundle, fka Falcon	Included	2	Included
Dual Solar LR Bundle	Included	1	Included
Flock Safety LPR Products			
Solar LPR, fka Solar Falcon	Included	4	Included
Solar Long-Range LPR, fka Solar Falcon LR	Included	2	Included
Flock Safety LPR, fka Falcon	Included	9	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Solar Bundle Implementation Fee	$0.00	2	$0.00
Professional Services - Solar Bundle Implementation Fee	$0.00	1	$0.00
Professional Services - Standard Implementation Fee	$0.00	9	$0.00

Subtotal Year 1:	$44,600.00
Annual Recurring Subtotal:	$44,600.00
Discounts:	$8,550.00
Estimated Tax:	$0.00

Contract Total: $89,200.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$44,600.00
Annual Recurring after Year 1	$44,600.00
Contract Total	$89,200.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$0.00
Flock Safety Add-ons	$0.00
Flock Safety Professional Services	$8,550.00

Product and Services Description

Flock Safety Platform Items	Product Description
FlockOS Starter	FlockOS Starter provides real-time situational awareness for agencies without requiring a full RTCC. It includes access to privately funded live video and a real-time jurisdiction map, enabling resource allocation and response coordination without complex infrastructure or extensive IT requirements.
Dual Solar LPR - Standard Bundle, fka Falcon	Two solar-powered fixed standard-range LPR cameras on the same pole
Dual Solar LR Bundle	Two solar-powered fixed long-range LPR cameras on the same pole
Solar LPR, fka Solar Falcon	Standard range license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE
Professional Services - Solar Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar Long-Range LPR, fka Solar Falcon LR	Law enforcement grade, long range and high vehicle speed license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE. Solar Power only
Professional Services - Solar Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.

FlockOS Features & Description

FlockOS Features	Description
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.
Real-Time Alerting on Flock Hardware	Receive LPR, video, and audio alerts on a single interface, providing real-time event details, locations, and nearby cameras.
Real-Time Traffic Layer	Overlay live traffic data onto your agency's operational map, integrating it with CAD calls, body camera locations, and police vehicle positions.
Camera Direction Indicator Tool	The Camera Direction Indicator in FlockOS visually displays the viewing angles of live video and/or LPR cameras on the Flock Map.
Recent LPR Images	View recent snapshots from nearby LPRs in a map-based modal to help operators visually scan for vehicles matching a description and identify plates in real time.
Flock Aerodome Drone Location & Live Viewing	FlockOS integrates Aerodrome drones to stream live video and GPS data directly into the platform, providing real-time aerial visibility for law enforcement operations.
Map Based Viewing of 3rd Party Video Inside Agency	Consolidate integrated third-party cameras onto a single operational view, making it easy to locate, activate, and monitor live video feeds in real time.
Dedicated Customer Success Manager	A dedicated Customer Success Manager serves as your agency's primary contact, providing expert assistance to streamline deployment, maximize efficiency, and ensure long-term success with FlockOS.
Unlimited Users	Unlimited users for FlockOS
Utilization of Flock Safety Mobile App	Increase case clearance on-the-go with real-time alerts and searchable LPR data for mobile devices via the Flock Safety Mobile App, available on Android and iOS devices.
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices

Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: CA - City of Highland**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

Master Services Agreement

This Master Services Agreement (this "***Agreement***") is entered into by and between Flock Group Inc. with a place of business at 1170 Howell Mill Road NW Suite 210, Atlanta, GA 30318 ("***Flock***") and the entity identified in the signature block ("***Customer***") (each a "***Party***," and together, the "***Parties***"). This Agreement is effective on the date of mutual execution ("***Effective Date***"). Parties will sign an Order Form ("***Order Form***") which will describe the Flock Services to be performed and the period for performance, attached hereto as **Exhibit A**.

RECITALS

WHEREAS, Flock offers a software and hardware situational awareness solution through Flock's technology platform that upon detection is capable of capturing audio, video, image, and recording data and provide notifications to Customer ("***Notifications***");

WHEREAS, Customer desires access to the Flock Services (defined below) on existing devices, provided by Customer, or Flock provided Flock Hardware (as defined below) in order to create, view, search and archive Footage and receive Notifications, via the Flock Services; and

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties agree as follows:

WHEREAS, Flock desires to provide Customer the Flock Services and any access thereto, subject to the terms and conditions of this Agreement, solely for the awareness, prevention, and prosecution of crime, bona fide investigations and evidence gathering for law enforcement purposes.

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

1.1 "***Agreement***" means the order form (to be provided as Exhibit A, "Order Form"), these terms and conditions, and any document therein incorporated by reference in section 11.4.

1.2 "***Anonymized Data***" means Customer Data permanently stripped of identifying details and any potential personally identifiable information, by commercially available standards which irreversibly alters data in such a way that a data subject (i.e., individual person or entity) can no longer be identified directly or indirectly, and is thereby rendered "anonymized data" as defined in ISO 25237:2017, Sections 3.2 and 3.3.

1.3 ***"Applicable Laws"*** means California Civil Code 1798.90.5, et seq., the California Consumer Privacy Act and California Privacy Rights Act, Civil Code Section 1798.100, et seq., Government Code Section 7284, et seq., and any and all other applicable local, State and federal laws, codes, orders, and regulations.

1.4 "***Authorized End User(s)***" means any individual employees, agents, or contractors of Customer and/or SBSO accessing or using the Services, under the rights granted to Customer pursuant to this Agreement.

1.5 "***Customer Data***" means the data, media, and content provided or made accessible to Flock by Customer, SBSO, or any Authorized End User through, or in connection with, the Services. For the avoidance of doubt, the Customer Data will include the Footage.

1.6. "***Customer Hardware***" means the third-party camera owned or provided by Customer, if any, and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services.

1.7 "***Effective Date***" means the date this Agreement is mutually executed (valid and enforceable) by both Parties.

1.8 "***Embedded Software***" means the Flock proprietary software and/or firmware integrated with or installed on the Flock Hardware or Customer Hardware.

1.9 "***Flock Hardware***" means the Flock device(s), which may include poles, cameras, clamps, solar panel, installation components, and any other Flock-owned physical elements that interact with the Embedded Software and the Web Interface, to provide the Flock Services as specifically set forth in the applicable Order Form.

1.10 "***Flock IP***" means the Services, the Embedded Software, and any intellectual property or proprietary information therein or otherwise provided to Customer and/or its Authorized End Users. Flock IP does not include Footage (as defined below).

1.11 "***Flock Services***" **or** ***"Services"*** means the provision of Flock's software and hardware situational awareness solution, via the Web Interface, for automatic license plate detection, alerts, audio detection, searching image records, video and sharing Footage.

1.12 "***Footage***" means still images, video, audio, and other data captured by the Flock Hardware or Customer Hardware in the course of and provided via the Flock Services.

1.13 "***Integration Data***" means any distribution of data from a Customer requested third party integration.

1.14 "***Installation Services***" means the services provided by Flock for installation of Flock Services and Flock Hardware.

1.15 "***Permitted Purpose***" means for legitimate public safety and/or business purpose, including but not limited to the awareness, prevention, and prosecution of crime; investigations; and prevention of commercial harm, to the extent permitted by law.

1.16 "***Retention Period***" means the time period that the Customer Data is stored by Flock within the cloud storage, as specified in the applicable Order Form. Flock deletes all Footage on a rolling thirty (30) day basis, except as otherwise stated on the Order Form. Customer shall be responsible for extracting, downloading and archiving Footage from the Flock Services on its own storage devices.

1.17 "***SBSO"*** means the Sheriff's Department of the County of San Bernardino, California.

1.18 "***Term***" means the date, unless otherwise stated in the Order Form, upon which the cameras are validated by both Parties as operational.

1.19 "***Web Interface***" means the website(s) or application(s) through which Customer and its Authorized End Users can access the Services.

2. SERVICES AND SUPPORT

2.1 **Provision of Access.** Flock hereby grants to Customer and SBSO a non-exclusive, non-transferable right to access the features and functions of the Flock Services via the Web Interface during the Term, solely for the Authorized End Users. The Footage will be available for the longer of: the Retention Period, period of retention required by Customer's records retention requirements or State law including California Government Code Section 34090, et seq., or any period set forth in a notice of litigation hold as provided herein. Authorized End Users will be required to sign up for an account and select a password and username ("***User ID***"). Access by any Authorized End User of the Flock Services shall require 2-step verification, Customer shall be responsible for all acts and omissions of Authorized End Users. Customer shall undertake reasonable efforts to make all Authorized End Users aware of all applicable provisions of this Agreement and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Flock Services, (such as using

a third party to host the Web Interface for cloud storage or a cell phone provider for wireless cellular coverage), provided any such third parties with access to Customer Data, are required to maintain confidentiality of Customer Data.

2.2 **Embedded Software License.** Flock grants Customer and SBSO a limited, non-exclusive, nontransferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as it pertains to Flock Services, solely as necessary for Customer and SBSO to use the Flock Services.

2.3 **Support Services.** Flock shall monitor the Flock Services, and any applicable device health, in order to improve performance and functionality. Flock will use commercially reasonable efforts to respond to requests for support within twenty-four (24) hours of becoming aware of a malfunction in the Flock Services or Flock Hardware. Flock will provide Customer with reasonable technical and on-site support and maintenance services in-person, via phone or by email at support@flocksafety.com (such services collectively referred to as ***"Support Services"***).

2.4 **Updates to Platform.** Flock may make any updates to system or platform that it deems necessary or useful to (i) maintain or enhance the quality or delivery of Flock's products or services to its customers, the competitive strength of, or market for, Flock's products or services, such platform or system's cost efficiency or performance, or (ii) to comply with applicable law. Parties understand and agree that such updates are necessary from time to time and will not diminish the quality of the services or materially change any terms or conditions within this Agreement.

2.5 **Service Interruption.** Services may be interrupted in the event that: (a) Flock's provision of the Services to Customer or any Authorized End User is prohibited by applicable law; (b) any third-party services required in order to provide the Services are interrupted; (c) if Services are being used for malicious, unlawful, or otherwise unauthorized use; (d) there is a threat or attack on any of the Flock IP by a third party; or (e) scheduled or emergency maintenance ("***Service Interruption***"). Flock will make commercially reasonable efforts to provide written notice of any Service Interruption to Customer, to provide updates, and to resume providing access to Flock Services as soon as reasonably possible after the event giving rise to the Service Interruption is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized End

User may incur as a result of an unforeseeable Service Interruption. To the extent that the Service Interruption is not caused by Customer's direct actions or by the actions of parties under Customer's direction, the time will be tolled by the duration of the Service Interruption (for any continuous suspension lasting at least one full day). For example, in the event of a Service Interruption lasting five (5) continuous days, Customer will receive a credit for five (5) free days at the end of the Term.

2.6 **Service Suspension.** Flock may temporarily suspend Customer's and any Authorized End User's access to any portion or all of the Flock IP or Flock Service if (a) there is a threat or attack on any of the Flock IP by Customer; (b) Customer's or any Authorized End User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other customer or vendor of Flock; (c) Customer or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Customer has violated any term of this provision, including, but not limited to, utilizing Flock Services for anything other than the Permitted Purpose; or (e) any unauthorized access to Flock Services through Customer's account ("***Service Suspension***"). Customer shall not be entitled to any remedy for the Service Suspension period, including any reimbursement, tolling, or credit. If the Service Suspension was not caused by Customer, the Term will be tolled by the duration of the Service Suspension.

2.7 **Hazardous Conditions.** Flock Services do not contemplate hazardous materials, or other hazardous conditions, including, without limit, asbestos, lead, or toxic or flammable substances. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately.

3. CUSTOMER OBLIGATIONS

3.1 **Customer Obligations.** Flock will assist Customer Authorized End Users in the creation of a User ID. Authorized End Users agree to provide Flock with accurate, complete, and updated registration information. Authorized End Users may not select as their User ID, a name that they do not have the right to use, or any other name with the intent of impersonation. Customer and Authorized End Users may not transfer their account to anyone else without prior written permission of Flock. Authorized End Users shall not share their account username or password information and must protect the security of the username and password. Unless otherwise stated

and defined in this Agreement, Customer shall not designate Authorized End Users for persons who are not officers, employees, or agents of Customer or SBSO. Authorized End Users shall only use Customer/SBSO-issued email addresses for the creation of their User ID. Customer is responsible for any Authorized End User activity associated with its account. Customer shall ensure that Customer/SBSO provides Flock with up-to-date contact information at all times during the Term of this Agreement. Customer/SBSO shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Flock Services (e.g., laptops, internet connection, mobile devices, etc.). Customer shall (at its own expense) require SBSO to provide Flock with reasonable access and use of SBSO facilities and SBSO personnel in order to enable Flock to perform Services (such obligations of Customer are collectively defined as ***"Customer Obligations"***).

NOTWITHSTANDING ANY OTHER PROVISION HEREIN, FLOCK ACKNOWLEDGES AND AGREES THAT SBSO WILL BE AN "AUTHORIZED END USER" AND THE OPERATOR OF THE ALPR SYSTEM INCLUDING ALL FLOCK HARDWARE, FLOCK IP, AND THE SERVICES AS PERMITTED BY THIS AGREEMENT, AS IT IS THE LAW ENFORCEMENT AGENCY PROVIDING LAW ENFORCEMENT SERVICES FOR CUSTOMER AND THAT IT IS SBSO THAT WILL BE ACCESSING AND USING THE ALPR DATA COLLECTED BY THE FLOCK HARDWARE, SOFTWARE AND SYSTEM. FLOCK SHALL EXTEND TO SBSO THE SAME RIGHTS AND BENEFITS OF THIS AGREEMENT AS ARE PROVIDED TO CUSTOMER, INCLUDING, WITHOUT LIMITATION, THE RIGHTS AND BENEFITS OF THIS SECTION 3, SECTION 4, SECTION 7, SECTION 8, AND SECTION 9, AND SBSO SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE SECTIONS.

3.2 **Customer Representations and Warranties.** Customer represents, covenants, and warrants that Customer/SBSO shall use Flock Services only in compliance with this Agreement and all Applicable Laws, including but not limited to any laws relating to the recording or sharing of data, video, photo, or audio content.

4. DATA USE AND LICENSING

4.1 **Customer Data.** As between Flock and Customer, all right, title and interest in the Customer Data, belong to and are retained solely by Customer. For the term of this Agreement, Customer hereby grants to Flock a limited, non-exclusive, royalty-free, worldwide license to use the

Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer. Flock does not own and shall not sell, share, or disseminate Customer Data, except as expressly permitted herein.

4.2 **Customer Generated Data.** Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (***"Customer Generated Data"***). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. For the term of this Agreement, Customer grants Flock a non-exclusive, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services. Flock does not own and shall not sell, share or disseminate Customer Generated Data.

4.3 **Anonymized Data.** Flock shall have the right to collect, analyze, and anonymize Customer Data and Customer Generated Data to the extent such anonymization renders the data non-identifiable to create Anonymized Data to use and perform the Services and related systems and technologies, including the training of machine learning algorithms. Customer hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such

Anonymized Data to improve and enhance the Services and for other development, diagnostic and corrective purposes, and other Flock offerings. Parties understand that the aforementioned license is required for continuity of Services. Flock does not own and shall not sell Anonymized Data.

4.4 **Data Distribution**. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, "Recipient"). Upon such request and for the term of this Agreement, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, in compliance with all Applicable Laws, as required by the requested distribution. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock's standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces ("APIs") is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties.

5. CONFIDENTIALITY; DISCLOSURES

5.1 **Confidentiality.** To the extent required by any applicable public records requests, each Party (the "***Receiving Party***") understands that the other Party (the "***Disclosing Party***") has disclosed or may disclose business, technical, personal, or financial information relating to the Disclosing Party's business (hereinafter referred to as "***Proprietary Information***" of the Disclosing Party). Proprietary Information of Flock includes non-public information provided by the Disclosing Party to the Receiving Party regarding features, functionality and performance of this Agreement. Proprietary Information of Customer includes Customer Data, and non-public data provided or made accessible by Customer to Flock or collected by Flock via Flock Services, which includes but is not limited to geolocation information and environmental data collected by sensors. The Receiving Party agrees: (i) to take the same security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the Party takes with its own proprietary information, but in no event less than commercially reasonable precautions, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. The Disclosing Party agrees that the

foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public; or (b) was in its possession or known by it prior to receipt from the Disclosing Party; or (c) was rightfully disclosed to it without restriction by a third party; or (d) was independently developed without use of any Proprietary Information of the Disclosing Party. Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any judicial or governmental order, subpoena, or California Public Records Act request, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to contest such order. At the termination of this Agreement, all Proprietary Information will be returned to the Disclosing Party, destroyed or erased (if recorded on an erasable storage medium), together with any copies thereof, when no longer needed for the purposes above, or upon request from the Disclosing Party, and in any case upon termination of the Agreement. Notwithstanding any termination, all confidentiality obligations of Proprietary Information that is trade secret or Customer Data shall continue in perpetuity or until such information is no longer trade secret or confidential.

5.2 **Usage Restrictions on Flock IP.** Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Customer acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Customer further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. Customer and Authorized End Users shall not: (i) directly or indirectly, reverse engineer, decompile, disassemble, or otherwise attempt to discover, or recreate the source code, object code or underlying structure, ideas or algorithm of the Flock Services or any software provided hereunder; modify, translate, or create derivative works based on the Flock Services or any software provided hereunder, (ii) attempt to modify, alter, tamper with or repair any of the Flock IP, or attempt to create any derivative product from any of the foregoing; (iii) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (iv) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within the Flock Services or Flock IP; (v) use the Flock Services for anything other than the Permitted Purpose; or (vi) assign, sublicense, sell, resell, lease, rent, or otherwise transfer, convey, pledge as security, or otherwise encumber, Customer's rights. There are no implied rights.

5.3 **Disclosure of Footage.** Subject to and during the Retention Period and in compliance with all Applicable Laws, Flock may access, use, preserve and/or disclose the Footage to law

enforcement authorities, government officials, and/or third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to comply with a legal process, enforce this Agreement, or detect, prevent or otherwise address security, privacy, fraud or technical issues, or emergency situations.

6. PAYMENT OF FEES

6.1 **Billing and Payment of Fees**. Customer shall pay the fees set forth in the applicable Order Form based on the billing structure and payment terms as indicated in the Order Form. To the extent the Order Form is silent, Customer shall pay all invoices net thirty (30) days from the date of receipt. If Customer believes that Flock has billed Customer incorrectly, Customer must contact Flock no later than thirty (30) days after the closing date on the first invoice in which the error or problem appeared to receive an adjustment or credit. Customer acknowledges and agrees that a failure to contact Flock within this period will serve as a waiver of any claim. If any undisputed fee is more than thirty (30) days overdue, Flock may, without limiting its other rights and remedies, suspend delivery of its service until such undisputed invoice is paid in full. Flock shall provide at least thirty (30) days' prior written notice to Customer of the payment delinquency before exercising any suspension right.

6.2 **Notice of Changes to Fees.** In the event of any changes to fees, Flock shall provide Customer with sixty (60) days notice (email sufficient) prior to the end of the Initial Term or Renewal Term (as applicable). Any such changes to fees shall only impact subsequent Renewal Terms.

6.3 **Taxes.** To the extent Customer is not a tax exempt entity, Customer is responsible for all taxes, levies, or duties, excluding only taxes based on Flock's net income, imposed by taxing authorities associated with the order. If Flock has the legal obligation to pay or collect taxes, including amount subsequently assessed by a taxing authority, for which Customer is responsible, the appropriate amount shall be invoice to and paid by Customer unless Customer provides Flock a legally sufficient tax exemption certificate and Flock shall not charge Customer any taxes from which it is exempt. If any deduction or withholding is required by law, Customer shall notify Flock and shall pay Flock any additional amounts necessary to ensure that the net amount that Flock receives, after any deduction and withholding, equals the amount Flock would have received if no deduction or withholding had been required.

7. TERM AND TERMINATION

7.1 **Term.** The initial term of this Agreement shall be for the period of time set forth on the Order Form (the "***Term***"). Unless otherwise indicated on the Order Form, the Term shall commence upon first installation of Flock Hardware, as applicable. Following the Term, this Agreement will automatically renew for up to three successive renewal terms of one year (each, a "***Renewal Term***") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

7.2 **Termination.** Upon termination or expiration of this Agreement, Flock will remove any applicable Flock Hardware at a commercially reasonable time period and restore the installation site to its original condition, reasonable wear and tear excepted. In the event of any material breach of this Agreement, the non-breaching Party may terminate this Agreement prior to the end of the Term by giving thirty (30) days prior written notice to the breaching Party; provided, however, that this Agreement will not terminate if the breaching Party has cured the breach prior to the expiration of such thirty (30) day period ("***Cure Period***"). Either Party may terminate this Agreement (i) upon the institution by or against the other Party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other Party's making an assignment for the benefit of creditors, or (iii) upon the other Party's dissolution or ceasing to do business. In the event of a material breach by Flock, and Flock is unable to cure within the ***Cure Period***, Flock will refund Customer a pro-rata portion of the pre-paid fees for Services not received due to such termination.

7.3 **Survival**. The following Sections will survive termination: 1, 3, 5, 6, 7, 8.3, 8.4, 9, 10.1 and 11.6.

8. REMEDY FOR DEFECT; WARRANTY AND DISCLAIMER

8.1 **Manufacturer Defect.** Upon a malfunction or failure of Flock Hardware or Embedded Software to perform as required (a ***"Defect***"), Customer must notify Flock's technical support team. In the event of a Defect, Flock shall make a commercially reasonable attempt to repair or replace the defective Flock Hardware at no additional cost to the Customer. Flock reserves the right, in its sole discretion, to repair or replace the defective Hardware, Software or other Flock product, provided that Flock shall conduct inspection or testing within a commercially reasonable time, but no longer than seven (7) business days after Customer gives notice to Flock.

8.2 **Replacements.** In the event that Flock Hardware is lost, stolen, or damaged, Customer may request a replacement of Flock Hardware at a fee according to the reinstall fee schedule (https://www.flocksafety.com/reinstall-fee-schedule). In the event that Customer chooses not to replace lost, damaged, or stolen Flock Hardware, Customer understands and agrees that Flock is not liable for any resulting impact to Flock Service, nor shall Customer receive a refund for the lost, damaged, or stolen Flock Hardware.

8.3 **Warranty.** Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Installation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

8.4 **Disclaimer.** THE REMEDY DESCRIBED IN SECTION 8.1 ABOVE IS CUSTOMER'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTS. FLOCK IS NOT LIABLE FOR ANY DAMAGES OR ISSUES ARISING FROM THIRD-PARTY DISTRIBUTIONS REQUESTED BY CUSTOMER. AFOREMENTIONED DISTRIBUTION IS AT CUSTOMER'S OWN RISK. FLOCK DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THIS DISCLAIMER ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 11.6.

8.5 **Insurance.** Flock will maintain the insurance policies as set forth as Exhibit B.

8.6 **Force Majeure.** Parties are not responsible or liable for any delays or failures in performance from any cause beyond their control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, pandemics (including the spread of variants), issues of national security, acts or omissions of third-party technology providers, riots, fires, earthquakes, floods, power blackouts, strikes, supply

chain shortages of equipment or supplies, financial institution crisis, weather conditions or acts of hackers, internet service providers or any other third party acts or omissions.

9. LIMITATION OF LIABILITY; INDEMNITY

9.1 **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK, ITS OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR LOSS OF REVENUE, BUSINESS OR BUSINESS INTERRUPTION; (B) INCOMPLETE, CORRUPT, OR INACCURATE DATA; (C) COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY; (D) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (E) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE; OR (F) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID AND/OR PAYABLE BY CUSTOMER TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRIOR TO THE ACT OR OMISSION THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS LIMITATION OF LIABILITY OF SECTION ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE REFERENCED IN SECTION 11.6. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOREGOING LIMITATIONS OF LIABILITY SHALL NOT APPLY (I) IN THE EVENT OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, OR (II) TO INDEMNIFICATION OBLIGATIONS.

9.2 **Responsibility.** Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable for the torts of its own officers, agents, or employees.

9.3 **Flock Indemnity.** To the fullest extent permitted by law, Flock shall indemnify, defend and hold harmless Customer, the County of San Bernardino, and each of Customer's and County's elected officials, officers, volunteers, agents and employees, from liability of any kind, including claims, costs (including defense), stop notices, liens, damages and expenses, on account of: (i) actual or alleged infringement of any intellectual property right including any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement, or actual or alleged infringement arising out of Customer's or SBSO's use of the Services in compliance with this Agreement; or (ii) any damage to property, or injury or death to person caused by or arising out of Flock's installation of Flock Hardware, provision of the Flock Services, or Flock's violation of any Applicable Laws, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees. Should Customer/SBSO be prevented from using the Services or any of the Flock Hardware as a result of any such infringement claim or violation, at Flock's expense, Flock shall (i) obtain all rights for Customer/SBSO to utilize the Services and/or Hardware; (ii) provide alternate services or hardware providing substantially the same functionality; or (iii) provide a pro-rata refund of sums paid for Services not rendered due to Customer's/SBSO's inability to use the Services and/or Flock Hardware due to such infringement, and, remove all Flock Hardware and restore each installation site to its original condition, reasonable wear and tear excepted.

10. INSTALLATION SERVICES AND OBLIGATIONS

10.1 **Ownership of Hardware**. Flock Hardware is owned and shall remain the exclusive property of Flock. Title to any Flock Hardware shall not pass to Customer upon execution of this Agreement, except as otherwise specifically set forth in this Agreement. Except as otherwise expressly stated in this Agreement, or when Customer deems it necessary in order to prevent risk to the public health or safety and with notice to Flock, Customer is not permitted to remove, reposition, re-install, tamper with, alter, adjust or otherwise take possession or control of Flock Hardware. Customer agrees and understands that in the event Customer is found to engage in any of the foregoing restricted actions, all warranties herein shall be null and void, and this Agreement shall be subject to immediate termination for material breach by Customer. Customer shall not perform any acts which would interfere with the retention of title of the Flock Hardware by Flock. Should Customer default on any payment of the Flock Services, Flock may remove Flock Hardware at Flock's discretion. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Customer's default and

Flock shall have the right to enforce any other legal remedy or right.

10.2 **Deployment Plan**. Flock shall advise Customer on the location and positioning of the Flock Hardware for optimal product functionality, as conditions and locations allow. Flock will collaborate with Customer to design the strategic geographic mapping of the location(s) and implementation of Flock Hardware to create a deployment plan ("***Deployment Plan***"). In the event that Flock determines that Flock Hardware will not achieve optimal functionality at a designated location, Flock shall have final discretion to veto a specific location, and will provide alternative options to Customer. All installation locations must be approved in writing by Customer prior to installation of the Flock Hardware.

10.3 **Changes to Deployment Plan.** After installation of Flock Hardware, any subsequent requested changes to the Deployment Plan, including, but not limited to, relocating, re-positioning, adjusting of the mounting, removing foliage, replacement, changes to heights of poles will incur a fee according to the reinstall fee schedule located at (https://www.flocksafety.com/reinstall-fee-schedule). Customer will receive prior notice and confirm approval of any such fees.

10.4 **Customer Installation Obligations**. Customer is responsible for any applicable supplementary cost as described in the Customer Implementation Guide, attached hereto as Exhibit C. Customer represents and warrants that it has, or shall lawfully obtain, all necessary right title and authority and hereby authorizes Flock to install the Flock Hardware at the agreed upon locations and to make any necessary inspections or maintenance in connection with such installation.

10.5 **Flock's Obligations**. Installation of any Flock Hardware shall be installed in a professional manner, in compliance with all Applicable Laws, including CalTrans' regulations for roadway management, related to maintaining safety of the public, public roadways, and any and all other public property to be utilized during, and as part of, the Installation Services, within a commercially reasonable time from the Effective Date of this Agreement . Flock shall promptly repair, at Flock's sole expense, any public property damaged by Flock or anyone acting on behalf of Flock while or as a result of performing Installation Services. Upon removal of Flock Hardware, Flock shall restore the location to its original condition, ordinary wear and tear excepted. Flock will continue to monitor the performance of Flock Hardware for the length of

the Term. Flock may use a subcontractor or third party to perform certain obligations under this Agreement, provided that Flock's use of such subcontractor or third party shall not release Flock from any duty or liability to fulfill Flock's obligations under this Agreement.

11. MISCELLANEOUS

11.1 **Compliance with Laws.** Parties shall comply with all Applicable Laws policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s). Furthermore, some or all of the Installation Services constitute "public works" as defined in California Labor Code Section 1720. As to any and all work performed by Flock constituting public works, Flock shall comply with all California Labor Code requirements set forth in Exhibit "D" hereto.

11.2 **Severability.** If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect.

11.3 **Assignment.** This Agreement is not assignable, transferable or sublicensable by either Party, without prior consent. Notwithstanding the foregoing, either Party may assign this Agreement, without the other Party's consent, (i) to any parent, subsidiary, or affiliate entity, or (ii) to any purchaser of all or substantially all of such Party's assets or to any successor by way of merger, consolidation or similar transaction.

11.4 **Entire Agreement.** This Agreement, together with the Order Form(s), the reinstall fee schedule (https://www.flocksafety.com/reinstall-fee-schedule), and any attached exhibits, each of which are incorporated by reference herein, are the complete and exclusive statement of the mutual understanding of the Parties and supersedes and cancels all previous or contemporaneous negotiations, discussions or agreements, whether written and oral, communications and other understandings relating to the subject matter of this Agreement. All waivers and modifications must be in a writing signed by both Parties, except as otherwise provided herein. None of Customer's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected. Any agreed upon future purchase order is subject to these legal terms and does not alter the rights and obligations under this Agreement, except that future purchase orders may outline additional products, services, quantities and billing terms to be mutually accepted by Parties. In the event of any conflict of terms found in this Agreement or any other terms and conditions, the terms of this Agreement shall prevail. Customer agrees that Customer's purchase is neither contingent upon the delivery of any future functionality or features nor dependent upon any oral or written comments made by

Flock with respect to future functionality or feature.

11.5 **Relationship.** No agency, partnership, joint venture, or employment is created as a result of this Agreement and Parties do not have any authority of any kind to bind each other in any respect whatsoever. Flock shall at all times be and act as an independent contractor to Customer.

11.6 **Governing Law; Venue.** This Agreement shall be governed by the laws of the state of California. The Parties hereto agree that venue would be proper in the

County of San Bernardino, California. The Parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

11.7 **Special Terms.** Flock may offer certain special terms which are indicated in the Order Form and will become part of this Agreement, upon Customer's prior written consent and the mutual execution by authorized representatives ("***Special Terms***"). To the extent that any terms of this Agreement are inconsistent or conflict with the Special Terms, the Special Terms shall control.

11.8 **Publicity.** Upon prior written consent, Flock has the right to reference and use Customer's name and disclose the nature of the Services in business and development and marketing efforts. Nothing contained in this Agreement shall be construed as conferring on any Party, any right to use the other Party's name as an endorsement of product/service.

11.9 **Feedback.** If Customer or Authorized End User provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Customer or Authorized End User hereby assigns to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

11.10 **Export.** Customer may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign Customer or authority. As defined in Federal Acquisition Regulation ("FAR"), section 2.101, the Services, the Flock Hardware and Documentation are "commercial items" and according to the Department of Defense Federal Acquisition Regulation ("DFAR") section 252.2277014(a)(1) and are deemed to be "commercial computer software" and "commercial computer software documentation." Flock is compliant with FAR Section 889 and does not contract or do business with, use any equipment, system, or service that uses the enumerated banned Chinese telecommunication companies, equipment or services as a substantial or essential component of any system, or as critical technology as part of any Flock system. Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or

commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

11.11 **Headings.** The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated sections.

11.12 **Authority.** Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the Parties they are representing upon the Effective Date.

11.13 **Conflict.** In the event there is a conflict between this Agreement and any applicable statement of work, or Customer purchase order, this Agreement controls unless explicitly stated otherwise.

11.14 **Notices.** All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by email; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt to the address listed on the Order Form (or, if different, below), if sent by certified or registered mail, return receipt requested. All notices will be provided to the email or mailing address listed in the Order Form.

11.15 **Non-Appropriation.** Notwithstanding any other provision of this Agreement, all obligations of the Customer under this Agreement which require the expenditure of public funds are conditioned on the availability of said funds appropriated for that purpose. To the extent applicable, Customer shall have the right to terminate this Agreement for non-appropriation with thirty (30) days written notice without penalty or other cost.

.

FLOCK NOTICES ADDRESS:

1170 HOWELL MILL ROAD, NW SUITE 210

ATLANTA, GA 30318

ATTN: LEGAL DEPARTMENT

EMAIL: legal@flocksafety.com

Customer NOTICES ADDRESS:

ADDRESS: _____

ATTN: _____

EMAIL: _____

EXHIBIT B

INSURANCE

Required Coverage. Flock shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services under this Agreement and the results of that work by Flock or its agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A. M. Best rating of no less than "A" and "VII". Flock shall obtain and, during the term of this Agreement, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance for insurable amounts of not less than the limits listed herein. The insurance policies shall provide that the policies shall remain in full force during the life of the Agreement. Flock shall procure and shall maintain during the life of this Agreement Worker's Compensation insurance as required by applicable State law for all Flock employees. For the avoidance of doubt, (i) all required insurance limits by Customer can be met through a combination of primary and excess/umbrella coverage, and (ii) Flock's Cyber and Professional Liability/Errors and Omissions insurance has a shared limit of Five Million Dollars (5,000,000) per incident and in the aggregate. Flock, and the commercial general and auto liability, and workers compensation, policies, shall waive all rights of subrogation. Any "claims made" policies shall be endorsed with an extended reporting period of not less than three (3) years. No required policy shall have an issuance date later than the Effective Date. The Customer and County of San Bernardino, and each of Customer's and County's elected officials, officers, employees, agents and volunteers shall be named as additional insureds on the CGL and auto liability policies.

Types and Amounts Required. Flock shall maintain, at minimum, the following insurance coverage for the duration of this Agreement:

(i) Commercial General Liability insurance written on an occurrence basis with minimum limits of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and product and completed operations coverage;

(ii) Workers Compensation insurance in accordance with statutory limits;

( ) **Professional Liability/Errors and Omissions** insurance with minimum limits of Five Million Dollars ($5,000,000) per occurrence and Five Million Dollars ($5,000,000) in the aggregate;

(iv) Commercial Automobile Liability insurance with a minimum combined single limit of One Million Dollars ($1,000,000) per occurrence for bodily injury, death, and property coverage, including owned and non-owned and hired automobile coverage; and

(v) Cyber Liability insurance written on an occurrence basis with minimum limits of Five Million Dollars ($5,000,000).

EXHIBIT D

CALIFORNIA LABOR CODE COMPLIANCE

1. Flock ("Contractor" herein) acknowledges that this contract with Customer ("City" herein) is subject to the provisions of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works and the City as the awarding body, and agrees to be bound by all the provisions thereof as though set forth in full herein.

2. This contract includes installation services and, therefore, is a public work and requires the payment of prevailing wages for the work or craft in which the worker is employed for any public work done under the contract by Contractor or by any subcontractor pursuant to Section 1771 of the Labor Code. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the City has obtained the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute this contract from the Director of the Department of Industrial Relations. These rates are on file with the City Clerk or may be obtained at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm.

   Contractor shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Contractor shall comply with the provisions of Sections 1775, 1776, 1777.5, 1777.6, and 1813 of the Labor Code. Pursuant to the provisions of 1775 of the Labor Code, Contractor shall forfeit to the City, as a penalty, not more than $200.00 for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this contract, by him or by any subcontractor under him, in violation of the provisions of this Agreement.

3. In accordance with Labor Code Sections 1725.5 and 1771.1, and except for projects involving construction, alteration, demolition, installation, or repair work of $25,000 or less, or maintenance work of $15,000 or less, no contractor or subcontractor shall be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any public work contract unless currently registered and qualified to perform public work pursuant to Section 1725.5 [with limited exceptions for bid purposes, only, pursuant to Labor Code Section 1771.1(a)].

4. Pursuant to Labor Code Section 1776, Contractor shall maintain and make available an accurate record showing the name of each worker and hours worked each day and each week by each worker employed by Contractor performing services covered by this Agreement. Contractor and its subcontractors shall furnish electronic certified payroll records to the Labor Commissioner in accordance with Labor Code Section 1771.4. The project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. The Contractor is responsible for compliance with Section 1776 by itself and all of its subcontractors. The Contractor shall post job site notices, as prescribed by regulation.

5. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. The Contractor shall be responsible for compliance with these Sections for all apprenticeable occupations. Before commencing Work on this Project, the Contractor shall provide the City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) Days after concluding Work, Contractor and each of its Subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Contract.

6. Contractor agrees to comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the execution of the contract by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code.

7. California Labor Code Sections 1860 and 3700 provide that every contractor will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, by signing the Agreement to which this Exhibit is attached, Contractor hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Attachment 2

Sole Source Letter from Flock Safety

flock safety

2025 Sole Source Letter for Flock Safety® Public Safety Solutions

July 18, 2025

City of Highland
27215 Base Line
Highland, CA, 92346

Dear Leticia Nava-Cruz,

This letter serves to confirm that Flock Group Inc. d/b/a Flock Safety is the sole provider of our proprietary public safety technology solution specifically designed for use by law enforcement, communities, and private entities to increase safety and reduce crime. Flock Safety's unique system integrates hardware and cloud-based software to enable real-time data processing and secure data sharing capabilities that are unavailable through other providers.

As the sole developer and provider of this proprietary technology, Flock Safety retains exclusive rights to manufacture, license, and support the products and software we offer. Our solutions include cutting-edge features such as machine learning analytics, CJIS-compliant data storage, and a centralized system that facilitates collaboration across multiple jurisdictions, supporting a more robust and efficient public safety network. Specifically, Flock Safety provides the ability to access additional cameras from Flock customers, including: Village Lakes, San Bernardino PD, Rialto PD, at no additional cost.

No other vendor offers the specific combination of hardware and cloud-based features, CJIS-compliant data handling, or the national network capabilities that Flock Safety provides. For these reasons, Flock Safety is the only source available for these services.

Thank you,

Garrett Langley CEO, Flock Safety®

flock safety

Flock Safety® LPR Cameras

Flock Safety® is the sole manufacturer, developer, and distributor of Flock Safety® LPR Camera, Flock Safety® Long-Range LPR, Flock Safety® Short-Range LPR, Flock Safety® Flex LPR Camera, Flock Safety® LPR Camera for Neighborhoods, and Flock Safety® LPR Video Integration.

Flock Safety® LPR Camera

- Fixed, infrastructure-free license plate recognition ("LPR") cameras suitable for capturing two (2+) lanes of traffic simultaneously with a single camera from a vertical mass
- Includes Flock Safety® solar LPR camera option (next-gen platform standard range), which may cover up to three (3) lanes of traffic simultaneously

Flock Safety® Long-Range LPR

- Fixed, infrastructure-free long-range ("LR") LPR, suitable for capturing three (3+) lanes of traffic simultaneously with a single camera from a vertical mass
- Includes Flock Safety® solar LR LPR option (next-gen platform LR)

Flock Safety® Short-Range LPR

- Fixed, infrastructure-free short-range ("SR") LPR with solar power capability, suitable for wide angle capture (i.e., parking lots or garages)

Flock Safety® Flex LPR Camera

- Location-flexible, infrastructure-free self-installation LPR camera with solar power option
- Ties seamlessly into the Flock Safety® ecosystem with a small and lightweight camera
- Ability to read up to 30,000 license plates and vehicle attributes on a single battery charge

Flock Safety® LPR Camera for Neighborhoods

- Infrastructure- and maintenance-free LPR for 24/7 neighborhood security

Flock Safety® LPR Video Integration

- Integrates third-party LPR and video cameras into FlockOS® utilizing existing camera infrastructures

The Flock Safety® LPR cameras listed above are the only Law Enforcement Grade LPR cameras to offer the following combination of proprietary features:

- **Vehicle Fingerprint Technology®**
  - Patented proprietary machine vision to analyze vehicle license plate, state recognition, and vehicle attributes such as color, type, make and objects (roof rack, bumper stickers, etc.) based on image analytics (not car registration data)
  - Machine vision to capture and identify characteristics of vehicles with a paper license plate and vehicles with the absence of a license plate
  - Ability to "Save Search" based on description of vehicles using Flock's patented Vehicle Fingerprint Technology® without the need for a license plate, and set

up alerts based on vehicle description
  - Only LPR provider with "Visual Search," which can transform digital images from any source into an investigative lead by finding matching vehicles based on the vehicle attributes in the uploaded photo

- **Integrated Cloud-Software & Hardware Platform**
  - Best in class ability to capture and process up to 30,000 vehicles per day with a single camera powered exclusively by solar power
  - Wireless deployment of solar powered license plate reading cameras with integrated cellular communication weighing less than 5lbs and able to be powered solely by a solar panel of 65W or less
  - Web based footage retrieval tool with filtering capabilities such as vehicle color, vehicle type, vehicle manufacturer, partial or full license plate, state of license plate, and object detection
  - Utilizes motion trigger to start and stop recording without the need for a reflective plate
  - Motion detection allows for unique vehicle cases such as bicycle capture, ATV, motorcycle, etc.
  - On device machine processing to limit LTE bandwidth consumption
  - All images and metadata is encrypted throughout its entire lifecycle from on-device to storage in Flock's US-based CJIS-compliant cloud
  - Covert industrial design for minimizing visual pollution

- **Transparency & Ethical Product Design**
  - One-of-a-kind "Transparency Portal," a public-facing dashboard that details the customer's policies, as well as automatically updates metrics from the Flock Safety® system
  - Built-in integration with National Center for Missing & Exploited Children ("NCMEC") to receive AMBER Alerts to find missing children
  - Privacy controls to enable certain vehicles to "opt-out" of being captured

- **Integrated Gunshot Detection**
  - Ability to pair with Flock Safety® gunshot detection device, which has natively integrated gunshot detection capabilities utilizing machine learning to recognize audio signatures typical of crimes in progress (e.g., gunshots)

- **Live Video Integration**
  - Ability to apply computer vision to third-party cameras using the Flock Safety® LPR video integration, transforming them into evidence capture devices using the same Vehicle Fingerprint® technology offered on the Flock Safety® LPR cameras
  - Flock Safety® video integration livestream integrates live stream traffic cameras, publicly or privately owned livestream security cameras into one cloud-based situational awareness dashboard to increase response time in mission-critical incidents
  - Manage various government intelligence including LPR, livestream cameras, computer-aided dispatch ("CAD"), automatic vehicle location ("AVL") on Flock Safety® video integration suite

- **Situational Awareness**
  - FlockOS® is the world's first and only public safety operating system compatible with Flock Safety® LPR video cameras, including live streaming fixed and pan-tilt-zoom ("PTZ") video cameras, and the Flock Safety® gunshot detection device, while seamlessly integrating first and third-party data across video, LPR, and audio to deliver real-time intelligence and retroactive crime solving in a single-pane real-time crime center
  - Ability to enhance situational awareness capacity by layering all intelligence streams onto the FlockOS® ESRI-based map
  - FlockOS® features Flock Safety® unique Real-Time Routing feature that analyzes various data sources to determine where a suspect vehicle has been and its direction of travel, providing users with possible outcomes based on a confidence threshold

- **Warranty & Service**
  - Lifetime maintenance and support included in subscription price
  - Flock Safety® is the only fully integrated LPR one-stop solution from production of the devices to delivery and installation
  - Performance monitoring software to predict potential failures, obstructions, tilts, and other critical or minor issues

- **Partnerships**
  - Flock Safety® is the only LPR provider to officially partner with Prepared911 to distribute 911 call audio and transcripts to law enforcement agencies
  - Through FlockOS®, Flock Safety® is the only LPR provider to officially partner with FirstTwo to enable clicking anywhere on a display map to display the relevant information from FirstTwo
  - Access to additional cameras purchased by Flock's HOA and private business partners, means an ever-increasing amount of cameras and data at no additional cost

Attachment 3

Proposed Resolution No. 2025-_____

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND AUTHORIZING THE CITY MANAGER TO DISPENSE WITH COMPETITIVE SOLICITATION REQUIREMENTS FOR THE PURCHASE AND INSTALLATION OF AUTOMATED LICENSE PLATE RECOGNITION CAMERAS

WHEREAS, the City of Highland ("City") has a purchasing policy and procedures for obtaining goods and services which is codified in Chapter 2.40 of the Highland Municipal Code; and

WHEREAS, the City's purchasing policy and procedures ensure that the City obtain goods and services on the open market, where possible, pursuant to rules that ensure transparency, fairness to all bidders and suppliers, and decisions that are made free from conflicts of interest; and

WHEREAS, the City's current purchasing policy and procedures generally requires competitive solicitations for the purchase of goods and services, depending on the amount of the proposed purchase; and

WHEREAS, California Public Contract Code § 3400 prohibits cities from specifying a particular product in public works bid specifications unless, among other exceptions, the City Council finds that it is necessary to specify a particular product in order to obtain a necessary item that is only available from one source. .

WHEREAS, the San Bernardino County Sheriff's Department requested that the City install Automated License Plate Reader ("ALPR") cameras to support enhanced public safety through real-time detection of stolen vehicles, wanted persons, and vehicles associated with criminal investigations. The installation of ALPR cameras was included in the City Council's adopted Work Program and 25/27 budget.

WHEREAS, Flock Safety's proprietary ALPR system offers a secure, cloud-based platform that allows law enforcement to capture and analyze license plate data in real-time; integrate with local, state, and national hotlists; provide vehicle fingerprinting (color, make, model, and unique identifiers); generate automated alerts for law enforcement in the field; maintain audit trails for data use to ensure accountability and transparency ("System").

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of Highland, as follows:

1. The facts and findings stated above are true and correct.

2. Pursuant to California Public Contract Code § 3400, the City is hereby authorized to dispense with competitive solicitation requirements for the City's purchase of the System based on the following findings and based on information provided in the staff report:

a) The purchase price is reasonable.

b) Flock Group Inc. is the sole provider of proprietary ALPR camera system and associated software platform. Flock's proprietary System is one of a kind in that Flock's cameras and technology, integrate hardware and cloud-based software to enable real-time data processing and secure data sharing capabilities that are unavailable through other providers.

3. The City Council further finds that the finding and determination set forth in Section 2, above, is authorized by California Public Contract Code § 3400(c)(3).

4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 12th day of August, 2025.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Attachment 4

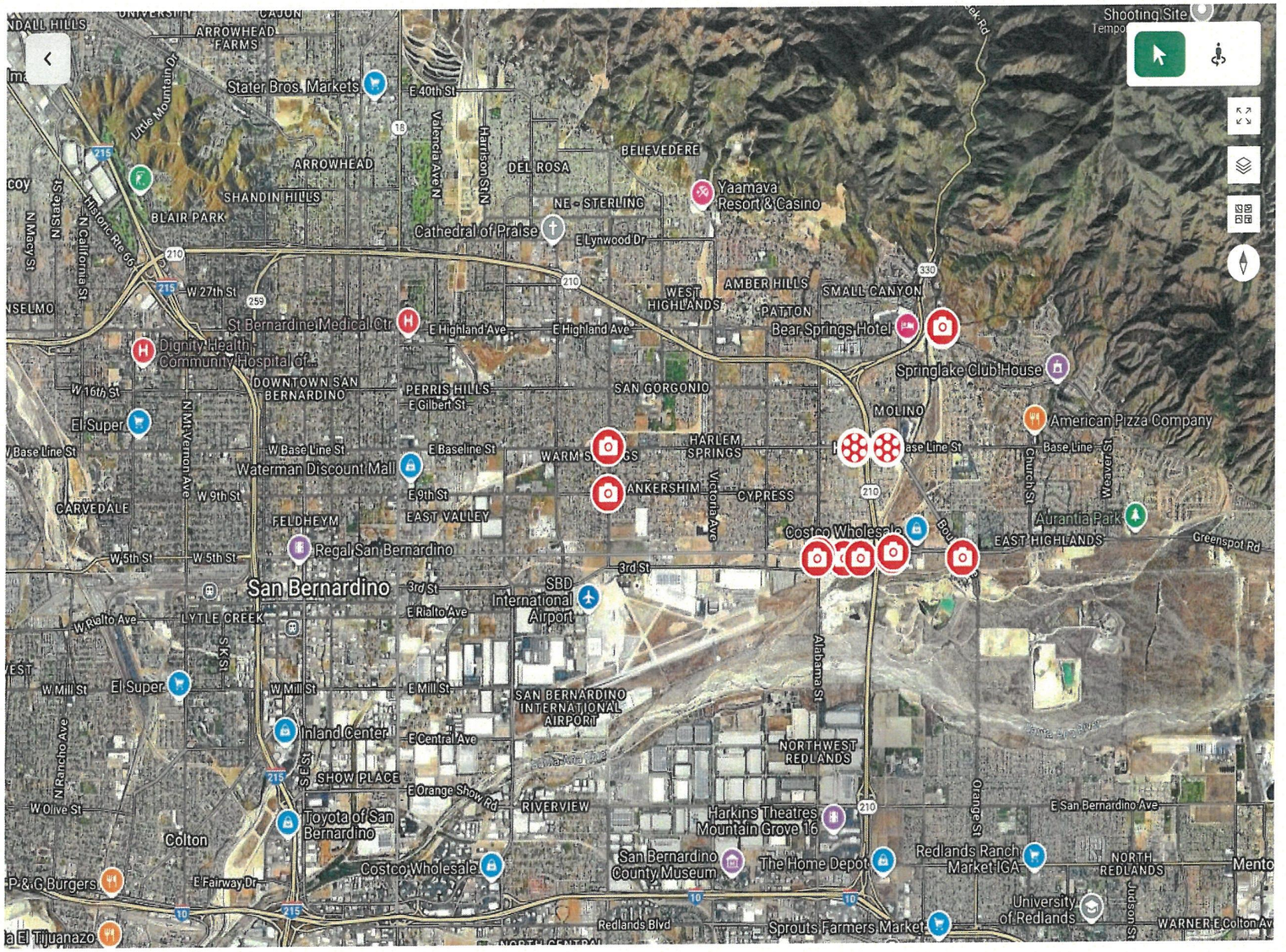
Map of Proposed Camera Locations

13 Locations

LPR (13)
CA - City of Highland - Phase 1

(14)

F#001 E 5th St @ Church Ave WB	LPR Camera	
P#002 Baseline St @ CA-210 E	(2) LPR Camera	
F#003 Highland Ave @ City Creek Rd EB	LPR Camera	
F#004 5th St @ Palm Ave NB	LPR Camera	
F#005 Boulder Ave @ Greenspot Rd SB	LPR Camera	
LR#001 Greenspot Rd @ Hwy 210 DirectionOfTravel	Long Range LPR	
LR#002 Greenspot Rd @ Hwy 210 WB	Long Range LPR	
P#008 Baseline St @ CA-210 E	(2) LPR Camera	
F#011 Sterling Ave @ 9th St WB	LPR Camera	
F#012 Highland Ave @ City Creek Rd WB	LPR Camera	
F#013 Palm Ave @ E 5th St SB	LPR Camera	
F#016 Base Line St @ Golondrina Dr WB	LPR Camera	
F#017 E 5th St @ Hwy 210 EB	LPR Camera	



Attachment 5

Work Program Item Reference

2025/2026

PROPOSED CITY COUNCIL WORK PROGRAM ITEM

ITEM: Automated License Plate Reader Cameras

DEPARTMENT(S) RESPONSIBLE: Police Department

DESCRIPTION OF WORK ITEM-Provide a brief description of the work item, including objectives and expected outcomes.

Several years ago, Highland invested in emerging license plate reader technology which is used daily to solve crime in the city. Additional cameras are needed to replace and/or supplement the older technology.

SIGNIFICANCE-Explain why this work item is important and how it aligns with city priorities or goals.

Highland's existing technology is now aging, with current cameras often out of service. Newer technology, used by surrounding cities, offers more accurate identification and with a cheaper leasing option. Flock camera systems use patented vehicle fingerprint technology to capture details of cars such as make, model, color and other characteristics like aftermarket alterations and whether the plate is paper or not. The system will even capture information with partial or missing license plates.

FUNDING: Estimated Cost $50-$150k Proposed Funding Source: General Fund

TIMELINE-Outline the proposed timeline for completion, including key milestones.

This equipment is requested as soon as possible.

RESOURCE REQUIREMENTS-Estimated Work Hours: 60 Contract Services Required? [X] YES [ ] NO

If yes, what type? Flock Camera Systems Contract

ORIGIN OF ISSUE: [ ] Council [X] Staff [ ] General Plan [ ] Board/Commission [ ] Outside Request [ ] Legal Obligation

CARRY-OVER ITEM: [ ] YES [X] NO

REVIEWED BY:

City Manager

1/6/2025

Date

PROPOSED BY:

Leticia Nava-Cruz

Director of Admin Services

12/3/24

Date

Please complete and submit this form to facilitate the approval process for the proposed work program item. Thank you for your contribution!

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Octavio Duran Jr., Public Works Director/City Engineer OD

SUBJECT: Design Award for Elder Gulch Storm Drain Project (Project No. SDR19001)

RECOMMENDATION: It is recommended that the City Council:

1. Approve the proposal from Engineering Resources of Sothern California (ERSC) to provide design services for the Elder Gulch Storm Drain Project in the amount of $155,765.

2. Authorize the City Manager to approve contract amendments up to 10% of the contract amount

FISCAL IMPACT: This project is included in the City's adopted Capital Improvement Program (CIP) and has sufficient funding to deliver the project. The project will be funded using DIF (Flood) funds.

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

BACKGROUND: The project includes improvements to the City's Elder Creek Storm Drain system between Old Greenspot Rd and the end of Park View Lane near Arroyo Verde Elementary School to upsize the system to a 100-year storm capacity.

The East Highland Village neighborhood and the area near Arroyo Verde Elementary school has been subject to historical flooding with recent major events in December 2010 and February 2025. ERSC was hired to investigate the existing drainage conditions and storm drain facilities to determine the hydraulic capacity north of Greenspot Road and provided improvement options in a report titled "Technical Memorandum for Elder Creek Storm Drain Facilities at Greenspot Road."

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

City Clerk

City Manager

Engineering Services Proposal for City Project

The City reviewed the assessment and recommends moving forward with a phased project to address existing flooding concerns.

Phase 1 Limits - San Bernardino County Flood Control District's (District) Elder Creek Channel to North Side of Greenspot Road)

- Scope: Storm drain improvements consist of removing and replacing approximately 175' of existing 12'x4' RCB with a proposed 12'x8' RCB. The proposed culvert will connect with the San Bernardino County Flood Control District's (District) Elder Creek channel transition structure located downstream at Tyler St and Old Greenspot Road. The upstream end of the proposed culvert will tie into the existing 96" reinforced concrete pipe (RCP) with a new transition structure located at the northwest corner of Greenspot Road and Park View Lane.
- Budget: Construction of this phase is included in the approved 5-Year CIP

Phase 2 Limits - North Side of Greenspot Road To Park View Lane CDS)

- Scope: Phase 2 consists of removing and replacing approximately 580' of existing 96" RCP with a proposed 12'x8' RCB. This option significantly reduces the potential for utility relocations, easement access, and disruption to the adjacent neighborhood.
- Budget: Construction costs for this phase are not currently in the 5-year CIP. Staff is recommending this phase be designed and constructed a later time when funding is secured.

Staff requested a proposal from Engineering Resources of Southern California (ERSC) for design services to provide construction drawings, specifications and cost estimates for both phases of the project. ERSC will also process all permits required including environmental clearances with potential resource agencies. ERSC has an ongoing contract with the City and has provided these same services for numerous projects using an experienced team that is familiar with storm drain improvement projects. Additionally, ERSC prepared the facility assessment and will be able to complete the work more efficiently.

Staff reviewed and negotiated the proposed fee of $155,765. This fee is reasonable for this type and size of the project. Staff recommends the City Council's approve ERSC's proposal to provide professional design services for the project. If approved, the City would target completing design and advertising Phase 1 of the project for construction by the end of this year. Construction is targeted to begin Spring 2026. Although construction funding for phase 2 is not secured, completing the design as part of this contract is more cost effective than completing the work separately. This would also allow the City to have a shovel ready project when funding is secured in the future.

County Flood Control Project

The portion of the Elder Gulch drainage system located south of Old Greenspot Road consists of an enclosed reinforced concrete box and an open channel which is a regional drainage facility owned and maintained by the San Bernardino County Flood Control District. The District started construction on a project to replace the existing enclosed reinforced concrete box and drainage channel with a new improved open drainage channel with a 100-year storm capacity from south of Greenspot Road to the confluence with Plunge Creek. Construction started in April 2025 and is expected to be completed in December 2025.

The project was evaluated in accordance with the California Environmental Quality Act (CEQA) and is categorically exempt under section 15301.

Attachments: ERSC CM Services Proposal

030174012P

April 25, 2025
Revised July 16, 2025

Mr. Octavio Duran Jr., PE
Public Works Director/City Engineer
City of Highland
27215 Baseline
Highland, CA 92346

CITY OF HIGHLAND – ELDER CREEK STORM DRAIN PROJECT NO. SDR19001

Dear Mr. Duran,

Engineering Resources of Southern California, Inc. (ERSC), is pleased to provide this proposal for professional design services for the City's Elder Creek Storm Drain Project No. sdr19001 (Project). ERSC understands that the City of Highland intends to increase the capacity of the existing Elder Creek 12'x4' reinforced concrete culvert in Greenspot Road just upstream from the terminus of San Bernardino County Flood Control District's (SBCFCD) Elder Creek Channel Improvement project. Due to the recent flooding that occurred in February of this year, time is of the essence to advertise this project for construction. SBCFCD is anticipated to finish construction by the end of 2025. It's understood that the City would like to issue NTP for construction for the City's Elder Creek improvements around the time SBCFCD is finishing construction. Contained in our proposal is a description of the project as we understand it and method to accomplish the Projects' goals and objectives, including proposed design challenges and estimated personnel resource needs.

PROJECT UNDERSTANDING

The City of Highland (City) plans to upsize approximately 700 feet of Elder Creek Storm Drain located in Greenspot Road and Park View Lane. During a significant rain event in 2010, the City was subject to heavy flooding on the north and south side of Greenspot Road near Arroyo Verde Elementary School. In response, the City requested ERSC to investigate the current drainage conditions and storm drain facilities and determine the hydraulic capacity of the existing drainage systems north of Greenspot Road. ERSC investigated the deficiencies of the existing system and provided improvement options based on the City's preferences in a report titled "Technical Memorandum for Elder Creek Storm Drain Facilities at Greenspot Road" dated March 2020.

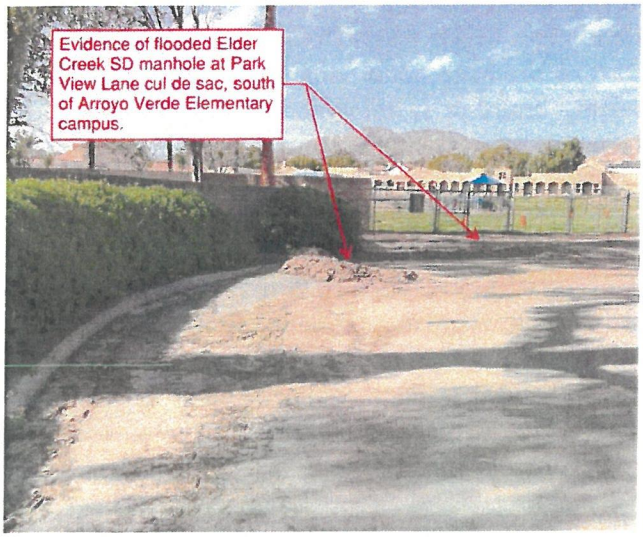
Following the Line Fire in fall of 2024, a flash rain event occurred in February 2025 that resulted in debris-laden flows inundating the City's Elder Creek Storm Drain. Highland residents south of Old Greenspot Road where flooded with mud and debris. Evidence of Elder Creek storm drain backwater effects where noted at two existing manholes located on the northside of Greenspot Road and at the cul de sac of Park View Lane. The San Bernardino County Flood Control District (SBCFCD) recently initiated construction for the Elder Creek Channel Improvement project that will upsize the existing Elder Creek

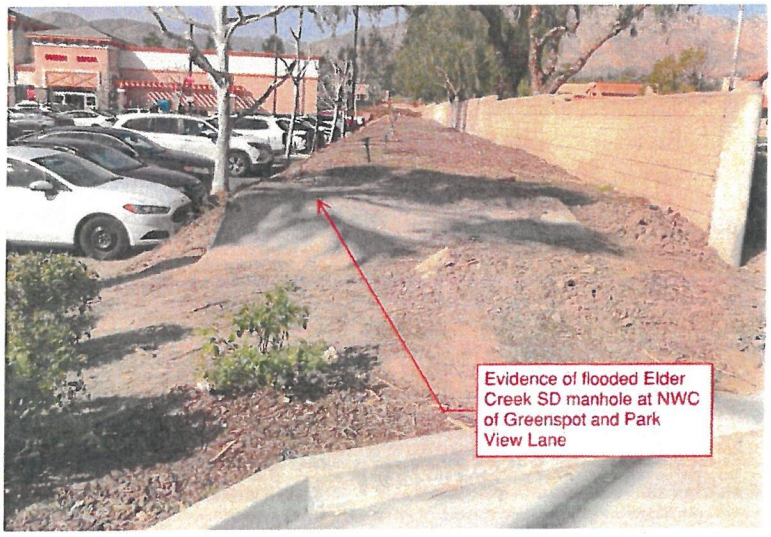
drainage facility immediately downstream of the City's storm drain to convey runoff generated by a 100-year storm event.

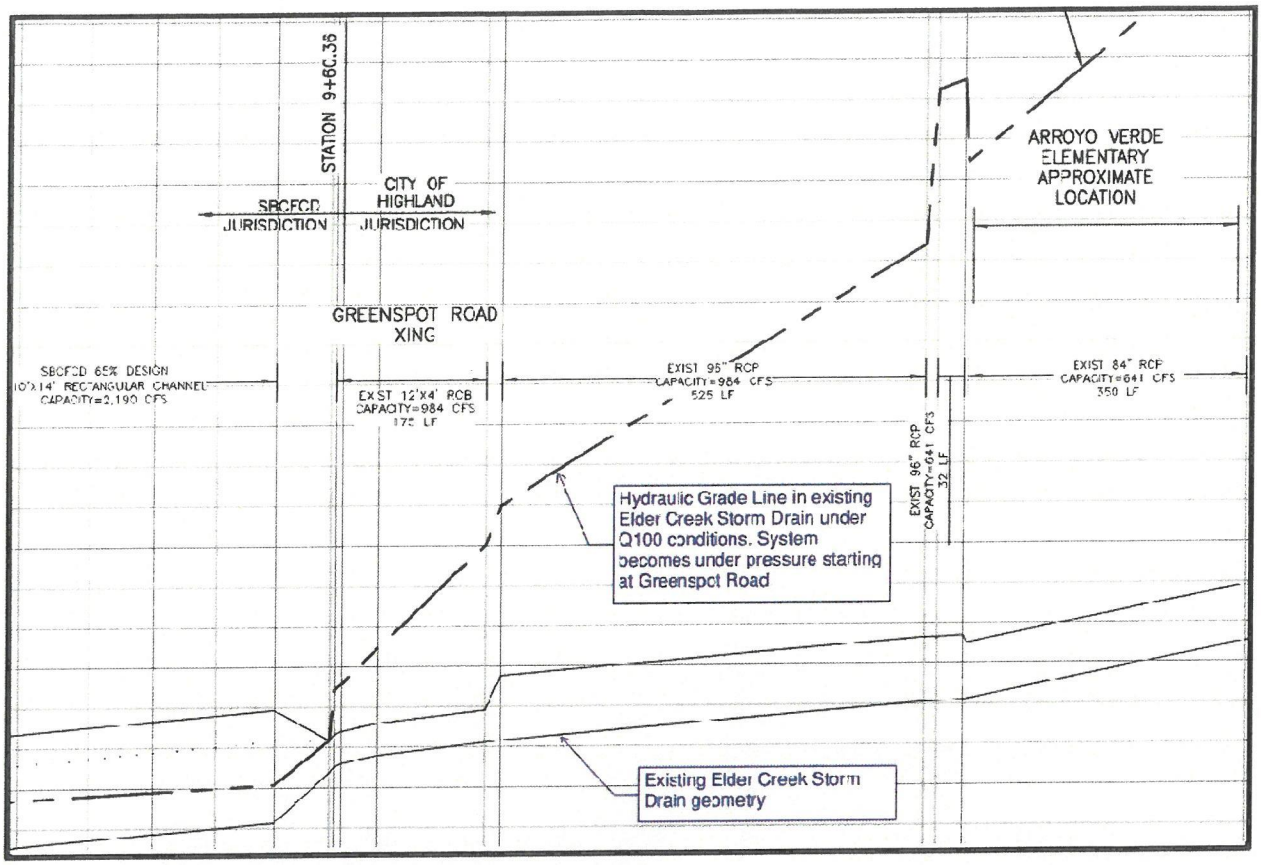
Shortly after the February 2025 flood event, the City requested ERSC's professional design services to upsize the City's Elder Creek Storm Drain near Greenspot Road. In particular, the City expressed priority interest in upsizing the existing 12'x4'reinforced concrete box (RCB) culvert that runs underneath Greenspot Road for two main reasons:

1. The 12'x4' RCB culvert was identified in ERSC's hydraulic study as a major hydraulic choking point in the overall system. This is demonstrated in the hydraulic profile image below.
2. The City wants to initiate construction by the time SBCFCD is completing their channel improvement project such that storm drain improvements are being made in the same time period. This may also improve encroachment permit processing with SBCFCD and construction coordination.









For the purposes of this proposal, ERSC will call the Greenspot Road culvert upsize design as **Elder Creek Storm Drain Phase 1**.

The City expressed interest in making further storm drain improvements upstream between Greenspot Road and Park View Lane cul de sac. For the purposes of this proposal, this segment of storm drain will be called **Elder Creek Storm Drain Phase 2**.

PROJECT APPROACH

Elder Creek Storm Drain Phase 1 (SBCFCD Elder Creek Channel to North Side of Greenspot Road)
Phase 1 storm drain improvements consist of removing and replacing approximately 175' of existing 12'x4' RCB with a proposed 12'x8' RCB. On the downstream end, the proposed culvert will connect with the District's Elder Creek channel transition structure. Because the District's channel is currently under reconstruction, the City expressed interest in coordinating with SBCFCD to request a modification to the transition structure to accommodate the City's proposed 12'x8' RCB connection. However, this proposal assumes the transition structure will be removed and reconstructed as part of the City's project. The upstream end of the proposed culvert will tie into the existing 96" reinforced concrete pipe (RCP) with a new transition structure located at the northwest corner of Greenspot Road and Park View Lane. ERSC will provide final design engineering for Phase 1, including permit processing with SBCFCD and environmental clearance with potential resource agencies.

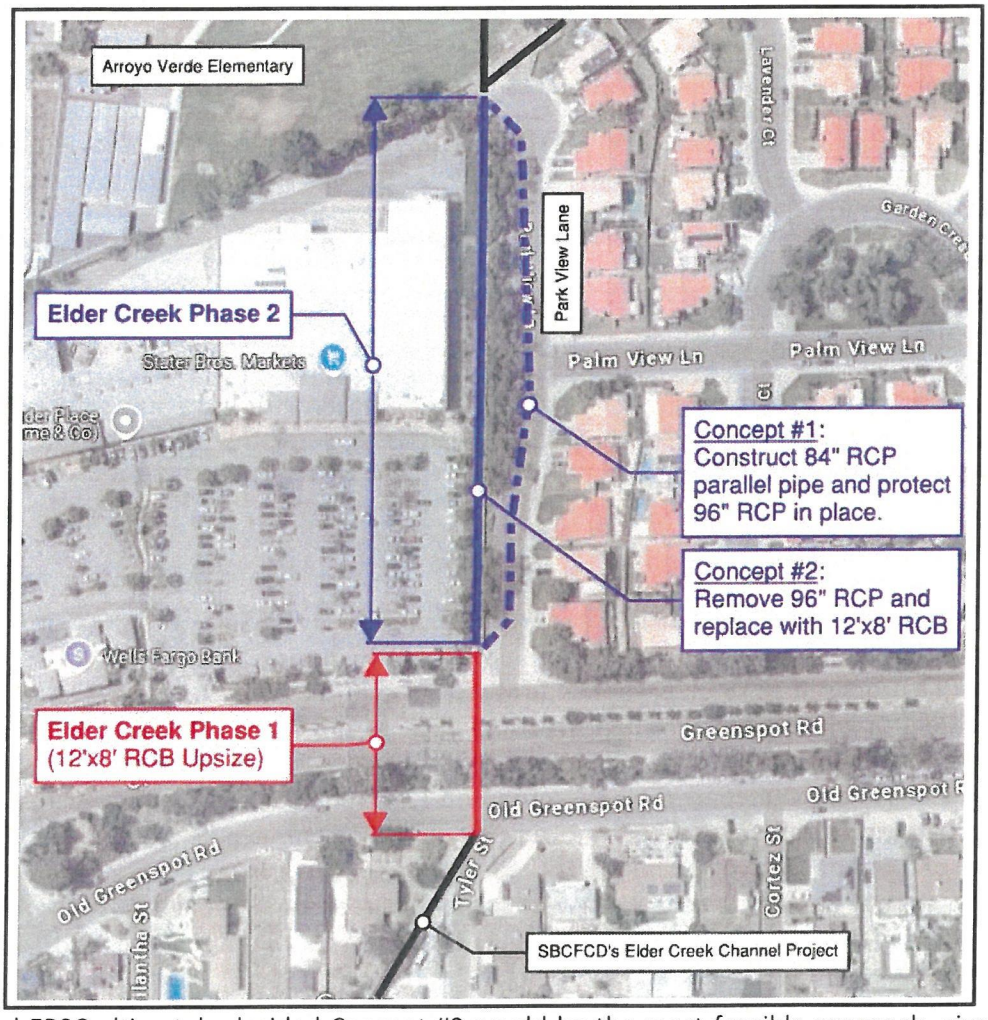
Elder Creek Storm Drain Phase 2 (North Side of Greenspot Road To Park View Lane CDS)

1861 W. Redlands Blvd., Redlands, CA 92373
T: (909) 890-1255 | F: (909) 890-0995 | erscinc.com

ERSC will provide design services for Phase 2 storm drain improvements. During the development of this proposal, 2 alignment concepts were evaluated:

Concept #1 consists of protecting the existing Elder Creel 96" RCP storm drain in place and constructing approximately 580' of 84" RCP parallel pipe that is hydraulically tied together with the 96" RCP at the upstream and downstream ends using modified junction structures. This concept is consistent with ERSC's technical memorandum recommendations, and the direct storm drain construction cost would be cheaper than Concept #2. However, there are many underground utilities in the area and right of way is limited in Park View Lane. These challenges could result in costly utility relocations, significant utility coordination, and sustained noise and vehicular access impacts to the adjacent residential neighborhood.

Concept #2 consists of removing and replacing approximately 580' of existing 96" RCP with a proposed 12'x8' RCB. This option significantly reduces the potential for utility relocations, easement access, and disruption to the adjacent neighborhood. However, it poses a higher up-front construction cost for removal and replacement of the entire storm drain segment.



The City and ERSC ultimately decided Concept #2 would be the most feasible approach, given that the existing alignment will have the least amount of impact on right of way, utility relocations, and disruption to the neighboring residents. At the request of the City, ERSC is providing design services for

Phase 2 as an optional cost, since it is unknown if there is enough available funding to construct Phase 2 improvements. ERSC's professional design services for Elder Creek Phases 1 and 2 are described in further detail below.

SCOPE OF WORK

1.0 PROJECT MANAGEMENT

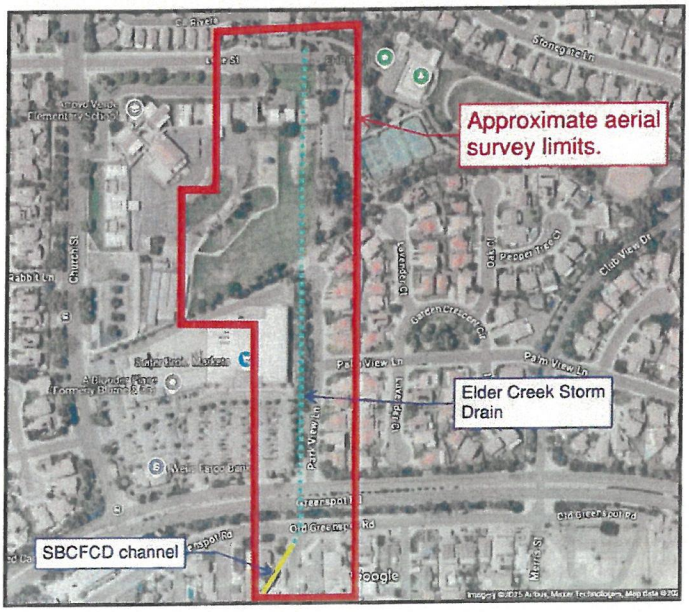
ERSC will administer a kick-off meeting with City personnel, SBCFCD staff, and other involved stakeholders. The purpose of the meeting is to introduce the project team and contact person, review the scope of work and schedule, and facilitate discussions focused on critical issues and project constraints. Three progress meetings will be held at each main design milestone (60%, 90%, and 100% design phases). ERSC's Project Manager and Project Engineer will provide ongoing coordination with the design team and subconsultants, City staff, and affected utilities for the duration of the project design.

Deliverables: (4) Meeting Agendas and Minutes

2.0 DESIGN SURVEY AND MAPPING

Topographic Survey and Base Mapping

ERSC will conduct an aerial survey of the Project site, extending from SBCFCD's Elder Creek channel at Old Greenspot Road and Tyler Street intersection to Love Street cul de sac north of Arroyo Verde Elementary School. The aerial coverage will support the engineering design for the storm drain improvements through Greenspot Road and Park View Lane but also provide topo data for conceptual planning of future improvements adjacent to Arroyo Verde Elementary School. A ground topographic survey will also be conducted along Park View Lane and Greenspot Road within the storm drain limits for more precise reconnaissance of the existing utilities and surface features. Mapping will include street rights-of-way (ROW), flood control ROW, and City's drainage easements. Field crews will develop horizontal and vertical control and provide aerial control points for the project's topographic survey.



ERSC will work with subconsultant, Inland Aerial Surveys, to complete the base mapping. The aerial survey will collect horizontal and vertical locations for all surface features. The topographic survey will include all features within the project area and extend 100' beyond the project limits. Topographic surveys will be based on local basis of bearings and vertical datum using NAVD88 and horizontal datum using NAD83. Field data will be reduced and compiled into 1-foot contours and a scale to be determined for the project's basemap.

Deliverables: Project Topographic Basemap with Plotted Right of Way and Easements

3.0 CEQA EXEMPTION AND ENVIRONMENTAL PERMITTING

CEQA Exemption

ERSC will work with Compass Consulting Enterprises Inc. (Compass) to prepare a defensible CEQA compliance document that supports a CEQA exemption under 4 CC, Chapter 3, Article 19, Section 15401 for this project. Compass believes that either Class 1, "Existing Facilities" or Class 4, "Minor Alterations to Land" could be appropriate for this project. The approach is utilize ERSC's hydrology and hydraulics technical studies to determine if any threshold is exceeded where the Project would no longer qualify as an exemption. Because the Project occurs underground, no further technical studies are needed. Assuming the results are positive, Compass will prepare a CEQA Exemption Findings Justification document and the Notice of Exemption. One the City has reviewed and approved the Exemption Justification, Compass will file the Notice of Exemption with the Clerk of the San Bernardino County Board of Supervisors. An exemption finding does not require City Council action.

Jurisdictional Water Permits (As Needed)

Recent discussions between Compass and SB County environmental staff indicate that jurisdictional waters permits are **not** needed for the connection of the City's Elder Creek Storm Drain to SBCFCD's channel. However, the final design would need to be reviewed and compared to the permits SBCFCD obtained for the overall Elder Creek Channel Improvements Project. If permits are required, this proposal includes a cost for obtaining jurisdictional water permits from the following agencies:

1. USACE Section 404 Permit
2. Regional Water Quality Control Board Section 401 Waste Discharge Requirements Order
3. California Department of Fish and Wildlife Section 1602 Streambed Alteration Agreement

The proposal assumes the City will pay for any application filing fees.

Deliverables: CEQA Exemption Findings Justification document, Notice of Exemption filing, and (3) Jurisdictional Waters Permits.

4.0 UTILITY VERIFICATION AND MAPPING

Utility Research, Letters, and Coordination

ERSC will compile record data associated with utility and infrastructure improvements adjacent to and within Old Greenspot Road, Greenspot Road and Park View Lane. The data to be acquired from the City and other appropriate agencies includes recorded maps, easements, record drawings for street improvements, water plans, sewer plans, storm drain plans, and dry utility improvements and reports. Utility research letters will be prepared utilizing the City's Logo and letterhead to obtain the available record drawings and reports. Upon receipt, the record drawings will be entered into a utility log indicating the type of utility and date received. The utility log contains information regarding utility coordination, such as pothole data (as necessary), relocation requirements, and record of utility

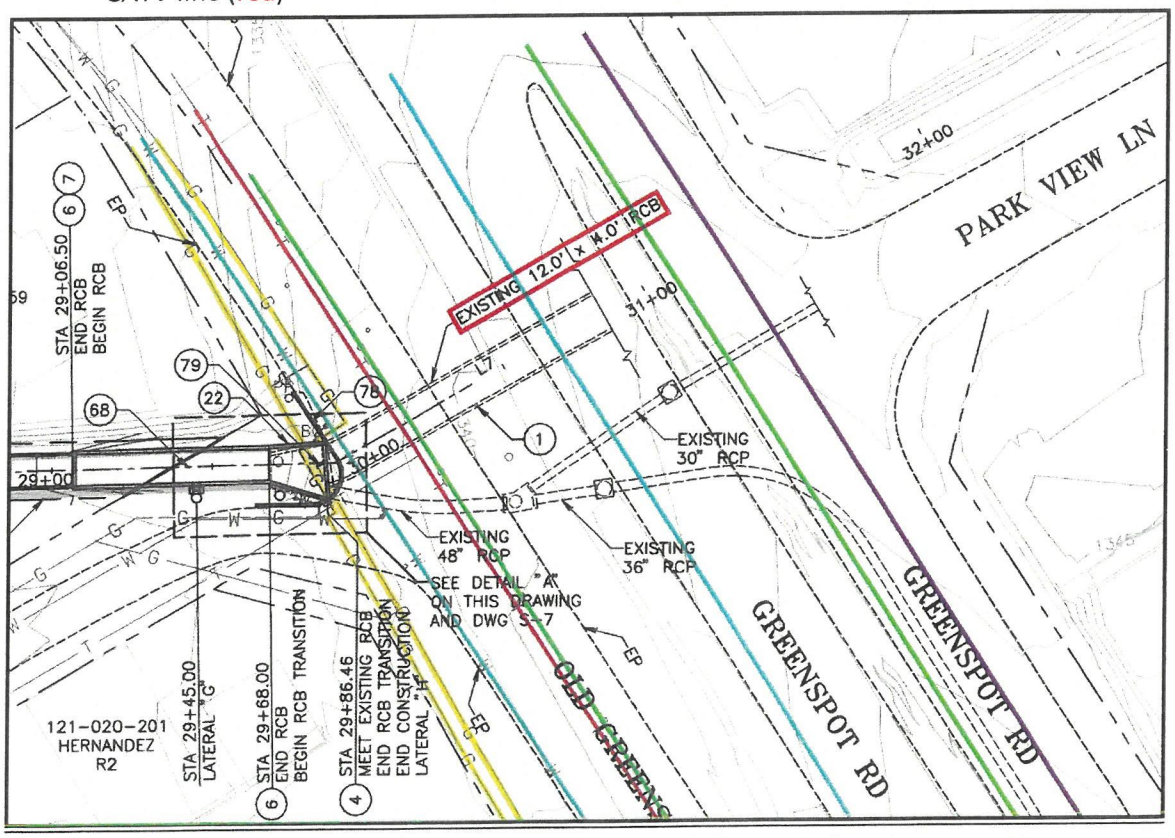
company contact, notes, and other written correspondence. Existing utility linework from record maps will be converted to an AutoCAD utility base file and referenced in all the deliverable plan sheets.

Deliverables: Record Drawings, copies of all utility letters/correspondence/notices with affected utility agencies, and utility base file in AutoCAD or PDF format.

Subsurface Utility Investigation

If potential utility conflicts are identified (approximately in the 60% to 90% design phase), ERSC will prepare a potholing map to identify the pothole locations. Underground Solutions, Inc. (USI) will perform potholing, including any traffic control and obtaining appropriate permits. Based on the utility record research performed by ERSC in this project location in 2022, ERSC has identified the following existing utilities in Greenspot Road that cross the proposed storm drain alignment. These utilities are color-coded in the image below:

- 20" and 8" EVWD water lines (blue)
- 30" SBVMWD recycled water line (purple)
- EVWD 12"sewer main and other unknown size sewer (green)
- 4" SoCal gas lines (yellow)
- CATV line (red)



Reviewing the proposed storm drain alignment against SBCFCD's plan, the proposed storm drain alignment crosses seven (7) subsurface utility lines. **ERSC assumes a total of seven (7) potholes for the purpose of this proposal.** ERSC may be able to utilize recent as-built/pothole utility information from

SBVMWD's 30" RW waterline project in Greenspot Road. In addition, sewer manhole inverts can be captured during the topographic survey. This would reduce the number of potholes needed for this project. ERSC will coordinate with City staff to retrieve 30" RW line as-built/pothole records.

Deliverables: 24"x36" potholing map, pothole report (Electronic PDF file), and utility conflict matrix (MS Excel Format)

5.0 HYDROLOGY AND HYDRAULICS REPORT

60% Hydraulics and Preliminary Calculations
At the 60% design phase, ERSC will prepare a draft report with WSPG hydraulic calculations. The hydrology section of the report will reference ERSC's original hydrology review and SBCFCD's previously approved 2,326 cfs for Q100 flows at the upstream end of SBCFCD's channel per the District's Hydrologic Basis of Design Interoffice Memo dated July 8, 2020. Any hydrology re-calculations needed will be performed using Civil Design's Rational Method software in accordance with San Bernardino County's Hydrology Manual. Inlet capacity calculations will determine the size of catch basin/inlet locations to contain flows within the flow areas during the 10-, 25-, and 100-year storm events. Hydraulic calculations for the catch basin laterals will be performed utilizing the mainline HGL and the flow rates intercepted by the catch basins.

90% H&H Report and Updated Calculations
ERSC will prepare a comprehensive hydrology and hydraulic report, including narrative, hydrology, and hydraulic calculations, and supporting hydrology documentation. The report will incorporate the City's 60% review comments and SBCFCD's 1st permit plan review comments. At this point, Phase 2 conceptual design will be nearing completion and an alignment option will have been selected. Therefore, the select conceptual design's hydraulic approach will be included in the H&H report and calculations.

Final 100% H&H Report and Calculations
ERSC will finalize the hydrology and hydraulics report by incorporating the City's 90% review comments and SBCFCD's final plan review comments. The reports will be signed and sealed by a licensed civil engineer.

Deliverables: Two (2) bound copies and one (1) electronic PDF file of Final H&H report signed and sealed by a licensed civil engineer.

6.0 PHASE 1: PLANS, SPECIFICATIONS & ESTIMATE (PS&E)

60% Plans and Estimate
A preliminary storm drain plan and profile drawing set will be prepared on a 24" x 36" layout using the City's standard title block with a scale of 1" =20' or larger to provide the necessary design clarity. The plans will be accompanied by an Engineer's Estimate based on recent bid results from nearby storm drain projects. The storm drain plans will include the following sheets:

- Title sheet
- Notes, Structural Details, Sections sheet
- Storm Drain plan/profile sheet(s)
- Demolition and Street Improvement Sheet

90% Plans, Specifications and Estimate
The 90% storm drain plan set will incorporate any design adjustments made based on the City's review comments on the 60% plan set, as well as data provided by pothole investigation and utility coordination with the utility agencies. A specification bid package will be prepared using the City's standard specification template and including all front-end bid documents, bid schedule, and general and technical provisions. The plans and specifications will be accompanied by an updated construction cost estimate.

100% Plans, Specifications, and Estimate
ERSC will finalize plans based on the final comments received from the City. All appropriate revisions will be made in order to be considered approved. If requested by the City, the approved plans will be printed to mylar and digitally signed. The plans will be accompanied by a final specification bid package signed and sealed by a registered civil engineer and a final construction cost estimate.

Deliverables: Final Project Plans in mylar and electronic PDF format, Final Specifications (Spiral Bound hard copy and electronic PDF format), and Final Cost Estimate in electronic PDF format.

7.0 PHASE 1: PERMIT PROCESSING AND COORDINATION

ERSC will provide coordination support between SBCFCD and the City on this project. ERSC will prepare and submit an encroachment permit application to SBCFCD to reconnect the City's storm drain to SBCFCD's Elder Creek Channel. As part of the application submittal, the project's hydrology and hydraulics report, design plans, and supporting environmental documents, will be provided to the District for their approval. ERSC assumes 3 rounds of plan check review with the District. Since 2020, ERSC and the City have been worked closely with SBCFCD during the planning stages of this project. This up-front coordination will make the permit process much smoother moving forward.

Deliverables: Permit application submittal, (3) rounds of plan review and resubmittals with SBCFCD, obtain approved SBCFCD encroachment permit for construction.

8.0 PHASE 2: PLANS, SPECIFICATIONS & ESTIMATE (PS&E) (*Optional Task*)

As discussed above in ERSC's Project Approach section, ERSC will prepare a final design for Phase 2 ***Concept #2*** alignment (Greenspot Road to Park View Lane Cul De Sac) as an *optional task* for the City.

Concept #2 consists of removing and replacing approximately 580' of existing 96" RCP with a proposed 12'x8' RCB. This option significantly reduces the potential for utility relocations, easement access, and disruption to the adjacent neighborhood. However, it poses a higher up-front construction cost for removal and replacement of the entire storm drain segment.

Deliverables: Final Plans, Specifications, and Estimate for Phase 2 storm drain improvements incorporated with Phase 1 improvements.

9.0 BID SUPPORT SERVICES

If requested by the City, ERSC will respond to prepare up to 2 addendums and respond to questions and RFIs related to the project design. The City will not be charged for responding to questions related to omissions or conflicts in design.

ASSUMPTIONS AND EXCLUSIONS

This proposal makes the following assumptions and exclusions:

1. As a cost-effective approach to this proposal, it is assumed ERSC will reference a geotechnical report from either SBCFCD related to their Elder Creek Channel project or SBVMWD related to the 30" Recycled Water pipeline project with boring information within close approximation to the City's project limits. ERSC can provide a project-specific geotechnical investigation report under a separate fee.
2. Discussions with the City of Highland suggest the City may request SBCFCD to revise the channel's upstream junction structure to accommodate the City's proposed 12'x8' RCB. If this cannot be achieved, ERSC will provide the structural design needed to remove and reconstruct the junction structure to accommodate the proposed RCB.
3. All permit fees will be borne by the City. Although it is unclear which agencies are involved with the project at this point, this may include SBCFCD encroachment permit, USACE Section 404 permit, CDFW Section 1602 permit, and RWQCB Section 401 permit.
4. Project progress meetings will be held virtually via MS Teams or Zoom.
5. Per the San Bernardino County's TGD Transportation Project BMP Guidance, this project is considered exempt from having to prepare and implement a WQMP. This project falls under Category 2 projects for providing safety enhancement that results in no new transportation surfaces. In addition, this project's resurfacing is related to utility cuts for the storm drain system.
6. Preparation of temporary construction easements legal and plats.
7. Preparation of a Stormwater Pollution Prevention Plan (SWPPP) is excluded from this proposal. This project will likely not require Construction General Permit coverage. The project's anticipated impacts will disturb less than 1 acre of erodible subgrade.
8. Design and preparation of utility relocation plans (i.e. water or sewer improvement plans) is not included in this scope of work. It is assumed the City of Highland has prior rights over EVWD and SBVMWD.

FEE ESTIMATE

Please see the attached Fee Schedule.

All amounts noted in the Fee Schedule will be billed on a time and materials basis. Fees and charges associated with completion of the various tasks will be billed monthly as the work progresses. All invoices are due and payable upon receipt unless other arrangements are made in advance.

SCHEDULE

The City would prefer to solicit construction bids as soon as possible such that the project will begin construction around the same time that SBCFCD is finishing construction of their Elder Creek Channel Improvement project. ERSC anticipates completing the above-mentioned design tasks by **December 2025** under the assumption that jurisdictional permitting is not required for the project and the District's permit review process can be completed within 2 months.

This Proposal shall remain in effect for minimally ninety (90) days from submittal date.

If you have any questions regarding the content of this proposal, please contact me at your convenience.

Respectfully Submitted,

Moe Ahmadi, PE, MS, QSD
Vice President

Ben Booth, PE, QSD
Engineer V



Resumes

Moe Ahmadi, PE | Vice President



CA, Civil Engineer No. C58784
QSD/QSP No. 00706

Education

BS, Civil Engineering, Texas A&M University College Station, TX

MS, Civil Engineering Construction Management, Texas A&M University, College Station, TX

Affiliations

American Society of Civil Engineers
National Society of Prof. Engineers

Areas of Expertise

Water Resources, Flood Control, Hydraulics and Hydrology, Erosion Control

Over the past 30 years Mr. Ahmadi has actively participated in the preparation of numerous feasibility studies, design reports, construction plans, specifications and cost estimates for drainage and flood control facilities throughout Southern California. Mr. Ahmadi is experienced with numerous computer programs including AutoCAD 2019, CivilCAD Hydrology programs, Water Surface Profile Gradient (WSPG), and HEC-RAS flood plain analysis software.

He is also experienced in preparation of Storm Water Prevention Plan (SWPPP) as required by the NPDES Industrial General Permit and the Construction General Permit (CGP), which identify BMPs used to reduce or eliminate potential pollutant discharges in storm water runoff. Under his direction, plans for various residential, commercial, and industrial projects in the Counties of Riverside, San Bernardino, and Orange have been prepared. As part of the requirements of the CGP, Mr. Ahmadi has provided SWPPP services to address new requirements. This work included Data Submitter services, conducting the risk assessment; an evaluation of a project's sediment risk and receiving water risk, and then determining the overall Risk Level for traditional projects, or LUP Type for linear utility projects, and assisting clients to register and submit applications in the SMARTS System to obtain the applicable WDID numbers from the SWQCB prior to construction.

Similar Project Experience:

East Drop Structure Repair Mitigation Within Whitewater River Channel, City Of Indian Wells, Indian Wells, CA – Project Manager for redesign of the East Drop Structure along the Whitewater River. Site analyses and development of potential replacement structures such as a concrete drop structure that incorporates a baffle chute at the outlet of the low flow channel, a USBR stilling basin or a drop structure similar to the one constructed in 1995 using materials sized to withstand the anticipated flows. Regulatory permitting and clearance for an RWQCB CWA Section 401 Water Quality Certification, CDFW 1602 Streambed Alteration Agreement, USACE Nationwide Section 404 Dredge and Fill Permit, and CEQA IS/ MND coordination.

CSPD Line 3-5, and Master Drainage Plan (MDP) Update, City of Colton, CA – Managing Engineer for a Master Plan Update and the design of a regional drainage facility to convey 1,000 cfs from a 2,045-acre area. The MDP included hydrology and hydraulic analysis, preliminary design and sizing of drainage facilities, cost estimates and a project report for the 3-5 and 3-8 watersheds within the City of Colton. The Project 3-5 required the installation of 11,500 feet of 108- and 120-inch reinforced concrete pipe from Valley Blvd south to the Santa Ana River, including the installation of approximately 1,700 feet of 108-inch RCP by boring and jacking methods at multiple locations.

Section 29 Stormwater Basin, City of Palm Desert, CA – Project engineer during design for the failed rock slope protection downstream of the existing spillway and collapsed slope that undermined a significant portion of the spillway crest. Work also included hydrology analysis of approximately 519 acres of drainage watershed, development of a unit hydrograph tributary to Mid-Valley Channel, flood routing through the existing drainage channels and Section 29 Retention Basin, hydraulic analysis for design and reconstruction of the rock slope protection, spillway, forensic analysis to investigate the cause of the failure, produce contract documents guiding the repair of the Section 29 Basin and an 18-inch basin inlet. Relocation of an existing 12-inch sewer line under the basin spillway.

MDP Lines 6A and 8, Laterals 20C and 20A, City of Palm Springs, CA – Project engineer during the design of the three major flood control projects commissioned by the City. Line 6A and Line 8 along Sunrise Way resulted in the elimination of "down and under drains" and support commercial development between Via Escuela and Vista Chino Drive and Andreas Road and the Baristo Channel, respectively. Similarly, Laterals 20C and 20CA resulted in the elimination of "down and under drains" and support residential development along El Cielo and Baristo Road. Services included review and modification of master plan hydrology, design surveys, utility coordination, geotechnical engineering, alignment selection and analysis, hydraulic modeling and the development of plans, specifications and estimates.

San Jacinto Area Master Drainage Plan Line "E-2", City of San Jacinto, CA – Managing Engineer to prepare construction plans for MDP Lines E-2 and E-2A in the City of San Jacinto and Hemet. The project reach for MDP Line E-2 is over 7100 feet along State Street between Menlo Avenue and MDP Line E and over 250 feet for MDP Line E-2A along Esplanade Avenue. The size of the storm drain facilities are from 36-inch to 72-inch diameter. Work included hydrology analysis to determine the 10-and 100-year storm runoff within the MDP facilities watershed. using CivilDesign software.

San Jacinto Area Master Drainage Plan Line "H". City of San Jacinto, CA – Managing Engineer to prepare a feasibility study to evaluate alternative alignments for MDP Line H, H-2 and H-3 per the current City of San Jacinto MDP. Work also included preparation of construction plans for the most cost-effective alignment. The project included evaluation of the existing drainage facilities at the intersection of Ramona Expressway and State Street; to mitigate drainage deficiencies as required. It also includes Rational Method Hydrology using CivilDesign software to determine the 10- and 100-year storm runoff.

Sierra Way Storm Drain Project, City of San Bernardino, CA - Project Manager responsible for plan design and supporting analysis during the design of approximately 5,000 lf of 39" – 84" storm drain in the City. The project sought to eliminate surface drainage on the local streets and temporary lines that traversed private property.

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
Utility Services
Land Development Services

Mr. Booth has a broad base of experience in various disciplines such as site development, street improvements, and grading and drainage, pavement rehab design and construction, and utility design. Mr. Booth is a recent graduate from Arizona State University and interned with notable companies such as Schuler Constructors, PACE, and HDR during his undergraduate studies. He worked for a local private engineering consultant where he served as a survey chairman and a design engineer. Projects recently undertaken by Mr. Booth involving the design and construction services include the following significant assignments.

Similar Project Experience:

5th Street Storm Drain Connection to City Creek, City of Highland, CA - ERSC prepared the hydrology and hydraulics studies, plans, specifications, and estimate (PS&E) needed to extend an existing City-maintained 72" RCP storm drain on Greenspot Road and 5th Street to SBCFCD's City Creek channel facility. ERSC obtained permit approvals from SBCFCD by designing the proposed storm drain outlet to maximize velocity dissipation and minimize the hydraulic impacts to the channel. Ben assisted with the hydraulic modeling, report preparation, and PSE procurement. The project requires SBKR relocation and preparation of an LEHCP. As the project lead, Ben facilitated coordination between the City, SBCFCD staff, USFWS and CDFW and supplied the City's environmental consultant with exhibits and project descriptions to help obtain approvals from the various jurisdictional resource agencies.

Sycamore Storm Drain, City of Highland, CA - ERSC was contracted by the City to prepare storm drain plans, specifications, and estimate (PS&E) needed to replace an existing concrete open channel with 1,250 feet 54" RCP storm drain along Bledsoe Creek located on the north side of Sycamore Drive. As the project engineer and project manager, Ben prepared the hydraulics study to properly size the storm drain pipe and quantify the hydraulic impacts on the downstream environment for CEQA compliance. Ben led the development of the PS&E and served as the main poiont of contact for the City.

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.

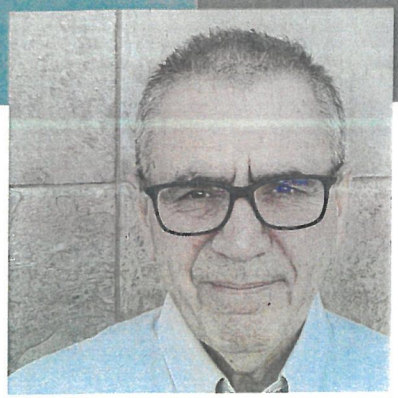
PW 19-11 Bike Lane and Trail Program, ATP Funded, Temecula Creek South Side Trail, City of Temecula, CA - Under an on-call engineering agreement, ERSC completed preliminary and final engineering services necessary to provide project scoping and final design. Project tasks include hydrology review and 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.

City of Highland 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 the existing 12'x 4' Reinforced Concrete Box (RCB) at Greenspot Road and Elder Creek Channel.

Sewer Capacity Improvement Project C-1, City of Victorville, Victorville, CA – Project Engineer designer during the upgrading of 3,022 feet to 15-inch pipe from existing 10-inch pipe. The project intends to allow additional capacity to the sewer system to allow and account for increased commercial and industrial development in this part of the City. The project is generally located in an industrial area around Hesperia Road and Nisqualli Road and generally has impacts on several distribution sites as well as some retail/gas stations.

Sewer Capacity Improvement Project C-2, City of Victorville, Victorville, CA – Project Engineer designer during the upgrading of 1,748 feet to 12-inch pipe from existing 8-inch pipe. The project is generally located in a residential area and crosses an existing golf course. The project is also contiguous to City sewer project C3 as well as several Structural Sewer Replacement Lines. This was important to note because turned out to be beneficial to include both items of work in the same project/contract. This work generally took place in easements, and only has impacts on a small segment of Public La Paz Drive as well as Arrowhead Drive.

Reza Toorzani, PE | Assistant Principal Engineer



CA, Civil Engineer No. C74906
DE, Civil Engineer No. C13235

Education

BS, Civil Engineering, Southern University and A&M College, Baton Rouge, LA
MS, Civil Engineering, New Jersey Institute of Technology, Newark, NJ

Affiliations

American Concrete Institute

Areas of Expertise

Construction Management
Structural Engineering
Structural Analysis
Material Analysis

Mr. Toorzani joined the ERSC team in 2003, with more than 26 years of rich and extensive experience. He has gained particular skill in design, and a distinguished reputation for the overall supervision of large and complicated projects, insuring that the contracted works meets the required specifications. He has managed several site supervision teams and played a major role in completing projects according to program and within budget. In addition, Mr. Toorzani has practiced as an analyst, designer and site superintendent in the implementation of major civil infrastructure projects mainly in the United States and Iran.

Since joining ERSC, Mr. Toorzani has focused his extensive experience and expertise on the design and peer review of various structures. His design experience includes large scale solar projects, walls and foundations, reinforced concrete box storm drains and substructures and block enclosures and small wood framed structures at pump station and large metal buildings. Has conducted peer review for conical wind turbine foundations in the City of Palm Springs, Con-Span bridge structures along the Cactus Valley Wash in the City of Hemet and reinforced concrete structures crossing the East Garden Grove/Wintersburg Channel in the City of Huntington Beach.

Similar Project Experience:

MDP Lines 6A and 8, Laterals 20C and 20A, City of Palm Springs, CA – Project engineer during the design of the three major flood control projects commissioned by the City of Palm Springs. Line 6A and Line 8 along Sunrise Way resulted in the elimination of "down and under drains" and support commercial development between Via Escuela and Vista Chino Drive and Andreas Road and the Baristo Channel, respectively. Similarly, Laterals 20C and 20CA resulted in the elimination of "down and under drains" and support residential development along El Cielo and Baristo Road. Services provided include review and modification of master plan hydrology, design surveys, utility coordination, geotechnical engineering, alignment selection and analysis, hydraulic modeling and the development of plans, specifications and estimates.

CP 19-15 MDP Line 20, City of Palm Springs, CA – Project engineer for the design of master drainage plan facilities in Ramon Road and Farrell Drive as part of the revised Master Drainage Plan (MDP). Line 20 originates at Tahquitz Creek and exit along El Cielo drive to its intersection with Ramon Road. Catch basins located on Ramon Road and El Cielo Drive indicate short extensions of Line 20 and Lateral 20C west and north along each roadway. Plans, specifications and estimates (PS&E) and all calculations will be dictated by the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Drafting Manual. Items prepared for CP19-15 will guide the installation of reinforced concrete box and various diameter reinforced concrete pipe storm drains in Ramon Road from El Cielo Drive to Farrell Drive and in Farrell Drive from Ramon Road to Tahquitz Canyon Way. Catch basins associated with Line 20 will intercept street flows at critical locations and locations where existing down and under drains require elimination and potential nuisance flows could enter the public right-of-way.

San Jacinto Area Master Drainage Plan Line "E-2", City of San Jacinto, CA – Project Engineer for the preparation of construction plans for MDP Lines E-2 and E-2A in the City of San Jacinto and Hemet. The project reach for MDP Line E-2 is over 7100 feet along State Street between Menlo Avenue and MDP Line E and over 250 feet for MDP Line E-2A along Esplanade Avenue. The size of the storm drain facilities are from 36-inch to 72-inch diameter. The scope of work included hydrology analysis to determine the 10-and 100-year storm runoff within the MDP facilities watershed. using CivilDesign software. The Hydraulic calculations for the proposed MDP facilities was performed utilizing Water Surface Profile Gradient (WSPG) program, latest version by CivilDesign.

San Jacinto Area Master Drainage Plan Line "H". City of San Jacinto, CA – Project Engineer for the preparation of a feasibility study to evaluate alternative alignments for MDP Line H, H-2 and H-3 per the current City of San Jacinto MDP. The scope of work also included preparation of construction plans for the most cost-effective alignment of the above facilities. The project included evaluation of the existing drainage facilities at the intersection of Ramona Expressway and State Street; to mitigate drainage deficiencies as required. It also includes Rational Method Hydrology using CivilDesign software to determine the 10- and 100-year storm runoff. The Hydraulic calculations for the proposed MDP facilities was performed utilizing Water Surface Profile Gradient (WSPG) program, latest version by CivilDesign.

CSDP Storm Drain Line 3-5, City Of Colton, CA – Project engineer during the design of a regional drainage facility conveying 1,000cfs from a 2,045-acre area. The project included installation of 10,000 feet of 108 and 120-inch reinforced concrete pipe from Valley boulevard south to the Santa Ana River, as well as protection of sewer and water mains, MCI fiber optics cable, major petroleum products line and gas lines, and an existing aqueduct system. Approximately 1,700 feet of 108-inch RCP by boring and jacking methods were also installed. Final design of the facilities included preparation of construction plans and specifications meeting San Bernardino County Flood Control District requirements, utility coordination and relocation, preparation of right-of-way documentation and coordination of construction permits from the State of California and the Southern Pacific Railroad.

Travis Moffatt, EIT | Engineer III



EIT #174538

Education

California Baptist University, Civil Engineering

Affiliations

AutoCAD
CIVILD
GeoHEC-RAS
HEC-RAS

Travis Moffatt first joined ERSC as an intern during his collegiate journey. He is now a permanent member of our design team, having earned his EIT. Travis continues to expand his engineering toolkit by performing various engineering tasks such as AutoCAD drafting, hydrology calculations with CIVILD, analysis using GeoHEC-RAS and HEC-RAS, Excel calculations and spreadsheets, surveying and project coordination for plan checks.

Similar Project Experience

Haystack Channel Rehabilitation Project, City of Palm Desert, CA - Project Designer responsible for channel design, GeoHec-RAS Analysis, and preparation of project documents and completion of computer aided design throughout all phases of the assignment. The Haystack Channel is located along the north side of Haystack Road between State Route 74 (SR 74) and Portola Avenue in the City of Palm Desert. The City of Palm Desert has issued a contract for the analysis of each reach and the development alternative designs to replace a nuisance water drain system in the reach from SR 74 to Heliotrope Drive and bank erosion and sediment control from Heliotrope Drive to Portola Avenue. The scope of work provides for the development of hydrology calculations, hydraulic analysis of the existing condition, analysis of existing culverts at Alamo Road, Heliotrope Drive and Portola Avenue, alternative development and analysis, preparation of project costs and recommendations. After review and input form the city, final plans, specifications, and estimates will be provided for the preferred alternative.

Prado Regional Park, STK Architecture, County of San Bernardino, CA - Project Designer responsible for hydrology calculations to size culverts and 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 removal of existing parking and access improvements and the construction of new improvements. The proposed improvements included a concrete pathway and culvert between the existing picnic shelter and existing restrooms. Creating an accessible path across the watercourse between the picnic structure and restrooms required the construction of a culvert, or other conveyance, to move runoff generated upstream of the new crossing under the engineered fill necessary to support an accessible path of travel.

Winchester Gateway Property, Soboba Band of Luiseno Indians, San Jacinto, CA - Project Designer responsible for the Conceptual Drainage Plan and preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted to provide engineering services related the preparation of conceptual level plans and exhibits related to phasing, site circulation and first phase development, wet and dry utilities, and site drainage. ERSC developed a proposed phasing plan based on the availability of infrastructure, best use of available frontage, favorable land use, and potential for absorption. ERSC also developed backbone circulation for the entire property and a working site plan for the proposed first phase of development.

Overland Bridge at Murrieta Creek, CNS Engineers, Temecula, CA - Project Designer responsible for preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC served as a partner to the CNS Engineers' team, during the design of a bridge structure over and across Murrieta Creek connecting Avenida Alvarado at the intersection of Diaz to the west of the creek, 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. Street improvements, drainage improvements, legals/plats, hydraulic/hydrology analysis, and WQAR were all facilitated in house by the ERSC team.

Paloma Wash Pedestrian Bridge, City of Menifee CA - Project Designer responsible for GeoHec-RAS Analysis and preparation of project documents and completion of computer aided design throughout all phases of the assignment. ERSC was contracted to prepare plans, specifications and cost estimates for the construction of a Pedestrian Bridge crossing the Paloma Wash. The bridge will provide access from the Countryside Marketplace to the mixed use Town Center area and Central Park.

Robert Ollerton, PLS | Principal Surveyor

CA, Land Surveyor No. 7731

Education

Civil Engineering & Land Surveying Coursework, University of California at Riverside, Riverside, CA

Areas of Expertise

Civil3D
MicroStation
ArcMap
Boundary Surveying
Right-Of-Way & Easements
Construction Surveying
Topographic Mapping
Consulting Surveyor to Municipal Agencies

Robert has over 35 years of professional experience in land surveying for municipal agencies. He has managed a wide variety of land survey projects including surveys for topographic mapping, geodetic control, right of-way, boundary, and construction projects.

Most recently, Robert's responsibilities as the Principal Surveyor include the management and coordination of construction staking contracts for civil engineering projects, boundary surveys, title analysis, topographic mapping, detailed design surveys, ALTA Surveys and mapping. Since joining ERSC, Robert's wide range of skills and background have enabled ERSC to provide clients with localized and personalized service, keeping true to ERSC's philosophy of dedication to customer service and satisfaction.

Similar Project Experience

Survey for Traffic Signal Design Services for Rubidoux Blvd at 24th St and Wineville Rd at Riverside Dr, STC Traffic, Inc., Jurupa Valley, CA - Project Manager responsible for day-to-day project guidance, team oversight, client contact, as well as schedule and budget management throughout the assignment. ERSC's team provides support to the STC Traffic, Inc. team for the completion of improvement plans for the HSIP and local funded projects in the City of Jurupa Valley. The planned improvements include traffic signals and upgraded curb ramps to comply with ADA at two intersections. ERSC provides field and office support to STC's team in mapping existing right-of-way, existing topography, and contours at each site.

Survey Services, Fire Station No. 3, CIty of Palm Springs, CA - Project Manager responsible for day-to-day project guidance, team oversight, client contact, as well as schedule and budget management throughout the assignment. ERSC was contracted to provide professional surveying services related to the development of a Boundary, Topographic, and Utility AsBuilt for Fire Station #3 in the City of Palm Springs. More specifically, the site-in-question is located at the northwest corner of Via Miraleste and Raquet Club.

Reservoir Site Survey, Riverside Highland Water Company - Project Manager responsible for day-to-day project guidance, team oversight, client contact, as well as schedule and budget management throughout the assignment. ERSC provided surveying services at the RHWC Spring Mountain Ranch reservoir site. ERSC survey crews located existing monumentation for the site and searched for existing monuments. it was found that mounuments were destroyed by construction of the Site's wall and ERSC provided services to replace damaged or missing monuments.

Riverside County Surveyor - Under direction of the County Surveyor, checked tract maps for conformance with the Subdivision Map Act, County ordinances, and development standards. Reviewed records of surveys and corner records for conformance with the Land Surveyor's Act. Managed on-call field surveying services for aerial mapping, control, topographic and construction surveys.

County of Riverside Winchester Road (Highway 79) Widening - Survey manager for control and topographic surveying of over eight miles of Highway 79/Winchester Road for ultimate widening to six lanes from Domenigoni Parkway to Benton Road.

City Surveyor Services - Currently the acting City Surveyor for the Cities of Rialto, Lake Elsinore and Colton. Supervises the review of subdivision maps, parcel mergers, lot line adjustments, dedications and easements.

Street Improvements, City of Temecula - Managed and performed construction surveying for street improvements along Jefferson Street and Winchester Road.

Widening and signalization of State Highway 79 at Auld Road - Performed construction surveying for the widening of State Highway 79 and extending improvements towards the Temecula Valley Airport.

Cucamonga Valley Water District, La Senda Road - Preparation and delivery of a 1,500-lineal foot topographic survey map. Map included found monuments, street centerline, right-of-way, property lines, and location of wet and dry utilities.

Limonite Avenue Phase IV Widening Project, Riverside County Economic Development Agency, in conjunction with the Riverside County Transportation Department - Managed topographic and construction surveying services for widening of Limonite Avenue to four lanes.

Highway 111 Widening from Jefferson Street to Madison Street, City of Indio - Managed the construction surveying for the widening of Highway 111 which included new street curbs, sidewalks and medians and over one mile of 48" storm drain.

Highway 111 Bridge over the La Quinta Channel, City of Indio - Managed construction staking for the bridge, underground utilities and a commercial parking lot.

Monroe Street Widening, City of Indio - Managed control, topographic and construction staking for the widening of Monroe Street between Avenue 52 and Avenue 49. The project included the undergrounding of over a mile of electrical transmission lines and street improvements.

FEE SCHEDULE

City of Highland

Engineering Design Services for Elder Creek Storm Drain Project, Project No. sdr19001

TASK NO.		DESCRIPTION	Principal In Charge- Vice President Moe Ahmadi, PE, MS, QSD	Project Manager - Engineer V Ben Booth, PE, QSD	Structural Engineer - Assist. Principal Engineer Reza Toorzani, PE	Project Engineer Engineer III Travis Moffatt, EIT	Design Engineer Engineer II Nathan Shea, EIT	Principal Surveyor Robert Ollerton, PLS	Surveyor I Bryce Romaine	2-Man Survey Crew (Std. Equipment/Truck)	ERSC SUBTOTAL	Inland Aerial Surveys, Inc.*	Underground Solutions, Inc. - Potholing	Compass Consulting - Environmental	SUBCONSULTANT SUBTOTAL	TOTAL
			$275	$205	$225	$170	$155	$225	$110	$320						
1.0		**Project Management**														
	1.1	Kickoff and Monthly Progress Meetings (4 Meetings Total)	3	4		6	4				$ 3,285.00				$ -	$ 3,285.00
	1.2	Field Reviews (2 Field Visits)		4		4	4				$ 2,120.00				$ -	$ 2,120.00
	1.3	Project Management, Coordination, and Billings	4	20							$ 5,200.00				$ -	$ 5,200.00
		SUBTOTAL	**$ 1,925.00**	**$ 5,740.00**	$ -	**$ 1,700.00**	**$ 1,240.00**	$ -	$ -	$ -	**$ 10,605.00**	$ -	$ -	$ -	$ -	**$ 10,605.00**
2.0		**Design Survey and Base Mapping**														
	2.1	Research						4	10		$ 2,000.00				$ -	$ 2,000.00
	2.2	Control Survey								20	$ 6,400.00				$ -	$ 6,400.00
	2.3	Aerial Topographic Survey									$ -	$ 5,750.00			$ 5,750.00	$ 5,750.00
	2.4	Mapping						8	20		$ 4,000.00				$ -	$ 4,000.00
	2.5	Park View Lane Ground Topo								4	$ 1,280.00				$ -	$ 1,280.00
		SUBTOTAL	$ -	$ -	$ -	$ -	$ -	**$ 2,700.00**	**$ 3,300.00**	**$ 7,680.00**	**$ 13,680.00**	**$ 5,750.00**	$ -	$ -	**$ 5,750.00**	**$ 19,430.00**
3.0		**Environmental Permitting and CEQA Exception Support**														
	3.1	CEQA Exemption Justification		8		2					$ 1,980.00	$ -	$ -	$ 6,900.00	$ 6,900.00	$ 8,880.00
	3.2	Jurisdictional Waters Permitting (USACE, RWQCB, CDFW)		6		2					$ 1,570.00			$ 8,625.00	$ 8,625.00	$ 10,195.00
		SUBTOTAL	$ -	**$ 2,870.00**	$ -	**$ 680.00**	$ -	$ -	$ -	$ -	**$ 3,550.00**	$ -	$ -	**$ 15,525.00**	**$ 15,525.00**	**$ 19,075.00**
4.0		**Utility Verification and Mapping**														
	4.1	Utility Research, Notification Letters and Coordination		10		10	25				$ 7,625.00				$ -	$ 7,625.00
	4.2	Subsurface Utility Investigation (7 potholes)		1		2	20				$ 3,645.00		$ 12,075.00		$ 12,075.00	$ 15,720.00
		SUBTOTAL	$ -	**$ 2,255.00**	$ -	**$ 2,040.00**	**$ 6,975.00**	$ -	$ -	$ -	**$ 11,270.00**	$ -	**$ 12,075.00**	$ -	**$ 12,075.00**	**$ 23,345.00**
5.0		**Hydrology and Hydraulics Supplemental Studies**														
	5.1	60% Hydrology and Hydraulic Calculations	1	2		20	15				$ 6,410.00		$ -		$ -	$ 6,410.00
	5.2	90% H&H Report and Updated Calculations	1	2		30	2				$ 6,095.00				$ -	$ 6,095.00
	5.3	100% H&H Report and Final Calculations	1	2		10	2				$ 2,695.00				$ -	$ 2,695.00
		SUBTOTAL	**$ 825.00**	**$ 1,230.00**	$ -	**$ 10,200.00**	**$ 2,945.00**	$ -	$ -	$ -	**$ 15,200.00**				$ -	**$ 15,200.00**
6.0		**Phase 1: Plans Specifications and Estimates PS&E**														
	6.1	60% Plans and Estimate	1	4	4	8	30				$ 8,005.00				$ -	$ 8,005.00
	6.2	90% Plans, Specifications and Estimate	1	24	24	10	40				$ 18,495.00				$ -	$ 18,495.00
	6.3	100% Final Plans, Specifications and Estimate	1	4	6	10	20				$ 7,245.00				$ -	$ 7,245.00
		SUBTOTAL	**$ 825.00**	**$ 6,560.00**	**$ 7,650.00**	**$ 4,760.00**	**$ 13,950.00**	$ -	$ -	$ -	**$ 33,745.00**	$ -	$ -	$ -	$ -	**$ 33,745.00**
7.0		**Phase 1: Permit Processing and Coordination**														
	7.1	Permit Processing, Plan Check Reviews, and Coordination		16		30	10				$ 9,930.00				$ -	$ 9,930.00
		SUBTOTAL	$ -	**$ 3,280.00**	$ -	**$ 5,100.00**	**$ 1,550.00**	$ -	$ -	$ -	**$ 9,930.00**	$ -	$ -	$ -	$ -	**$ 9,930.00**
8.0		**Phase 2: PS&E *(Optional Task)***														
	8.1	90% Plans, Specifications and Estimate	1	8		10	40				$ 9,815.00				$ -	$ 9,815.00
	8.2	100% Final Plans, Specifications and Estimate	1	4	12	6	30				$ 9,465.00				$ -	$ 9,465.00
		SUBTOTAL	**$ 550.00**	**$ 2,460.00**	**$ 2,700.00**	**$ 2,720.00**	**$ 10,850.00**	$ -	$ -	$ -	**$ 19,280.00**	$ -	$ -	$ -	$ -	**$ 19,280.00**
9.0		**Bid Support Services**														
	9.1	Bidding Assistance		3		8					$ 1,975.00				$ -	$ 1,975.00
	9.1	RFI Responses		4		8					$ 2,180.00				$ -	$ 2,180.00
		SUBTOTAL	$ -	**$ 1,435.00**	$ -	**$ 2,720.00**	$ -	$ -	$ -	$ -	**$ 4,155.00**	$ -	$ -	$ -	$ -	**$ 4,155.00**
10.0		**Reimbursables**														
		Mileage, Plotting, Shipping, etc.									$ 1,000.00				$ -	$ 1,000.00
		TOTAL (*Excluding Optional Task for Phase 2 Design Services*)									**$ 103,135.00**	**$ 5,750.00**	**$ 12,075.00**	**$ 15,525.00**	**$ 33,350.00**	**$ 136,485.00**
		TOTAL (*Including Optional Task for Phase 2 Design Services*)									**$ 122,415.00**	**$ 5,750.00**	**$ 12,075.00**	**$ 15,525.00**	**$ 33,350.00**	**$ 155,765.00**

Professional Staff

President	$320.00
Vice President	$275.00
Sr. Principal Engineer	$270.00
Principal Engineer	$240.00
Assistant Principal Engineer	$225.00
Engineer V	$205.00
Engineer IV	$185.00
Engineer III	$170.00
Engineer II	$155.00
Engineer I	$135.00

Engineering Staff

Principal Engineering Associate	$220.00
Senior Engineering Associate	$200.00
Engineering Associate V	$175.00
Engineering Associate IV	$150.00
Engineering Associate III	$140.00
Engineering Associate II	$125.00
Engineering Associate I	$120.00
Engineering Aide II	$70.00
Engineering Aide I	$65.00

Survey Staff and Services

Principal Surveyor	$225.00
Senior Surveyor	$185.00
Surveyor III	$150.00
Surveyor II	$130.00
Surveyor I	$110.00
2-Man Survey Crew (Std Equipment/Truck)	$320.00
1-Man Survey Crew (Std Equipment/Truck)	$250.00
3rd Man on Survey Crew	$140.00

Construction Support Staff

Construction Manager	$225.00
Chief Construction Inspector	$175.00
Sr. Construction Inspector	$155.00
Construction Inspector	$150.00
Inspector Overtime (Hours 8-12/Saturdays)	$200.00
Inspector Overtime (Hours 12+/Sundays)	$235.00

Administrative Staff

Operations Manager	$125.00
Operations Specialist	$105.00
Administrative Assistant II	$95.00
Administrative Assistant I	$85.00

Other Direct Expenses

Vehicle Mileage	$0.70/Mile
Subconsultant	Cost + 20%
Reimbursable Expenses/Charges	Cost + 15%
Forensic Analysis	Standard Rate X 2
Expert Witness	Standard Rate X 3

NOTE: All rates hereon are subject to automatic increase upon July 1st of each year. Rates will be adjusted by the percent increase in California Consumer Price Index-All Urban Consumers for the twelve-month period ending February as calculated by the California Department of Industrial Relations (CADIR) California Consumer Price Index Calculator. Prevailing Wage Rates are dictated by the CADIR. All classifications which are subject to Prevailing Wages will be adjusted when revised determinations are published by the CADIR.

Unless otherwise established by contractual agreement, payment is due and payable upon receipt. Payment is considered delinquent if not paid within 30 days of invoice date. If payment is not completed within agreed terms, Client agrees to pay a service charge on the amount past due at the rate of 1.5% per month (18% per annum).

STAFF REPORT

TO THE CITY COUNCIL

MEETING DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

REVIEWED BY: Octavio Duran, Public Works Director/City Engineer OD

PREPARED BY: Chastity Scott, Engineering Technician I CS

SUBJECT: Notice of Completion
Bid No.2024-03, "Highland Regional Connector Project "(Project No. STR22002)

RECOMMENDATION:
It is recommended that the City Council:

1. Accept Bid No.2024-03, ""Highland Regional Connector Project" (Project No. STR22002) as complete;
2. Authorize the Mayor to sign the Notice of Completion; and
3. Direct the City Clerk to file the Notice of Completion.

FISCAL IMPACT:
The original construction contract to Matich Corporation was $792,659.22 The final contract amount is $805,032 with a net increase of $12,372.78 (1.5%) due to change orders and quantity adjustments. This project was included in the City' s adopted Capital Improvement Program CIP) FY 2022/ 2023-2026/ 2027 with $103,119 in Measure I and $701,913 in Federal Carbon Reduction Program grant funds.

PUBLIC NOTICE:
Notices of the Council Meeting agenda were posted at the three locations required by Resolution No. 2011-047 and on the City's website.

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

City Clerk

City Manager

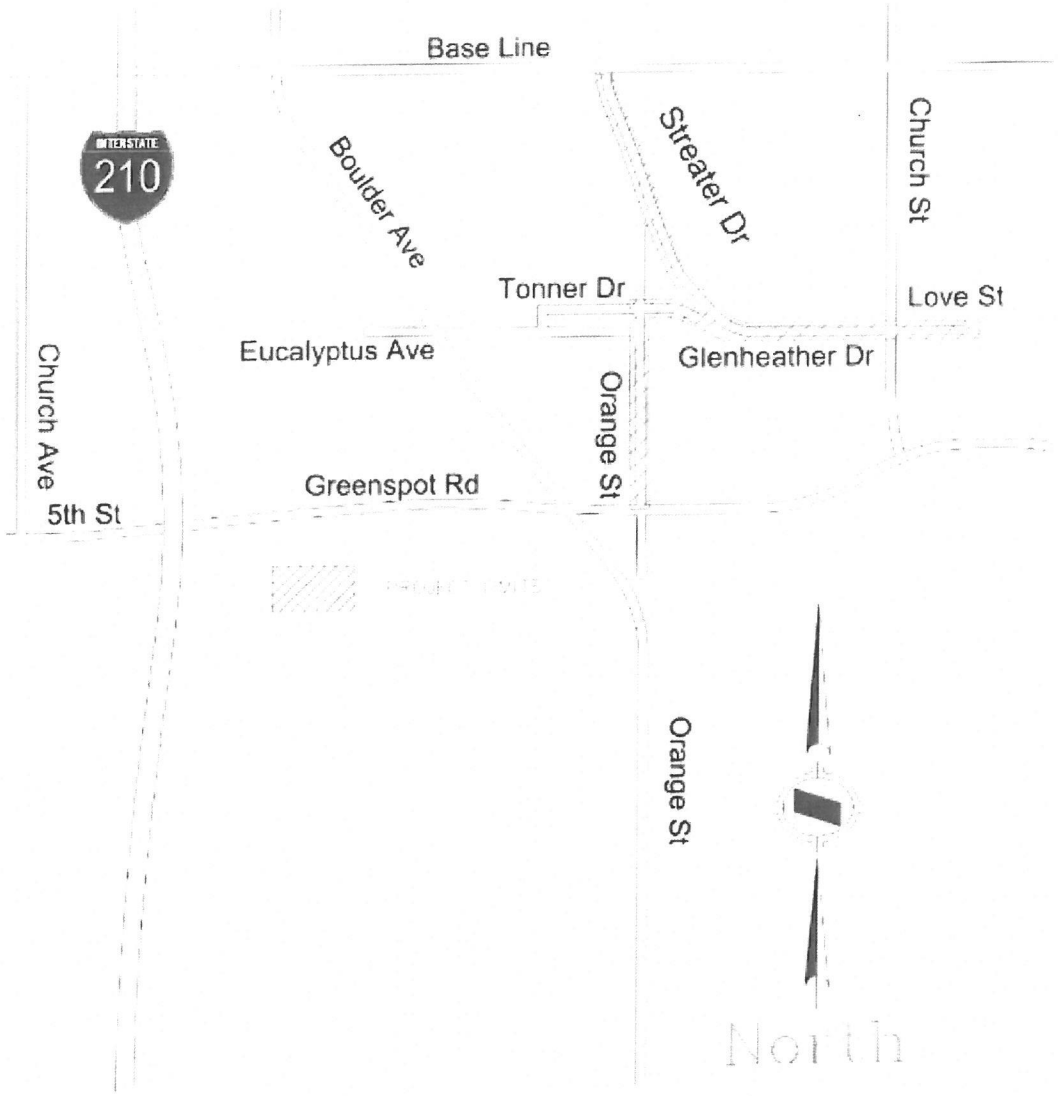
BACKGROUND:
The Project rehabilitated pavement on various streets, upgraded curb ramps, installed bicycle markings and signage to provide pedestrian and bicycle connectivity to Arroyo Verde Elementary School, Highland Grove Elementary School, and Beattie Middle School. Street Segments included:

- Orange Street from Greenspot Road to Tonner Drive
- Tonner Drive from Orange Street to Glenheather Drive
- Streater Drive/Glenheather Drive/ Love Street from Base Line to Church Street
- Love Street from Church Street to east end of cul- de-sac

The city received a Federal Carbon Reduction Program Grant in the amount of $702,000 which covered 88% of construction and construction engineering costs for the Project. The local match and remaining project costs will be covered using Measure I Funds. The Project was originally part of a joint project between the Cities of Highland and Redlands known as the "Highland/ Redlands Regional Connector Project." Due to environmental constraints, it was split up into three separate projects. Highland is delivering the northerly phase, Redlands is delivering a southern phase and both agencies have partnered with the San Bernardino County Transportation Authority to deliver the middle gap segment.

Attachments: Project Location Map
Notice of Completion

Project Location Map



RECORDING REQUESTED BY &
WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF HIGHLAND
27215 BASE LINE
HIGHLAND, CA 92346

No APN

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner or agent of the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is City of Highland.
3. The full address of the owner is 27215 Base Line, Highland, CA 92346.
4. All work of improvement on the property hereinafter described was substantially completed on or before August 12, 2025.
5. The work of improvement completed is described as follows: Project No. STR22002, "Highland Regional Connector Project" (Bid No. 2024-03).
6. The name of the original contractor for such work of improvement is Matich Corporation.
7. The property on which said work of improvement is located at various City of Highland streets.

_____ _____

Date and Place

Penny Lilburn
Mayor, City of Highland

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the Mayor of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

_____ _____

Date and Place

Penny Lilburn
Mayor, City of Highland

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12th, 2025

FROM: Carlos Zamano, City Manager

REVIEWED BY: Octavio Duran, Public Works Director/City Engineer

PREPARED BY: Chastity Scott, Engineering Technician I CS

SUBJECT: **Notice of Completion – 3rd Street / 5th Street Corridor Improvement Project (STR18001) Bid No. 2022-02**

RECOMMENDATION:

It is recommended that the City Council:

1. Accept Bid No. 2022-02, Street Corridor Improvement Project (STR18001) as complete;

2. Authorize the Mayor to sign the Notice of Completion; and

3. Direct the City Clerk to file the Notice of Completion.

FISCAL IMPACT:

The original construction contract was $9,395,939.00 The final contract amount is $9,578,796.82 with an increase of $182,857.82 (1.95%). The project construction cost was funded as follows:

Federal Economic Development Administration (EDA) Grant	$3,857,787.80
State Local Partnership Program SB-1 Grant	$1,700,000.00
San Manuel Band of Mission Indians	$1,340,198.87
Inland Valley Development Agency	$1,340,198.87
City of Highland	$1,340,611.28
Total	**$ 9,578,796.82**

Approved _____ Motion _____ Second _____ Agenda Item No. 12

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

PUBLIC NOTICE:

Notices of the Council Meeting agenda were posted at the three locations required by Resolution No. 2011-047 and on the City's website.

BACKGROUND:

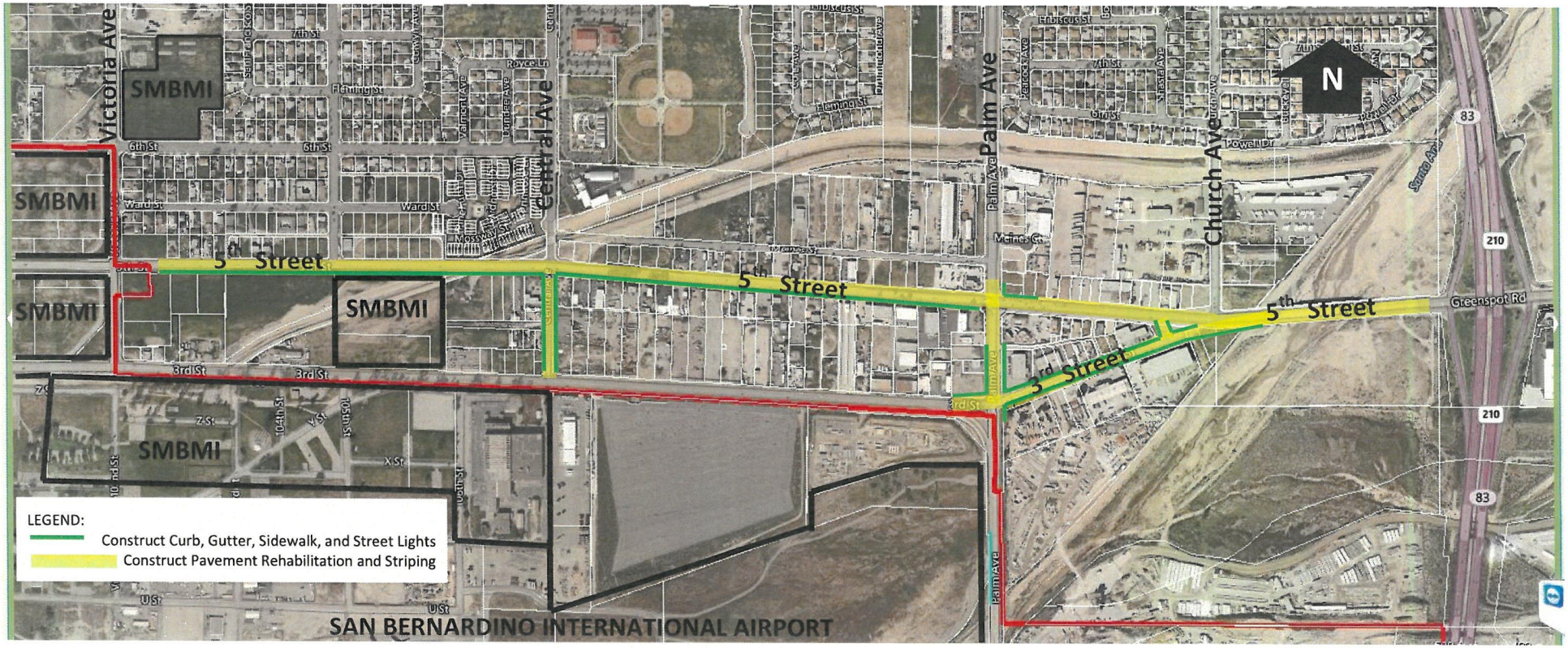
The 3rd Street/5th Street Corridor Improvements Project involved roadway improvements to the following streets:

- 3rd Street (Palm Avenue to 5th Street)
- 5th Street (Victoria Avenue to Palm Avenue – South Side only)
- 5th Street (Palm Avenue to SR-210)
- Palm Avenue (3rd Street to 5th Street)
- Central Avenue (3rd Street to 5th Street)

The completed improvements included pavement rehabilitation and widening, new curbs, gutters, sidewalks, right-turn pockets, street extension, traffic signal modifications, drainage catch basins, streetlights, bike lanes, pavement markings, signage, and striping.

Construction of the project has been completed with the approved plans and specifications by the contractor, Granite Construction Company. The project is ready for City Council acceptance.

Attachments: Location Map
Notice of Completion



5th Street • Victoria Avenue to Palm Avenue includes striping reconfiguration, south side pavement widening, curb, gutter, sidewalk and street lights (1.0 miles) • Palm Avenue to Church Avenue includes right turn lane to northbound Palm Ave, pavement rehabilitation and striping (0.25 miles) • Church Avenue to SR-210 includes pavement rehabilitation, raised center median and striping reconfiguration (0.25 miles)	Central Avenue • 3rd Street to 5th Street includes pavement rehabilitation, pavement widening, curbs, gutters, sidewalks and street lights (0.13 miles)
3rd Street • Palm Avenue/3rd Street intersection reconfiguration/realignment • Palm Avenue to 5th Street includes pavement rehabilitation, pavement widening, curb, gutter sidewalks, bike lane, striping and street lights (0.40 miles) • 3rd Street/5th Street intersection improvements	Palm Avenue • 3rd Street to 5th Street includes pavement rehabilitation, addition of turn pockets (0.13 miles)

LOCATION MAP

RECORDING REQUESTED BY &
WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF HIGHLAND
27215 BASE LINE
HIGHLAND, CA 92346

No APN

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner or agent of the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is City of Highland.
3. The full address of the owner is 27215 Base Line, Highland, CA 92346.
4. All work of improvement on the property hereinafter described was substantially completed on or before March 28th, 2025.
5. The work of improvement completed is described as follows: Project No. STR18001 "3rd Street / 5th Street Corridor Improvement Project" (Bid No. 2022-02).
6. The name of the original contractor for such work of improvement is Granite Construction Company.
7. The property on which said work of improvement is located on various streets in the City of Highland.

DATE:_____

_____
Penny Lilburn
Mayor, City of Highland

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the Mayor of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

_____
Date and Place

_____
Penny Lilburn
Mayor, City of Highland

STAFF REPORT

TO THE CITY COUNCIL

MEETING DATE: August 12th, 2025

FROM: Carlos Zamano, City Manager

REVIEWED BY: Octavio Duran Jr., Public Works Director/City Engineer OD

PREPARED BY: Chastity Scott – Engineering Technician I

SUBJECT: Measure I 5-Year Capital Improvement Plan (2025/2026-2029/2030)

RECOMMENDATION:

(1) Approve the Measure I Capital Improvement Plan Expenditure Strategy (2025/2026-2029/2030) and

(2) Approve Resolution No. 2025- ____ adopting the Measure I 5-Year Capital Improvement Plan (2025/2026-2029/2030) and

FISCAL IMPACT: Based on SBCTA's estimate, the City's annual Measure I Local Pass-Through revenue for the next 5 years ranges from $1,451,456 to $1,622,230 per year. The total amount of revenue for the 5-year period (2024/2025-2028/2029) is estimated at $7,676,041. The proposed 5-year plan will serve as a planning guide for the City's expenditure of Measure I Local Pass-Through Funds. Since Measure I funds are restricted to roadway/traffic/transit type improvements, adoption of the 5-year plan will not affect other City services.

PUBLIC NOTICE: Notices of the Council Meeting agenda were posted at the three locations required by Resolution No. 2011-047 and on the City's website.

BACKGROUND: The SBCTA Measure I Strategy Plan requires that each local jurisdiction receiving Local Pass-Through Funds annually adopt a 5-Year Capital Improvement Plan (CIP) to outline the specific projects upon which these funds will be expended. SBCTA also requires each jurisdiction to adopt an Expenditure Strategy to clarify its policy approach for expenditure of these funds.

Currently, the City has an estimated $5,069,260 of carryover Measure I Local Pass-Through Funds, along with the projected $7,676,041 revenue for the next 5 years. A total of $12,745,301 in Measure I funds are estimated for programming in the 5-year CIP.

Approved _____	Motion _____	Second _____	Agenda Item No. 13
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

In the 5-year CIP, Measure I funds are being programmed to provide the necessary local match for competitive grant projects, CDBG projects, and to provide funding for committed pavement rehabilitation and street improvement projects, as listed below:

Pavement Management Program:

- ola23002 – 2025 Arterial Resurfacing Project
- ola25001 – 11th St & Sparks St Pavement Rehab (25/26 CDBG)
- ola26001 – 26-27 Pavement Rehab (26/27 CDBG)
- ola27001 – 27-28 Pavement Rehab (26/27 CDBG)
- ola28001 – 28-29 Pavement Rehab (27/28 CDBG)
- Pacific Street - Del Rosa Drive to Sterling Avenue (Joint project with San Bernardino County)
- str23003 – Sector A & B Pavement Rehab
- str25001 – Sector C Pavement Rehab
- str25002 – Sector A, B, & C Pavement Maintenance
- str26001 – Sector D Pavement Rehab and Maintenance
- str27001 – Sector E Pavement Rehab and Maintenance

Streets:

- str15002 – Highland/Redlands Regional Connector

Sidewalks:

- Swk19001 - 9th Street Valaria Dr to Victoria Ave (Article 3 grant)
- Swk23001 - City-wide sidewalk repairs

Signals:

- sig25001 – Church St/Love St Signal & Citywide Signal Head Retrofit
- sig25002 – Base Line & Greenspot Corridor Signal Equipment Upgrades

In addition, $250,000 of Measure I funds are being programmed for Miscellaneous City-wide Street Repairs. The total estimated programmed Measure I Local Pass-through is $8,336,235.

Attachments: Measure I CIP Expenditure Strategy
Resolution - Measure I 5-Year Capital Improvement Plan

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY OF HIGHLAND, STATE OF CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FY2025/2026 THROUGH FY2029/2030

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-01 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Street Program to annually adopt and update a Five-Year Capital Improvement Plan; and

NOW, THEREFORE, BE IT RESOLVED by the City of Highland, State of California, that the Measure I Five-Year Capital Improvement Plan, attached to this resolution as Exhibit A, is hereby adopted.

PASSED AND ADOPTED at a meeting of the Council of the City of Highland held on August 12, 2025.

_____
Penny Lilburn
Mayor

ATTEST:

_____
Alondra Muñoz
City Clerk

CITY/TOWN/COUNTY OF HIGHLAND

MEASURE I CAPITAL IMPROVEMENT PLAN

EXPENDITURE STRATEGY
Fiscal Year 2025/2026 thru 2029/2030

The City of Highland intends to expend Measure I Local Street Program Pass-Through revenue primarily to (1) improve pavement conditions of the City's roadway network by constructing various pavement management projects including pavement rehabilitation, overlay, slurry seal and crack seal projects, and (2) provide local match to grant funding of roadway/bikeway improvement projects

ATTACHMENT C

Measure I Local Pass-through Program
REVENUE ESTIMATES FOR FY2024/2025 thru FY2029/2030
Valley Subarea

VALLEY SUBAREA	Population Distribution Percentage	Estimated Annual Local Pass-Through Amount						Total FY25/26 through FY29/30
		REV FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	
Chino	5.87%	$ 2,416,627	$ 2,413,663	$ 2,480,762	$ 2,550,221	$ 2,622,387	$ 2,697,646	$ 12,764,678
Chino Hills	4.85%	$ 1,994,536	$ 1,992,090	$ 2,047,469	$ 2,104,797	$ 2,164,358	$ 2,226,472	$ 10,535,185
Colton	3.35%	$ 1,377,596	$ 1,375,906	$ 1,414,156	$ 1,453,751	$ 1,494,889	$ 1,537,791	$ 7,276,494
Fontana	13.58%	$ 5,591,587	$ 5,584,728	$ 5,739,982	$ 5,900,697	$ 6,067,674	$ 6,241,808	$ 29,534,889
Grand Terrace	0.81%	$ 333,345	$ 332,936	$ 342,192	$ 351,773	$ 361,727	$ 372,108	$ 1,760,736
Highland	3.53%	$ 1,453,239	$ 1,451,456	$ 1,491,806	$ 1,533,576	$ 1,576,973	$ 1,622,230	$ 7,676,041
Loma Linda	1.58%	$ 651,629	$ 650,830	$ 668,923	$ 687,652	$ 707,111	$ 727,404	$ 3,441,920
Montclair	2.36%	$ 971,271	$ 970,079	$ 997,047	$ 1,024,964	$ 1,053,968	$ 1,084,216	$ 5,130,274
Ontario	11.49%	$ 4,730,257	$ 4,724,454	$ 4,855,793	$ 4,991,751	$ 5,133,007	$ 5,280,318	$ 24,985,322
Rancho Cucamonga	10.99%	$ 4,523,845	$ 4,518,295	$ 4,643,903	$ 4,773,928	$ 4,909,020	$ 5,049,902	$ 23,895,048
Redlands	4.61%	$ 1,897,490	$ 1,895,162	$ 1,947,848	$ 2,002,386	$ 2,059,049	$ 2,118,141	$ 10,022,585
Rialto	6.54%	$ 2,691,008	$ 2,687,707	$ 2,762,425	$ 2,839,771	$ 2,920,130	$ 3,003,934	$ 14,213,966
San Bernardino	14.36%	$ 5,913,108	$ 5,905,854	$ 6,070,036	$ 6,239,992	$ 6,416,570	$ 6,600,717	$ 31,233,170
Upland	4.96%	$ 2,043,373	$ 2,040,866	$ 2,097,602	$ 2,156,333	$ 2,217,352	$ 2,280,987	$ 10,793,140
Yucaipa	3.41%	$ 1,404,533	$ 1,402,810	$ 1,441,808	$ 1,482,177	$ 1,524,120	$ 1,567,860	$ 7,418,776
County/Valley	7.71%	$ 3,172,454	$ 3,168,563	$ 3,256,648	$ 3,347,832	$ 3,442,568	$ 3,541,365	$ 16,756,975
Total Valley Region	**100.00%**	**$ 41,165,900**	**$ 41,115,400**	**$ 42,258,400**	**$ 43,441,600**	**$ 44,670,900**	**$ 45,952,900**	**$ 217,439,200**

Resolution Number:	2025-
Resolution Approval Date:	8/12/2025
Contact Person/Title:	Octavio Duran, Jr. / Public Works Director & City Engineer
Phone:	(909) 864-6861
Email:	oduran@cityofhighland.org

Measure I Local Pass-through Program

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Fiscal Years 2025/2026 thru 2029/2030

Jurisdiction:

Highland

6/30/25 Carryover Balance: **$5,069,260.00**

Projects:	Is Project in City's Non-motorized Transportation Plan? (Yes/No)	Does Project have an ATP Component? (Yes/No)	Is the Project on the City's Nexus Study List? (Public/DIF Share %)		Estimated Total Project Cost	FY2025/26 Est. Revenue	FY2026/27 Est. Revenue	FY2027/28 Est. Revenue	FY2028/29 Est. Revenue	FY2029/30 Est. Revenue	Total Est. Rev.
						$1,451,456	$ 1,491,806	$ 1,533,576	$ 1,576,973	$ 1,622,230	**$7,676,041**
						Current Estimate	Current Estimate	Current Estimate	Current Estimate	Current Estimate	**Total**
ola23002 – 2025 Arterial Resurfacing Project	Yes	Yes	100.0%	0.0%	$3,000,000	$1,687,235	$0	$0	$0	$0	**$1,687,235**
ola25001 – 11th St & Sparks St Pavement Rehab (25/26 CDBG)	No	No	100.0%	0.0%	$295,000	$65,000	$0	$0	$0	$0	**$65,000**
ola26001 – 26-27 Pavement Rehab (26/27 CDBG)	No	No	100.0%	0.0%	$295,000	$0	$65,000	$0	$0	$0	**$65,000**
ola27001 – 27-28 Pavement Rehab (26/27 CDBG)	No	No	100.0%	0.0%	$295,000	$0	$0	$65,000	$0	$0	**$65,000**
ola28001 – 28-29 Pavement Rehab (27/28 CDBG)	No	No	100.0%	0.0%	$295,000	$0	$0	$0	$65,000	$0	**$65,000**
sig25001 – Church St/Love St Signal & Citywide Signal Head Retrofit	No	No	100.0%	0.0%	$1,549,000	$12,000	$144,000	$0	$0	$0	**$156,000**
sig25002 – Base Line & Greenspot Corridor Signal Equipment Upgrades	No	No	100.0%	0.0%	$1,339,000	$20,000	$90,000	$0	$0	$0	**$110,000**
str15002 – Highland/Redlands Regional Connector	Yes	Yes	100.0%	0.0%	$10,000,000	$200,000	$0	$0	$0	$0	**$200,000**
str22001 – Pacific Street (Joint Project with SB County - City's Share)	No	No	100.0%	0.0%	$401,000	$401,000	$0	$0	$0	$0	**$401,000**
str23003 – Sector A & B Pavement Rehab	No	No	100.0%	0.0%	$3,094,000	$1,168,000	$0	$0	$0	$0	**$1,168,000**
str25001 – Sector C Pavement Rehab	No	No	100.0%	0.0%	$1,906	$787,000	$0	$0	$0	$0	**$787,000**
str25002 – Sector A, B, & C Pavement Maintenance	No	No	100.0%	0.0%	$1,500,000	$1,500,000	$0	$0	$0	$0	**$1,500,000**
str26001 – Sector D Pavement Rehab and Maintenance	No	No	100.0%	0.0%	$1,748,000	$0	$800,000	$0	$0	$0	**$800,000**
str27001 – Sector E Pavement Rehab and Maintenance	No	No	100.0%	0.0%	$1,643,000	$0	$0	$800,000	$0	$0	**$800,000**
swk19001 – 9th St Transit Stops, Sidewalk and Bikeway Improvements	Yes	Yes	100.0%	0.0%	$1,007,000	$452,000	$0	$0	$0	$0	**$452,000**
swk23001 – City-Wide Sidewalk Repairs	No	No	100.0%	0.0%	$555,000	$15,000	$0	$0	$0	$0	**$15,000**
Categorical Project - Miscellaneous City-Wide Street Repair	No	No	100.0%	0.0%	$555,000	$50,000	$50,000	$50,000	$50,000	$50,000	**$250,000**
					Projects Total:	**$6,307,235**	**$1,099,000**	**$865,000**	**$65,000**	**$0**	**$8,336,235**

(Must not exceed 150% of Carryover Balance + Total Estimated Revenue)

Total Programming is currently 65%

Total Estimated Programming: $8,336,235

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

PREPARED BY: Octavio Duran, Public Works Director/City Engineer OD

SUBJECT: Municipal Code Amendment (MCA 25-002) ´to consider amending Chapter 16.76 *Floodplain Management* of the Highland Municipal Code with Federal Emergency Management Agency (FEMA) requirements.

RECOMMENDATION: The Planning Commission recommends that the City Council open the public hearing, take any testimony, and conduct a first reading and introduce Ordinance No. 2025-XX, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND AMENDING THE CITY'S MUNICIPAL CODE, TITLE 16 LAND USE AND DEVELOPMENT, CHAPTER 16.76 FLOODPLAIN MANAGEMENT AND MAKE A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) (MUNICIPAL CODE AMENDMENT MCA 25-002)

FISCAL IMPACT: None.

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 Federal Emergency Management Agency (FEMA) has conducted a review of Chapter 16.76 *Floodplain Management* of the City's Municipal Code to ensure compliance with California Department of Water Resources along with flood provisions of the California Building Standards Code (CCR Title 24). This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County.

Approved _____	Motion _____	Second _____	Agenda Item No. 14
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
_____ City Clerk		_____ City Manager	

Upon receiving new or revised flood hazard data from FEMA and recommended amendments to Chapter 16.76 Floodplain Management, the City of Highland is obligated to ensure that the floodplain management regulations are in compliance with California Department of Water Resources along with flood provisions of the California Building Standards Code (CCR Title 24) and are legally enforceable by the effective date, October, 30, 2025, of the FIRM and FIS report.

ANALYSIS: Upon a meticulous review of Chapter 16.76 *Floodplain Management*, FEMA has observed that certain areas require attention to ensure full compliance with the National Flood Insurance Program (NFIP) minimum development standards.

The utilization of the model ordinances developed by the California Department of Water Resources along with flood provisions of the California Building Standards Code (CCR Title 24) for buildings and structures in Special Flood Hazard Areas (SFHA) served as a resource in aligning City regulations with state and federal floodplain management requirements. By incorporating these model ordinances, recommendations were made to the City of Highland to update the Chapter 16.76 *Floodplain Management* to meet compliance, enhance its resilience to flood hazards, and ensure the protection of lives and property within Special Flood Hazard Areas.

Collaboration between FEMA, California Department of Water Resources, and the City of Highland has been essential to swiftly address any compliance issues and facilitate the adoption of legally enforceable floodplain management regulations before the impending effective date of the new FIS and FIRMs: October 30, 2025. A review of the FEMA recommended revisions to Chapter 16.76 has been completed, and the attached recommended ordinance includes those revisions

On July 15, 2025, the Planning Commission reviewed the item and adopted Resolution No 2025-017, making a finding of exemption under California Environmental Quality Act (CEQA) and recommending the City Council approve the proposed ordinance.

ENVIRONMENTAL DETERMINATION: The proposed Municipal Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Attachment:
1. Ordinance No. 2025 - _____
2. Adopted PC Resolution No. PC 2025-017

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND AMENDING THE CITY'S MUNICIPAL CODE, TITLE 16 LAND USE AND DEVELOPMENT, CHAPTER 16.76 FLOODPLAIN MANAGEMENT AND MAKE A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) (MUNICIPAL CODE AMENDMENT MCA 25-002)

THE CITY COUNCIL OF THE CITY OF HIGHLAND ORDAINS AS FOLLOWS:

Section 1. Findings and Intent

WHEREAS, The Federal Emergency Management Agency ("FEMA") has reviewed the City's floodplain ordinance. This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County. Upon receiving new or revised flood hazard data from FEMA, the City of Highland is obligated to ensure that the floodplain management regulations comply fully, are adopted by the City Council, and are legally enforceable by the effective date of the FIRM and FIS report, which is October 30, 2025. As such, the City is amending Chapter 16.76, Floodplain Management, of the Municipal Code to comply with the new FEMA requirements ("Municipal Code Amendment 25-002");

WHEREAS, Sections §65302, §65560, and §65800 in accordance with Government Code, the Legislature of the State of California conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Highland does hereby adopt floodplain management regulations;

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Highland and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare;

WHEREAS, Sections 59 and 60 of Title 44 Code of Federal Regulations, the City of Highland was accepted for participation in the National Flood Insurance Program on August 28, 2008, and the City desires to continue to meet the requirements necessary for such participation;

WHEREAS, Government Code Section 65854 provides that the Planning Commission shall hold a public meeting on the proposed amendment to a zoning

ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090;

WHEREAS, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the Project;

WHEREAS, the City of Highland Planning Commission held a public hearing at the Highland City Hall Council Chambers in Highland, California, on July 15, 2024, at 6:00 P.M., and, notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Highland Municipal Code, heard and considered evidence for and against said Municipal Code Amendment, and investigated and made findings and recommendations in connection herewith. At the conclusion of the public hearing, the City of Highland Planning Commission adopted Resolution No. 2025-XXX recommending that the City Council adopt this Ordinance; and

WHEREAS, the City of Highland City Council did hold a public hearing at the Highland City Hall Council Chambers in Highland, California, on August12, 2025, at 6:00 P.M. with a second reading held on September 9, 2025 and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Municipal Code Amendment.

WHEREAS, consistent with the Highland Municipal Code Section 16.08.040.D.1-4. *Amendments to zoning districts and other provisions. Findings,* the City Council has found and determined as follows:

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

   Response: The proposed revision will ensure compliance with the General Plan, specifically its Public Health, Safety and Environmental Justice Element in the areas of "Emergency Events" and "Flooding". The revision will assist in the implementation of Goal 3 to "Minimize risks, such as loss of life, injury. Property damage, and natural resource destruction from natural and human-caused hazards" and Policy 3.2 to "Build and maintain public infrastructure that collects and conveys stormwater and enhances water quality."

2. The proposed change of zone or revision will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern;

   Response: The proposed revision (MCA) will improve public health, safety and welfare related to floodplain management. It will ensure the propre review of new construction and substantial improvements within the 100-year floodplain. It will disapprove projects that cannot minimize the flood risks to acceptable levels in areas mapped by FEMA or as determined by site-specific hydrologic

studies for areas not mapped by FEMA. It will prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood. It will require development within the floodplain to be capable of withstanding flooding and to minimize use of fill. It will ensure the City continues to assess and upgrade inundation risk and protection, and it will encourage periodic reevaluation of the 500-year, 100- year, and 10-year flood hazard zones by state, federal, county, and other sources and use such studies to improve existing protection, review flood protection standards for new development and redevelopment, and update emergency response plans.

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

   Response: The proposed revision is in compliance with the remainder of Title 16 Land Use and Development including the remainder of Chapter 16.76 *Floodplain Management,* as well as Chapter 16.08 *Definitions*, 16.64 *Environmental Management*, and 16.68 *Land Divisions*.

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

   Response: There is no possibility that the Municipal Code Amendment will have a significant effect on the environment and is thus exempt from the requirements pursuant to CEQA Guidelines Section 15061(b)(3).

Section 2. Amendment to Section 16.76.020. Definitions.

Definitions for "Area of shallow flooding," "floodway," and "floodproofing in Section 16.76.020 **(Definitions**) of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code are hereby amended in its entirety to read as follows with additions shown in underlined text and deletion shown in strikethrough text:

Area of shallow flooding

"Area of shallow flooding" means in areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified. (CA Residential Code R322.2.1)

~~"a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow."~~

Floodproofing

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Guidance on dry and wet floodproofing can be found in FEMA NFIP Technical Bulletin 3 (2021) Non-Residential Floodproofing – Requirements and Certification and FEMA NFIP Technical Bulletin 7 (2022) Wet Floodproofing Requirements.

~~"For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93."~~

Floodway

"Floodway" means to require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. NFIP Regs 60.3(C)(10)

~~"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "regulatory floodway."~~

Section 3. Amendment to Section 16.76.020. Definitions.

Add definitions for "regulatory floodway" and "recreational vehicle" in Section 16.76.020 **(Definitions)** of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code are hereby amended in its entirety to read as follows with additions shown in underlined text and deletion shown in strikethrough text:

Regulatory Floodway

"Regulatory Floodway" means the channel of a river or other watercourse and the

adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

Recreational Vehicle

Recreational vehicle means a vehicle which is: (1)Built on a single chassis;(2)Four hundred square feet or less when measured at the largest horizontal projection;(3)Designed to be self-propelled or permanently towable by a light-duty truck; and(4)Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Section 4. Amendment to Section 16.76.030 B. Basis for Establishing the Areas of Special Flood Hazard. Section 16.76.030 B (Basis for Establishing the Areas of Special Flood Hazard) of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code is hereby amended to read as follows with additions shown in underlined text and deletion shown in strikethrough text, with all other provisions of Section 16.76.030 remaining unchanged:

"The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the "Flood Insurance Study (FIS) for San Bernardino County, California, and Incorporated Areas" dated August 28, 2008, with accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), dated August 28, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter."

"The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the "Flood Insurance Study (FIS) for San Bernardino County, California, and Incorporated Areas" dated ~~September~~ 28, 2008, with accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), dated August 28, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter."

Section 5. Environmental Exemption. The City Council of the City of Highland hereby finds that under the California Environmental Quality Act ("CEQA"), and the CEQA Guidelines promulgated thereunder, the Municipal Code Amendment is exempt from the requirements pursuant to CEQA Guidelines Section 15061(b)(3). This determination is

based on the fact that it can be seen with certainty that there is no possibility that the Municipal Code Amendment will have a significant effect on the environment because this amendment will only amend the Highland Municipal Code to require that applicants for building permits comply with the flood restraint construction requirements of the Building Code if the work constitutes a substantial improvement, require that certain studies be performed, require that certain information be submitted to FEMA, establishing building standards, and make other technical amendments to the Municipal Code. The Community Development Director is hereby directed to file a Notice of Exemption with the County Clerk.

Section 6. **Severability.** If any sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining provisions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 7. **Execution.** The Mayor is hereby directed to attest to the adoption of this Ordinance by signing where indicated below and the City Clerk shall publish and/or post this ordinance according to applicable law.

PASSED, APPROVED, AND ADOPTED this 9th Day of September, 2025.

_____
Penny Lilburn
Mayor

ATTEST:

_____
Alondra Muñoz
City Clerk

RESOLUTION NO. 2025 - 017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE HIGHLAND MUNICIPAL CODE, TITLE 16 (LAND USE AND DEVELOPMENT), CHAPTER 16.76 (FLOODPLAIN MANAGEMENT) TO UPDATE REQUIREMENTS IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); MUNICIPAL CODE AMENDMENT (MCA 25-002).

A. RECITALS

1. The Federal Emergency Management Agency ("FEMA") has reviewed the City's floodplain ordinance. This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County.

2. Upon receiving new or revised flood hazard data from FEMA, the City of Highland is obligated to ensure that the floodplain management regulations comply fully, are adopted by the City Council, and are legally enforceable by the effective date of the FIRM and FIS report, which is October 30, 2025. As such, the City is amending Chapter 16.76, Floodplain Management, of the Municipal Code to comply with the new FEMA requirements ("Municipal Code Amendment 25-002").

3. Government Code Section 65854 provides that the Planning Commission shall hold a public meeting on the proposed amendment to a zoning ordinance.

4. Government Code Section 65855 provides that after the public meeting, the Planning Commission shall render its decision in the form of a written recommendation to the legislative body (City Council). Such a recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the General Plan and shall be transmitted to the City Council.

5. The City of Highland Planning Commission held a public meeting at the Highland City Hall Council Chambers in Highland, California, on July 15, 2025 at 6:00 p.m. Notice of said public meeting having been duly given as required by law, and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Land Use and Development Code Amendments and Notice of Exemption, and investigate and make findings and recommendations in connection therewith.

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

B. RESOLUTION

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

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

2. Based upon substantial evidence presented to the Planning Commission during the July 15, 2025, Public Meeting, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

3. Environmental Findings, California Environmental Quality Act (CEQA):

   a. A Notice of Exemption was prepared for the proposed project Pursuant to the General Rule (14 C.C.R. Section 15061(b)(3)) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment since the Code Amendment is not proposing development of a project.

4. Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council adopt a Notice of Exemption and direct Staff to file a Notice of Exemption with the County Clerk of the Board; Introduce an Ordinance to amend section 16.76 (Floodplain Management) of Title 16 (Land Use and Development Code) of the Highland Municipal Code as attached hereto and incorporated by reference as Exhibit A.

Exhibit A – Draft Administrative Ordinance No. _____

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 15th day of July 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND AMENDING THE CITY'S MUNICIPAL CODE, TITLE 16 LAND USE AND DEVELOPMENT, CHAPTER 16.76 FLOODPLAIN MANAGEMENT AND MAKE A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) (MUNICIPAL CODE AMENDMENT MCA 25-002)

THE CITY COUNCIL OF THE CITY OF HIGHLAND ORDAINS AS FOLLOWS:

Section 1. Findings and Intent

WHEREAS, The Federal Emergency Management Agency ("FEMA") has reviewed the City's floodplain ordinance. This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County. Upon receiving new or revised flood hazard data from FEMA, the City of Highland is obligated to ensure that the floodplain management regulations comply fully, are adopted by the City Council, and are legally enforceable by the effective date of the FIRM and FIS report, which is October 30, 2025. As such, the City is amending Chapter 16.76, Floodplain Management, of the Municipal Code to comply with the new FEMA requirements ("Municipal Code Amendment 25-002");

WHEREAS, Sections §65302, §65560, and §65800 in accordance with Government Code, the Legislature of the State of California conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Highland does hereby adopt floodplain management regulations;

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Highland and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare;

WHEREAS, Sections 59 and 60 of Title 44 Code of Federal Regulations, the City of Highland was accepted for participation in the National Flood Insurance Program on August 28 2008, and the City desires to continue to meet the requirements necessary for such participation;

WHEREAS, Government Code Section 65854 provides that the Planning Commission shall hold a public meeting on the proposed amendment to a zoning

ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090;

WHEREAS, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the Project;

WHEREAS, the City of Highland Planning Commission held a public hearing at the Highland City Hall Council Chambers in Highland, California, on July 15, 2024, at 6:00 P.M., and, notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Highland Municipal Code, heard and considered evidence for and against said Municipal Code Amendment, and investigated and made findings and recommendations in connection herewith. At the conclusion of the public hearing, the City of Highland Planning Commission adopted Resolution No. 2025-XXX recommending that the City Council adopt this Ordinance; and

WHEREAS, the City of Highland City Council did hold a public hearing at the Highland City Hall Council Chambers in Highland, California, on August12, 2025, at 6:00 P.M. with a second reading held on September 9, 2025 and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Municipal Code Amendment.

WHEREAS, consistent with the Highland Municipal Code Section 16.08.040.D.1-4. *Amendments to zoning districts and other provisions. Findings,* the City Council has found and determined as follows:

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

   Response: The proposed revision will ensure compliance with the General Plan, specifically its Public Health, Safety and Environmental Justice Element in the areas of "Emergency Events" and "Flooding". The revision will assist in the implementation of Goal 3 to "Minimize risks, such as loss of life, injury. Property damage, and natural resource destruction from natural and human-caused hazards" and Policy 3.2 to "Build and maintain public infrastructure that collects and conveys stormwater and enhances water quality."

2. The proposed change of zone or revision will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern;

   Response: The proposed revision (MCA) will improve public health, safety and welfare related to floodplain management. It will ensure the propre review of new construction and substantial improvements within the 100-year floodplain. It will disapprove projects that cannot minimize the flood risks to acceptable levels in areas mapped by FEMA or as determined by site-specific hydrologic

studies for areas not mapped by FEMA. It will prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood. It will require development within the floodplain to be capable of withstanding flooding and to minimize use of fill. It will ensure the City continues to assess and upgrade inundation risk and protection, and it will encourage periodic reevaluation of the 500-year, 100- year, and 10-year flood hazard zones by state, federal, county, and other sources and use such studies to improve existing protection, review flood protection standards for new development and redevelopment, and update emergency response plans.

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

   Response: The proposed revision is in compliance with the remainder of Title 16 Land Use and Development including the remainder of Chapter 16.76 *Floodplain Management,* as well as Chapter 16.08 *Definitions*, 16.64 *Environmental Management*, and 16.68 *Land Divisions*.

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

   Response: There is no possibility that the Municipal Code Amendment will have a significant effect on the environment and is thus exempt from the requirements pursuant to CEQA Guidelines Section 15061(b)(3).

Section 2. Amendment to Section 16.76.020. Definitions.

Definitions for "Area of shallow flooding," "floodway," and "floodproofing in Section 16.76.020 **(Definitions)** of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code are hereby amended in its entirety to read as follows with additions shown in underlined text and deletion shown in strikethrough text:

Area of shallow flooding

"Area of shallow flooding" means in areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified. (CA Residential Code R322.2.1)

~~"a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow."~~

Floodproofing

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Guidance on dry and wet floodproofing can be found in FEMA NFIP Technical Bulletin 3 (2021) Non-Residential Floodproofing – Requirements and Certification and FEMA NFIP Technical Bulletin 7 (2022) Wet Floodproofing Requirements.

~~"For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93."~~

Floodway

"Floodway" means to require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. NFIP Regs 60.3(C)(10)

~~"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "regulatory floodway."~~

Section 3. Amendment to Section 16.76.020. Definitions.

Add definitions for "regulatory floodway" and "recreational vehicle" in Section 16.76.020 **(Definitions)** of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code are hereby amended in its entirety to read as follows with additions shown in underlined text and deletion shown in strikethrough text:

Regulatory Floodway

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adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

Recreational Vehicle

Recreational vehicle means a vehicle which is: (1)Built on a single chassis;(2)Four hundred square feet or less when measured at the largest horizontal projection;(3)Designed to be self-propelled or permanently towable by a light-duty truck; and(4)Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

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"The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the "Flood Insurance Study (FIS) for San Bernardino County, California, and Incorporated Areas" dated ~~September~~ August 28, 2008, with accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), dated August 28, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter."

Section 5. Environmental Exemption. The City Council of the City of Highland hereby finds that under the California Environmental Quality Act ("CEQA"), and the CEQA Guidelines promulgated thereunder, the Municipal Code Amendment is exempt from the requirements pursuant to CEQA Guidelines Section 15061(b)(3). This determination is based on the fact that it can be seen with certainty that there is no possibility that the Municipal Code Amendment will have a significant effect on the environment because this amendment will only amend the Highland Municipal Code to require that applicants for building permits comply with the flood restraint construction requirements of the Building Code if the work constitutes a substantial improvement, require that certain studies be performed, require that certain information be submitted to FEMA, establishing building standards, and make other technical amendments to the Municipal Code. The

based on the fact that it can be seen with certainty that there is no possibility that the Municipal Code Amendment will have a significant effect on the environment because this amendment will only amend the Highland Municipal Code to require that applicants for building permits comply with the flood restraint construction requirements of the Building Code if the work constitutes a substantial improvement, require that certain studies be performed, require that certain information be submitted to FEMA, establishing building standards, and make other technical amendments to the Municipal Code. The Community Development Director is hereby directed to file a Notice of Exemption with the County Clerk.

Section 6. **Severability**. If any sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining provisions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 7. **Execution.** The Mayor is hereby directed to attest to the adoption of this Ordinance by signing where indicated below and the City Clerk shall publish and/or post this ordinance according to applicable law.

PASSED, APPROVED, AND ADOPTED this 9th Day of September, 2025.

_____
Penny Lilburn
Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

M:\Staff Reports\2025\July\FEMA\FINAL

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO)

CITY OF HIGHLAND)

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, do hereby certify Resolution No. 2025-017 was duly and regularly adopted by the Planning Commission of the City of Highland, California, at a regular meeting thereof held on the 15th day of July 2025, by the following vote:

AYES: Hamerly, McCance, Miller, Thomas

NOES: None

ABSTAIN: None

ABSENT: None

Camille Duarte

Camille Duarte, Administrative Assistant III

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director LAM
Maricela Marroquin, City Attorney

PREPARED BY: Kim Stater, Assistant Community Development Director KS

SUBJECT: An Application by East Highland Land, LLC for the development of a 113-unit single-family planned residential community requiring a General Plan Amendment (GPA 24-002) and Zone Change (ZC 24-002) from Low Density/Single-Family Residential (LD/R1-10,000) to Planned Development (PD); Conditional Use Permit (CUP 24-006) for the adoption of a Planned Development; Design Review Application (DRA 24-009) for a related Site Plan, Building Elevations, Conceptual Landscaping and Grading Plan; Tentative Tract Map No. 20721 (TTM 24-003) for the subdivision of two parcels into 113 residential lots and common areas; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003).

LOCATION: Two vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.

PROPERTY OWNER: East Highland Land, LLC

REPRESENTATIVE: Diversified Pacific

RECOMMENDATION: The Planning Commission recommends the City Council:

1. Adopt Resolution No. 25 - _____ to approve a Mitigated Negative Declaration and adopt a Mitigation Monitoring and Reporting Program (ENV 24-003) and direct Staff to File a Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;

Approved _____	Motion _____	Second _____	Agenda Item No. 15
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
City Clerk		City Manager	

2. Adopt Resolution No. 25 - ____ to approve a General Plan Amendment (GPA 24-002) to change the land use designation of the site from Low Density Residential (LD) to Planned Development (PD);

3. Introduce an Ordinance to approve a Zone Change (ZC 24-002) to change the zoning designation of the site from Single-Family Residential (R1-10,000) to Planned Development (PD); and

4. Adopt Resolution No. 25 - ____ to approve a Conditional Use Permit (CUP 24-006), Design Review Application (DRA 24-009), and Tentative Tract Map No. 20721 (TTM-24-003) for a Residential Planned Development consisting of a 113-unit single-family development, design plans and subdivision of 11.98 acres subject to the Design Directives, Conditions of Approval and Findings of Fact.

PUBLIC NOTICE: As required by State law and City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations and published in the SB Sun newspaper on July 23, 2025. On the same day notice was posted on the City's website, mailed to property owners within 300 feet of the project site and to parties requesting notice. All legal requirements for noticing have been met.

PUBLIC COMMENT: Staff circulated Project Notices for the proposed project on September 23, 2024. Staff received verbal comments from two nearby residential property owners. Both were concerned that the area would be developed with high density rental housing. When they learned that the proposed product was detached, single family homes, they expressed less concern. Both parties have been provided with updated project plans, and neither submitted further comment.

Following the Planning Commission public hearing and action, Staff received a public comment email from Mr. Steve Howes, a nearby resident. Mr. Howes expressed concern regarding potential negative health effects of the adjacent radio transmission towers on future residents, building setback conflicts with the existing San Bernardino Valley Municipal Water District ("the District") pipeline, and limited driveway and on-street parking (Attachment 8 – Public Comment). A Technical Memorandum was prepared in response to Mr. Howes' comment regarding health effects of radio waves (Attachment 9 – Technical Memo). With respect to the pipeline, the District provided comments early during the Project's design phase. The Applicant made the requested adjustments to setbacks, and the current plan is in conformance with District's guidance. Additionally, the Applicant will submit construction-level plans to the District prior to the issuance of building permits. With respect to parking, the Project provides two garage parking spaces for each unit and an additional 67 guest spaces throughout the site as needed, a total of 293 parking spaces.

DESCRIPTION OF SITE: The Project is located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. The 11.98 acre site is generally flat with increasing slopes to the north. Existing grades range from approximately 1,445 feet at the southwest to 1,466 feet along Santa Ana Canyon Road. Both Greenspot Road and Alta Vista have been constructed to their full widths with curb, gutter, sidewalks, and streetlights. The northerly frontage along Santa Ana Canyon Road is partially improved with curb and gutter and constructed to its full width only along the easterly portion of the project, adjacent to Tract 14362.

In recent history, the property was used for agricultural purposes, primarily citrus groves and was part of the larger McLean ranch to the north. The majority of the site is now vacant and consists of naturally occurring vegetation including oak and pepper trees, cacti, and scattered boulders. There is a 50' easement across the site, running diagonally from the northwest to southeast, to protect a 78" water pipeline.

The Project is considered an infill site with improved roads on each side and residential development within close proximity to the north, east and west. Plunge Creek flows southerly within an earthen channel to the east managed by the San Bernardino County Flood Control District. It converges with the Santa Ana River to the southwest. A portion of the project was previously within a Federal Emergency Management Agency (FEMA) designated flood zone but improvements were made to remove this portion of the waterway from that designation. A Letter of Map Revision (LOMR) was approved by FEMA on May 28, 2025.

The property is currently zoned Single Family Residential (R1-10,000 minimum lot size) with a General Plan Land Use designation of Low Density (LD, 2.1-6.0 dwelling units/acre). The representative is requesting a General Plan Amendment and Zone Change to Planned Development (PD). This change will increase the density allowed on the Project site. Surrounding land uses and zoning are noted in the table below:

Location	Current Use	General Plan / Zoning
Site:	Vacant	Low Density Residential (LD) / Single-Family Residential (R1-10,000)
North:	Single-family homes. Beazer TR 20142	Low Density Residential (LD) / Single-Family Residential (R1-10,000)
South:	Vacant land & Plunge Creek Flood Control Channel	Open Space (OS) / Open Space (OS)
East:	Plunge Creek Flood Control Channel	Low Density Residential (LD) / Single-Family Residential (R1-10,000)
West:	Vacant land & FM Radio transmission towers and office	Low Density Residential (LD) Single-Family Residential (R1-10,000)

As noted in the City's General Plan Public Health Safety and Environmental Justice Element, the project is in an area of suspected liquefaction, paleontological sensitivity, and high fire hazard. Mitigation for potential hazards is discussed in detail within the Environmental Analysis below and the project's Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

PROJECT REVIEW: The proposed Project is the development of a residential community with 113 detached small lot, single-family homes with private rear yards and shared recreational amenities/open space (Attachment 5 – Project Plans, Exhibit to CUP/DRA/TTM Resolution). Lot sizes range from 1,920 square feet to 5,186 square feet with an average of 2,702 square feet, and density of 9.5 dwelling units per acre.

The proposed homes will all be two-story, sized between 1,566 to 1,740 square feet with three (3) floor plans; 35 for Plan One, 43 for Plan Two, and 35 for Plan Three. Each floor plan will be offered in three (3) architectural styles; Spanish, Cottage and Farmhouse.

The community is designed with private streets and alleys and will not be a gated community. There will be a total of 293 parking spaces, comprised of 226 covered garage spaces and an additional 67 uncovered guest spaces distributed throughout the project, eight (8) of which are on-street parking spaces on Street 'A'. There will be two primary open space amenities, one on each

side of Alta Vista, totaling approximately 35,000 square feet. Open Space 1 features play equipment, benches, picnic tables, barbecues, turf, and exercise equipment. Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

The homes will be sold at "market-rate". The project as proposed will not include affordable housing units restricted to lower income households. The project proponent will pay the City's Inclusionary Housing Fee to assist with the City's/Housing Authority's goals to provide lower income housing, ensuring safe and affordable housing for all of Highland's residents. This fee is currently set at $3,750 per unit, but subject to change. These funds become assets of the Highland Housing Authority and will be utilized for a larger, comprehensive housing project at an alternate location as determined to be appropriate by the Housing Authority.

A. General Plan Amendment (LD to PD)

As noted above, the current General Plan Land Use Designation of Low Density (LD) Residential permits a development density between 2.1 and 6.0 dwelling units per acre. To accommodate the proposed small lot subdivision with a density of 9.5 dwelling units per acre, the Applicant seeks to change the designation to Planned Development (PD). PD is a unique land use designation which allows individualized development standards and is intended to encourage superior development through a greater degree of design and land use flexibility.

The Highland Municipal Code permits amendments to General Plan designations if the pertinent Findings of Fact can be made (HMC 16.08.030.G. *Required Findings* for General Plan amendments). These include consistency with the General Plan as revised by the amendment, no adverse effects to public health/safety/welfare, consistency with the Municipal Code as amended, and no significant environmental impacts (Attachment 3 – Resolution for GPA).

If approved, the project would continue to be residential in nature as previously envisioned by the General Plan but will increase the density by approximately 57 percent (6.1 to 9.5 du/ac). The proposed Tract Map details a development pattern of single-family detached homes not diverging from the patterns to the north and east with the exception of overall lot size and setbacks. The Project will have sufficient parking for each unit as well as guests within designated areas and will contain private and shared open space, quality amenities, fencing and landscape setbacks comparable to the surrounding developments. The project is bound by street right-of-way and flood control facilities on three sides providing additional buffers and transitions into existing neighborhoods. The increased density within this site is not anticipated to negatively affect existing neighborhoods. Staff recommends the required findings be made as enumerated above and included in the corresponding resolution.

B. Zone Change

The Applicant is requesting a Zone Change from Single-family Residential (R1-10,000) to Planned Development (PD) as noted above to achieve the desired density and development standards (Attachment 4 – Draft Ordinance for Zone Change). There are residential zones on all four sides of the project within close proximity and the adjacent northerly properties are currently developed with single-family detached homes. Findings for a Zone Change require that the proposal must not result in an illogical land use pattern (HMC 16.08.040.D., *Required Findings* for Amendments to zoning districts and other provisions). This Zone Change meets this goal because it will not result in a change in the overall residential character of the neighborhood. It will contain similarly sized single-family homes with complimentary parking, open space, circulation and amenities found in

the surrounding area. While it will increase the overall density, and reduce building setbacks, it will not result in an inconsistent land use pattern because it will continue the pattern of detached, single-family type uses. Additionally, the site is separated from adjacent development by expanses of public right-of-way (Greenspot Road and Alta Vista) and public facilities (Plunge Creek Flood Control Channel) and thus will not create an abrupt transition. All Findings are further discussed in the corresponding resolution.

C. Conditional Use Permit establishing the Planned Development

A Planned Development (PD) community may be adopted via a Conditional Use Permit (CUP). The CUP identifies the project configuration including layout, minimum lot size, maximum number of lots, location and dimensions of public and private streets, right-of-way, shared open space, and overall development standards. Plans associated with the CUP include Tentative Tract Map No. 20721 and its conceptual grading, sections and plot plan (Sheets 1-3) as well as the Conditions of Approval from each responding City Division and outside agencies.

The proposed project-specific development standards are listed below and are codified in the Planning Conditions. The Tract Map, Building Elevations and Landscape Concept Plan were designed to these standards:

Proposed Development Standards	
Maximum density (du/ac)	9.5 du/ac
Minimum building site (net area in sq.ft.)	1,900 sq. ft.
Minimum lot width	40'
Minimum lot depth	50'
Minimum front yard setback	3'
Minimum interior side yard setback	5'
Minimum street side yard setback	3'
Minimum rear yard setback	10' flat usable
Maximum lot coverage	65%
Maximum height for structures	35'
Minimum distance between structures (accessory and/or main structures)	No less than permitted by the Uniform Building Code
Minimum dwelling unit size in sq.ft.	1,500 sq. ft.
Total Open Space (Active & Passive Usable)	35,143 square feet / 6.7 %
Parking (293 total spaces)	2 garage spaces/unit plus 67 shared spaces designated throughout the project, 8 of which are on-street parking stalls.
Maximum number of residential units	113
Tract boundary walls	6' CMU, precision cap, split face where public facing (tan color) & 6' tube steel perimeter fence (black color) 2' CMU, precision cap, split face (tan color) where public facing with 4' tube on top steel (black color)
Fencing for side yards, interior rear yards, and returns	5'5" Vinyl, tan color
Fencing bordering Water Quality basins	6' Tube steel, black color

Where the CUP and related plans are silent with respect to development standards and municipal regulations, the Highland Municipal Code will apply. Because the CUP plans are duplicative of the Design Review and Tract Map, they are discussed in more detail below. If amendments are required by the Planning Commission and/or City Council for the DRA or TTM applications, plans will be revised and reflected in the final resolution.

D. Design Review

Tract Layout/Plotting

The Design Review Application includes the project's Plot Plan, Conceptual Grading Plan, Building Elevations, Landscape Concept Plan, and Color/Materials samples. An 8.5x11" copy of all plans including the Color/Materials Sample Boards are included with the project plans attached as well as large scale plans "under separate cover". Material sample boards will be presented to the City Council in person at the public hearing.

The site's overall layout is shown on Sheet 1 of the Tract Map, various Sections on Sheet 2 and the Plot Plan on Sheet 3. The lots measure a minimum of 40 feet wide by 50 feet deep with a maximum lot coverage of 65 percent. All homes are two-story with two-car garages. Of the 113 units, there are three (3) different floor plans. Plan 1 is 1,566 square feet with three bedrooms on the second floor. Plan 2 is 1,740 square feet also with three bedrooms on the second floor. Plan 3 has two bedrooms upstairs with an optional 3rd bedroom/den downstairs and 4th bedroom/loft option upstairs. The unit mix is comprised of 35 Plan 1s, 43 Plan 2s and 35 Plan 3s.

There will be two (2) active pocket parks in the development. One park will be located at the tract's westerly entry measuring 13,072 square feet of active recreation including a tot lot, shade structure with picnic table, barbeque, bench and open turf play area. A second, more passive park is at the easterly portion of the tract also along Alta Vista. This area has open turf area, tree shade, sitting benches, and concrete paths. The pathway through each park has several exercise equipment stations. The parks will be private, available only to its residents. Smaller pockets of landscaping around the perimeter of the site at its northwestern boundary and the project entry that bisects Alta Vista. The General Plan and Municipal Code require .962 acres of Parkland, and the Project is providing approximately 1.05 acres.

The site conditions and tract design call for two (2) water quality basins. The larger of the two is 25,005 square feet, located at the southwestern corner of the site. It is proposed to be landscaped with a variety of groundcover compatible with the approved Final WQMP as well as multiple tree species; Acacia, Western Redbud, Sweet Bay and Flowering Pear. The second basin is at the northeast corner of Alta Vista and Greenspot Road and will be planted with similar species. The basins will be secured with 6' black tube steel fencing. The water quality basins will be maintained by the HOA.

The entry to the tract at Greenspot Road and Alta Vista will have a wall mounted tract identification sign on the westerly corner which has not yet been designed. Planning Condition of Approval No. 13 requires that the future sign be submitted to the Planning Division for review and approval per the City's Municipal Code requirements for Tract Identification Signs. The landscaping will be adjusted as needed to account for the final height and width of the sign.

Building Elevations

The three (3) different floor plans will also have available three (3) exterior architectural styles which are Spanish, Cottage, and Farmhouse, yielding nine (9) different elevations. The Spanish style has a dominant hip roof with brown and gray "S" tile roofing, numerous "pop-outs", arches and shutters for variety. The Plan 1 Spanish style has arched front doorway with decorative Spanish tilework. There are three color variations with brown and gray toned concrete tile roofing, a light white and beige colored stucco body, tan, gray and blue accents on the shutters, door, decorative iron and clay wall pipes. The Cottage style has a hip and multiple gables with corbels, columned front porch, and pot shelves. There is varying stone and brick treatments on each of the three Cottage plans. The rear and side yard windows have enhanced treatments including window grids and surrounds. The bodies are light white and tan, with white, and dark gray accents. The Farmhouse has similar window and roof detailing and is defined by its use of board and batten siding on the front elevation. This style will also come with generally light colored stucco with blue and gray toned siding on the front. Each style has its own style of garage and front doors. Where there is a specialized brick or stone treatment on a front elevation, it will be wrapped around to the side elevation to the side fence line.

Landscape Plan / Wall & Fence Plan / Open Space Amenities

The Conceptual Landscape Plan demonstrates landscape theming within the parks, right-of-way, HOA maintained areas and water quality basins. The plans note that the landscape concept will consist of California-friendly, low water use plant materials chosen from the low and medium water use category. Tree species include True Green Elm, Aristocrat Flowering Pear, Bloodgood Sycamore, Sweet Bay, Cherokee Crepe Myrtle, Western Redbud and Purple-Leaf Bailey Acacia measuring from 15 gallon to 48" box. There is a large variety of shrubs and groundcover that are generally low water users to be planted in 1 to 5 gallon size as well as Red Trumpet Vines and Pink Jasmin that will provide nice color variation and wall coverage. Twenty-three (23) percent of the overall site is landscaping and the parking areas in particular have fifty (50) percent landscape coverage.

The Conceptual Landscape Plan incorporates the proposed walls and fencing. The perimeter of the tract will be delineated with a 6' tall split face wall on the north, easterly and southerly boundaries. Portions along the west where there are large grade differences are masonry (CMU) stem walls with up to 6' tube steel fencing. CMU will also be used within the interior of the tract where side and rear yards are visible from the roadways. The wall will be tan in color and have a precision cap. Interior side and rear yards will be 5'5" tall vinyl also tan in color. Six foot tall tube steel fencing will be used around the perimeter of the water quality basins.

Homeowners will maintain their own private front yard, side and rear yards. Certain slopes and perimeter areas will be maintained by the HOA as shown on the plan. A Landscape Maintenance District (LMD) along the frontage of the Alta Vista westerly access will also be HOA maintained.

The Landscape Concept Plan includes a note stating that the southeast corner of the project designates an approximately 1,100 square foot of vacant land as "Offsite Landscaping City of Highland". This area is east of Alta Vista, between Greenspot Road and the project boundary. It is currently within City right-of-way. During review of the project, the City offered to vacate this right-of-way and grant it to the Applicant upon recordation of the Tract Map. The Applicant agreed to accept the land and incorporate it into the project. Early discussions between City staff and the Applicant have led to a conceptual plan where the area behind the sidewalk would be developed in coordination with the Greenspot Corridor and the City's master trail program. It would include a decomposed granite path, 3 rail vinyl fencing, and landscape planters on either side, buffering the

trail from the road. A pedestrian gate would be constructed at the entry to the Plunge Creek Levee at Greenspot Road. It would remain locked until such time that the City acquires an access agreement for this section of the Plunge Creek Trail from the San Bernardino County Flood Control District. Planning and Engineering Conditions reflect this future condition.

Conditions of Approval were prepared by the City's Landscape Architect and provided within the Planning Conditions of Approval for the Design Review portion of the project.

E. Tentative Tract Map

Tentative Tract Map 20721 would subdivide the property into 113 residential lots and 22 lettered lots (Lots A-V) consisting of various landscape parkways, open space, perimeter landscaping, and water quality basin. As noted above, the residential lots range from 1,920 square feet to 5,186 square feet and the lettered lots from 254 square feet to 105,173 square feet. The residential lots have a minimum width of 40' and depth of 50'. This is a reduction from the site's current zoning standards of 60' wide and 100' deep.

The project will complete public road improvements along its frontage including Santa Ana Canyon Road with a 6.5 foot wide sidewalk and 4.5 feet of landscaping. The internal road system will be private. It will contain several streets and alleys, all of which will be maintained by the tract's Homeowner's Association. The map labels the interior roads as Streets "A" through "F", and Alleys "A" through "D". Street A sits atop the SBVMWD easement and measures 30 feet across with 13 and 17 foot lanes, 6 inch standard curbs on both sides and a five (5) foot sidewalk on one side. The remaining streets are 26 feet wide with a 4 inch rolled curb on one side and zero (0) inch curb on the opposite. Street "B" does have some additional sidewalks on its west side. The alleys are 24 foot wide with a rolled curb and gutter on one side and zero (0) inch curb on the opposite side. On each street and alley, there is a three (3) foot minimum setback from the front of the curb to the "building wall" of each house. Due to the width of the street and necessary emergency vehicular access, there will be minimal on-street parking. Eight (8) spaces will be available on the south side of Street A. Drainage is designed so that water will sheet flow to the side of the street with the curb.

The Applicant prepared a traffic study to analyze impacts to the City's nearby intersections. Based on the volumes generated by the Project, it is required to pay a fair share of eight (8) percent towards the installation of a future traffic signal at Alta Vista and Greenspot Road. Although not required to build the signal, the project is conditioned to design the future signal. This will allow the City to have a shovel ready project once funding is fully secured.

The project is conditioned to install pavement embellishments marking at the entry to the tract on both sides of Alta Vista. These are only shown on the landscape plan. Details will be transferred to the Tentative Tract Map Civil Plans before they are stamped approved for construction.

The map has been reviewed by the City's Public Works/Engineering Division, Fire Marshal, Police Dept, and CalFire to ensure they meet the necessary design standards including sight distance, private vehicle and emergency vehicle circulation. The Police Department had no comment, and the others provided Conditions of Approval as attached. In addition, in accordance with City Council Policy, an Engineering Condition was added to include a public safety assessment to help offset the cost of Police and Fire services.

Grading Plan (Sheet 1 of the Tentative Tract Map)

The 11.98 acre site will contain 7.01 acres of residential lots, 2.7 acres of open space and 2.28 acres of streets. There will be cut and fill portions of the tract resulting in a net of 23,500 cubic yards of fill.

A variety of retaining conditions exist throughout the tract to level the site and provide usable space. There are numerous 2:1 slopes along the north perimeter, east perimeter, south perimeter and along Alta Vista. There will be a 3-4' downslope on the lots along the westerly perimeter of Alta Vista. The interior of the site is relatively flat with minor slopes along lots 100 and 101. Retaining walls will be constructed downslope along the Flood Control property with a maximum height of four (4) feet, visible from the interior of the private lots. The retaining wall along the westerly boundary will be more, 6-7 feet, visible from the adjacent private property. To reduce visual impacts, the rear property fencing will be tube steel view fence. The various retaining sections are shown on Sheet 1 (Grading) of the Tentative Tract Map.

ENVIRONMENTAL REVIEW: An Initial Study was prepared for the project. 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 April 28, 2025, and May 28, 2025. 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.

Potential impacts to biological resources, cultural resources, geology, noise, and tribal cultural resources 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 2, Resolution for the IS/MND & MMRP). Mitigation required to reduce certain impacts to Cultural and Tribal Cultural Resources may result in a minor redesign of no more than three of the residential lots. These amendments will be reviewed by City Staff to ensure continuing compliance with the project plans and its Conditions of Approval.

ANALYSIS : Each aspect of the project was reviewed to ensure compliance with the City's General Plan, Municipal Code, policies and procedures. The project is consistent with all aspects of the General Plan with special consideration given to the Land Use, Housing, Circulation, and Public Health/Safety/Environmental Justice Elements. It maintains the integrity of existing neighborhoods by continuing the residential nature of development in the area and providing appropriate transitions between density types. It was designed in a manner to preserve the quality of life with the inclusion of adequate infrastructure, recreation, open space, landscaping, and quality residential housing products (General Plan Goal 2.2). It helps provide a variety of housing types to help meet the City's Regional Housing Needs by the construction of 113 new homes, slightly more than anticipated in the City's 6th Cycle Housing Element (Goal 2.3). The City's 6th Cycle Housing Element identifies the location as "Vacant" and within the "Above Moderate-Income Site" designation (Housing Element, Appendix E *Sites Inventory* Figure 5). It notes that the two parcels have the potential to accommodate 53 single family units. By virtue of allowing the General Plan Amendment and Zone Change to Planned Development, the project will exceed the prescribed minimum identified in the Housing Element and will also create a development with a higher level of community amenities and cohesiveness and more desirable by the current housing market than could be achieved through conventional subdivision design.

The proposed project meets the City of Highland's Municipal Code requirements as mandated by Title 16, *Land Use and Development*. This includes Chapter 16.12 *Special Districts* which outlines provisions for Planned Developments. The Planned Development Document, through the

Conditional Use Permit process, establishes a list of specific limits, parameters and planning objectives to guide development based on the identified development constraints and opportunities. The proposed land uses and architectural building styles are appropriately designed for the site and surrounding area. The site grading, circulation, lighting, paving, parking, screening, setbacks, recreation and open space areas were all reviewed, modified as necessary prior to public hearing and conditioned for compliance with all City regulations.

PREVIOUS ACTION BY THE PLANNING COMMISSION: The Planning Commission held a Public Hearing on the project on July 15, 2025. They amended two Planning Conditions of Approval requiring future Neighborhood Identification Signs and frontage landscaping be returned to the Commission for final approval. These amendments are noted in bold and strike out in the Conditions. The Commission also gave Directives to Staff meant to guide the project's final design as it proceeds to construction plan check through Building & Safety (See Attachment 6 – PC Design Directives). At the termination of the Hearing, the Commission approved PC Resolution No. 25-016, recommending the City Council approve the project subject to the modified Conditions of Approval and Commission Directives (see Attachment 7 – PC Draft Minutes).

ATTACHMENTS:

1) Area Map
2) Resolution to Approve the IS/MND
   - IS/MND & MMRP Exhibit attached
3) Resolution to Approve the General Plan Amendment
   - GPA Map Exhibit attached
4) Draft Ordinance to Approve the Zone Change
   - ZC Map Exhibit attached
5) Resolution to Approve the CUP, DRA and TTM
   - 8.5x11" Project Plans attached including TTM, Building Elevations, Landscape Concept and Materials/Colors
   - Large scale plans under separate cover
   - Conditions of Approval attached
6) PC Design Directives
7) PC Draft Minutes
8) Public Comment
9) Technical Memorandum

ATTACHMENT 1

Area Map



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ATTACHMENT 2

Resolution to Approve the

Initial Study/Mitigated Negative Declaration (IS/MND)

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL FILE NO. ENV 24-003, TO PERMIT THE DEVELOPMENT OF A 113-UNIT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA. ASSOCIATED APPLICATIONS INCLUDE GENERAL PLAN AMENDMENT (GPA 24-002), ZONE CHANGE (ZC 24-002), CONDITIONAL USE PERMIT (CUP 24-006), DESIGN REVIEW APPLICATION (DRA 24-009) AND TENTATIVE TRACT MAP (TTM 24-003/TTM 20721), ASSESSOR'S PARCEL NUMBERS 1210-371-14 & 1210-371-16.

Applicant: East Highland Land, LLC

A. RECITALS

1. On August 8, 2024, the Applicant submitted numerous applications for the development of a 113-unit single-family residential Planned Development including General Plan Amendment No. GPA 24-002 to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD); Zone Change No. ZC 24-002 to change the Zoning Designation from Single-Family Residential (R1-10,000) to Planned Development (PD); Conditional Use Permit No. CUP 24-006 for the adoption of a Planned Development; Design Review Application No. DRA 24-009 for the related Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan; Tentative Tract Map No. 20721/TTM 24-003 for the subdivision of two parcels into 113 residential lots and common areas. The aforementioned entitlements are referred to collectively as "the Project".

2. The Project site is located on two (2) vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, also known as Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.

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.

4. 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.

5. ECORP Consulting, Inc. independently prepared an Initial Study to analyze the potential environmental effects of the Project. The Initial Study identified potential impacts to biological resources, cultural resources, geology, noise, and tribal cultural resources. Project design features and specific mitigation measures are needed to reduce said impacts to below a level of significance. A Draft Mitigated Negative Declaration was prepared.

6. 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 April 28, 2025, and May 28, 2025. 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, at Highland City Hall (27215 Base Line, Highland), the Sam J. Racadio Library and Environmental Learning Center (7863 Central Avenue, Highland), and Highland Fire Station #1 (26974 Base Line, Highland). The Notice was published in the San Bernardino Sun, a newspaper of general circulation.

7. No comment letters were received during the public and agency review period.

8. The "Final Mitigated Negative Declaration" ("Final MND") consists of the Draft MND, all of its appendices and the Mitigation Monitoring and Reporting Program. The Final MND was made available to the public and all agencies on July 9, 2025, which is at least 10 days prior to adoption of the Final MND, in compliance with Public Resources Code Section 21092.5(a).

9. On July 15, 2025, the Planning Commission of the City of Highland conducted a public hearing on the Project, concluded the hearing on that date, and adopted Planning Commission Resolution No. 25-016, recommending the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003) for the Project.

9. On July 23, 2025, the City gave notice of a public hearing before the City Council to consider the Project by advertising in the SB Sun newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the Project site as well as interested parties requesting notice.

10. On August 12, 2025, the Highland City Council conducted a public hearing on the Project and concluded the hearing on that date. Prior to taking action at the noticed City Council public hearing held on August 12, 2025, the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, as well as oral and written testimony presented to it during meetings and hearings. No comments or any additional information submitted to the City have produced any substantial new information to support a fair argument requiring additional environmental review or re-circulation of the Final MND under CEQA because no new significant environmental impacts were identified, nor was any substantial

increase in the severity of any previously disclosed environmental impacts identified.

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

B. RESOLUTION

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

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

2. Based upon substantial evidence presented to the Highland City Council during the August 12, 2025, Public Hearing, including public testimony and written and oral Staff Reports, the Highland City Council finds that 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. 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.

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

5. The City Council has reviewed the Final MND and all comments received regarding the Final MND prior to and at the August 12, 2025 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.

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 A – Final Mitigated Negative Declaration including MMRP

7. The City Council hereby directs staff to file a Notice of Determination as set forth in Public Resources Code section 21152(a).

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 12th day of August, 2025.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit "A"
Final Mitigated Negative Declaration including MMRP

Final Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Plan

Residences at Alta Vista

June 2025

Lead Agency:

City of Highland
27215 Base Line Highland, CA 92346

Prepared by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

215 North 5th Street
Redlands, CA 92374

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Residences at Alta Vista

Final

Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan

June 2025

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Appendix A – Draft Initial Study/Mitigated Negative Declaration

Appendix B – Summary of AB 52 Consultation

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FINAL MITIGATED NEGATIVE DECLARATION

Lead Agency:

City of Highland
27215 Base Line
Highland, CA 92346

Project Proponent:

Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Project Location:

The Residences at Alta Vista (Project, Proposed Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14.

Project Description:

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet.

The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

Public Review Period:

April 28, 2025 to May 28, 2025

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: **Pre-construction Special-Status Plant Surveys.** Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: **Biological Monitoring.** A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish

an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: **Pre-construction Crotch Bumble Bee Survey.** If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: **Pre-construction Burrowing Owl Surveys.** Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing

activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: **Pre-construction Nesting Bird Survey.** To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and

nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: **Pre-construction San Bernardino Kangaroo Rat Survey.** Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

Cultural Resources

CUL-1: **Monitoring and Treatment Plan.** A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: **Contractor Awareness Training.** The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: **Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: **Post Review Discovery.** There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the

NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
    - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
    - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
    - If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
    - If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code).

The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: **Unanticipated Discovery of Paleontological Resources.** If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

Noise

NOI-1: **Project Noise Abatement Measures.** To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
    - Walls:
        - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
    - Roof Construction:
        - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
        - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.

        - Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
    - Ventilation & Mechanical Systems
        - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:
            - A forced air circulation system (e.g., HVAC system or air conditioning unit), or
            - An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: **Additional Noise Abatement Measures for Lot 8.** To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
    - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
    - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

Tribal Cultural Resources

TCR-1: **Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). 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. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-2: **Treatment of Cultural Resources During Project Implementation.** If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency 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. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN 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 YSMN, the landowner, 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, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

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 YSMN 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 appropriate 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.

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 and YSMN for their review and comment. After approval from all parties, the final reports

and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: **Inadvertent Discoveries of Human Remains.** 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 that code enforced for the duration of the project.

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SECTION 1.0 INTRODUCTION

This document is the Final Initial Study/Mitigated Negative Declaration (IS/MND), including the Mitigation Monitoring and Reporting Plan (MMRP) for the Residences at Alta Vista Project (Proposed Project). It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended. This Final IS/MND document supplements the Draft IS/MND released for public review on April 28, 2025, and Agency review on April 29, 2025 (Appendix A).

The City of Highland (City) is the Lead Agency for the Proposed Project. On April 28, 2025, the City distributed the Draft IS/MND for the Proposed Project to the general public for review and comment. The following day, on April 29, 2025, the Draft IS/MND for the Proposed Project was distributed to public agencies for review and comment. In accordance with the State CEQA Guidelines, the Draft IS/MND was circulated for a 31-day public review period and 30-day agency review period, which ended on May 28, 2025. No comments on the Draft IS/MND were received during the public and agency review period. This Final IS/MND document is organized as follows:

- Section 1.0 provides a discussion of the purpose of the document and discusses the structure of the document;
- Section 2.0 contains a summary of the project description;
- Section 3.0 includes a summary of AB 52 consultation;
- Section 4.0 includes comment letters received and response comments;
- Section 5.0 includes corrections and clarifications made to the Draft IS/MND in response to comments; and,
- Section 6.0 includes the Mitigation Monitoring and Reporting Plan (MMRP)

This Final IS/MND document and the Draft IS/MND (Appendix A) together constitute the environmental document for the Proposed Project. An MMRP document has been prepared for the Proposed Project and is included in Section 6.0 of this Final IS/MND.

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SECTION 2.0 PROJECT OVERVIEW

2.1 Project Background

The Project Site consists of approximately 11.98 acres of land located north of Greenspot Road, south of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland, San Bernardino County,

The Project Site is currently vacant and generally bounded by vacant land and residential uses to the north, flood control district property to the east, radio towers to the west, and Greenspot Road to the south. The Project Site and land to the north, east, and west have a General Plan land use designation of Low Density Residential (LD: 2.1-6.0 du/ac). Land south of Greenspot Road has a General Plan land use designation of Agricultural Equestrian (A/EQ: 0-2 du/ac). Refer to Table 2-1 below for details.

Table 2-1. Surrounding Land Uses

	Land Use Designation	Zoning Designation	Existing Land Use
Project Site	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant
North	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Residential
East	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant Land and Gated San Bernardino Flood Control District Property
South	(AG/EQ) Agricultural/Equestrian	AG/EQ Agricultural Equestrian (0-2 du/ac)	Vacant
West	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant

Source: Highland 2006, 2025; Google Earth Pro 2025

2.2 Project Characteristics

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet (sf) with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000-sf.

The Project includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from 1,920 to 5,186-sf. There will be three distinct floor plans with Spanish, Cottage, and Farmhouse architectural styles. The area of each floor plan is provided below in Table 2-2 through Table 2-4, with the total number of units proposed as part of the Project presented in Table 2-5.

Table 2-2. Floor Plan 1

Floor Plan Section	Area (Square Feet)
First Floor	618
Second Floor	948
Total Living Area:	1,566
Two-Car Garage	421
Porch	11

The Proposed Project would construct 35-units following the design of Floor Plan 1. As shown in Table 2-2, Floor Plan 1 would be the smallest of the three floorplans constructed as part of the Project. Floor Plan 1 would include 1,566-sf of living area, a 421-sf two-car garage, and an 11-sf porch.

Table 2-3. Floor Plan 2

Floor Plan Section	Area (Square Feet)
First Floor	689
Second Floor	1,051
Total Living Area:	1,740
Two-Car Garage	423
Porch	78

The Proposed Project would construct 43-units following the design of Floor Plan 2. As shown in Table 2-3, Floor Plan 2 would include 1,740-sf of living area, a 423-sf two-car garage, and the largest porch of the development mix at 78-sf.

Table 2-4. Floor Plan 3	
Floor Plan Section	**Area (Square Feet)**
First Floor	722
Second Floor	1,160
Total Living Area:	1,932
Two-car Garage	433
Porch	20

The Proposed Project would construct 35-units following the design of Floor Plan 3. As shown in Table 2 - 4, Floor Plan 3 would be the largest of the three floor plans constructed as part of the Project. Floor Plan 3 would include 1,932-sf of living area.

Table 2-5. Project Development Mix	
Floor Plan Type	**Units Proposed**
Floor Plan 1	35
Floor Plan 2	43
Floor Plan 3	35
Total Number of Units:	**113**

In summary, the Proposed Project would develop 113 residential lots, totaling 7.13-acres on an approximately 12-acre site at a density of 9.42-lots/ac (gross) with single family homes. The Proposed Project would not include gated access. In addition to the 113 Proposed single-family homes, the Project would include a total of 293 on-site parking spaces, comprised of 226 garage spaces, and 67 additional uncovered guest spaces distributed throughout the Project. Project access would be provided by six private streets (4,213 linear feet). There would be two primary open space amenities, one on each side of Alta Vista, totaling approximately 35,000 square feet.

- Open Space 1 would play equipment, benches, picnic tables, barbecues, turf, and exercise equipment.
- Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 104 through 110 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

2.3 Project Timing

Project construction is anticipated to start in January 2026 for a duration of approximately 12 months.

2.4 List of Commenters

The Draft IS/MND was distributed for public comment for 31-day review period from April 28, 2025 to May 28, 2025, and distributed for agency comment for 30-day public review period from April 29, 2025 to May 28, 2025. No comment letters were received during the public and agency review period.

SECTION 3.0 AB 52 CONSULTATION

Effective July 1, 2015, Assembly Bill (AB) 52 amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include tribal cultural resources (TCRs), the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

The City of Highland notified all the tribes on the contact list of California Native American Tribes which have requested formal notification from the City. On September 4, 2024, the City notified the Soboba Band of Luiseño Indians. The Gabrieleno Band of Mission Indians and the Yuhaaviatam of San Manuel Nation (YSMN) were notified on September 5, 2024.

The City received a response from the Gabrieleno Band of Mission Indians - Kizh Nation on September 5, 2024, indicating the desire to consult, but later deferred consultation to other California Native American Tribes on October 16, 2024. On September 16, 2024, the YSMN, also referred to as the San Manuel Band of Mission Indians, indicated the desire to consult regarding potential impacts to TCRs and requested additional information regarding the Proposed Project. On May 27, 2025, YSMN provided comments to clarify mitigation measures provided in the Public Draft IS/MND as part of AB 52 consultation. The City has incorporated the requested edits to the mitigation measures as part of Section 5.0 of this Final IS/MND.

On June 17, 2025, the City requested formal acknowledgement by YSMN that consultation has concluded. On June 30, 2025, YSMN confirmed that consultation is formally concluded. The City and YSMN, acting in good faith and after reasonable effort, have concluded consultation.

Documentation of the AB 52 consultation process is included in Appendix B.

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SECTION 4.0 COMMENTS AND RESPONSES

No comment letters were received during the public and agency review period. As a result of AB 52 consultation process, clarifications have been made to the Draft IS/MND text as described in Section 5.0 of this Final IS/MND.

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SECTION 5.0 CLARIFICATIONS TO THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

5.1 Introduction

As a result of comments received on the Proposed Project, clarifications have been made to the Draft IS/MND text, which include:

1. Minor changes to the Project Characteristics.
2. Minor changes to MM-CUL-2 to clarify the scope of the Mitigation Measure.
3. Minor changes to MM-CUL-4 to clarify the scope of the Mitigation Measure.

Changes in text are identified by ~~strikeout~~ where text is removed and by <u>underline</u> where text is added.

5.2 Clarifications

As a result of AB 52 consultation process and TTM updates, clarifications have been made to the Draft IS/MND text. Changes in text are identified by strikeout where text is removed and by underline where text is added. The revisions are provided below.

5.2.1 Project Characteristics

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet (sf) with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000-sf.

The Project includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM ~~23-002~~ <u>24-003</u>), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from ~~2,000~~ <u>1,920</u> to 5,186-sf. There will be three distinct floor plans with Spanish, Cottage, and Farmhouse architectural styles. The area of each floor plan is provided below in Table 2-2 through Table 2-4, with the total number of units proposed as part of the Project presented in Table 2-5.

[...]

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots ~~103~~ 104 through ~~109~~ 110 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

5.2.2 Mitigation Measures

CUL-2: **Contractor Awareness Training.** The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-4: **Post Review Discovery.** There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below. ~~Therefore, ECORP recommends the following procedures.~~

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
  - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

- If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.

- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting ŧTribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.

- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

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SECTION 6.0 MITIGATION MONITORING AND REPORTING PLAN

6.1 Introduction

In accordance with CEQA, an IS/MND that identified adverse impacts related to the construction activity for the *Residences at Alta Vista* was prepared. The MND identified mitigation measures that would reduce or eliminate these impacts to below the level of significance.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring plan for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. A Mitigation Monitoring and Reporting Plan (MMRP) is required for the Proposed Project because the IS/MND identified potentially significant adverse impacts related to construction activity, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Proposed Project.

6.2 Purpose of the Mitigation Monitoring and Reporting Plan

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Proposed Project, as required. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other project refinements. Table 6-1 has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the IS/MND.

6.3 Roles and Responsibilities

The City of Highland, as Lead Agency, is responsible for oversight of compliance of the mitigation measures in the MMRP.

6.4 Mitigation Monitoring and Reporting Plan

The column categories identified in the MMRP table (Table 6-1) are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.

- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure and provides space for verification initials and date.
- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation, and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – this column lists any agencies with which the City may coordinate for implementation of the mitigation measure.
- **Comments** – this column provides space for written comments, if necessary.

Table 6-1. Mitigation Monitoring and Reporting Plan

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Biological Resources					
BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and	**Activity:** Preconstruction survey for special-status plant species. **Timing:** At the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting) the season or the year prior to the start of ground-breaking Project activities	**Project Biologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Possible coordination with CDFW and/or USFWS.	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary. If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined	**Frequency:** One time.				

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.					
BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status	**Activity:** Biological Monitoring. **Timing:** For the duration of all initial ground-	**Project Biologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Possible coordination with CDFW and/or USFWS.	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.	disturbing and vegetation-clearing activities. **Frequency:** As needed.				

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities	**Activity:** Preconstruction survey for Crotch bumble bee. **Timing:** If ground-disturbing activities and vegetation clearing occur during flight Season (February 16 through October 31), Surveys would occur no more than 14 days and three (3) days prior to ground disturbance or vegetation removal.	**Project Biologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Possible coordination with CDFW.	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
(including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season. Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.	If ground-disturbing activities and vegetation clearing occur during the overwintering season (November 1 to February 15), four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season immediately prior to start of construction. **Frequency:** As needed.				

BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre- construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures. If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site	**Activity:** Preconstruction survey for burrowing owl. **Timing:** Between 30 and 14 days prior to ground disturbing activities. **Frequency:** One time.	**Project Biologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Possible coordination with CDFW.	

preparation and construction activities may begin, and no further action is necessary. If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance,					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval. If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.					
BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree	**Activity:** Pre-construction survey for nesting birds.	**Project Biologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Possible coordination with CDFW and/or USFWS.	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and	**Timing:** No more than 3 days prior to ground disturbing activities. **Frequency:** One time.				

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
monitoring the efficacy of implemented avoidance and minimization measures. The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.					
BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely	**Activity:** Preconstruction survey for San Bernardino kangaroo rat. **Timing:** Within two years prior to the start of construction activities. **Frequency:** One time, with five consecutive nights of trapping.	**Project Biologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Possible coordination with CDFW and/or USFWS.	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
to yield SBKR, to confirm presence/absence of the species. If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.					
Cultural Resources					
CUL-1: Monitoring and Treatment Plan. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the	**Activity:** Preparation of a Monitoring and Treatment Plan for Tribal Cultural Resources and Cultural Resources. **Timing:** Review, approval, and Lead Agency adoption required prior to permitting for the	**Qualified Archaeologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
protocol detailed within the Monitoring and Treatment Plan.	Project. **Frequency:** One time.				
CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate	**Activity:** Contractor Awareness Training. **Timing:** Training would occur prior to ground disturbing activities. Consulting Tribes shall be provided notice to participate 10-days prior to training. **Frequency:** One time.	**Qualified Archaeologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.	**Activity:** Archeological Monitoring. **Timing:** During all ground-disturbing and vegetation clearing activities within the Project Site. **Frequency:** As necessary during construction.	**Qualified Archaeologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below. ▪ If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:	**Activity:** Post Review Discovery. **Timing:** During ground disturbing construction activities. **Frequency:** As necessary during construction.	**Qualified Archaeologist** Initials Date	**City of Highland** Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
• If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. • If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction. • If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Geology and Soils					
GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.	**Activity:** Unanticipated discovery of paleontological resources. **Timing:** During ground disturbing construction activities. **Frequency:** As necessary during construction.	**Qualified Paleontologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	None	
Noise Mitigation Measures					
NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall	**Activity:** Project noise abatement measures.	**City of Highland/ Contractor**	**City of Highland**	None	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments

incorporate the following noise control measures:
• Building Construction
  ○ Walls:
  ▪ All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
  ○ Roof Construction:
  ▪ Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
  ▪ Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.
  ▪ Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
• Ventilation & Mechanical Systems
	Timing:
	During project design.
	
	Frequency:
	Once.
		_____
		Initials
		
		_____
		Date
			_____
			Initials
			
			_____
			Date		

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
○ While keeping windows closed for noise reduction, all habitable rooms shall be equipped with: ▪ A forced air circulation system (e.g., HVAC system or air conditioning unit), or ▪ An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing					
NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented: • Interior Noise Reduction Measures ○ The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of	**Activity:** Additional noise abatement measures for Lot 8. **Timing:** During project design. **Frequency:** Once.	**City of Highland/ Contractor** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date		

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Highland's 45 dBA CNEL interior noise standard. ○ All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.					
Tribal Cultural Resources					
TCR-1: Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). At the discretion of	**Activity:** Tribal monitoring. **Timing:** During all ground-disturbing and vegetation removal activities within the Project Site during Project construction.	**Qualified Archaeologist** _____ Initials _____ Date	**City of Highland** _____ Initials _____ Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). 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. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.	**Frequency:** As needed.				
TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-	**Activity:** Treatment of Cultural Resources during	**Qualified Archaeologist**	**City of Highland**	Yuhaaviatam of San Manuel Nation	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency 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. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to	project implementation. **Timing:** During all ground-disturbing and vegetation removal activities within the Project Site during Project construction. **Frequency:** As needed.	_____ Initials _____ Date	_____ Initials _____ Date	Cultural Resources Management Department	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN 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 YSMN, the landowner, 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, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
measures and provisions to protect the reburial area from any future impacts. 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 YSMN 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 appropriate 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.					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
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 and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.					
TCR-3: Inadvertent Discoveries of Human Remains. 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 that code enforced for the duration of the project.	**Activity:** Inadvertent discoveries of human remains. **Timing:** During all ground-disturbing and vegetation removal activities within the Project Site during Project	**Qualified Archaeologist** Initials Date	**City of Highland** Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department San Bernardino County Coroner	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
	construction. **Frequency:** As needed.				

SECTION 7.0 LIST OF APPENDICES

Appendix A – Draft Initial Study/Mitigated Negative Declaration

Appendix B – Summary of AB 52 Consultation

APPENDIX A

Draft Initial Study/Mitigated Negative Declaration

Initial Study and Mitigated Negative Declaration for the East Highland Ranch Residences at Alta Vista (TTM 20721)

Highland, California

Lead Agency:

City of Highland
27215 Base Line
Highland, CA 92346

Prepared for:

Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Prepared by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

215 North 5th Street
Redlands, CA 92374

April 2025

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DRAFT MITIGATED NEGATIVE DECLARATION

Lead Agency:

City of Highland
27215 Base Line
Highland, CA 92346

Project Proponent:

Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Project Location:

The Residences at Alta Vista (Project, Proposed Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14 (Figures 1 and 2).

Project Description:

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet.

The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 23-002), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

Public Review Period:

April 28, 2025 to May 28, 2025

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: **Pre-construction Special-Status Plant Surveys.** Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: **Biological Monitoring.** A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish

an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: **Pre-construction Crotch Bumble Bee Survey.** If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: **Pre-construction Burrowing Owl Surveys.** Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing

activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: **Pre-construction Nesting Bird Survey.** To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and

nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: **Pre-construction San Bernardino Kangaroo Rat Survey.** Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

Cultural Resources

CUL-1: **Monitoring and Treatment Plan.** A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: **Contractor Awareness Training.** The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: **Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: **Post Review Discovery.** There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A

qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of

the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: **Unanticipated Discovery of Paleontological Resources.** If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

Noise

NOI-1: **Project Noise Abatement Measures.** To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
    - Walls:
        - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
    - Roof Construction:
        - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
        - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.
        - Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
- Ventilation & Mechanical Systems
    - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:

- A forced air circulation system (e.g., HVAC system or air conditioning unit), or
- An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: **Additional Noise Abatement Measures for Lot 8.** To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
  - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
  - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

Tribal Cultural Resources

TCR-1: **Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). 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. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-2: **Treatment of Cultural Resources During Project Implementation.** If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the

Archaeologist, and the Lead Agency 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. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN 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 YSMN, the landowner, 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, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

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 YSMN 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 appropriate 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.

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 and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: **Inadvertent Discoveries of Human Remains.** 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 that code enforced for the duration of the project.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
100-year flood	A flood that has a 1% chance of being equaled or exceeded in any given year
500-year flood	A flood that has a 0.2% chance of being equaled or exceeded in any given year
A/EQ	Agricultural Equestrian
AB	Assembly Bill
af	Artificial fill
ALUCP	Airport Land Use Compatibility Plan
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARD	Aquatic Resource Delineation
BAAQMD	Bay Area Air Quality Management District
BMPs	Best Management Practices
BSA	Biological Survey Area
BTR	Biological Technical Report
Btu	British Thermal Units
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model (version 2022.1.1.26)
CalEPA	California Environmental Protection Agency
CalGreen	California Green Building Standards Code

Term	Definition
Caltrans	California Department of Transportation
CARB	California Air Resource Board
CASIO	California Independent System Operator
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CGS	California Geologic Survey
CHP	California Highway Patrol
City, Highland	City of Highland
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
Cortese List	list of hazardous waste sites compiled pursuant to Government Code § 65962.5
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranking
CSS	Cross-street stop
CSS	Cross-street stop
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
cy	Cubic yards
DA	Drainage Areas
dB	Decibels
dBA	A-weighted Decibel
DHS	California Department of Health Services
DIF	Developer Impact Fees
DOC	California Department of Conservation
DOF	Department of Finance
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
du/ac	Dwelling units per acre
EBX	East Branch Extension
Edison	Southern California Edison
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
EV	Electric Vehicle
EVWD	East Valley Water District
FEMA	Federal Emergency Management Agency
FEMA Zone A	special flood hazard areas subject to inundation by the 1% annual chance flood (100-year flood)
FEMA Zone X	areas determined to be outside the 0.2% annual chance flood (500-year flood)
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas Emissions
HCM	Highway Construction Manual
HCP	Habitat Conservation Plan

Term	Definition
HFD	Highland Fire Department
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
kV	kilovolts
LD	Low Density Residential
L_{dn}	Day-Night Average
L_{eq}	Equavelent Noise Level
LOMR-F	Letter Of Map Revision based on Fill
LOS	Level of Service
LRA	Local Responsibility Area
LST	Localize Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MRZs	Mineral Resource Zones
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean sea level
$MTCO_2e/yr$	Metric tons of carbon dioxide equivalent per year.
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NO_x	Nitrogen Oxides
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
O_3	Ozone
OSFM/CAL FIRE	Office of the State Fire Marshall
PD	Planned Development
PM_{10}	Coarse Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
ppm	Parts per million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRGP	Peninsular Ranges Geomorphic Province
Project, Proposed Project	The Residences at Alta Vista
PD	Planned Development
Q	Younger Alluvium
Qal	Alluvium, Alluvial valley deposits
Qvyw	Quaternary very young wash deposits
Qya5	Quaternary young axial-valley deposits of Unit 5
R-1	10,000 Single Family Residential
RCP	Reinforced Concrete Pipe
ROG	Reactive Organic Gasses
ROW	Right-of-way
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RUSD	Redlands Unified School District
SB	Senate Bill

Term	Definition
SBCTA	San Bernardino County Transportation Authority
SBD	San Bernardino International Airport
SBKR	San Bernardino kangaroo rat
SBTAM	San Bernardino Transportation Analysis Model
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SIP	State Implementation Plan
SLF	Sacred Lands File
SM	Silty Sand
SMARA	Surface Mining and Reclamation Act
SNRC	Sterling Natural Resource Center
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SP	Sand
SP-SM	Sand with Silt
SR	State Route
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TCP	Traffic Control Plan
TCR	Tribal Cultural Resource
TS	Traffic Signal
UMWP	Urban Water Management Plan
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan
YSMN	Yuhaaviatam of San Manuel Nation

1.0 BACKGROUND

1.1 Summary

Project Title:	Residences at Alta Vista Project
Lead Agency Name and Address:	City of Highland 27215 Base Line Highland, CA 92346
Contact Person and Phone Number:	Jake Sowder, Project Manager (909) 373-2637
Project Location:	The Residences at Alta Vista Project (Proposed Project, Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14.
General Plan Designation:	Low Density Residential
Zoning:	R1 10,000 Low Density Residential (2.1-6.0 du/ac)

1.2 Introduction

The City of Highland is the Lead Agency for this California Environmental Quality Act (CEQA) Initial Study. This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Residences at Alta Vista (Project) to satisfy CEQA (Public Resources Code [PRC], Section 21000 et seq.) and state CEQA Guidelines (Title 14, California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences before approving those projects. The City of Highland will use this CEQA Initial Study to determine which CEQA document is appropriate for the Project: Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR).

In accordance with CEQA, this Initial Study/Mitigated Negative Declaration (IS/MND) will be circulated for a 30-day public review and comment period. Written comments on the Draft IS/MND should be submitted to:

Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, CA 92346

kstater@cityofhighland.org

1.3 Environmental Setting

The Project Site consists of approximately 11.98 acres of land located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland, San Bernardino County,

California (Figure 1 & Figure 2). A chain-link fence and some debris were observed on the western portion of the Project Site. Sparse shrubs and bushes were observed west of Alta Vista while sparse grasses were observed on the east. The Project Site descends at a low gradient generally towards the west-northwest, with elevations on the Project Site ranging from approximately 1,467 feet above mean sea level (MSL) in the southeast corner to 1,445 feet above MSL in the northwest corner.

Existing improvements within Greenspot Road and Alta Vista were observed to include sewer, water, storm drain, and electrical (streetlights). Overhead power lines are present along Santa Ana Canyon Road. A gate associated with the San Bernardino Flood Control District easement was observed at the eastern Project Site boundary just north of Greenspot Road. Oak Creek, an ephemeral tributary of the Santa Ana River, flows southwest just to the east of the site.

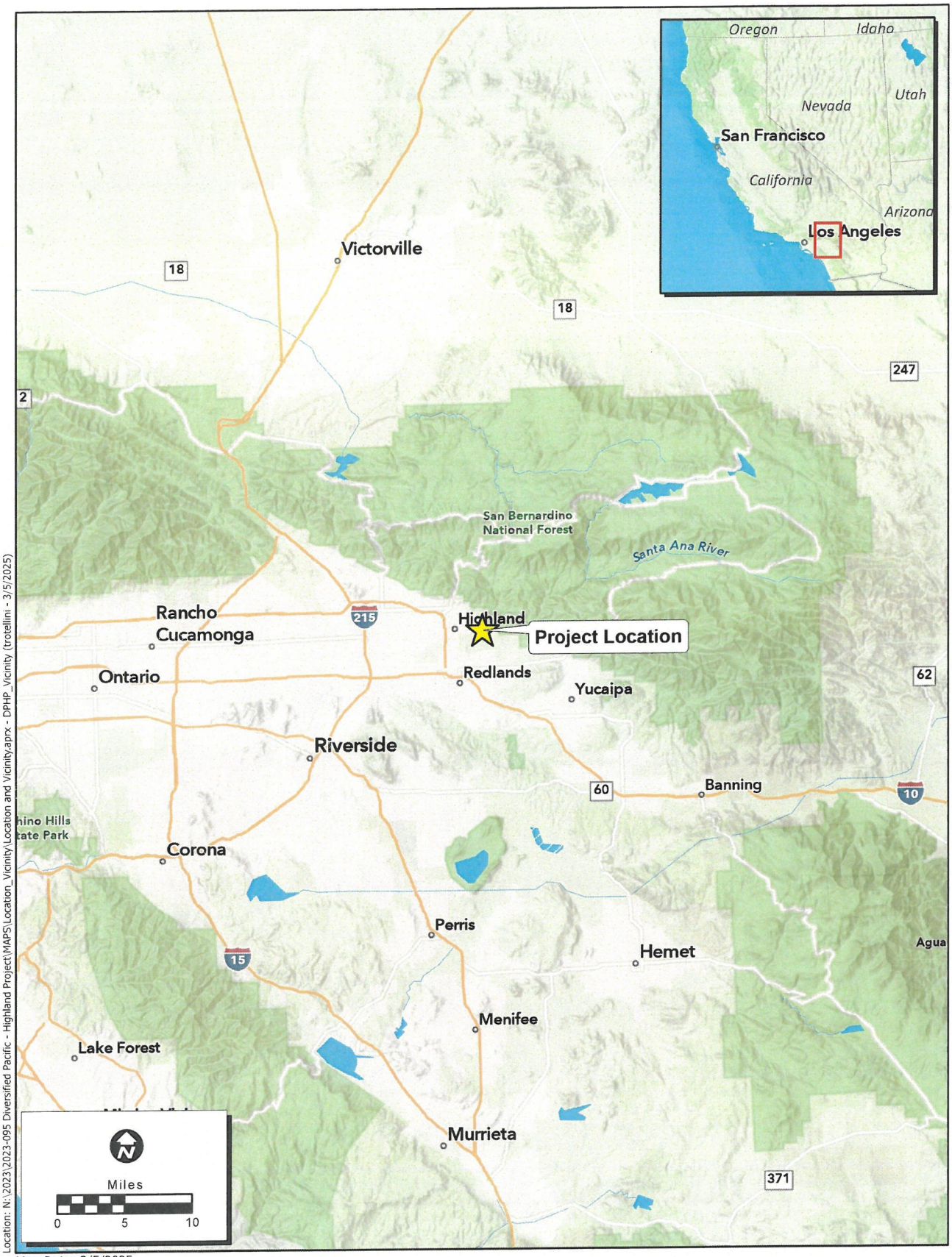
1.4 Surrounding Land Uses

The Project Site is currently vacant and generally bounded by vacant land and residential uses to the north, flood control district property to the east, radio towers to the west, and Greenspot Road to the south. The Project Site and land to the north, east, and west have a General Plan land use designation of Low Density Residential (LD: 2.1-6.0 du/ac). Land south of Greenspot Road has a General Plan land use designation of Agricultural Equestrian (A/EQ: 0-2 du/ac). Refer to Table 1-1 below for details.

Table 1-1. Surrounding Land Uses

	Land Use Designation	Zoning Designation	Existing Land Use
Project Site	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant
North	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Residential
East	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant Land and Gated San Bernardino Flood Control District Property
South	(AG/EQ) Agricultural/Equestrian	AG/EQ Agricultural Equestrian (0-2 du/ac)	Vacant
West	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant

Source: Highland 2006, 2025; Google Earth Pro 2025



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Map Date: 3/5/2025

Sources: ESRI

Figure 1. Project Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2023-095 Diversified Pacific - Highland Project



Location: N:\2023\2023-095 Diversified Pacific - Highland Project\MAPS\Location_Vicinity\Location and Vicinity.aprx - DPHP_Location_20250303 (trotellini - 3/5/2025)

Map Date: 3/5/2025

Sources: ESRI, San Bernardino County (2024)

Figure 2. Project Location

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2023-095 Diversified Pacific - Highland Project

2.0 PROJECT DESCRIPTION

2.1 Project Characteristics

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from 2,000 to 5,186 square feet. There will be three distinct floor plans (Plans 1, 2, and 3, Figure 4) with Spanish, Cottage, and Farmhouse architectural styles (Elevations 1, 2, 3; Figure 4). The area of each floor plan is provided below in Table 2.1-1 through Table 2.1-3, with the total number of units proposed as part of the Project presented in Table 2.1-4.

Table 2.1-1. Floor Plan 1

Floor Plan Section	Area (Square Feet)
First Floor	618
Second Floor	948
Total Living Area:	1,566
2-Car Garage	421
Porch	11

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

The Proposed Project would construct 35-units following the design of Floor Plan 1. As shown in table 2.1-1, Floor Plan 1 would be the smallest of the three floorplans constructed as part of the Project. Floor Plan 1 would include 1,566-sf of living area, a 421-sf 2-car garage, and 11-sf porch.

Table 2.1-2. Floor Plan 2

Floor Plan Section	Area (Square Feet)
First Floor	689
Second Floor	1,051
Total Living Area:	1,740
2-Car Garage	423
Porch	78

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

The Proposed Project would construct 43-units following the design of Floor Plan 2. As shown in table 2.1-2, Floor Plan 2 would include 1,740-sf of living area, a 423-sf 2-car garage, and the largest porch of the Development mix at 78-sf.

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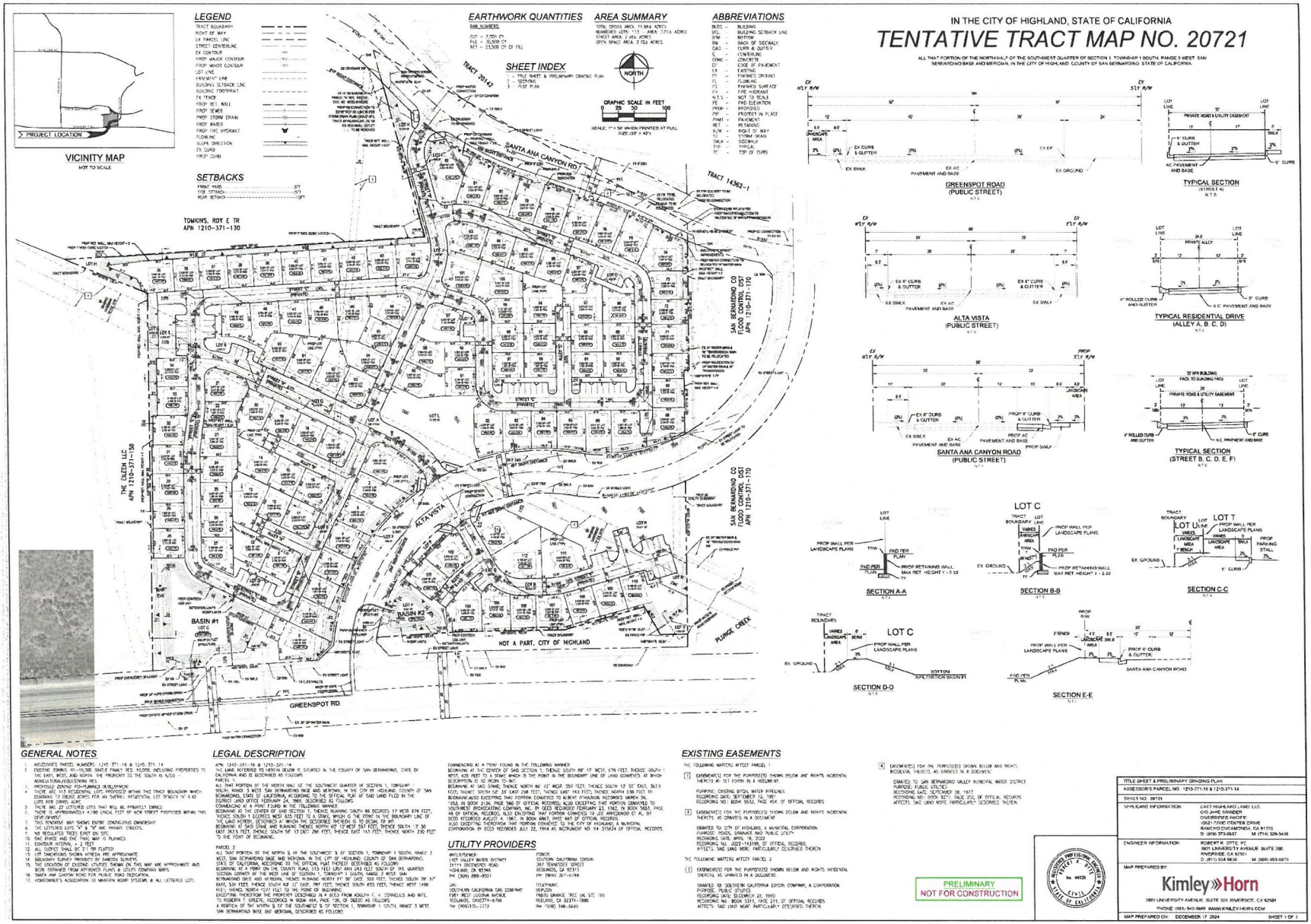

Figure 3. Project Site Plan

2023-095 Diversified Pacific - Highland Project

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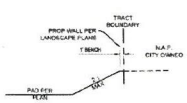

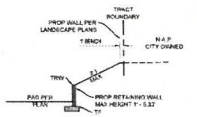

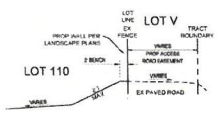

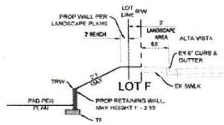

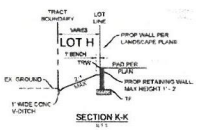

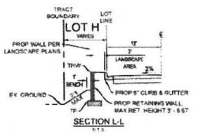

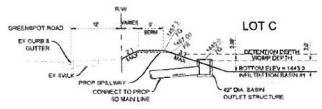

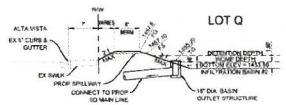

LOT SUMMARY				
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
1	4,571	3,544	P3	FARMHOUSE
2	3,173	2,745	P1	COTTAGE
3	2,998	2,439	P2	SPANISH
4	2,821	2,596	P3	COTTAGE
5	2,930	2,592	P2	FARMHOUSE
6	2,028	1,647	P1	SPANISH
7	3,238	2,984	P2	COTTAGE
8	4,140	3,464	P1	FARMHOUSE
9	2,551	2,359	P3	COTTAGE
10	2,871	2,582	P2	SPANISH
11	3,207	2,782	P3	SPANISH
12	2,681	1,967	P1	COTTAGE
13	3,456	3,424	P1	FARMHOUSE
14	3,286	2,782	P3	SPANISH
15	3,291	2,795	P2	COTTAGE
16	3,381	2,782	P1	FARMHOUSE
17	2,205	2,289	P3	SPANISH
18	3,259	2,790	P2	FARMHOUSE
19	3,250	2,292	P3	COTTAGE
20	3,422	2,795	P2	SPANISH
21	3,077	2,647	P1	COTTAGE
22	2,953	1,951	P1	SPANISH
23	3,065	2,569	P2	FARMHOUSE
24	3,259	2,685	P1	COTTAGE
25	3,285	2,987	P1	SPANISH
26	2,293	2,239	P2	FARMHOUSE
27	2,293	2,241	P1	SPANISH
28	3,205	2,575	P3	FARMHOUSE
29	1,993	1,835	P1	COTTAGE
30	3,208	2,779	P2	FARMHOUSE
31	3,314	2,971	P3	SPANISH
32	2,505	2,290	P2	COTTAGE
33	2,196	2,196	P2	FARMHOUSE
34	2,350	2,170	P3	SPANISH
35	3,444	3,041	P2	FARMHOUSE
36	2,040	2,013	P1	COTTAGE
37	2,293	2,295	P2	SPANISH
38	2,545	2,513	P1	COTTAGE
39	2,290	2,290	P3	FARMHOUSE
40	3,286	3,268	P3	SPANISH

41	3,295	2,295	P2	COTTAGE
42	3,344	3,145	P3	SPANISH
43	3,295	3,295	P2	FARMHOUSE
44	2,731	2,731	P3	COTTAGE
45	4,257	3,748	P2	COTTAGE
46	2,788	2,788	P3	FARMHOUSE
47	2,450	2,450	P2	SPANISH
48	2,760	2,760	P3	COTTAGE
49	2,460	2,460	P2	FARMHOUSE
50	2,953	2,774	P1	FARMHOUSE
51	3,429	3,080	P3	SPANISH
52	3,344	3,054	P2	COTTAGE
53	2,599	2,279	P3	FARMHOUSE
54	2,586	2,586	P1	SPANISH
55	3,290	3,290	P2	COTTAGE
56	2,540	2,170	P1	SPANISH
57	3,423	3,152	P2	SPANISH
58	1,905	1,905	P1	COTTAGE
59	2,645	2,430	P1	FARMHOUSE
60	3,257	3,030	P3	COTTAGE
61	3,144	2,944	P3	FARMHOUSE
62	3,207	2,970	P3	COTTAGE
63	2,726	2,170	P2	SPANISH
64	3,291	2,754	P1	FARMHOUSE
65	3,776	3,525	P3	COTTAGE
66	2,817	2,482	P1	SPANISH
67	4,067	2,996	P3	FARMHOUSE
68	2,552	2,269	P1	COTTAGE
69	2,260	2,220	P2	SPANISH
70	3,207	2,970	P3	FARMHOUSE
71	2,698	2,497	P2	COTTAGE
72	2,572	2,076	P1	SPANISH
73	2,186	2,186	P2	FARMHOUSE
74	4,134	3,317	P1	COTTAGE
75	3,044	2,596	P2	FARMHOUSE
76	2,884	2,703	P1	SPANISH
77	3,115	2,982	P3	COTTAGE
78	2,913	2,598	P2	FARMHOUSE
79	3,940	3,287	P1	SPANISH
80	3,209	3,021	P2	FARMHOUSE

81	2,874	2,595	P1	COTTAGE
82	3,676	3,114	P3	FARMHOUSE
83	2,776	2,314	P3	SPANISH
84	2,790	2,276	P2	COTTAGE
85	3,250	3,250	P3	FARMHOUSE
86	2,295	2,295	P2	SPANISH
87	2,299	2,203	P1	FARMHOUSE
88	3,536	2,958	P3	FARMHOUSE
89	2,776	2,336	P2	SPANISH
90	2,500	2,500	P1	COTTAGE
91	2,550	2,550	P1	FARMHOUSE
92	3,282	3,248	P2	COTTAGE
93	4,071	2,995	P3	SPANISH
94	4,009	3,550	P3	FARMHOUSE
95	3,795	2,795	P2	SPANISH
96	2,956	1,987	P1	COTTAGE
97	2,560	1,991	P3	SPANISH
98	3,555	3,295	P2	FARMHOUSE
99	2,141	2,128	P1	SPANISH
100	4,827	3,402	P3	COTTAGE
101	3,402	3,163	P3	FARMHOUSE
102	2,879	2,813	P3	FARMHOUSE
103	2,344	2,344	P2	SPANISH
104	3,405	3,054	P3	COTTAGE
105	3,932	3,100	P2	FARMHOUSE
106	2,817	2,817	P1	SPANISH
107	2,646	2,151	P2	FARMHOUSE
108	3,470	2,293	P3	COTTAGE
109	2,477	2,275	P2	SPANISH
110	3,190	3,190	P3	COTTAGE
111	4,045	3,045	P3	FARMHOUSE
112	4,105	4,105	P2	COTTAGE
113	3,153	3,153	P3	SPANISH
TOTAL AREA (SF)	360,316			
TOTAL AREA (AC)	7.01			
AVERAGE LOT SIZE	3,153			

LETTERED LOT SUMMARY	
LOT LETTER	LOT AREA (SF)
LOT A	105,113
LOT B	16,481
LOT C	31,085
LOT D	1,976
LOT E	480
LOT F	948
LOT G	2,479
LOT H	10,254
LOT I	505
LOT J	459
LOT K	941
LOT L	13,072
LOT M	1,756
LOT N	1,374
LOT O	942
LOT P	9,567
LOT Q	354
LOT R	10,575
LOT S	2,086
LOT T	2,084
LOT U	3,814
LOT V	1,986
TOTAL STREETS AREA (SF)	270
TOTAL OPEN SPACE AREA (SF)	139

PRELIMINARY
NOT FOR CONSTRUCTION

SECTION:	
ASSESSOR'S PARCEL NO:	1210-271-16 & 1210-271-14
TRACT NO:	39721
APPLICANT INFORMATION:	EAST HIGHLAND LAND, LLC C/O JAKE GOMEZ DIVERSIFIED PACIFIC 12631 TWIN CITIES DRIVE RANCHO CUCAMONGA, CA 91730 O: (909) 373-2637 M: (714) 329-5438
ENGINEER INFORMATION:	ROBERT R. OTTE, PE 3801 UNIVERSITY AVENUE, SUITE 300 RIVERSIDE, CA 92501 O: (951) 524 5630 M: (909) 953-5673
MAP PREPARED BY	Kimley»Horn 3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501 PHONE (951) 543-9685 WWW.KIMLEY-HORN.COM
MAP PREPARED ON:	DECEMBER 17, 2024
	SHEET 2 OF 3

Figure 3. Project Site Plan

2023-095 Diversified Pacific - Highland Project

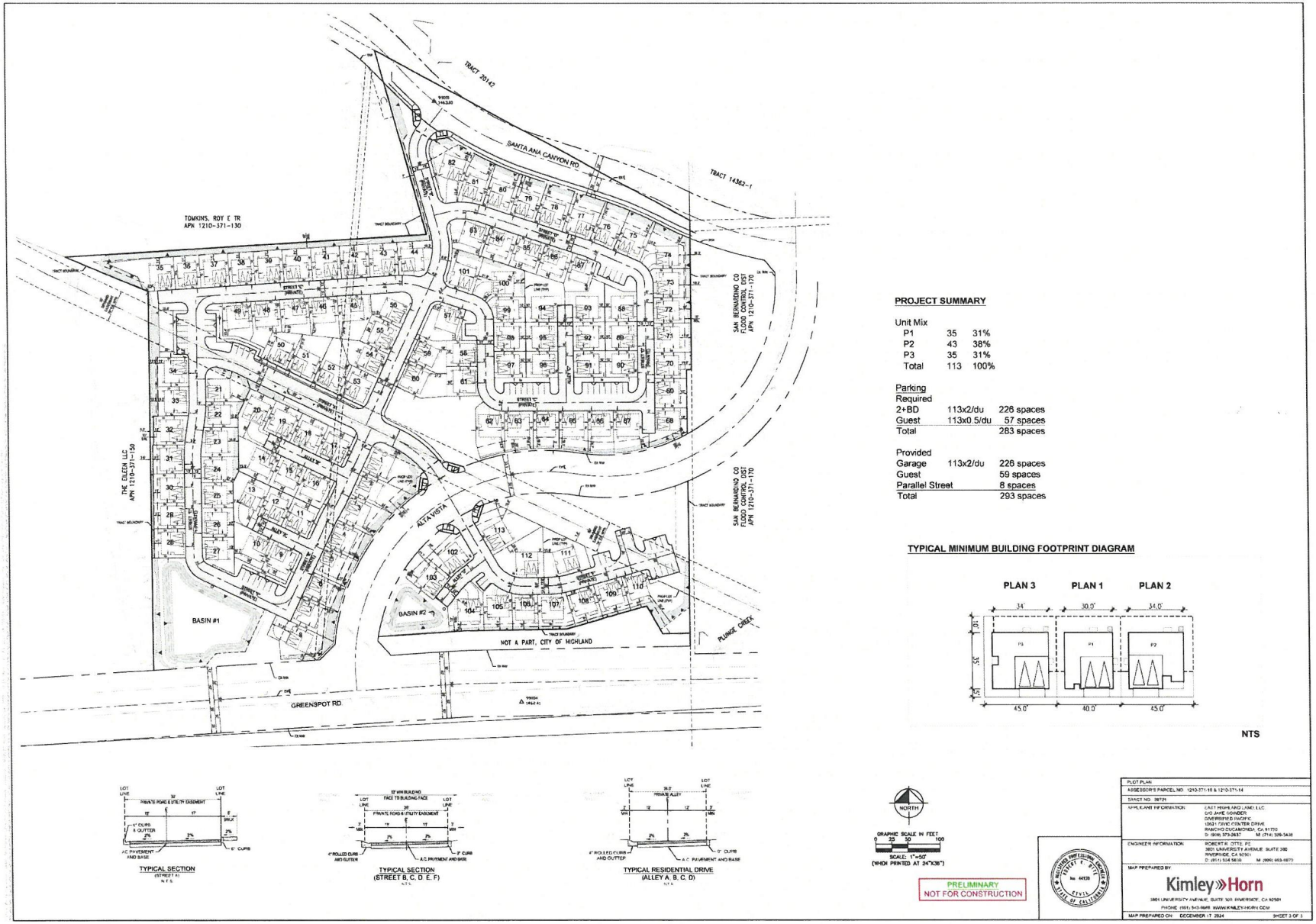

Figure 3. Project Site Plan

2023-095 Diversified Pacific - Highland Project

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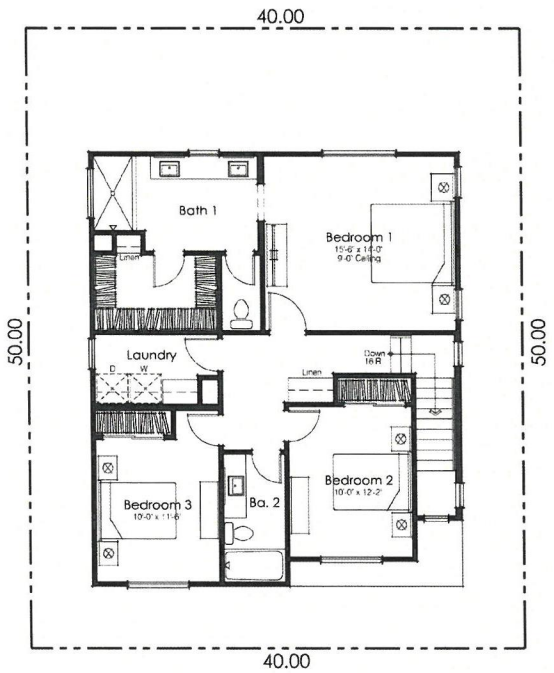
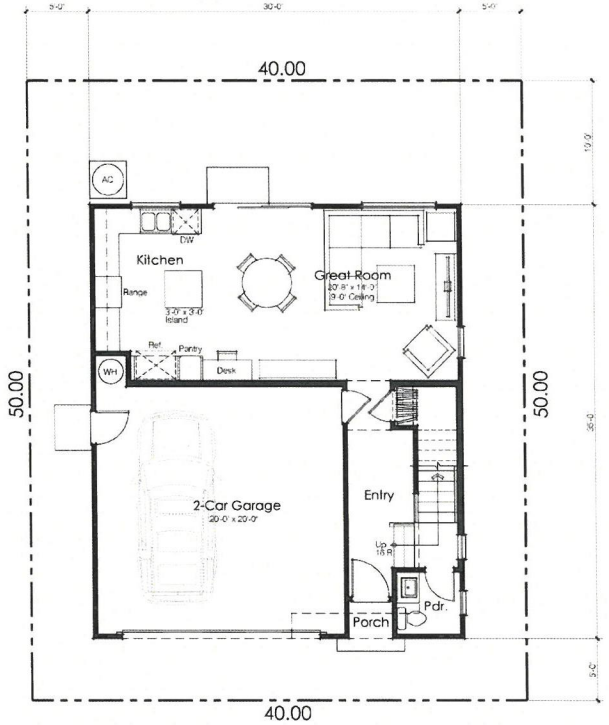


Second Floor Plan



First Floor Plan

Square Footage Tabulation:

First Floor	618 sq. ft.
Second Floor	948 sq. ft.
Total Living Area:	1,566 sq. ft.
2-Car Garage	421 sq. ft.
Porch	11 sq. ft.

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DIVERSIFIEDPACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 1
Conceptual
Floor Plan

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-1

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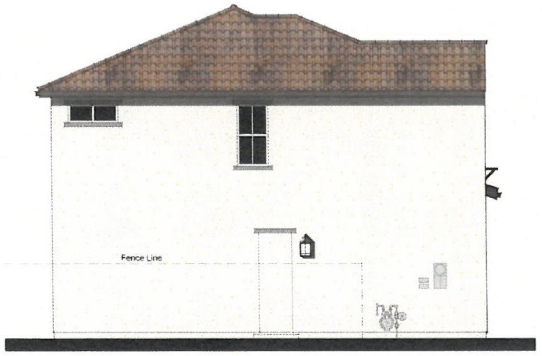
Figure 4. Project Floor Plans

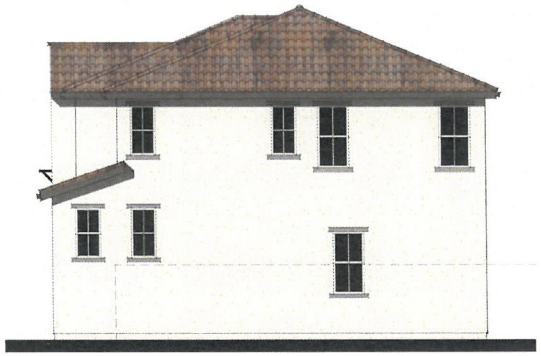
2023-095 Diversified Pacific - Highland Project



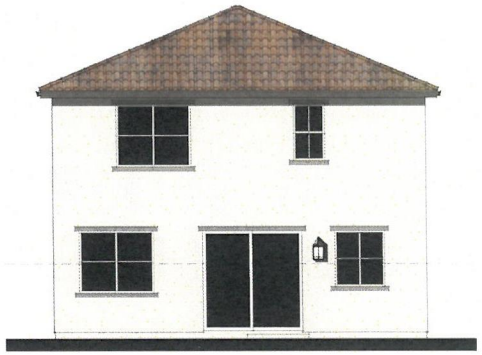
Left Elevation



Front Elevation
Scheme 1



Right Elevation



Rear Elevation

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East Highland Ranch, Highland Ca.

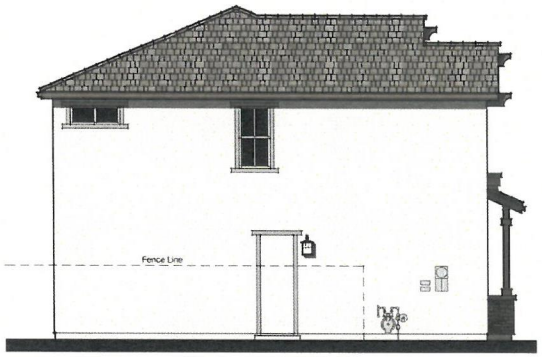
Title
Plan 1
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

Sheet No.
A-2

Figure 4. Project Floor Plans

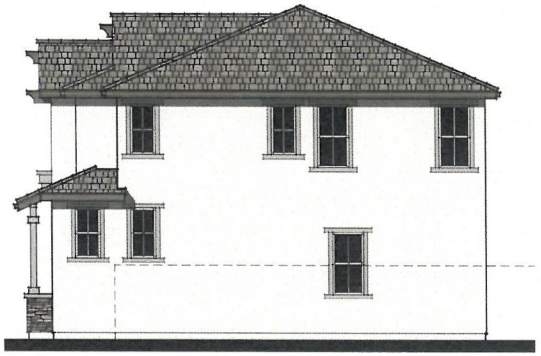
2023-095 Diversified Pacific - Highland Project



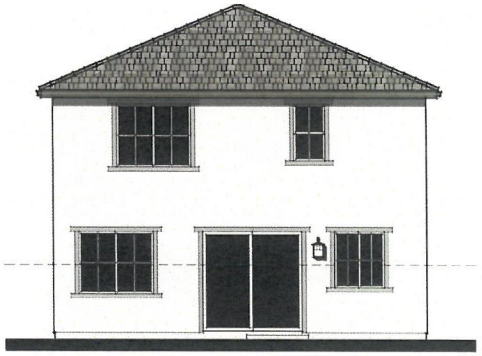
Left Elevation



Front Elevation
Scheme 4



Right Elevation



Rear Elevation

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East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'B'
Cottage

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

Sheet No.
A-3

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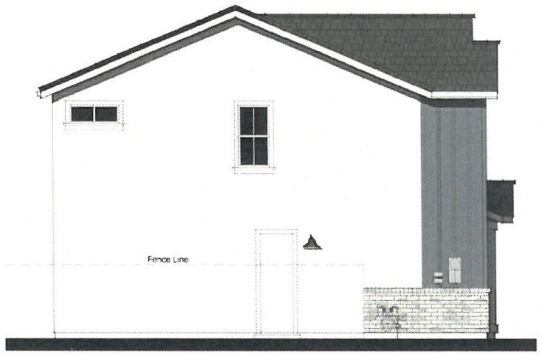
Figure 4. Project Floor Plans

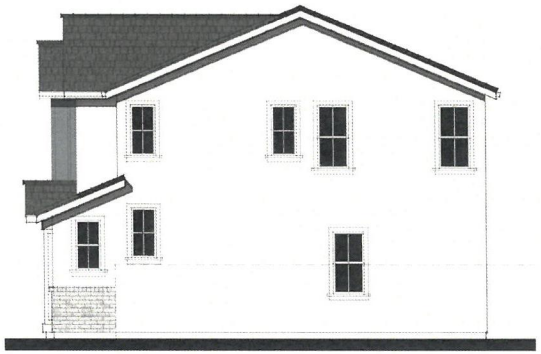
2023-095 Diversified Pacific - Highland Project



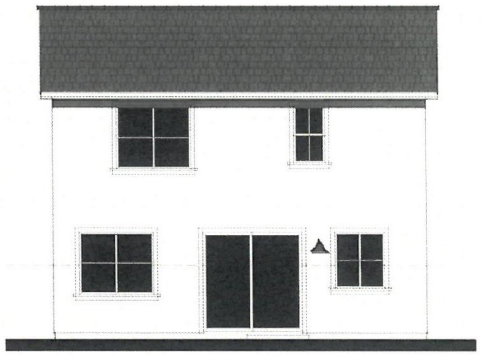
Left Elevation



Front Elevation
Scheme 7



Right Elevation



Rear Elevation

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East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No
A-4

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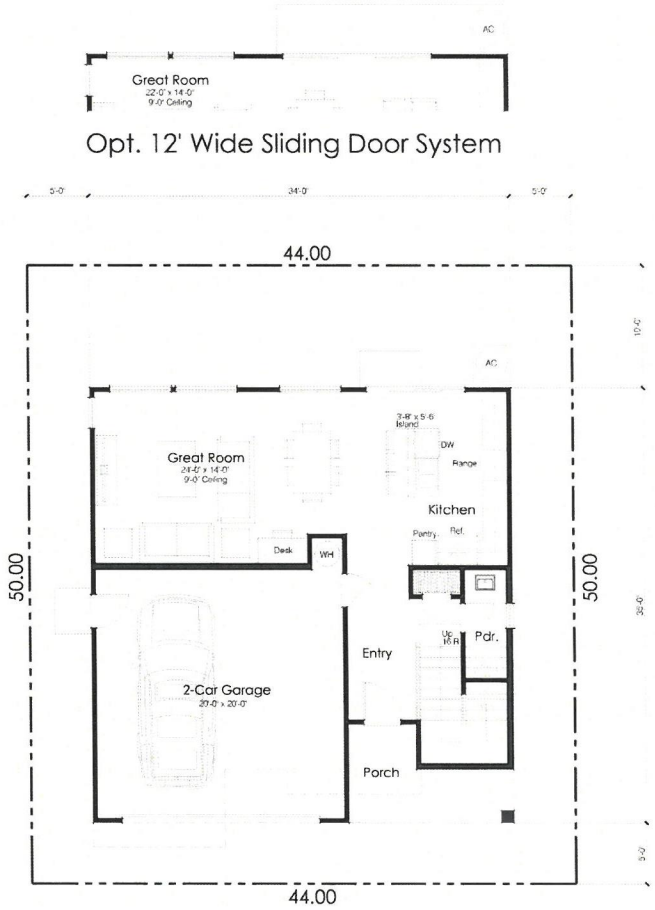
Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



Second Floor Plan



First Floor Plan

Square Footage Tabulation:

First Floor	689 sq. ft.
Second Floor	1,051 sq. ft.
Total Living Area:	1,740 sq. ft.
2-Car Garage	423 sq. ft.
Porch	78 sq. ft.

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East Highland Ranch, Highland Ca.

Title
Plan 2
Conceptual
Floor Plan

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision

Sheet No
A-5

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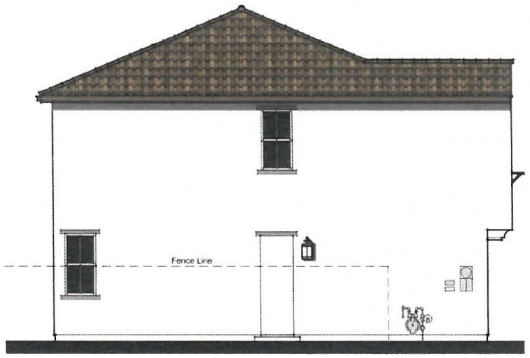
Figure 4. Project Floor Plans

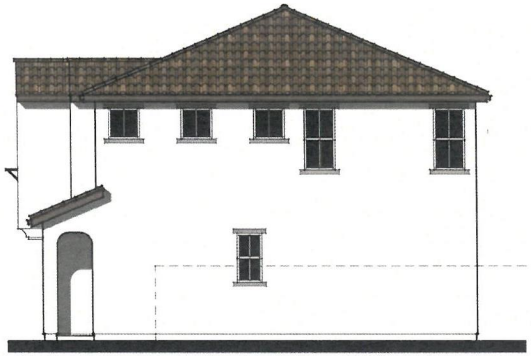
2023-095 Diversified Pacific - Highland Project



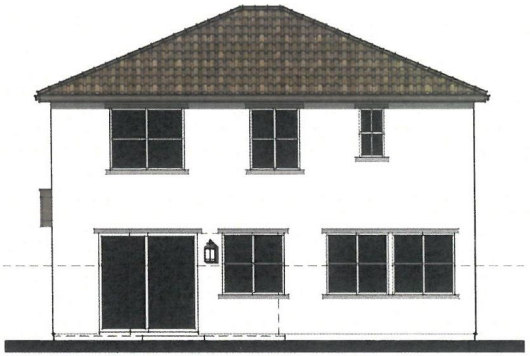
Left Elevation



Front Elevation
Scheme 2



Right Elevation



Rear Elevation

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East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'A'
Spanish

Date
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Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-6

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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project

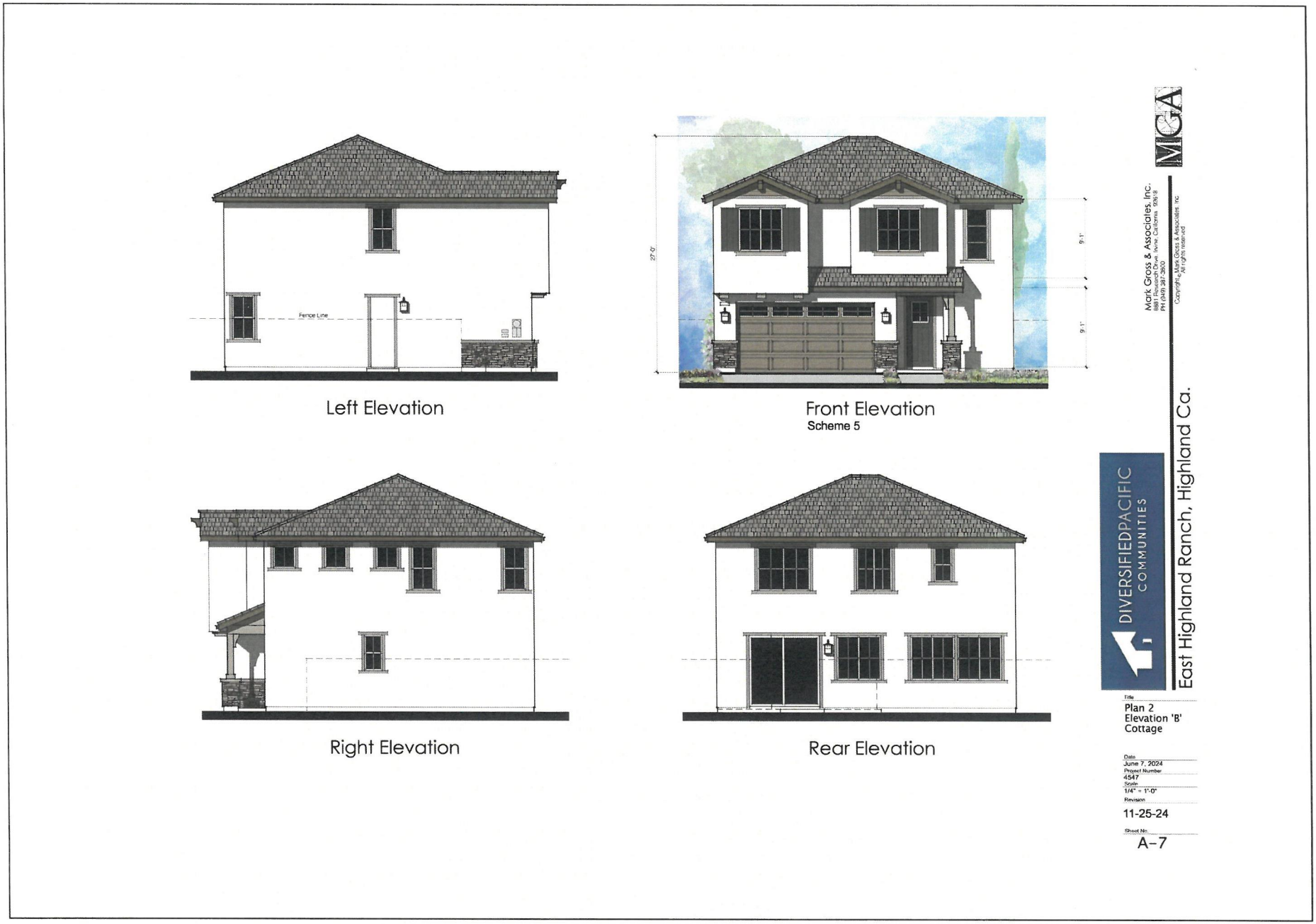

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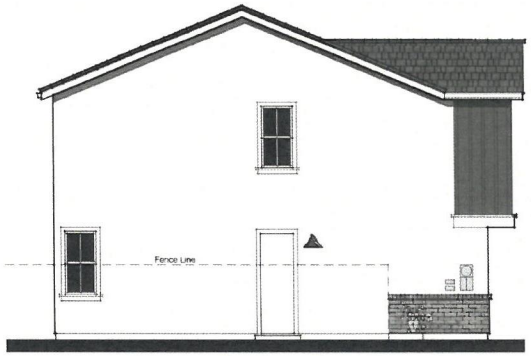
Figure 4. Project Floor Plans

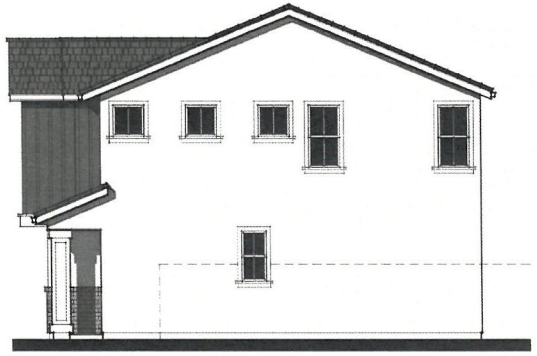
2023-095 Diversified Pacific - Highland Project



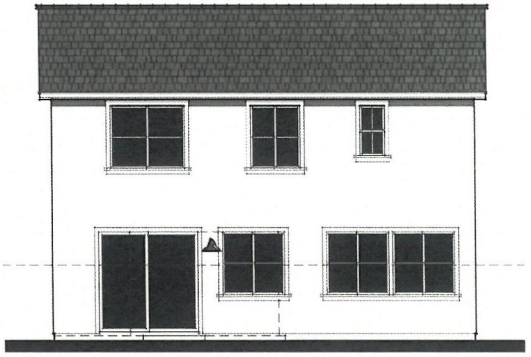
Left Elevation



Front Elevation
Scheme 8



Right Elevation



Rear Elevation

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East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11/25/24
Sheet No.
A-8

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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project

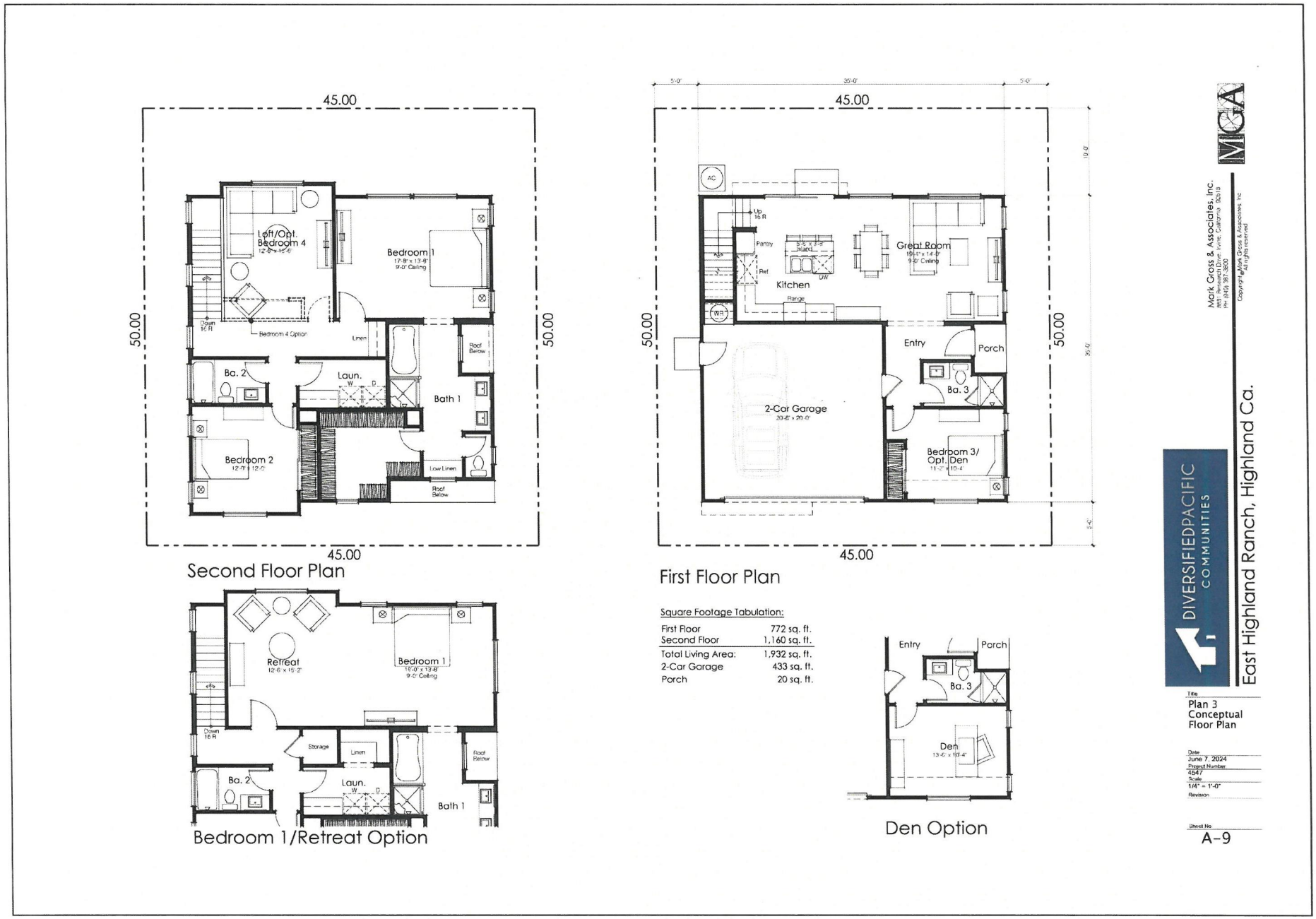

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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



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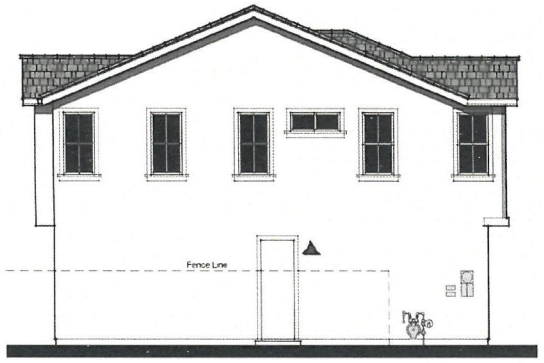
Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



Left Elevation



Front Elevation
Scheme 9



Right Elevation



Rear Elevation

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DIVERSIFIEDPACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-12

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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project

Table 2.1-3. Floor Plan 3	
Floor Plan Section	**Area (Square Feet)**
First Floor	722
Second Floor	1,160
Total Living Area:	1,932
2-Car Garage	433
Porch	20

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

The Proposed Project would construct 35-units following the design of Floor Plan 3. As shown in table 2.1-3, Floor Plan 3 would be the largest of the three floor plans constructed as part of the Project. Floor Plan 3 would include 1,932-sf of living area.

Table 2.1-4. Project Development Mix	
Floor Plan Type	**Units Proposed**
Floor Plan 1	35
Floor Plan 2	43
Floor Plan 3	35
Total Number of Units:	113

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

In summary, the Proposed Project would develop 113 residential lots, totaling 7.13-acres on an approximately 12-acre site at a density of 9.42-lots/ac (gross) with single family homes. The Proposed Project would not include gated access. In addition to the 113 Proposed single-family homes, the Project would include a total of 293 on-site parking spaces, comprised of 226 garage spaces, and 67 additional uncovered guest spaces distributed throughout the Project. Project access would be provided by six private streets (4,213 linear feet). There would be two primary open space amenities, one on each side of Alta Vista, totaling approximately 35,000 square feet.

- Open Space 1 would play equipment, benches, picnic tables, barbecues, turf, and exercise equipment.
- Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 103 through 109 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

2.2 Project Timing

Construction of the Proposed Project is anticipated to start in January 2026 for a duration of approximately 12-months. Construction of the Proposed Project would involve the use of standard construction equipment. Cut and fill work is required to establish the Proposed Project's design grades.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the Project, involving at least one impact that is a *Potentially Significant Impact*, as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards/Hazardous Materials	☐ Recreation
☐ Agriculture and Forestry Resources	☐ Hydrology/Water Quality	☐ Transportation
☐ Air Quality	☐ Land Use and Planning	☐ Tribal Cultural Resources
☐ Biological Resources	☐ Mineral Resources	☐ Utilities and Service Systems
☐ Cultural Resources	☐ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☐ Mandatory Findings of Significance
☐ Geology and Soils	☐ Population and Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

Determination

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☒
I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.	☐

Kim Stater

Kim Stater,
Assistant Community Development Director

April 10, 2025

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4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 Aesthetics

4.1.1 Aesthetics (I) Environmental Checklist and Discussion

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) have a substantial adverse effect on a scenic vista?	☐	☐	☑	☐

Less than Significant Impact.

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. The California Department of Transportation (Caltrans) can designate a highway as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view (Caltrans 2023). The California Scenic Highway System indicated that no existing or proposed State Scenic highways are located within the vicinity of the Project Site.

The City of Highland General Plan identifies scenic value from the panoramic views of the mountains which provide a scenic background to the entire city, and locally important scenic highways. Scenic resources within the City include unique visual features which provide attractive views as you approach Highland and from within the City. Major visual resources identified in the City's General Plan include topographic features, local flora, and historic buildings. Generally, views of local topographic features like the San Bernardino Mountains or the Santa Ana River area are identified as locally important visual resources (Highland 2006). Furthermore, the City of Highland General Plan identified Greenspot Road as a local scenic highway.

The Proposed Project would construct residences along the northern side of Greenspot Road. However, the residential nature Project would be visually consistent with other residential land uses to the east and west of the Project Site along Greenspot Road (Figures 3, 4, and 5). As the Project is located to the north of Greenspot Road, the Project would not substantially interfere with views of the Santa Ana river wash to the south. Further, due to the regional topography, and slope to the north of the Project Site it is also assumed that distant views of the San Bernardino Mountains to the north would not be substantially affected. Therefore, a less than significant impact would occur.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☑

No Impact.

The California Scenic Highway System indicated that no existing or proposed State scenic highways are located in the vicinity of the Project Site. The closest eligible scenic highway is State Route (SR) -330, approximately 2.88-miles northwest of the Project Site. The closest officially designated State scenic highway is SR-38 approximately 8-miles east of the Project Site. Therefore, the Proposed Project would have no impact on scenic resources within a state scenic highway.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☑	☐

Less than Significant Impact.

The City's General Plan provides the following relevant goals and policies to help preserve the City's scenic resources (Highland 2006):

Policy 1: *Incorporate view corridor planning in related development efforts and capital improvement programs.*

The Project Site is located along Greenspot Road, which is identified as a local scenic highway. However, the Project Site does not contain open space, hillsides, or ridgelines. As discussed above in response 4.1, a), above, the Proposed Project is consistent with this goal.

Policy 2: *Along roadway-based view corridors, frame views of attractive features of the natural and built environment with appropriately placed median and street tree landscaping. Use of fire-resistant vegetation and ample spacing between trees and shrubs is encouraged to reduce the spread of fires.*

The Project Site is located along Greenspot Road, which is identified as a local scenic highway. As discussed above in response 4.1, a), above, the Proposed Project is consistent with this goal.

Policy 3: *Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.*

The Project Site does not contain hillsides or ridgelines that could be affected by Project Implementation. No significant hillsides or ridgelines would be modified as part of the Project. The Proposed Project is consistent with this policy.

Policy 4: *Work with San Bernardino County and the City of San Bernardino to develop consistent regulations for the protection of ridgelines, slope areas and hilltops within the surrounding foothill communities.*

The Project Site is relatively flat and does not contain hillsides or ridgelines. The Proposed Project is consistent with this policy.

Policy 5: *Require that all excess excavated material (waste materials) be properly removed and disposed of or otherwise reincorporated into the development plan without compromising natural contours or aesthetic qualities of the site.*

Although the Proposed Project would require the export of some oversized rocks (greater than 12-inches) is anticipated. However, the Project would not involve the export of excavated soil materials, the Project would require the import of 12,102-cy of imported material for grading activities (Urban Crossroads 2024a; Appendix A). Further, appreciable cut or fill slopes are not anticipated (Petra 2024; Appendix F). The Proposed Project is consistent with this policy.

Policy 6: *Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.*

The Project Site is relatively flat and does not contain hillsides or ridgelines. The Proposed Project is consistent with this policy.

Policy 7: *Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.*

The Project Site is relatively flat and does not contain hillsides or ridgelines. The Proposed Project is consistent with this policy.

Policy 8: *Retain existing vegetation within or alongside hillside development areas except where such vegetation poses a risk to buildings in high fire hazard zones (see Goal 6.5, Public Health and Safety Element). Use native, fire resistant, drought-tolerant plant material in fuel modification areas when existing vegetation cannot be retained.*

The Project Site is relatively flat and is not located within or along a hillside development area. Further, the Project Site is located within a Very High Fire Hazard Severity Zone (VHFHSZ). Prior to the issuance of permits, the Project Site plans and Landscaping plans would require City approval. Project Landscaping plan is provided as Figure 5. The Proposed Project is consistent with this policy.

Policy 9: *Preserve mature trees, natural hydrology, native plant materials and areas of visual interest.*

The Project Site does not contain existing vegetation that provides an aesthetic benefit. The Project Site consists of large areas of disturbed and developed land, and fallow agriculture. The Proposed Project is consistent with this policy.

The Project Site is located in an urbanized area characterized by residential land uses with a nearby recreational land use. The Project proposes the construction and operation of a residential land use that is in proximity to existing residential uses in the Project vicinity. The Project Site has a zoning designation of R1 10,000. The Project Site would have a gross density of 9.42 du/ac. A zoning designation amendment is proposed for existing APNs 1210-371-14 and 1210-371-16 to change them from R-1 (10,000 Single Family Residential) to PD (Planned Development). With the zoning amendment, the Proposed Project would conform with zoning regulations. The Project would also comply with applicable City Municipal Code design guidelines and development standards for residential development. As such, impacts would be less than significant, and no mitigation is required.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

Less than Significant Impact.

The Project Site is largely undeveloped; however, it is located within an urban area with numerous nearby light sources. In addition to the lighting typical of residential development to the north, east and west, streetlights are present along Alta Vista, Greenspot Road, and Santa Ana Canyon Road. The Proposed Project would require temporary lighting for onsite security and safety during the construction phase. However, this onsite lighting would be temporary in nature, and no nighttime construction is proposed. Therefore, project related impacts from glare and additional light sources during Project construction would be less than significant.

With development of the Project new light sources would be added, including lights from vehicle headlights, lighting from the proposed residential units on site, as well as parking lot lighting and nighttime lighting for safety and wayfinding. Thus, light produced by the Proposed Project would be similar to the lighting from residential uses that already exists in the Project vicinity. Therefore, the impact from glare and additional light sources during Project operation would be less than significant.

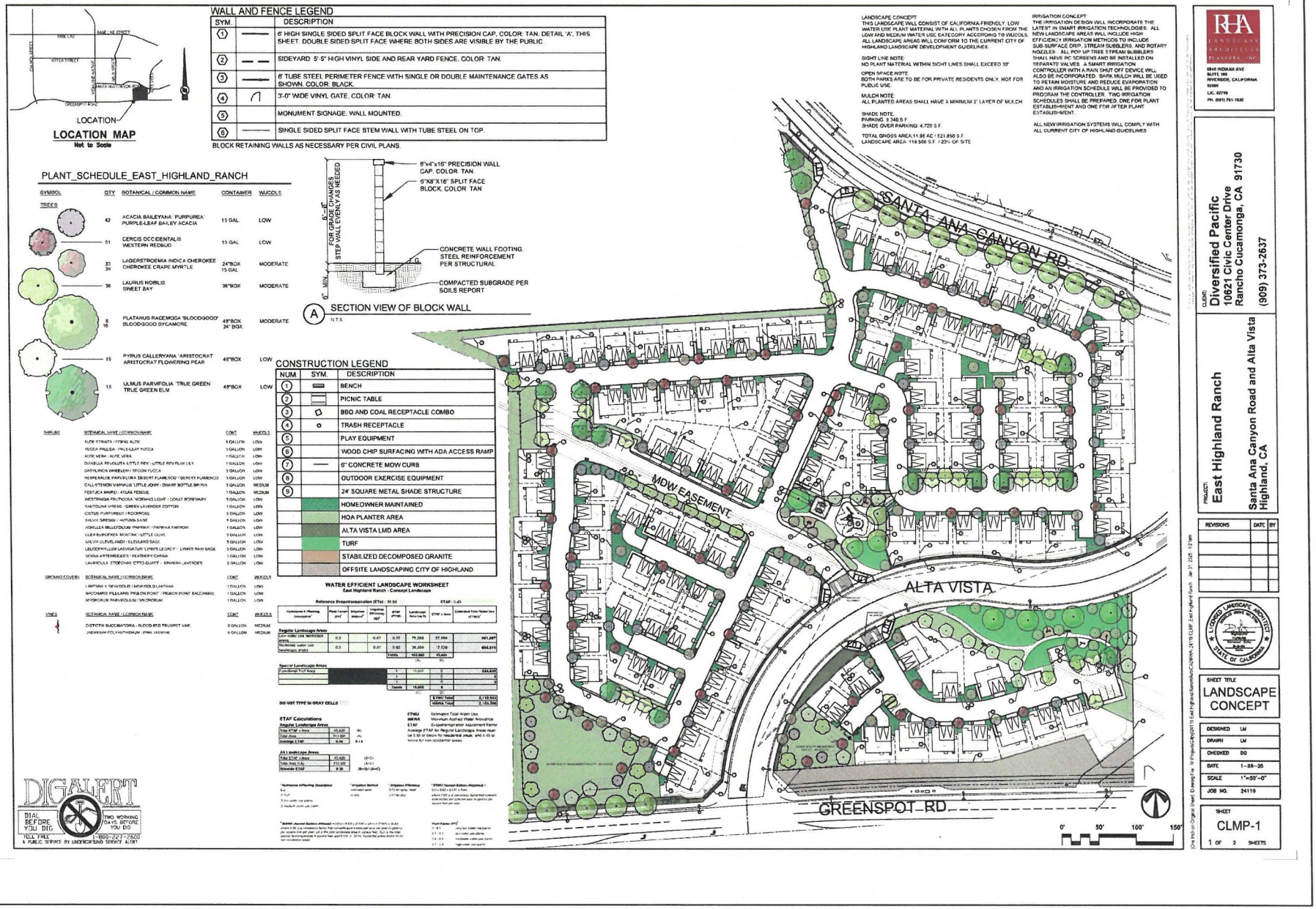

Figure 5. Project Landscape Plan

2023-095 Diversified Pacific - Highland Project

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 5. Project Landscape Plan

2023-095 Diversified Pacific - Highland Project

4.1.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.2 Agriculture and Forestry Resources

4.2.1 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

No Impact (a, b, c, d, e).

As detailed on the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP) and Williamson Act maps, neither the Project Site nor adjacent properties are State-designated Farmland, enrolled in Williamson Act contracts, or support forest land or resources (California Department of Conservation [DOC] 2022). The Project Site is designated as Grazing Land east of Alta Vista, and Other Land west of Alta Vista and south of Greenspot Road. The DOC FMMP identifies approximately 19.45 acres of Prime Farmland, and 1.09-acres of Unique Farmland, surrounded on three sides by Urban and Built-Up Land to the North of the Project Site, across Santa Ana Canyon Road. However, at the time of site visit, this appears to have been fully developed with single-family residential homes. Additionally, grading

activities for this community are visible on aerial imagery dating back to September 15, 2022 (Google Earth 2025).

The Project Site is zoned R-1 10,000, however the Project Proponent is requesting a change of zoning to PD Planned Development to allow for an increase in density. No forest land or Timberland is located on the Project Site. Land zoned Agriculture/Equestrian (A/EQ) is separated from the Project Site by Greenspot Road. Therefore, the Project Site is not located on or adjacent to agricultural land or forest land and the Project would not involve any development that could result in the conversion of farmland to non-agricultural uses. The Project would have no impact with respect to conversion of Farmland to non-agricultural use; conflict with existing agricultural zoning or Williamson Act contract; result in the loss of forest land or conversion of forest land to non-forest use; or other conversion of farmland to non-agricultural use. Therefore, no impact would occur. No further analysis of this subject is required.

4.2.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.3 Air Quality

This section is based in part on the results of the Air Quality Impact Analysis prepared by Urban Crossroads in September 2024 (Urban Crossroads 2024a; Appendix A). This assessment was prepared using methods and assumptions recommended in the rules and regulations of the South Coast Air Quality Management District (SCAQMD) and the County of San Bernardino. Regional and local existing conditions are presented, along with pertinent pollutant emissions standards and regulations. The purpose of this assessment is to estimate criteria air pollutants attributable to the Project and determine the level of impact the Project would have on the environment.

4.3.1 Air Quality (III) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☑	☐

Less than Significant Impact.

As part of its enforcement responsibilities, the U.S. Environmental Protection Agency (USEPA) requires each State with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, State, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and State ambient air quality standards. Air

quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project Site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment. In December 2022, SCAQMD released the final 2022 Air Quality Management Plan (2022 AQMP). The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State (California) and national air quality standards in order to reduce such emissions. The 2022 AQMP is a regional and multi-agency effort including the SCAQMD, CARB, the Southern California Association of Governments (SCAG), and the USEPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) The Proposed Project is subject to the SCAQMD's 2022 AQMP.

According to the SCAQMD, in order to determine consistency with SCAQMD's air quality planning two main criteria must be addressed.

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment. California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) violations would occur if regional or localized significance thresholds were exceeded.

a) Would the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new air quality violations?

As shown in Table 4.3-1, 4.3-2, and 4.3-3 below, the Proposed Project would result in emissions that would be below the SCAQMD regional and localized thresholds during both construction and operations. Therefore, the Proposed Project would not result in an increase in the frequency or severity of existing air quality violations and would not have the potential to cause or affect a violation of the ambient air quality standards.

b) Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

As shown in Table 4.3-1 and 4.3-3 below, the Proposed Project would be below the SCAQMD regional thresholds for construction and operations. Because the Project would result in less than significant regional emission impacts, it would not delay the timely attainment of air quality standards or AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the SoCAB focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, SCAQMD's second criterion for determining Project consistency focuses on whether or not the Proposed Project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents. Determining whether or not a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

a) Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2022 AQMP?

A project is consistent with regional air quality planning efforts in part if it is consistent with the population, housing, and employment assumptions that were used in the development of the SCAQMD air quality plans. Generally, three sources of data form the basis for the projections of air pollutant emissions in Highland. Specifically, SCAG's Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) provides regional population forecasts for the region and SCAG's 2024-205 RTP/SCS provides socioeconomic forecast projections of regional population growth. The Highland General Plan is referenced by SCAG in order to assist forecasting future growth in Highland. Peak day emissions generated by construction activities are largely independent of land use assignments but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. As such, when considering that no emissions thresholds would be exceeded, a less than significant impact would result.

The City of Highland General Plan designates the Project Site as "Low Density Residential (LD)" land uses and "R-1 10,000 Single Family Residential (R-1)" zoning uses (Highland 2006). The Project proposes a General Plan Amendment, which would change the land use designation from "Low Density Residential (LD)" to "Planned Development (PD)." The Planned Development (PD) designation is designated for residential land uses and support uses. The Project proposes a Zone Change Amendment, which would change the zoning use designation from "R-1 10,000 Single Family Residential (R-1)" to "Planned Development (PD)."

The Project would develop 113 single family residential dwelling units. The Project is inconsistent with the current land use and zoning designation and would require a General Plan and Zone Change Amendment. Although this finding is inconsistent with the current land use and zoning designation, the Project on an individual basis does not have an impact and as such, the Proposed Project would not conflict with the goals and objectives of the AQMP. Furthermore, the Project, as evaluated herein, would not exceed the regional or localized air quality significance thresholds.

The Project would not have the potential to result in or cause NAAQS or CAAQS violations. Although the Project's proposed uses are not consistent with the General Plan land use and zoning designation, as the Project would not exceed the regional or localized construction and operational thresholds, the Project's

development intensity is consistent with the development intensities allowed within the General Plan. As such, the Project is considered to be consistent with the AQMP.

As a result, the Project would not conflict with the land use assumptions or exceed the population or job growth projections used by SCAQMD to develop the 2022 AQMP. The City's population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City as well as the City's projected growth according to local input received during the SCAG 2024 RTP analysis.; and these are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into their air quality planning efforts, it can be concluded that the Proposed Project would be consistent with the projections. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) Therefore, the Proposed Project would be considered consistent with the population, housing, and employment growth projections utilized in the preparation of SCAQMD's air quality plans.

b) Would the project implement all feasible air quality mitigation measures?

In order to further reduce emissions, the Proposed Project would be required to comply with emission reduction measures promulgated by the SCAQMD, such as SCAQMD Rules 402, 403, and 1113. SCAQMD Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce coarse particulate matter (PM10) emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. SCAQMD 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gases (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. As such, the Proposed Project meets this consistency criterion.

c) Would the project be consistent with the land use planning strategies set forth by SCAQMD air quality planning efforts?

The 2022 AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project would not have the potential to result in or cause NAAQS or CAAQS violations. Although the Project's proposed uses are not consistent with the General Plan land use and zoning designation, as the Project would not exceed the regional or localized construction and operational thresholds, the Project's development intensity is consistent with the development intensities allowed within the General Plan.

In conclusion, the determination of AQMP consistency is primarily concerned with the long-term influence of a project on air quality. The Proposed Project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards as it is not projected to exceed SCAQMD regional thresholds. The Proposed Project's long-term influence would also be consistent with the goals and

policies of the SCAQMD 2022 AQMP. As the Project would be consistent with the emission-reduction goals of the 2022 AQMP, no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☑	☐

Less Than Significant Impact.

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulative considerable.

Air pollutant emission impacts were assessed in accordance with methodologies recommended by the SCAQMD. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2022.1.1.26. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Project construction-generated air pollutant emissions were calculated using CalEEMod model defaults for San Bernardino County (Urban Crossroads 2024a; Appendix A). Operational air pollutant emissions were based on the Project Site plans and traffic trip generation rates from Urban Crossroads (2024d; Appendix L).

4.3.1.2 Construction Impacts

Regional Construction Significance Analysis

Construction-generated emissions are temporary and short-term but have the potential to represent a significant air quality impact. Three basic sources of short-term emissions will be generated through construction of the Proposed Project: operation of the construction vehicles (i.e., excavators, trenchers, dump trucks), the creation of fugitive dust during clearing and grading, and the use of asphalt or other oil-based substances during paving activities. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. Construction activities would be subject to SCAQMD Rule 403, which requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water or chemicals, where possible, for control of dust during the clearing of land and other construction activities.

Construction-generated emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Attachment A for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in Table 4.3-1. Construction-generated emissions are short-term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Table 4.3-1. Construction-Related Emissions (Regional Significance Analysis)

Construction Year	Pollutant (pounds per day)					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer						
Construction Year One	1.34	11.13	17.16	0.03	1.02	0.53
Winter						
Construction Year One	55.67	36.08	33.08	0.10	7.66	4.36
Construction Year Two	54.21	1.17	1.93	0.00	0.14	0.05
Maximum Daily Emissions	**55.67**	**36.08**	**33.08**	**0.10**	**7.66**	**4.36**
SCAQMD Regional Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceed SCAQMD Regional Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2022.1.1.26. Refer to Urban Crossroads 2024a (Appendix A), for Model Data Outputs.

As shown in Table 4.3-1, emissions generated during Project construction would not exceed the SCAQMD's regional thresholds of significance. Therefore, criteria pollutant emissions generated during Project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard.

Localized Construction Significance Analysis

As shown in Figure 6, the nearest sensitive receptors to the Project Site include residences located to the north and east. In order to identify localized air toxic-related impacts to sensitive receptors, the SCAQMD recommends addressing Localize Significance Thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4).

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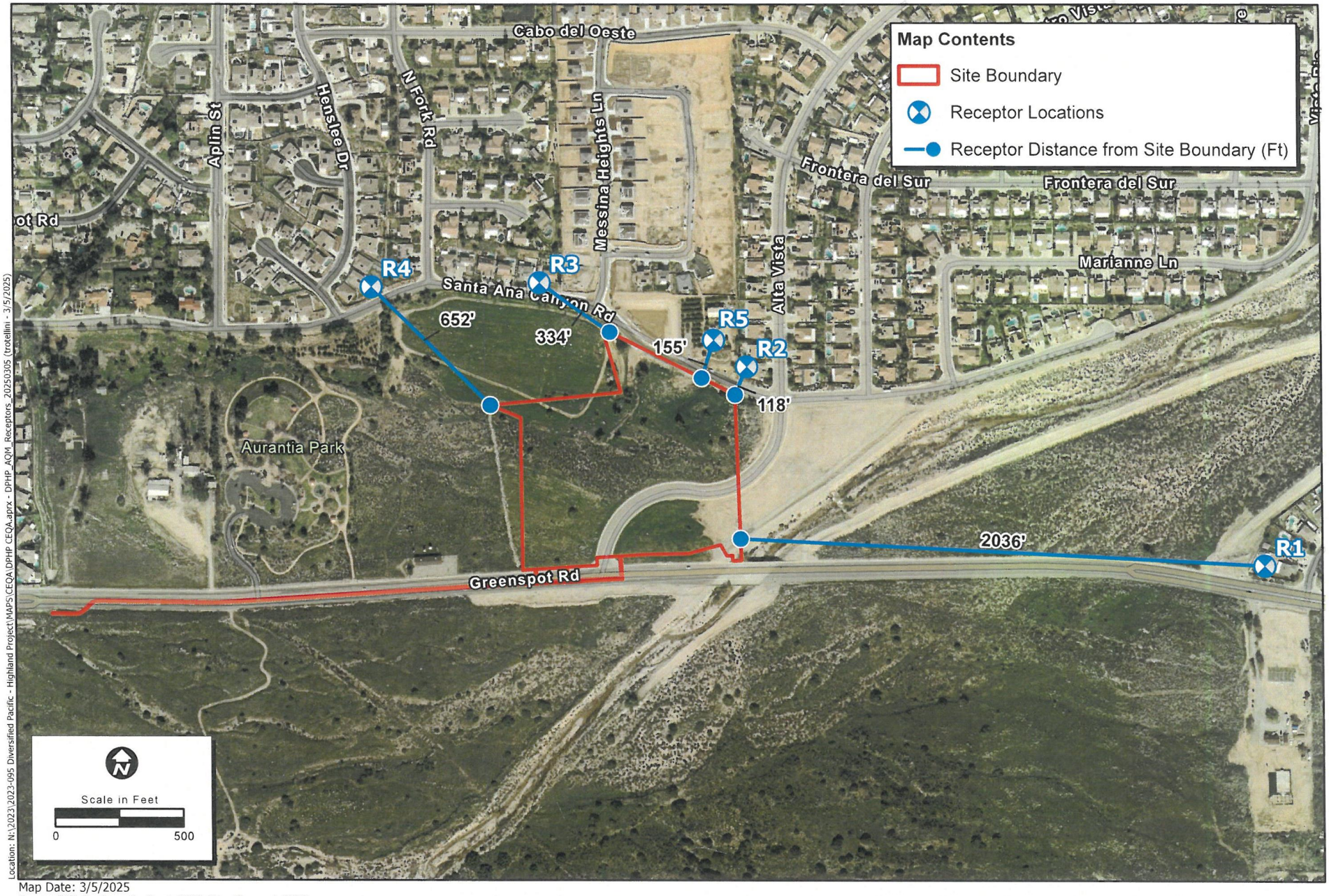

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Map Date: 3/5/2025

Sources: ESRI, San Bernardino County (2024), Urban Crossroads (2024)

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 6. Sensitive Receptor Locations

2023-095 Diversified Pacific - Highland Project

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The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized project-specific level impacts associated with proposed projects.

In order to estimate localized pollutant concentrations resulting from Project construction, the SCAQMD-approved American Meteorological Society/EPA Regulatory Model (AERMOD) dispersion model was utilized. The SCAQMD's methodology clearly states that "offsite mobile emissions from a project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "onsite" emissions outputs were considered. Table 4.3-2 presents the results of localized emissions. Emissions during the peak construction activity will not exceed the SCAQMD's localized significance thresholds at the maximally exposed receptor location, as illustrated in Table 4.3-2. All other modeled locations in the study area would experience a lesser concentration and consequently experience a lesser impact.

Table 4.3-2. Construction-Related Emissions (Localized Significance Analysis)

Peak Construction	CO		NO_2	PM_{10}	$PM_{2.5}$
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	24-Hours
Peak Day Localized Emissions	0.10	0.02	6.65E-02	0.97	0.93
Background Concentration[1]	1.6	1.2	0.056	N/A	
Total Concentration	**1.70**	**1.22**	**0.12**	**0.97**	**0.93**
SCAQMD Localized Significance Threshold	*20*	*9*	*0.18*	*10.4*	*10.4*
Exceed SCAQMD Localized Threshold?	**No**	**No**	**No**	**No**	**No**

Source: AERMOD California Energy Emissions Model (CalEEMod) version 2022.1.1.26. Refer to Urban Crossroads 2024 for Model Data Outputs.

Notes: [1]Highest Concentration from the last three years of available data.
PM_{10} and $PM_{2.5}$ concentrations are expressed in $\mu g/m^3$. All others are expressed in ppm. Based on SCAQMD's LST Methodology, background concentrations are considered only for CO and NO_2.

Table 4.3-2 shows that the emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative. The SCAQMD Environmental Justice Enhancement Initiative program seeks to ensure that everyone has the right to equal protection from air pollution. The Environmental Justice Program is divided into three categories, with the LST protocol promulgated under Category I: Further-Reduced Health Risk. Thus, the fact that onsite Project construction emissions would be generated at rates below the LSTs for NOx, CO, PM_{10}, and $PM_{2.5}$ demonstrates that the Project would likely not adversely impact the neighboring receptors in the vicinity of the Project. This impact is less than significant, and no mitigation is required.

4.3.1.3 Long-Term Operational Impacts

Regional Operational Significance Analysis

Implementation of the Project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, CO, and SO_2 as well as O_3 precursors such as ROGs and NO_X. Project-generated increases in emissions would be predominantly associated with motor vehicle use. As previously described, operational air pollutant emissions were based on the Project Site plans and traffic trip generation rates from Urban Crossroads (Urban Crossroads 2024a; Appendix A). Long-term operational emissions attributable to the Project are identified in Table 4.3-3 and compared to the operational significance thresholds promulgated by the SCAQMD.

Table 4.3-3. Operational-Related Emissions (Regional Significance Analysis)

Emission Source	Pollutant (pounds per day)					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer Emissions						
Mobile Source	3.89	3.41	32.93	0.08	7.44	1.93
Area Source	5.57	1.94	7.21	0.01	0.15	0.15
Energy Source	0.05	0.89	0.38	0.01	0.07	0.07
Total:	**9.51**	**6.24**	**40.52**	**0.10**	**7.66**	**2.15**
SCAQMD Regional Significance Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceed SCAQMD Regional Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Emissions						
Mobile Source	3.63	3.66	27.69	0.08	7.44	1.93
Area Source	5.01	1.87	0.80	0.01	0.15	0.15
Energy Source	0.05	0.89	0.38	0.01	0.07	0.07
Total:	**8.68**	**6.43**	**28.87**	**0.10**	**7.66**	**2.15**
SCAQMD Regional Significance Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceed SCAQMD Regional Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: California Energy Emissions Model (CalEEMod) version 2022.1.1.26. Refer to Urban Crossroads 2024a for Model Data Outputs.

As shown in Table 4.3-3, the Project's emissions would not exceed any SCAQMD thresholds for any criteria air pollutants during operation.

The San Bernardino County portion of the SoCAB is listed as a nonattainment area for federal O_3, $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3, $PM_{2.5}$ and PM_{10} (Urban Crossroads 2024a). O_3 is a health threat to people who already suffer from respiratory diseases and can cause severe ear, nose and throat irritation and increases susceptibility to respiratory infections. PM can adversely affect the human respiratory system. As shown in Table 4.3-3, the Proposed Project would result in increased emissions of the O_3 precursor pollutants ROG and NO_x, PM_{10}, and $PM_{2.5}$, however, the correlation between a project's emissions and increases in nonattainment days, or frequency or severity of related illnesses, cannot be accurately quantified. The overall strategy for reducing air pollution and related health effects in the SCAQMD is contained in the SCAQMD 2022 AQMP. The AQMP provides control measures that reduce emissions to attain federal ambient air quality standards by their applicable deadlines such as the application of available cleaner technologies, best management practices, incentive programs, as well as development and implementation of zero and near-zero technologies and control methods. The CEQA thresholds of significance established by the SCAQMD are designed to meet the objectives of the AQMP and in doing so achieve attainment status with state and federal standards. As noted above, the Project would increase the emission of these pollutants but would not exceed the thresholds of significance established by the SCAQMD for purposes of reducing air pollution and its deleterious health effects.

Localized Operational Significance Analysis

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project only if the project includes stationary sources (e.g., smokestacks) or attracts heavy-duty trucks that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Proposed Project does not include such uses. Therefore, in the case of the Proposed Project, the operational LST protocol is not applied. This impact is less than significant, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☑	☐

Less Than Significant Impact.

As previously described, sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over age 65, children under age 14, athletes, and persons with cardiovascular

and chronic respiratory diseases such as asthma, emphysema, and bronchitis. The location of nearest residences assessed as sensitive receptors relative to the Project Site are shown on Figure 6.

Construction-Generated Air Contaminants

Construction-related activities would result in temporary, short-term Proposed Project-generated emissions of diesel particulate matter (DPM), ROG, NOx, CO, and PM_{10} from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); soil hauling truck traffic; paving; and other miscellaneous activities. The portion of the SoCAB which encompasses the Project area is designated as a nonattainment area for federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3, $PM_{2.5}$, and PM_{10} standards (Urban Crossroads 2024a; Appendix A). Thus, existing O_3, PM_{10}, and $PM_{2.5}$ levels in the SoCAB are at unhealthy levels during certain periods. However, as shown in Table 4.3-1 and Table 4.3-2, the Project would not exceed the SCAQMD regional or localized significance thresholds for emissions.

The health effects associated with O_3 are generally associated with reduced lung function. Because the Project would not involve construction activities that would result in O_3 precursor emissions (ROG or NOx) in excess of the SCAQMD thresholds, the Project is not anticipated to substantially contribute to regional O_3 concentrations and the associated health impacts.

CO tends to have a localized impact associated with congested intersections. In terms of adverse health effects, CO competes with oxygen, often replacing it in the blood, reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can include dizziness, fatigue, and impairment of central nervous system functions. The Project would not involve construction activities that would result in CO emissions in excess of the SCAQMD thresholds. Thus, the Project's CO emissions would not contribute to the health effects associated with this pollutant.

Particulate matter (PM_{10} and $PM_{2.5}$) contains microscopic solids or liquid droplets that are so small that they can get deep into the lungs and cause serious health problems. Particulate matter exposure has been linked to a variety of problems, including premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms such as irritation of the airways, coughing, or difficulty breathing. For construction activity, DPM is the primary TAC of concern. Based on the emission modeling conducted, the maximum onsite construction-related daily emissions of exhaust PM_{10}, considered a surrogate for DPM and includes emissions of exhaust $PM_{2.5}$, would be 4.36 pounds per day for construction activities associated with the Proposed Project (Urban Crossroads 2024a; Appendix A). PM_{10} exhaust is considered a surrogate for DPM as all diesel exhaust is considered to be DPM. As with O_3 and NOx, the Project would not generate emissions of PM_{10} or $PM_{2.5}$ that would exceed the SCAQMD's thresholds. Accordingly, the Project's PM_{10} and $PM_{2.5}$ emissions are not expected to cause any increase in related regional health effects for these pollutants.

In summary, Project construction would not result in a potentially significant contribution to regional concentrations of nonattainment pollutants and would not result in a significant contribution to the adverse health impacts associated with those pollutants.

Operational Air Contaminants

Operation of the Proposed Project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the Project; nor would the Project attract additional mobile sources that spend long periods queuing and idling at the site. Onsite Project emissions would not result in significant concentrations of pollutants at nearby sensitive receptors. The Project would not have a high carcinogenic or non-carcinogenic risk during operation.

Carbon Monoxide Hot Spots

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Concentrations of CO are a direct function of the number of vehicles, length of delay, and traffic flow conditions. Under certain meteorological conditions, CO concentrations close to congested intersections that experience high levels of traffic and elevated background concentrations may reach unhealthy levels, affecting nearby sensitive receptors. Given the high traffic volume potential, areas of high CO concentrations, or "hot spots," are typically associated with intersections that are projected to operate at unacceptable levels of service during the peak commute hours. It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. However, transport of this criteria pollutant is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Furthermore, vehicle emissions standards have become increasingly more stringent in the last 20 years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SoCAB is designated as in attainment. Detailed modeling of Project-specific CO "hot spots" is not necessary and thus this potential impact is addressed qualitatively.

A CO "hot spot" would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur. The analysis prepared for CO attainment in the South Coast Air Quality Management District's (SCAQMD's) 1992 Federal Attainment Plan for Carbon Monoxide in Los Angeles County and a Modeling and Attainment Demonstration prepared by the SCAQMD as part of the 2003 AQMP can be used to demonstrate the potential for CO exceedances of these standards. The SCAQMD is the air pollution control officer for much of southern California, including the Project Site. The SCAQMD conducted a CO hot spot analysis as part of the 1992 CO Federal Attainment Plan at four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. Despite this level of traffic, the CO analysis concluded that there was no violation of CO standards (SCAQMD 1992). In order to establish a more accurate record of baseline CO concentrations affecting the Los Angeles, a CO "hot spot" analysis was conducted in 2003 at the same four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not predict any violation of CO standards. The highest one-hour concentration was measured

at 4.6 ppm at Wilshire Boulevard and Veteran Avenue and the highest eight-hour concentration was measured at 8.4 ppm at Long Beach Boulevard and Imperial Highway. Thus, there was no violation of CO standards.

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD), the air pollution control officer for the San Francisco Bay Area, concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact.

The Proposed Project is anticipated to result in 1,066 daily traffic trips (Urban Crossroads 2024a; Appendix A). Thus, the Proposed Project would not generate traffic volumes at any intersection of more than 100,000 vehicles per day (or 44,000 vehicles per day) and there is no likelihood of the Project traffic exceeding CO values. This impact is less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☑	☐

Less than Significant Impact.

Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).

With respect to odors, the human nose is the sole sensing device. The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; in fact, an odor that is offensive to one person (e.g., from a fast-food restaurant) may be perfectly acceptable to another. It is also important to note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity. Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word "strong" to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the

concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

Construction

During construction, the Proposed Project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. Therefore, the Project would have less than significant construction-related odor impacts.

Operations

The SCAQMD CEQA Air Quality Handbook (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Proposed Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would have less than significant operational-related odor impacts.

4.3.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.4 Biological Resources

This section is based on the analysis and recommendations presented in the Biological Technical Report (BTR) prepared by ECORP Consulting, Inc. (ECORP) for the Proposed Project (ECORP 2025a, Appendix B). Reconnaissance-level surveys of the 11.98-acre Project Site were conducted as part of the BTR to identify plant communities and to assess the presence of suitable habitat for special-status plant and wildlife species. The BTR assessed the Proposed Project's potential impacts to biological resources identified within the Project's Biological Study Area (BSA). The BSA is composed of the Proposed Project's impact area plus a 500-foot buffer. The buffer was identified to determine potential indirect Project effects on sensitive biological resources that may not be present within the Proposed Project's impact area but may be indirectly affected by Project activities if located in adjacent areas.

4.4.1 Environmental Setting

The Project Site consists of two adjacent parcels which are surrounded by roadways, residential developments, and open undeveloped land. The Project Site is located within an alluvial valley area of the San Bernardino Mountains, upstream of the confluence of Plunge Creek and the Santa Ana River. Soil types within the Project Site consist of Greenfield sandy loam, 2 to 9 percent slopes; Hanford coarse sandy loam, 2 to 9 percent slopes; Psamments, Fluvents, and frequently flooded soils; Soboba gravelly loamy sand, 0 to 9 percent slopes; and Soboba stony loamy sand, 2 to 9 percent slopes (ECORP 2025a). The Project Site is located north of Greenspot Road and is detached from the Santa Ana River floodplain and has been disconnected from periodic flooding and scouring, typical of an alluvial area, due to flood control improvements in the area.

4.4.1.1 Vegetation Communities

The Project Site contained two vegetation communities and three land cover types, including scale broom scrub (Lepidospartum squamatum shrubland alliance), wild oats and annual brome grasslands (Avena spp. – Bromus spp. herbaceous semi-natural alliance), fallow agriculture, developed land, disturbed land, and disturbed land (ECORP 2025a). The Project Site contained large areas of disturbed and developed land, and fallow agriculture, which typically do not provide suitable habitat for the special-status species that could occur in the vicinity of the Project Site. However, the Project Site did contain a large patch of scale broom scrub that could provide habitat for special-status plant and wildlife species.

Scale Broom Scrub

Scale broom scrub is characterized by scale broom as a dominant or codominant with cheese bush (*Ambrosia salsola*), California sagebrush (*Artemisia californica*), California cholla (*Cylindropuntia californica*), Brittlebush (*Encelia farinosa*), and/or California buckwheat (*Eriogonum fasciculatum*) in an open to continuous shrub layer and variable or grassy herbaceous layer. It is found in intermittently or rarely flooded, low-gradient alluvial deposits along streams, washes, and fans, at elevations ranging from 164 to 4,921 feet (50 to 1,500 meters) above mean sea level (ECORP 2025a). Within the Project Site, scale broom scrub was dominated by scale broom and California buckwheat but was also degraded by heavy infestations of nonnative plants such as cheatgrass (*Bromus tectorum*), mustard species (*Brassica* spp.), foxtail chess (*Bromus madritensis*), and redstem filaree (*Erodium cicutarium*). Scale broom scrub was documented throughout most of the central portion of the Project Site. Approximately 4.98 acres of scale broom scrub habitat were mapped within the Project Site.

Wild Oats and Annual Brome Grassland

Wild oats and annual brome grasslands are described as having wild oats and brome species as the dominant or co-dominant species with other nonnatives in the herbaceous layer. This vegetation community is typically composed of annual grasses which originated in the Mediterranean region, which is climatically like southern California, making it easy for them to thrive. Characteristic species include wild oats, foxtail chess, cheatgrass, and ripgut brome. This vegetation community can occur in all topographic settings but is often associated with abandoned fields, eroded washes, overgrazed rangeland, road verges, foothills, waste places, and lower montane slopes. Associated plant species within this community on the Project Site included wild oat, foxtail chess, mustard, and cheatgrass in the north central portion of the Project Site. Approximately 2.41 acres of Wild oats and annual brome grasslands habitat were mapped within the Project Site (ECORP 2025a).

Fallow Agriculture

Areas designated as fallow agriculture have previously contained agriculture but are no longer actively being farmed and contain either escaped cultivars or nonnative species. Fallow agriculture is not a vegetation community classification, but rather a land use type that is not restricted to a known elevation. Within the Project Site, fallow agriculture usually consisted of recently disced areas that contained emergent nonnative grasses and forbs, such as cheatgrass, ripgut brome, and doveweed (*Croton setiger*).

Fallow agriculture was documented along the western border of the Project Site. Approximately 1.20 acres of fallow agriculture were mapped within the Project Site (ECORP 2025a).

Disturbed

The disturbed classification includes areas where the native vegetation community has been heavily influenced by human actions, such as grading, trash dumping, and off-road use, but lacks development. Disturbed is not a vegetation classification, but rather a land cover type and is not typically restricted to a known elevation. Disturbed areas located throughout the Project Site included an area previously used for storing agricultural equipment along the northwest border of the Project Site and a recently graded area south and east of Alta Vista. In areas classified as disturbed, vegetation was absent or sparse and consisted primarily of nonnative species, such as red brome, redstem filaree, and Mediterranean grass. Approximately 3.93 acres of disturbed land cover were mapped within the Project Site (ECORP 2025a).

Developed

Areas designated as developed will have infrastructure present and any vegetation in the immediate surroundings represents ornamental landscaping. Developed is not a vegetation classification, but rather a land cover type and is not restricted to a known elevation. The developed area within the Project Site was associated with the Alta Vista ROW which accounts for approximately 1.02 acres of developed land cover were mapped within the Project Site (ECORP 2025a).

4.4.1.2 Plants

Plant species observed on the Project Site were generally characteristic of scale broom scrub and wild oats and annual brome grasslands. Common plants identified on the Project Site included ripgut grass, common mediterranean grass, California buckwheat, scalebroom, and brittlebush. A full list of plant species observed on the Project Site is included in Appendix B (ECORP 2025a).

4.4.1.3 Wildlife

Wildlife species observed on the Project Site were generally characteristic of the vegetation communities mapped onsite. Vegetation communities that provide wildlife habitat onsite include scale broom scrub, wild oats, annual brome grasslands, and disturbed areas. Some of the wildlife species present on the Project Site at the time of the survey included side-blotched lizard (*Uta stansburiana*), California scrub jay (*Aphelocoma californica*), California quail (*Callipepla californica*), Anna's hummingbird (*Calypte anna*), and house finch (*Haemorhous mexicanus*). A full list of wildlife species observed on and adjacent to the Project Site is included in Appendix B (ECORP 2025a).

4.4.1.4 Potential Waters of the U.S.

ECORP prepared an Aquatic Resource Delineation (ARD) for the Proposed Project (ECORP 2025b; Appendix C). As part of the ARD, ECORP mapped a total of 0.008-acres of potential California Department of Fish and Wildlife (CDFW) jurisdiction, and approximately 0.001-acres of aquatic resources (Non-Wetland waters – Intermittent Drainage) within the Study Area. However, ECORP identified that no

wetlands are located within the area of development, Furthermore, none of the aquatic features present support wetland characteristics (ECORP 2025b).

4.4.1.5 Special-Status Plants

There were 32 special-status plant species that appeared in the literature review and database searches that could occur on and/or near the Project Site (ECORP 2025a). A list was generated from the results of the literature review and the Project was evaluated for suitable habitat that could support any of the special-status plant species on the list. Of the 32 special-status plants identified in the literature review, five species were found to have a high potential to occur, two have a moderate potential to occur and nine have a low potential to occur. The remaining 16 species are presumed absent from the Project Site. A table outlining each species, their designations, and the potential for these species to occur on the Project Site can be found in Appendix B (ECORP 2025a).

4.4.1.6 Special-Status Wildlife

The literature search documented 48 special-status wildlife species that occur within the vicinity of the Project Site. A list was generated from the results of the literature review and the Project Site was evaluated for suitable habitat that could support any of the special-status wildlife species on the list. The Project Site's disturbed nature, proximity to commercial development, and the presence of anthropogenic influences on the site likely preclude many of these species from occurring. A complete list of the 48 special-status wildlife species, with details regarding habitat requirements and potential for occurrence designations, is included in Appendix B (ECORP 2025a).

4.4.1.7 Wildlife Movement Corridors

Although the Project Site is undeveloped, it is surrounded by development to the north, east, and west and isolated from large, contiguous blocks of native habitat. The Project Site is bordered by Santa Ana Canyon Road to the north, Greenspot Road to the south, and Aurantia Park to the west. Alta Vista Road bisects the southeast section of the Project Site. These features isolate the habitat that is present within the Project Site from its surrounding area and provide potential barriers to wildlife movement. Additionally, the lack of consistent vegetative cover within the Project Site, the urban nature of the site, and the high level of disturbance on and in the vicinity of the site would likely deter wildlife from using the Project Site for movement opportunities. Although wildlife could pass through the site while moving about their home range, it would not be considered a movement corridor, linkage, or significant ecological area.

4.4.2 Biological Resources (IV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☑	☐	☐

Less than Significant Impact with Mitigation Incorporated

The Project Site contained two vegetation communities and three land cover types, including scale broom scrub, wild oats and annual brome grasslands, fallow agriculture, developed land, and disturbed land. The areas of disturbed and developed land, and fallow agriculture typically do not provide suitable habitat for the special-status species that could occur in the vicinity of the Project Site. The literature review and database searches identified 32 special-status plant species that could occur in the vicinity of the Project Site. Of the 32 special-status plant species, five species (Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, and salt spring checkerbloom) were determined to have a high potential to occur on the Project Site, two species (Nevin's barberry and white bracted spineflower) were determined to have a moderate potential to occur on the Project Site, and nine species (chaparral sand-verbena, Jaeger's milk-vetch, thread-leaved brodiaea, smooth tarplant, mesa horkelia, Parish's desert-thorn, Parish's bush-mallow, chaparral ragwort, and San Bernardino aster) were determined to have a low potential to occur on the Project Site based on the habitat present and documented species records within five miles of the Project Site. Sixteen species were also presumed absent from the Project Site due to the lack of suitable habitat (including elevation, soils, and vegetation communities) or because the Project is located outside of the known range for the species. A focused protocol-level rare plant survey conducted in 2016 was negative and no special-status plant species were observed (LSA 2016c). Additionally, no special-status or rare plants were identified during the biological survey conducted in 2023 or 2024. Nonetheless, four special-status plant species with potential to occur on the Project Site are federally or state-listed species (slender-horned spineflower, Santa Ana River woollystar, Nevin's barberry, and thread-leaved brodiaea) and any direct impacts associated with Project implementation to these species would be considered significant under CEQA. If special-status plants are present on the Project Site, direct impacts in the form of ground disturbance, vegetation removal, habitat loss, and mortality may occur. Impacts to special-status plants would be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2.

The literature review and database searches identified 48 special-status wildlife species that could occur in the vicinity of the Project Site, and although no special-status wildlife species were documented during the biological reconnaissance surveys, one special-status species (San Diego desert woodrat) was captured during focused San Bernardino kangaroo rat (SBKR) trapping surveys (LSA 2016a; ECORP 2023). Additionally, the Project Site contained suitable habitat for 13 special-status wildlife species with varying

levels of potential to occur. Of those 13 species, five species were determined to have a high or moderate potential to occur: California glossy snake, red-diamond rattle snake, coastal California gnatcatcher, Crotch bumble bee, and Los Angeles pocket mouse. California glossy snake, red-diamond rattlesnake, and Los Angeles pocket mouse are all CDFW SSC, and if present on the Project Site, these species could be subject to direct impacts through ground disturbance and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. However, due to the lack of high-quality habitat within the Project Site, the site's history of anthropogenic disturbances, and the presence of urban development immediately adjacent to the Project Site, if present on the Project Site, these three species are only expected to occur in low density and Project-related impacts would not be expected to contribute to the overall decline of populations for these species. Therefore, impacts to California glossy snake and red-diamond rattlesnake would not be considered significant under CEQA, and additional surveys and mitigation are not necessary.

Suitable habitat for coastal California gnatcatcher was present within the scale broom scrub vegetation on the Project Site. Focused protocol-level presence/absence surveys conducted in 2016 were negative and no gnatcatchers were detected during the survey (LSA 2016b). Although this species is not expected to occur on the Project Site, if present, this species could be subject to direct impacts through ground disturbance and vegetation removal and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. Coastal California gnatcatchers are a federally listed (endangered) species and any direct or indirect impacts to coastal California gnatcatchers associated with Project implementation would be considered significant under CEQA. However, impacts to coastal California gnatcatcher would be less than significant with the implementation of Mitigation Measures BIO-2 and BIO-5.

Crotch bumble bee (candidate species for listing [endangered] under the California Endangered Species Act) was determined to have a moderate potential to occur on the Project Site based on the presence of marginally suitable habitat and recent species records, but not within five miles of the Project Site. No Crotch bumble bees were observed during the 2023 and 2024 biological surveys. However, if present on the Project Site, this species could be subject to direct impacts through ground disturbance and vegetation removal and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. Any direct impacts to Crotch bumble bee associated with Project implementation would be considered significant under CEQA. However, implementation of Mitigation Measures BIO-2 and BIO-3 would reduce impacts to Crotch bumble bee to a level that is less than significant.

Eight species were determined to have a low potential to occur due the presence of marginally suitable habitat for the species occurring on site and a known occurrence has been reported in the database, but not within five miles of the site; or a historic documented observation (more than 20 years old) was recorded within five miles of the Project Site; or suitable habitat strongly associated with the species occurs on site, but no records were found in the database search. Of these eight species, two are listed or proposed for listing, including burrowing owl (state candidate for listing [endangered/threatened]) and San Bernardino kangaroo rat (federally listed [endangered], state listed [endangered]. Focused protocol level surveys conducted for these two species in 2016, and an additional focused protocol-level San

Bernardino kangaroo rat survey conducted in 2023 were negative and no burrowing owl or San Bernardino kangaroo rat were observed or detected (LSA 2016a; LSA 2016d; ECORP 2023). Additionally, no burrowing owls or burrowing owl burrows were observed or detected during the 2023 and 2024 biological surveys. Although these species are not expected to occur on the Project Site, if present, they could be subject to direct impacts through ground disturbance and vegetation removal and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. Any direct or indirect impacts to San Bernardino kangaroo rat and/or direct impacts to burrowing owl associated with Project implementation would be considered significant under CEQA. However, impacts to burrowing owl would be less than significant with the implementation of Mitigation Measures BIO-2, BIO-4, BIO-5 and impacts to San Bernardino kangaroo rat would be less than significant with the implementation of Mitigation Measures BIO-2 and BIO-6.

The remaining 34 special-status wildlife species are presumed absent from occurring on or adjacent to the site due to the lack of suitable habitat; proximity to the surrounding residential, commercial, and industrial development; and the presence of anthropogenic disturbances associated with the commercial and industrial development surrounding the site. No significant impacts to the 34 special-status wildlife species that are presumed absent are anticipated to result from the development of this Project, and additional surveys and mitigation measures are not required at this time.

The trees and large shrubs on the Project Site, as well as the trees adjacent to the Project Site, could provide nesting habitat for nesting birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Furthermore, the Project Site could provide nesting habitat for ground-nesting bird species. If construction of the Proposed Project occurs during the bird breeding season (typically February 1 through August 31), ground-disturbing construction activities could directly affect birds protected by the MBTA and their nests through the removal of habitat on the Project Site, and indirectly through increased noise, vibrations, and increased human activity. However, impacts to nesting birds would be less than significant with the implementation of Mitigation Measure BIO-2 and BIO-5.

Therefore, with the implementation of Mitigation Measures BIO-1 through BIO-6 all potential Project related impacts to candidate, sensitive, or special-status species would be reduced to a less than significant level.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

The Project Site contained two vegetation communities and three land cover types, including scale broom scrub, wild oats and annual brome grasslands, fallow agriculture, developed land, and disturbed land

(ECORP 2025a; Appendix B). The Project Site does not contain any riparian habitat and the removal of the remnant area of scale broom scrub would not be significant if determined to be devoid of listed species, since it is a fragmented habitat area separated from Plunge Creek watershed. With the implementation of Mitigation Measures BIO-1, BIO-3, BIO-4, BIO-5, and Bio-6, the potential Project related impacts to other sensitive natural communities would be reduced to a less than significant threshold.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑

No Impact.

The BTR identified features that required further investigation, as such, ECORP prepared an Aquatic Resource Delineation (ECORP 2025b; Appendix C). No wetlands are located within the Study Area. None of the aquatic features present within the ARD Study Area supported wetland characteristics. ECORP mapped a total of 0.008-acre of potential CDFW jurisdiction within the Study Area across Plunge Creek, which consisted of a partially vegetated streambed. No riparian vegetation communities are present within the Study Area. One intermittent drainage was mapped within the Project Site, Plunge Creek, a small portion flows across the southeastern portion of the Study Area.

The placement of dredged or fill material into Waters of the U.S. would require a permit pursuant to Section 404 of the Clean Water Act (CWA) and certification or waiver in compliance with Section 401 of the CWA. The placement of dredge or fill material into Waters of the State that are not Waters of the U.S. would require issuance of a Waste Discharge Requirement by the State or Regional Water Quality Control Board. Impacts to CDFW-regulated resources would require a Section 1600 Lake and Streambed Alteration Agreement by the CDFW.

ECORP mapped a total of 0.001-acre of intermittent drainage (Plunge Creek) within the Study Area. Approximately 0.008-acre of streambed (Plunge Creek) within the Study Area would likely be regulated under California Fish and Game Code Section 1600 (ECORP 2025b; Appendix C). These acreages represent a calculated estimation of the extent of aquatic resources within the Study Area and are subject to modification following an agency review and/or verification process. Plunge Creek would be completely avoided and development of the Project would not impact Waters of the U.S., Waters of the State, or streambeds regulated under Section 1600 of the California Fish and Game Code. Therefore, regulatory agency permits for impacts to aquatic resources will not be necessary. As the Project would avoid impacts to state and federal wetlands no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☑	☐

Less than Significant Impact.

The Project Site is located adjacent to areas containing existing disturbances (e.g., paved roads and residential developments). The Project Site could provide wildlife movement opportunities because it consists of open and unimpeded land. The Project Site is exposed and does not contain any large drainages that likely support wildlife movement through the area and the site's value as a corridor is lessened by the fact that it borders residential developments to the north and the busy Greenspot Road to the south. The study area is separated from the pending Santa Ana River Wash Habitat Conservation Plan by Greenspot Road. No migratory wildlife corridors or native wildlife nursery sites were identified within the Project Site. No impacts to these resources are expected to occur during the development of the Project Site

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☑	☐

Less than Significant Impact.

The BTR notes that there are an estimated 25 non-native Peruvian pepper trees on the study area, which may or may not be considered "heritage trees." There is a cluster of multiple trunk native sycamore trees in the agricultural area of the property, which may meet criteria for City "heritage tree." Also, the laurel sumac shrubs are large specimens that may also be considered "heritage trees" (ECORP 2025a: Appendix B). City ordinance (Ord. 103 § 4, 1990), defines a "heritage tree" as:

> *Any native, non-native, or ornamental live tree, shrub or woody plants in excess of 15 feet in height and having a single trunk circumference of 24 inches or more, as measured four and one-half feet above ground level; or multi- trunk tree(s) having a total circumference of 30 inches or more, measured four and one-half feet from ground level; or a stand of trees, the nature of which makes each dependent upon the others for survival; or any other tree as may be deemed historically or culturally significant by the community development director or designee because of size, condition, location, or aesthetic qualities. No person, firm, or corporation shall remove, relocate or destroy any heritage tree within the city limits, including an applicant for a building permit, without first obtaining a tree removal permit from the community development director or designee or reviewing authority. An*

application for a tree removal permit shall be filed, together with any required fee as set by resolution of the city council, with the community development director on forms provided for the purpose.

Therefore, prior to issuance of a construction permit, the Project Proponent would be required by the City to apply for a tree removal permit with payment of all applicable fees prior to issuance of a building permit. With the payment of all applicable fees, and City approval, the Project would comply with local policies regarding the preservation of biological resources. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑

No Impact.

San Bernardino Valley-Wide Multiple Species Habitat Conservation Plan

The proposed San Bernardino Valley-wide Multiple Species Habitat Conservation Plan (MSHCP) encompasses approximately 500 square miles containing six unlisted species, six State-listed as endangered or threatened species, 13 federally listed as endangered threatened species, and 53 species of special concern. The schedule for completion and adoption of the San Bernardino Valley-wide MSHCP is uncertain at this time. Completion of the plan is not expected anytime within the near future. The City participated in previous planning efforts, with the intent of being a Local Permittee upon adoption of the plan.

Upper Santa Ana River Wash Land Management and Habitat Conservation Plan

The Project Site is located outside of, but adjacent to areas covered by the finalized Upper Santa Ana River Wash Land Management and Habitat Conservation Plan (HCP) for the Upper Santa Ana Wash. This HCP involves an area of approximately 4,365 acres located in the upper Santa Ana River Wash area. The HCP was completed in July 2020 following Federal approval, marking the culmination of a two-decade planning process. The plan facilitates the enhancement of facilities planned for the Wash area. It should be noted that activities related to all utilities belonging to Southern California Edison within the Project footprint and the East Branch Extension (EBX) Foothill Pipeline, also located within the Project footprint, are excluded from the covered activities described in the HCP. The Project Site is separated from the Santa Ana River Wash Habitat Conservation Plan by Greenspot Road.

Covered Species are those species addressed in the finalized HCP for which conservation actions will be implemented and for which the applicants have received incidental take authorizations for a period of up to 30 years. These include two federally listed endangered plants (Santa Ana River woollystar and slender-horned spineflower), the federally listed endangered San Bernardino kangaroo rat, the federally listed

threatened coastal California gnatcatcher, and the cactus wren (*Campylorhynchus brunneicapillus*), which is not currently listed under the Federal Endangered Species Act.

The Project Site is not located in a species habitat conservation plan and the Proposed Project is not a Covered Activity. No action is necessary for compliance with the proposed Santa Ana River Wash Land Management and Habitat Conservation Plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan and no impact would occur.

4.4.3 Mitigation Measures

BIO-1: **Pre-construction Special-Status Plant Surveys.** Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: **Biological Monitoring.** A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each

monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: **Pre-construction Crotch Bumble Bee Survey.** If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: **Pre-construction Burrowing Owl Surveys.** Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible

and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: **Pre-construction Nesting Bird Survey.** To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project

impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: **Pre-construction San Bernardino Kangaroo Rat Survey.** Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced

approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

4.5 Cultural Resources

ECORP Consulting, Inc. (ECORP) prepared a Cultural Resources Inventory and Evaluation Report (ECORP 2025c; Appendix D) for the Proposed Project to determine if cultural resources were present in or adjacent to the Project Area and assess the sensitivity of the Project Area for undiscovered or buried cultural resources. Cultural resources include prehistoric archaeological sites, historic archaeological sites, and historic structures, and generally consist of artifacts, food waste, structures, and facilities made by people in the past. Prehistoric archaeological sites are places that contain the material remains of activities carried out by the native population of the area (i.e., Native Americans) prior to the arrival of Europeans in Southern California. Places that contain the material remains of activities carried out by people during the period when written records were produced after the arrival of Europeans are considered historic archaeological sites. Historic structures include houses, garages, barns, commercial structures, industrial facilities, community buildings, and other structures and facilities that are more than 50 years old. Historic structures may also have associated archaeological deposits, such as abandoned wells, cellars, privies, refuse deposits, and foundations of former outbuildings.

The information provided below is an abridged version of the Cultural Resources Inventory and Evaluation Report and is included here to provide a brief context of the potential cultural resources in the Project Area. Due to the sensitive nature of cultural resources and their records and documentation, which are restricted from public distribution by state and federal law, the IS/MND appendices do not include the cultural resources report; however, all pertinent information necessary for impact determinations is included in this section. A redacted version of the cultural resources report that does not include site records or locations may be obtained by contacting the City of Highland.

4.5.1 Environmental Setting

The records search results indicate 39 previously recorded historic-era cultural resources are located within one mile of the Project Area. However, these resources are primarily associated with infrastructure and water conveyance systems. None of the 39 resources are located within the Project Area. The nearest resource to the Project Area is the historic-era Greenspot Road Bridge over Plunge Creek. This resource was previously evaluated as not eligible for listing on the Caltrans Historic Bridge Inventory. It was relocated within close proximity to Aurantia Park and replaced in 1992.

ECORP contacted the California Native American Heritage Commission (NAHC) on April 9, 2024, to request a search of the Sacred Lands File for the Area of Potential Effect (APE) (Appendix D). This search was to determine whether Sacred Lands have been recorded by California Native American tribes within the APE, because the Sacred Lands File is populated by members of the Native American community with knowledge of the locations of tribal resources. In requesting a search of the Sacred Lands File (SLF),

ECORP solicited information from the Native American community regarding TCRs, but the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable state and federal law. The results of the Sacred Lands File search by the NAHC were positive for the presence of Native American Cultural Resources within the Project Area.

ECORP was not delegated authority by the lead agency to conduct tribal consultation.

4.5.2 Cultural Resources (V) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

An Archaeological Resources Inventory and Evaluation Report was prepared by ECORP in 2025 (ECORP 2025c; Appendix D) for the Project to determine if cultural resources were present in or adjacent to the Project Area and assess the sensitivity of the Project Area for undiscovered or buried cultural resources. ECORP surveyed the Project Area for archaeological resources in 2024. As a result of the field survey, ECORP recorded five cultural resources within the Project Area: EH-01, EH-02, EH-03, EH-04, and EH-05-I. EH-01 is a historic-period refuse deposit, EH-02 is a historic-period foundation, EH-03 and EH-04 are pre-contact bedrock milling features, and EH-05-I is a granite mano.

ECORP then conducted subsurface testing at resource EH-01 through EH-04 in 2025, under the supervision of a tribal monitor from the Yuhaaviatam of San Manuel Nation. Resource EH-05 was not tested, as isolated artifacts do not have associated cultural materials that can be excavated. Further discussion of resource testing results is provided in Appendix D.

ECORP evaluated the significance of all five historic-period resources using the National Register of Historic Places and California Register of Historical Resources eligibility criteria. ECORP evaluated resources EH-01, EH-02, EH-03, and EH-05-I, and recommends that they are not eligible for inclusion in the NRHP and CRHR and, therefore, are not Historical Resources under CEQA or Historic Properties under National Historic Preservation Act (NHPA) Section 106. ECORP evaluated EH-04, and concludes this resource has sufficient integrity given the presence of in situ subsurface resources to yield important information. Additionally, the Sacred Lands File search by the NAHC was positive, indicating the presence of Native American resources within the Project Area. Therefore, ECORP recommends site EH-04 be considered eligible for inclusion in the NRHP and CRHR under Criterion D/4; therefore, site EH-04 is considered a Historical Resource as defined by CEQA or Historic Property under NHPA Section 106. As EH-04 is considered a Historical Resource as defined by CEQA, the Project has the potential to result in a substantial adverse change in the significance of a historical resource. Implementation of Mitigation Measure CUL-1, would ensure that impacts to resource EH-04 would be reduced to a less than significant level.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

Due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites. If previously unrecorded historical resources are encountered during construction, implementation of Mitigation Measures CUL-2, CUL-3, and CUL-4 would reduce potential impacts to a less than significant threshold.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

No formal cemeteries are located in or near the Project Area. However, the possibility exists that human remains could be uncovered during construction of the Proposed Project. Additionally, most Native American human remains are found in prehistoric and archeological sites. Due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites (ECORP 2025c Appendix D). Implementation of Mitigation Measure CUL-2, CUL-3, and CUL-4 would ensure that impacts to human remains are less than significant.

4.5.3 Mitigation Measures

CUL-1: **Monitoring and Treatment Plan.** A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: **Contractor Awareness Training.** The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: **Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: **Post Review Discovery.** There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
    - If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the

lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

4.6 Energy

This section is based in part on the results of the Energy Analysis prepared by Urban Crossroads in September 2024 (Urban Crossroads 2024b; Appendix E). This IS/MND analyzes energy consumption due to the potential direct and indirect environmental impacts associated with the Project. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal) and emissions of pollutants during the construction and operational phases.

4.6.1 Environmental Setting

Energy relates directly to environmental quality. Energy use can adversely affect air quality and other natural resources. The vast majority of California's air pollution is caused by burning fossil fuels. Consumption of fossil fuels is linked to changes in global climate and depletion of stratospheric ozone. Transportation energy use is related to the fuel efficiency of cars, trucks, and public transportation; choice of different travel modes (auto, carpool, and public transit); vehicle speeds; and miles traveled by these modes. Construction and routine operation and maintenance of transportation infrastructure also consume energy. In addition, residential, commercial, and industrial land uses consume energy, typically through the usage of natural gas and electricity.

4.6.1.1 Energy Types and Sources

California relies on a regional power system comprised of a diverse mix of natural gas, renewable, hydroelectric, and nuclear generation resources. Natural gas provides California with a majority of its electricity followed by renewables, large hydroelectric and nuclear (California Energy Commissions [CEC] 2021). Southern California Edison (SCE) provides electrical services to Highland through state-regulated public utility contracts. Southern California Edison, the largest subsidiary of Edison International, is the primary electricity supply company for much of Southern California. It provides 15 million people with electricity across a service territory of approximately 50,000 square miles.

The California Public Utilities Commission (CPUC) regulates SCE. The CPUC has developed energy efficiency programs such as smart meters, low-income programs, distribution generation programs, self-generation incentive programs, and a California solar initiative. Additionally, the CEC maintains a power plant database that describes all of the operating power plants in the state by county.

SoCalGas provides natural gas services to the Project Area and services approximately 5.9 million customers, spanning roughly 20,000 square miles of California.

4.6.1.2 Existing Transmission and Distribution Facilities

The components of transmission and distribution systems include the generating facility, switching yards and stations, primary substation, distribution substations, distribution transformers, various sized transmission lines, and the customers. The United States contains over a quarter million miles of

transmission lines, most of them capable of handling voltages between 115 kilovolts (kV) and 345 kV, and a handful of systems of up to 500 kV and 765 kV capacity. Transmission lines are rated according to the amount of power they can carry, the product of the current (rate of flow), and the voltage (electrical pressure). Generally, transmission is more efficient at higher voltages. Generating facilities, hydro-electric dams, and power plants usually produce electrical energy at fairly low voltages, which is increased by transformers in substations. From there, the energy proceeds through switching facilities to the transmission lines. At various points in the system, the energy is "stepped down" to lower voltages for distribution to customers. Power lines are either high voltage (115, 230, 500, and 765 kV) transmission lines or low voltage (12, 24, and 60 kV) distribution lines. Overhead transmission lines consist of the wires carrying the electrical energy (conductors), insulators, support towers, and grounded wires to protect the lines from lightening (called shield wires). Towers must meet the structural requirements of the system in several ways. They must be able to support both the electrical wires, the conductors, and the shield wires under varying weather conditions, including wind and ice loading, as well as a possible unbalanced pull caused by one or two wires breaking on one side of a tower. Every mile or so, a "dead-end" tower must be able to take the strain resulting if all the wires on one side of a tower break. Every change in direction requires a special tower design. In addition, the number of towers required per mile varies depending on the electrical standards, weather conditions, and the terrain. All towers must have appropriate foundations and be available at fairly regular spacing along a continuous route accessible for both construction and maintenance.

A right-of-way is a fundamental requirement for all transmission lines. A right-of-way must be kept clear of vegetation that could obstruct the lines or towers by falling limbs or interfering with the sag or wind sway of the overhead lines. If necessary, land acquisition and maintenance requirements can be substantial. The dimensions of a right-of-way depends on the voltage and number of circuits carried and the tower design. Typically, transmission line rights-of-way range from 100 to 300 feet in width. The electric power supply grid within San Bernardino County is part of a larger supply network operated and maintained by SCE that encompasses a large portion of the Southern California region. This system ties into yet a larger grid known as the California Power Pool that connects with the San Diego Gas and Electric and Pacific Gas and Electric Companies. These companies coordinate the development and operation, as well as purchase, sale, and exchange of power throughout the State of California. Within San Bernardino County, SCE owns most of the transmission and distribution facilities.

The California Independent System Operator (CAISO) manages the flow of electricity across the high-voltage, long-distance power lines (high-voltage transmissions system) that make up 80 percent of California's and a small part of Nevada's grid. This nonprofit public benefit corporation keeps power moving to and throughout California by operating a competitive wholesale electricity market, designed to promote a broad range of resources at lower prices, and managing the reliability of the electrical transmission grid. In managing the grid, CAISO centrally dispatches generation and coordinates the movement of wholesale electricity in California. As the only independent grid operator in the western U.S., CAISO grants equal access to 26,000 circuit miles of transmission lines and coordinates competing and diverse energy resources into the grid where it is distributed to consumers. Every five minutes, CAISO forecasts electrical demand and dispatches the lowest cost generator to meet demand while ensuring enough transmission capacity for delivery of power.

4.6.2 Energy (VI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☑	☐

Less Than Significant Impact.

Construction

Based on CalEEMod estimations within the modeling output files used to estimate GHG emissions associated with the Project, construction-related vehicle trips would result in approximately 231,729 VMT and consume an estimated 13,986 gallons of diesel fuel during the construction phases. Additionally, on-site construction equipment would consume an estimated 49,800 gallons of diesel fuel. Limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings. California Code of Regulations, Title 13, Sections 2449 and 2485, limit idling from both on-road and off-road diesel- powered equipment and are enforced by CARB. Additionally, given the cost of fuel, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

Due to the temporary nature of construction and the financial incentives for developers and contractors to use energy-consuming resources in an efficient manner, the construction phase of the Proposed Project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, the construction-related impacts related to electricity and fuel consumption would be less than significant.

Operations

Operation of the Proposed Project would consume energy as part of building operations and transportation activities. Building operations would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics. Based on CalEEMod energy use estimations, operations for the Project would result in approximately 959,825 kWh/year of electricity and 3,535,738 kBtu/year of natural gas annually.

Development of the Project would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

Operational energy would also be consumed during vehicle trips associated with the Project envisioned under the Proposed Project. Fuel consumption would be primarily related to vehicle use by residents and visitors associated with the Project. Based on CalEEMod energy use estimations, Project-related vehicle trips would result in an approximately 3,725,967 VMT and consume an estimated 147,418 gallons of gasoline and diesel combined, annually.

The Project would provide parking and EV infrastructure that would further reduce fuel consumption demand. For these reasons, operational-related transportation fuel consumption would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. For these reasons, this impact would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☑	☐

Less Than Significant Impact

The Project would be designed in a manner that is consistent with relevant energy conservation plans designed to encourage development that results in the efficient use of energy resources. The Project would be built to the *Energy Efficiency Standards for Residential and Nonresidential Buildings*, as specified in Title 24, Part 6, of the CCR (Title 24) Title 24 was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years. The most recent Title 24 updates went into effect on January 1, 2020 (2019 Standards). The 2019 Standards focuses on several key areas to improve the energy efficiency of newly constructed and remodeled or altered buildings and are a major step toward meeting Zero Net Energy. Buildings permitted on or after January 1, 2020, must comply with the 2019 Standards. Additionally, in January 2010, the State of California adopted the California Green Building Standards Code (CalGreen) that establishes mandatory green building standards for all buildings in California. The code was subsequently updated in 2013. The code covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. Furthermore, the Project would also be consistent with the City's General Plan Conservation and Sustainable Communities Element, which strives for energy efficient design in new development. For these reasons, this impact would be less than significant.

4.6.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.7 Geology and Soils

4.7.1 Environmental Setting

The Project Site is relatively flat with a low gradient generally towards the west-northwest, with elevations ranging from approximately 1,467 feet above mean sea level (MSL) in the southeast corner to 1,445 feet above MSL in the northwest corner. The surficial soils across the site are generally loose and dry with some cobbles and boulders exposed on the ground surface.

4.7.1.1 Geomorphic Setting

A Preliminary Geotechnical Evaluation Report was prepared by Petra Geosciences Inc. in August 2024 (Petra 2024; Appendix F). The report presents data from background review, field exploration, and laboratory testing, providing conclusions regarding the geotechnical conditions at the Project Site, and provides recommendations regarding the design and construction of the proposed improvements.

Regionally, the Project Site is located within the northmost portion of the Peninsular Ranges Geomorphic Province (PRGP), near the boundary with the Transverse Ranges Geomorphic Province on a portion of a large alluvial fan that extends southwest from the adjacent San Bernardino Mountains to the northeast. The PRGP is composed of a series of ranges, separated by northwest trending valleys, subparallel to faults and extends south to Baja California, east to the Colorado Desert, and west into the Pacific Ocean.

Locally, the Project Site is located on an alluvial fan and active wash deposits emanating from Oak Creek, located less than one mile to the northeast. The alluvial-fan deposits in the vicinity of the site are on the order of hundreds of feet thick, and composed of silty sands, sands, gravel, cobble, and boulders.

4.7.1.2 Regional Seismicity and Fault Zones

The California Department of Conservation, Division of Mines and Geology, defines an *active fault* as one that has been subjected to surface displacement within the last 11,000 years. A fault is considered *inactive* if it has not shown geologic evidence of surface displacement in the last 11,000 years.

4.7.1.3 Soils

The Preliminary Geotechnical Report prepared by Petra Geosciences encountered five soil units during the excavation of twelve exploratory test pits: Artificial Fill (af), Alluvium (Qal), Silty Sand (SM), Sand with Silt (SP-SM), and Sand (SP) (Petra 2024; Appendix F).

4.7.1.4 Paleontological Resources

The Society for Vertebrate Paleontology (SVP) defines four categories of paleontological sensitivity for rock units: High Potential, Low Potential, Undetermined Potential, and No Potential. The County of San Bernardino General Plan EIR identifies the Project Site as within an area of Low-to-High Paleontological Sensitivity (SB County 2019). The Cultural Resource Section of the County's 2019 General Plan EIR, and CGS's geologic map of California identify the Project Site is underlain by Pleistocene-Holocene Age

Alluvium Sediments (Q: Younger Alluvium) GCS identifies surficial deposits at the Project Site include Qal (Alluvial Valley Deposits), and Qw (Alluvial Wash Deposits) (SB County 2019; CGS 2025).

4.7.2 Geology and Soils (VII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☑	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☑	☐

Less than Significant Impact (i, ii)

The Project Site is not located in an Alquist-Priolo Earthquake Fault Zone and no known faults cross the Project Site. However, the Project Site is located in a seismically active region of Southern California, where several fault systems are considered to be active or potentially active. Nearby active faults are present in the San Andreas Fault Zone, located approximately 0.4-miles north of the Project Site (DOC 2025). The Project Site may be subject to ground shaking in the event of an earthquake originating along one of the faults designated as active or potentially active in the Project vicinity. This hazard is common throughout California. Additionally, the Project would be constructed in compliance with the California Building Code as well as City development standards, and the recommendations presented within the site-specific geotechnical report. Therefore, the proposed development on the Project Site would pose no greater risk to public safety or destruction of property than is already present for the region. A less than significant impact would occur.

Less than Significant Impact (iii)

Liquefaction is a phenomenon where water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 feet of the ground surface. The loss of soil strength occurs when cyclic pore water pressure increases below the groundwater surface. Potential hazards due to liquefaction include the loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements.

The Project Site is located within a San Bernardino County Liquefaction Zone, generally susceptible to medium liquefaction. However, due to the gravelly to cobbly nature of the underlying alluvial-fan materials, as well as the depth to groundwater (expected to be deeper than 100 feet bgs), the potential for liquefaction is considered to be very low (Petra 2024; Appendix F). Thus, neither liquefaction nor dynamic settlement were identified as major geotechnical concerns for site development. Additionally, the Project would be constructed in compliance with the California Building Code as well as City development standards, and the recommendations presented within the site-specific geotechnical report. A less than significant impact would occur, and no mitigation is required.

Less than Significant Impact (iv)

The Project Site is relatively flat and is located outside of a general landslide susceptibility zone (SB County 2025). The City of Highland General Plan identified the Project Site as being located within Landslide Zone 1, the Lowest Susceptibility zone (Highland 2006). As such, the Project Site is not located in an area that would be highly susceptible to landslides.

Secondary effects of seismic activity normally considered as possible hazards to a site include several types of ground failure. Various general types of ground failures, which might occur due to severe ground shaking at the site include ground subsidence, ground lurching, and lateral spreading. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from faults, topography, subsoil, and groundwater conditions, among other factors. The potential for ground lurching and lateral spreading are considered very low. Additionally, the Project would be constructed in compliance with the California Building Code as well as City development standards, and the recommendations presented within the site-specific geotechnical report. Therefore, a less than significant impact would occur, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐

Less than Significant Impact.

Implementation of the Proposed Project would require ground-disturbing activities, such as grading, which could potentially result in soil erosion or loss of topsoil. Erosion is a condition that could adversely affect development on any site. Site grading could temporarily exacerbate erosion conditions, but implementation of erosion control measures would limit such effects. Construction of the Proposed Project would be required to comply with the Construction General Permit, which would require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) are included as part of the SWPPP prepared for the Proposed Project and would be implemented to manage erosion and the loss of topsoil during construction-related activities (see Section 10., Hydrology and Water Quality of this Initial Study). The Proposed Project's grading plan would also

ensure that the proposed earthwork is designed to avoid soil erosion. Impacts associated with soil erosion or the loss of topsoil would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐

Less than Significant Impact.

Please refer to the responses to Section 4.7 question a), above. The Project would comply with the California Building Code. Impacts related to an unstable geological unit or soil resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☑	☐

Less than Significant Impact.

Expansive soils can shrink and swell with drying and wetting. The shrink-swell potential of expansive soils can result in differential movement beneath foundations. Two soil units or types were encountered within the Project Site: Artificial Fill, and Alluvial Fan Deposits (Petra 2024; Appendix F). Laboratory testing conducted by Petra found soils within the Project Site are very sandy and have a very low expansion potential. Furthermore, with implementation of the Conclusions and Recommendations of the Final Site-Specific Geotechnical Report, near-surface compacted fill soils within the site are expected to exhibit an expansion index of 0 to 20, or non-expansive. As such, a less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☑

No Impact.

The Proposed Project would be connected to the local wastewater treatment system. The Project does not include septic tanks or alternative wastewater disposal systems. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

The Proposed Project would be located near Oak Creek, and along existing Roadways. As stated previously, the San Bernardino County General Plan identifies the Project Site as being located within an area of Low-to-High Paleontological Sensitivity (SB County 2019). Artificial fill was observed overlaying two of the twelve test pits excavated as part of the Preliminary Geotechnical Report at a depth of 1.5 to 2.5-feet. Alluvial fan deposits were noted at all twelve of the test pit locations (Petra 2024; Appendix F). Excavation required during construction would generally be limited to less than five feet below the existing ground level to accommodate recommended over excavations. However, the actual depths and horizontal limits of removals and over-excavations would be evaluated during grading by the Project's geotechnical consultant (Petra 2024; Appendix F). Excavation in sediments below the level of previous disturbance has the potential to encounter unknown paleontological resources. With the implementation of Mitigation Measure GEO-1 impacts from the unanticipated discovery of paleontological resources would be less than significant.

4.7.3 Mitigation Measures

GEO-1: **Unanticipated Discovery of Paleontological Resources.** If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

4.8 Greenhouse Gas Emissions

This section is based in part on the results of the Greenhouse Gas Analysis conducted for the Project (Urban Crossroads 2024c; Appendix G). This analysis was prepared using methods and assumptions recommended in the rules and regulations of the South Coast Air Quality Management District (SCAQMD). This section presents regional and local existing conditions in addition to pertinent Greenhouse Gas (GHG) emissions-related standards and regulations. The purpose of this assessment is to estimate Project-generated GHG emissions and to determine the level of impact the Project would have on the environment.

4.8.1 Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐

Less Than Significant Impact.

The City of Highland has not adopted its own numeric threshold of significance for determining impacts with respect to GHG emissions. A screening threshold of 3,000 MTCO2e/yr to determine if additional analysis is required is an acceptable approach for small projects. This approach is a widely accepted screening threshold used by the City of Highland and numerous cities in the SCAB and is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required.

4.8.1.1 Project Construction-Generated Greenhouse Gas Emissions

Construction-related activities that would generate greenhouse gas (GHG) emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project Site, and off-road construction equipment (e.g., tractors, graders, dozers). Construction-generated GHG emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Construction is anticipated to last approximately 12 months. Construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. Please refer to Appendix G for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Table 4.8-1. Construction-Related Greenhouse Gas Emissions	
Year	**CO_2e (Metric Tons / Year)**
2026	475.93
2027	0.81
Total	476.74
SCAQMD Threshold	*3,000*
Exceed Threshold?	**No**

Source: CalEEMod version 2022.1.1.26. Refer to Appendix G for Model Data Outputs.

As shown in Table 4.8-1, Project construction would result in the generation of approximately 476.74 metric tons of carbon dioxide equivalents per year ($MTCO_2e/yr$) over the course of construction. Once construction is complete, the generation of these GHG emissions would cease. Consistent with SCAQMD recommendations, Project construction GHG emissions have been amortized of the expected life of the Project, which is considered to be 30 years per the SCAQMD. The amortized construction emissions are added to the annual average operational emissions (see Table 4.8-2).

As such, the Project would not exceed the SCAQMD's numeric bright-line threshold of 3,000 metric tons of CO_2e annually. Therefore, the impact is less than significant.

4.8.1.2 Project Operational Greenhouse Gas Emissions

Operation of the Project would result in an increase in GHG emissions primarily associated with mobile sources. Long-term operational GHG emissions attributed to the Project are identified in Table 4.8-2.

Table 4.8-2 Operational-Related Greenhouse Gas Emissions	
Emissions Source	**CO_2e (Metric Tons/ Year)**
Construction Emissions (amortized over the 30-year life of the Project)	15.89
Area Source	28.96
Energy	339.73
Mobile	1337.21
Waste	34.09
Water	13.12
Refrigerants	0.22
Total:	**1,769.22**

Source: Urban Crossroads 2024c; Appendix G, CalEEMod version 2022.1.1.26 Refer to Appendix 3.1 of Urban Crossroads 2024c; Appendix G for Model Data Outputs.

As shown in Table 4.8-2, The Project would result in approximately 1,769.22 MTCO2e/yr; the proposed Project would not exceed the SCAQMD's numeric threshold of 3,000 MTCO2e/yr. Additionally, the Project

would be consistent with the CARB 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), as described in Section 8, Response b), below, Thus, the Project would result in a less than significant impact with respect to GHG emissions.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☑	☐

Less than Significant Impact.

The City of Highland does not currently have an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. However, the State of California promulgates several mandates and goals to reduce statewide GHG emissions, including the goal to reduce statewide GHG emissions to 1990 levels by the year 2020 (Assembly Bill 32), and the goal to reduce statewide GHG emissions to 40 percent below 1990 levels by the year 2030 (Senate Bill 32). As previously stated, pursuant to 15604.4 of the *CEQA Guidelines*, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions (54). As such, the Project's consistency with the 2022 Scoping Plan, is discussed below. It should be noted that the Project's consistency with the 2022 Scoping Plan also satisfies consistency with AB 32 since the 2022 Scoping Plan is based on the overall targets established by AB 32 and SB 32. Consistency with the 2008 and 2017 Scoping Plan is not necessary since both of these plans have been superseded by the 2022 Scoping Plan. For reasons outlined herein, the proposed Project would result in a less than significant impact with respect to GHG emissions.

4.8.1.3 2022 Scoping Plan Consistency

The Project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project will comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, Off-Road Zero-Emission Targeted Manufacturer Rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. As such, the Proposed Project would not conflict with an adopted plan, policy, or regulation pertaining to GHGs Therefore, this impact would be less than significant. No mitigation is required.

4.8.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.9 Hazards and Hazardous Materials

4.9.1 Environmental Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined by the California Health and Safety Code, Section 25501 as follows:

> "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A hazardous material is defined in 22 CCR Section 662601.10 as follows:

> A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

Transporters of hazardous waste in California are subject to several federal and state regulations. They must register with the California Department of Health Services (DHS) and ensure that vehicle and waste container operators have been trained in the proper handling of hazardous waste. Vehicles used for the transportation of hazardous waste must pass an annual inspection by the California Highway Patrol (CHP). Transporters must allow CHP or DHS to inspect their vehicles and must make certain required inspection records available to both agencies. The transport of hazardous materials that are not wastes is regulated by the U.S. Department of Transportation through national safety standards.

Other risks resulting from hazardous materials include the use of these materials in local industry, businesses, and agricultural production. The owner or operator of any business or entity that handles hazardous material above threshold quantities is required by state and federal laws to submit a business plan to the local Certified Unified Program Agency (CUPA). The San Bernardino County Fire Department is designated by the State Secretary for Environmental Protection as the CUPA for San Bernardino County in order to focus the management of specific environmental programs at the local government level. The CUPA program is designed to consolidate, coordinate, and uniformly and consistently administer permits and conduct inspection and enforcement activities throughout San Bernardino County. This approach strives to reduce overlapping and sometimes conflicting requirements of different governmental agencies independently managing these programs. The County will refer large cases of hazardous materials contamination or violations to the Santa Ana Regional Water Quality Control Board (SARWQCB) (Region 6) and the California Department of Toxic Substances Control (DTSC). It is not uncommon for other agencies, such as federal and state Occupational Safety and Health Administrations, to become involved when issues of hazardous materials arise.

Under Government Code Section 65962.5, both the DTSC and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. The Project Site is not listed by the DTSC as a hazardous substances site on the list of hazardous waste sites compiled pursuant to Government Code § 65962.5 (Cortese List). Per the SWRCB Cortese List, the nearest hazardous site is a LUST Cleanup Site located approximately 1-mile from the Project Site at 7000 Club View Drive. The cleanup status is complete, and the case was closed in October 1994.

4.9.2 Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐

Less than Significant Impact.

Construction

The construction phase of the Project may include the transport, storage, and short-term use of petroleum-based fuels, lubricants, pesticides, and other similar materials. The transport of hazardous materials by truck is regulated by federal safety standards under the authority of the U.S. Department of Transportation. Additionally, the implementation of BMPs stipulating proper storage of hazardous materials and vehicle refueling would be implemented during construction as part of the Stormwater Pollution Prevention Plan (SWPPP). All transport, handling, use, and disposal of substances such as petroleum products paints, and solvents related to the operation and maintenance of the Project would comply with all federal, state, and local laws regulating management and use of hazardous materials. Therefore, the use of such material would not create a significant hazard to the public and impacts would be less than significant.

Operation

The operation phase of the Project would involve the operation of the proposed residential Project. The types and amounts of hazardous materials that would be used in connection with the occupancy of the Proposed Project would be typical of residential uses, such as cleaning solutions, solvents, pesticides for landscaping, painting supplies, and petroleum products used in normal vehicles operations. These substances can be hazardous in high concentrations; however, the routine and proper use of these standard construction and household products would not result in significant hazards due to small quantities of use. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐

Less than Significant Impact.

Construction

Construction personnel would maintain supplies on-site for containing and cleaning small spills of hazardous materials such as diesel and gasoline fuels, paints, solvents cement, and asphalt. Furthermore, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the National Pollution Discharge Elimination System (NPDES) permit. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non stormwater discharges from the construction site. BMPs for hazardous materials may include, but are not limited to, off- site refueling, placement of generators on impervious surfaces, establishing cleanout areas for cement, etc.

Operation

While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with the Project and the potential for accident or upset is less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☑

No Impact.

There are no schools located within a one-quarter mile radius of the Project Site (Google Earth 2025). The closest school to the Project Site is Cram Elementary, approximately 0.35-miles northwest of the Project Site at 29700 Water Street. Therefore, no impact would occur in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑

No Impact.

Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, the State Water Resources Control Board (SWRCB), and the California Integrated Waste Management Board to compile and annually update lists of hazardous waste sites and land designated as hazardous waste property throughout the State.

The California Environmental Protection Agency's (CalEPA) Cortese List Data Resources records were reviewed to help determine whether hazardous materials have been handled, stored, or generated on the Project Site or the adjacent properties and businesses (CalEPA 2025). The list, although covering the requirements of Section 65962.5, has always been incomplete because it does not indicate if a specific site was at one time included in the abandoned site program.

The list is a compilation of five separate websites that includes:

1. DTSC's EnviroStor – identifies waste or hazardous substances sites.
2. SWRCB's GeoTracker – identifies underground storage tanks for which an unauthorized release report was filed, cleanup sites, and all solid waste disposal facilities from which there is a mitigation of hazardous waste for which a regional board has notified DTSC.
3. A pdf of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit.
4. A list of cease-and-desist orders and clean up and abatement orders.
5. A list of hazardous waste facilities subject to corrective action.

Results of the records search indicate the following:

- DTSC's EnviroStor indicated that that Project Site was not identified as a hazardous waste or substances site (DTSC 2023).
- GeoTracker did not identify the Project Site as having an underground storage tank for which an unauthorized release report was filed, a cleanup site, or a solid waste disposal facility from which there is a mitigation of hazardous waste for which a regional board has notified DTSC (SWRCB 2023). The database indicates that the nearest hazardous site is a LUST Cleanup Site located approximately 1-mile from the Project Site at 7000 Club View Drive. The cleanup status is complete, and the case was closed in October 1994.

- A list of solid waste disposal sites with waste constitutes above hazardous waste levels outside the waste management unit was also checked. No records were listed.
- The list of cease-and-desist orders and clean up and abatement orders did not include the Project Site.
- The list of hazardous facilities subject to corrective action does not include the Project Site.

As the Project Site is not listed on one of the five websites provided to fulfill the Cortese List, the Project would not create a significant hazard to the public or the environment. Furthermore, as part of the Phase I ESA prepared by RMA Group, a search of governmental records pertaining to hazardous materials and wastes was made by EDR, an environmental records search firm. The search encompassed federal, state, regional, and local records. Environmental concerns were searched within a radius of 0.25- to 1-mile of the Project Site, or limited to the target property, depending on the record searched. The record search did not identify any environmental issues at the Project Site.

A total of three sites were identified within a one-mile radius of the Project Site, and no violations were reported for any of the three sites.

Two of the three sites, 29906 and 2996 Santa Ana Canyon Road, are listed as having underground storage tanks. 29906 Santa Ana Canyon Road is listed on the CA FID UST and SWEEPS UST lists and 29996 Santa Ana Canyon Road is listed on the historic underground storage tank (UST) list. Both sites are listed as being under the same ownership, and both addresses list two tanks, one 280-gallon and one 550-gallon. This appears to be the same site, the citrus orchard north of the site and Santa Ana Canyon Road. The closest structures on the orchard site is about 150-feet from the site. Neither address is listed on the GeoTracker website. The third site is listed is a Verizon Wireless property at 29700 Greenspot Road listed as San Bernardino County permitted hazmat handler. The orphan sites identified by EDR appear to be sufficiently distant so as not to be a concern with respect to the subject site. The results of the EDR record search are presented in the Phase I Environmental Site Assessment (ESA), included as Appendix H (RMA 2014).

In conclusion, there are no hazardous waste facilities and sites with known contamination, or sites where there may be reasons to investigate further located on the Project Site or in its vicinity. Therefore, no impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project Area?	☐	☐	☐	☑

No Impact.

The Redlands Municipal Airport and San Bernardino International Airport (SBD) are the two closest Airports to the Project Site. SBD does not have an adopted Airport Land Use Compatibility Plan (ALUCP) and is located approximately 3.5-miles west of the Project Site, beyond I-210. The closest airport is Redlands Municipal, located approximately 1.7-miles south of the Project Site. As depicted on the Redlands Municipal ALUCP Noise Contour Figure, the Project Site is located outside of the 60 dBA CNEL noise contour, and outside of common flight tracks (Redlands 2003). Additionally, as noted in the City of Highland's General Plan Public Health, Safety and Environment Section, the Project Site is located outside of the Redlands Municipal and SBD influence areas, and Redlands Municipal Airport Area of Special Compatibility Concern (Highland 2006). Although the Project Site is located within the vicinity of two airports, it is not located within an airport land use planning area. As such, no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐

Less than Significant Impact.

The City of Highland General Plan identifies Greenspot Road as an east-west evacuation route for the City. Additionally, the general plan notes that population impacts on emergency response services are currently evaluated on a project-by-project basis through the development review process (Highland 2006). During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City. The Proposed Project would require construction within the Greenspot Road ROW and require temporary lane closures for the construction of a new 48-inch storm drain within the Greenspot Road ROW (Figure 3). As the Proposed Project would require improvements within an emergency evacuation route identified by the City of Highland, the Project would require the preparation and implementation of a Traffic Control Plan (TCP) prior to any lane closures to ensure proper access to residences by emergency vehicles during construction and to maintain traffic flow on Greenspot Road. With the implementation of a TCP, Project construction impacts to emergency access would be reduced to a less than significant level.

Site access for operations would be subject to approval of the Site Plan by the City. Development facilitated by the Project would accommodate future population growth and would increase vehicle miles travelled in the City. This could lead to increased congestion during emergency evacuations. However, the City reviews and approves projects to ensure that emergency access meets City standards. This Project would comply with road standards and would be reviewed by the City to ensure development would not interfere with evacuation routes and would not impede the effectiveness of evacuation plans. Therefore, the Project would not impair implementation of or physically interfere with evacuation or emergency response plans. Therefore, the Project would have a less than significant impact.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☑	☐

Less than Significant Impact.

The Project Site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), and Local Responsibility Area (LRA). The City of Highland requires development review for projects located within a VHFHSZ. The Proposed Project's site plan has been reviewed by the City's Fire Marshall, Craig Sanchez. The Proposed Project would be developed in compliance with the requirements of the City of Highland's Municipal Code, California Fire Code, and California Building Code. These standards include building requirements that increase wildfire resilience, including require home hardening and defensible space in accordance with state standards within Very High Fire Hazard Severity Zones.

As the Project would comply with all applicable codes and standards, including compliance with the most current Fire Safe Regulations and Fire Hazard Reduction around Buildings and Structures Regulations. Additionally, the Project would require the preparation of a Fire Protection Plan that describes Project-specific fuel modification shall be required. A less than significant impact would occur.

4.9.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.10 Hydrology and Water Quality

4.10.1 Environmental Setting

4.10.1.1 Site Hydrology and Onsite Drainage

The existing Project Site is currently vacant, generally flat, and vegetation consists primarily of grasses, flowering plants, large bushes, small trees on the north half of the site, and grasses, shrubs, and small trees on the south end of the site. The preliminary Hydrology Report prepared by Kimley-Horn and Associated (Kimley-Horn 2024a; Appendix I) identified two drainage areas (DA) on the Project Site. The first drainage area, DA-1 flows drain west of the site where the stormwater flows currently experience some localized ponding onsite before continuing downstream through the natural drainage course. The second, DA-2, sheet flows west towards Alta Vista and ultimately onto the street continuing westerly on Greenspot Road along curb and gutter until it is conveyed to an existing public storm inlet located on Weaver Street.

Under existing conditions, the Project Site not only conveys onsite flows, but it also accepts offsite flows from the north from a low point in Santa Ana Canyon Road. Offsite flows sheet flow onsite and mix with onsite flows. The combined onsite and offsite flows will ultimately discharge west, as described above.

The Project Site also accepts flows from an existing 36-inch reinforced concrete pipe (RCP) storm drain at the northern boundary of the Project Site. The existing 36-inch RCP storm drain conveys to an existing outlet headwall into a rock swale, which ultimately discharges into the site. The existing 36-inch RCP storm drain discharging into the Project Site does not have any direct connections from the Project Site.

4.10.2 Hydrology and Water Quality (X) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☑	☐

Less than Significant Impact.

Potential water quality impacts associated with the Proposed Project include short term construction-related erosion/sedimentation and construction related hazardous materials discharge. Because the area of disturbance affected by the construction of the Proposed Project would exceed one acre, the Proposed Project would be subject to the requirements of the statewide National Pollutant Discharge Elimination System (NPDES) stormwater permit for construction activity (Order 98-08 DWQ), and as such would prepare a SWPPP in accordance with the Statewide Construction General Permit. Impacts associated with construction-related water quality impacts would be avoided or reduced to a less than significant level through implementation of standard construction BMPs and conformance with the NPDES requirements.

During Project operations a Water Quality Management Plan (WQMP) would be implemented to comply with the State Water Resources Control Board (SWRCB) MS4 permit requirements. The Conceptual WQMP prepared by Kimley-Horn details the Proposed Project's stormwater management system to address post-construction runoff quality and quantity (Kimley-Horn 2024b; Appendix J). The Project's stormwater management system would include two detention basins along the Project Site's southern boundary along Greenspot Road within Lots C and P (Figure 3) as well as permanent post-construction BMPs for water quality control to allow for onsite stormwater infiltration. Therefore, impacts to surface or ground water quality during Project operation would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project would include both pervious (detention basin and landscape areas) and impervious (hardscapes, building footprints) surfaces. The Project would not involve the withdrawal of groundwater.

Water supply for the residential uses would be provided by the East Valley Water District (EVWD). The Proposed Project's stormwater management system includes the use of two detention basins, which would allow for groundwater recharge. Therefore, the Project is not anticipated to substantially affect groundwater recharge. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation onsite or offsite;	☐	☐	☑	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite;	☐	☐	☑	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☑	☐
iv) impede or redirect flood flows?	☐	☐	☑	☐

Less than Significant Impact.

i) The Proposed Project would be subject to City review and approval which would ensure that the proposed grading plan and stormwater management system meet City development standards. As such, implementation of an approved grading plan is not anticipated to result in the substantial alteration of existing drainage patterns in a manner that could result in substantial erosion or siltation on- or off-site. Furthermore, the site is relatively flat and there are no streams or rivers on the Project Site that would be affected. Impacts would be less than significant.

ii) As stated previously, the Proposed Project's stormwater management system would manage surface runoff originating from the Project Site. The Proposed Project's stormwater management system includes the use of two new water retention basins, and an offsite storm drain connection to the existing box culverts approximately 0.3-mile west of the Project Site traversing underneath Greenspot Road. Surface runoff would be primarily conveyed to these facilities via surface flows. Water retention facilities are designed to allow stormwater to infiltrate into the ground, reducing the velocity and volume of stormwater that is discharged

from the Project Site. As such, the potential for flooding on- or off-site is reduced. Impacts would be less than significant.

iii) The Proposed Project's stormwater management system was designed by a registered civil engineer to ensure that the system's components are sized to treat the runoff volumes that are anticipated for the post-development condition. The system has also been designed to treat polluted runoff that is typical for residential development. Additionally, as detailed in the Conceptual WQMP for the Proposed Project, Permanent and Operational Source Control Measures for the Project include maintaining landscape using minimum or no pesticides and sweeping sidewalks regularly to prevent accumulation of litter/debris (Kimley-Horn 2024b). Impacts would be less than significant.

iv) The proposed grading plan and stormwater management system are designed to prevent flooding conditions. Runoff from the proposed development would be conveyed to the Project Site's detention basin for on-site infiltration. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	☐	☐	☑	☐

Less than Significant Impact.

Flood Hazard

The site is located in Zone A and Zone X per the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) panel 06071C8707J, dated September 2, 2016 (FEMA 2016). Zone A, special flood hazard areas subject to inundation by the 1% annual chance flood, is defined by FEMA as the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The section of the Project Site located in Zone A will be rezoned through a Letter of Map Revision based on Fill (LOMR-F), from Zone A to Zone X. According to FEMA, LOMR-F is applicable under the following circumstances;

> *"small areas where **earthen fill** may have been placed during construction, thereby elevating a small area within the SFHA to an elevation that is at or above the BFE. This construction may have taken place during the time the engineering study was being performed or subsequent to that study. Because of the limited extent of the elevated area and the limitations of the map scale, it may not have been possible for FEMA to show this area as being outside the SFHA and so these areas have been incorrectly included in the SFHA on the FIRM" (FEMA 2025).*

Pending review of Project Site conditions and approval of LOMR-F by FEMA, the Project Site would be located wholly within FEMA Zone X, or areas determined to be outside the 0.2% annual chance flood. With the approval of LOMR-F, a less than significant impact would occur.

Tsunami / Seiche

The potential for seismically induced flooding due to tsunami, seiche (i.e., a wave-like oscillation of the surface of water in an enclosed basin), is considered negligible due to the sites distance from the Pacific Ocean and closed bodies of water, respectively. As such, risk of pollutant release as a result of tsunami or seiche is unlikely. A less than significant impact would occur.

Seven Oaks Dam Failure

Extrapolation of the County of San Bernardino Flood Control District, Seven Oaks Dam, Dam Inundation Based on Dam Breach Map 2 of 7, failure of the Seven Oaks Dam, located approximately 3 miles to the east, would result in inundation in roughly 15 minutes from the breach, with water encompassing the entire site, ranging from approximately 5 feet in the north to 20 feet in the south (Petra 2024). These numbers are based on the dam failing while at capacity. To date, the dam has only ever been filled to one-third of its capacity, and the dam was built to withstand a magnitude 8.0 earthquake (Petra 2024). Based on the dam's design and limited actual storage, the probability of the site becoming inundated is considered very low (Petra 2024). As the risk of Project inundation as a result of dam failure at Seven Oaks Dam is considered very low, the release of pollutants as a result of Project inundation is unlikely. Therefore, a less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project would comply with the NPDES stormwater permit for construction activity (Order 98-08 DWQ), and as such would prepare a SWPPP. Furthermore, operation of the Project would comply with the requirements of the final approved WQMP. Therefore, construction and operation of the Proposed Project would not interfere with any groundwater management or recharge plan. Impacts would be less than significant.

4.10.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.11 Land Use and Planning

4.11.1 Land Use and Planning (XI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project would construct 113 single-family residential units on approximately 12 gross acres north of Greenspot Road, along either side of Alta Vista in the City of Highland. The Project Site is currently undeveloped and is surrounded by residential uses, radio towers, and vacant land. The Proposed Project would not physically divide an established community, as the Project would be completely located within an undeveloped lot and all associated development would be confined to the Project Site. Although the Proposed Project would require a General Plan Amendment and Zone Change, the Project would not cause a separation of uses, disrupt access between land uses, nor divide an established community. Therefore, a less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project would have a gross density of 9.42 du/ac. The Project would require both a General Plan Amendment and Zone Change as the Project's proposed density would not comply with the adopted land use plan. As such, the Project proposes to amend the General Plan land use designation of the assessor's parcel numbers (APNs) 1210-371-16 and 1210-371-14 from Low Density Residential: Max 6 du/ac LDR to Planned Development: Max 9.42 du/ac (PD). Densities for Planned Development areas vary and typically range from 4.6 to 12.0 dwelling units per acre.

Additionally, a zoning designation amendment is proposed for APNs 1210-371-16 and 1210-371-14 to change them from Single-Family Residential R-10,000 to PD. With the land use designation and zoning amendments, the Proposed Project would conform with the City's General Plan and zoning designations. The Project, under the City's Project/Design Review Procedure, would be reviewed for approval by City Staff or Planning Commission. Therefore, with adoption of the proposed General Plan and Zoning amendments, the Proposed Project would be consistent with the applicable land use plans, policies, and regulations. Impacts would be less than significant.

4.11.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.12 Mineral Resources

4.12.1 Environmental Setting

Minerals are defined as any naturally occurring chemical elements or compounds formed by inorganic processes and organic substances. Minable minerals are defined as a deposit of ore or minerals having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the project area. The conservation, extraction, and processing of mineral resources is essential to meeting the needs of society.

The Surface Mining and Reclamation Act of 1975 (SMARA) states that cities and counties shall adopt ordinances "...that establish procedures for the review and approval of reclamation plans and financial assurances and the issuance of a permit to conduct surface mining operations..." (PRC Section 2774). The intent of this legislation is to ensure the prevention or mitigation of the adverse environmental impacts of mining, the reclamation of mined lands, and the production and conservation of mineral resources are consistent with recreation, watershed, wildlife, and public safety objectives (PRC Section 2712).

SMARA requires the State Geologist to classify land into Mineral Resource Zones (MRZs) according to the known or inferred mineral potential of that land. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral potential of land is recognized by local government decision makers and considered before land use decisions, which could preclude mining, are made. Areas subject to California mineral land classification studies are divided into the following MRZ categories that reflect varying degrees of mineral potential:

- MRZ-1: Areas of no mineral resource significance
- MRZ-2: Areas of identified mineral resource significance
- MRZ-3: Areas of undetermined mineral resource significance
- MRZ-4: Areas of unknown mineral resource significance

4.12.2 Mineral Resources (XII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☑	☐

Less than Significant Impact.

The Project Site is located in an area classified by the California Geological Survey as Mineral Resource MRZ-2 (Highland 2006), where significant deposits are likely to be present. As noted in the City's General Plan, more than half of the City is underlain by MRZ-2 rated mineral resources. The nearest active mining operation to the Project Site is the CEMEX Highland Redlands Aggregates Quarry, approximately 1-mile southwest of the Project Site. The City contains approximately 6,052-acres of land classified as MRZ-2, with 2,345-acres remaining undeveloped (Highland 2006).

The Proposed Project would result in the loss of 12-acres of a known mineral resource that would be of value to the region and the residents of the state, or less than one percent (0.51-percent) of the remaining undeveloped MRZ-2 area within the City of Highland. However, the Project Site is located within an area characterized by residential land uses and is not zoned for mineral resource production. Therefore, the Project would result in a less than significant impact on mineral resources.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☑	☐

Less than Significant Impact.

As stated previously, although the 12-acre Project Site is located within an area containing known mineral resources, the Project Site is located within an area characterized by residential land uses and is not zoned for mineral resource production. Further, more than half of the City is underlain by MRZ-2 rated mineral resources attributed to the large washes and stream channels located in the City. The Project would result in the loss of less than one percent of the MRZ-2 area within the City of Highland. As such, a less than significant impact would occur.

4.12.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.13 Noise

This section documents the results of a Project Noise Impact Assessment, prepared by Urban Crossroads in January 2025 (Urban Crossroads 2025a; Appendix K), as a comparison of predicted Proposed Project noise levels to noise standards promulgated by the City of Highland Municipal Code. The purpose of this section is to estimate Project-generated noise levels and determine the level of impact the Proposed Project would have on the environment. This section describes the existing environmental and regulatory conditions specific to noise and addresses the potential impact posed by the Proposed Project.

4.13.1 Environmental Setting

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include the average hourly noise level (in L_{eq}) and the average daily noise levels/community noise equivalent level (in L_{dn}/CNEL). The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows:

- **Equivalent Noise Level (L_{eq})** is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- **Day-Night Average (L_{dn})** is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
- **Community Noise Equivalent Level (CNEL)** is a 24-hour average L_{eq} with a 5-dBA weighting during the hours of 7:00 pm to 10:00 pm and a 10-dBA weighting added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations.

Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dB for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2011). Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed (FHWA 2011).

4.13.1.1 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60- to 70-dBA range, and high, above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in dBA, the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1.0 dBA cannot be perceived by humans.
- Outside of the laboratory, a 3.0-dBA change is considered a just-perceivable difference.
- A change in level of at least 5.0 dBA is required before any noticeable change in community response would be expected. An increase of 5.0 dBA is typically considered substantial.
- A 10.0-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

4.13.1.2 Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as hospitals, historic sites, cemeteries, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The nearest existing noise-sensitive land uses to the Project Site are residential properties adjacent to the northern Project Site boundary, and a residence to the east on Greenspot road. Sensitive receptor locations are depicted in Figure 6.

4.13.1.3 Vibration Fundamentals

Ground vibration can be measured several ways to quantify the amplitude of vibration produced, including through peak particle velocity (PPV) or root mean square velocity. These velocity measurements measure maximum particle at one point or the average of the squared amplitude of the signal, respectively.

Vibration impacts on people can be described as the level of annoyance and can vary depending on an individual's sensitivity. Generally, low-level vibrations may cause window rattling but do not pose any threats to the integrity of buildings or structures.

4.13.1.4 Existing Ambient Noise Environment

The most common and significant source of noise in the City of Highland is mobile noise generated by transportation-related sources. Other sources of noise are the various land uses (i.e., residential and commercial) that generate stationary-source noise. The Project Site is bound by residences to the north radio towers to the west, undeveloped land and Greenspot Road to the south, and San Bernardino County Flood Control District owned lands including Oak Creek to the east. As shown in Table 4.13-1 below, the ambient recorded daytime noise levels range from 55.1 to 70.7 dBA L_{eq} near the Project Site. Nighttime ambient noise levels ranged from 44.3 to 66.7 dBA L_{eq}.

4.13.1.5 Existing Ambient Noise Measurements

The Project Site is currently undeveloped land surrounded mainly by residences and vacant land. To quantify existing ambient noise levels in the Project Area, Urban Crossroads. conducted a 24-hour noise measurement. This 24-hour noise measurement site is representative of typical existing noise exposure on the Project Site during a typical 24-hour day (Urban Crossroads 2025a; Appendix K). The average noise levels and sources of noise measured at each location are listed in Table 4.13-1.

Table 4.13-1. Existing (Baseline) Noise Measurements

24 Hour Noise Measurement			
Location Number	**Location**	**Energy Average Noise Level (L_{eq} dBA)**	
		Daytime	**Nighttime**
1	Located west of the site near the residence at 7914 Calle Del Rio St.	70.7	66.7
2	Located north of the site near the residence at 7796 Alta Vista	58.9	54.5
3	Located northwest of the site near the residence at 29894 Santa Ana Canyon Rd.	51.1	44.3
4	Located northeast of the site near the residence at 7735 Henslee Dr.	55.2	49.4

Source: Urban Crossroads 2025a; Appendix K
Notes: [1] See Figure 6 for the noise level measurement locations.
[2] Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Table 4.13-1 provides the (energy average) noise levels used to describe the daytime and nighttime ambient conditions. These daytime and nighttime average noise levels represent the average of all hourly noise levels observed during these time periods expressed as a single number. The ambient recorded

daytime noise levels range from 51.1 to 70.7 dBA L_{eq} over the course of the 24-hour noise measurements taken in the Project vicinity. The most common noise in the Project vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on nearby roadways, primarily Greenspot Road.

4.13.2 Noise (XIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☑	☐	☐

Less Than Significant with Mitigation Incorporated.

Noise impacts can occur from construction operations and long-term operations of a project, which for residential projects consist of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, East Highland Ranch – Alta Vista Noise Impact Analysis, prepared by Urban Crossroads, dated January 8, 2025, and included in Appendix K.

Construction Noise

To describe the temporary Project construction noise level contributions to the existing ambient noise environment, the Project construction noise levels were combined with the existing ambient noise level measurements at the nearest off-site receiver locations. The difference between the combined Project-construction and ambient noise levels is used to describe the construction noise level contributions. Temporary noise level increases that would be experienced at sensitive receiver locations when Project construction-source noise is added to the ambient daytime conditions are presented in Table 413-2. A temporary noise level increase of 20 dBA is considered a potentially significant impact.

Table 4.13-2 Daytime Construction Noise Level Increases

Receiver Location	Total Project Construction Noise Level	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Increase Criteria Threshold	Threshold Exceeded?
R1	46.5	70.7	70.7	0.0	20	No
R2	61.6	58.9	63.5	4.6	20	No
R3	57.2	51.1	58.2	7.1	20	No
R4	53.3	55.2	57.4	2.2	20	No

Source: Urban Crossroads 2025a; Appendix K
Notes: See Figure 6 for the noise level measurement locations.

As indicated in Table 4.13-2, the Project would contribute construction noise level increases ranging from less than 0.1 to 7.1 dBA L_{eq} during the daytime hours at the nearest receiver locations. The unmitigated construction noise analysis shows that the nearest receiver locations would not exceed the Caltrans substantial 20 dBA L_{eq} noise level increase significance threshold during Project construction activities. The temporary construction noise level increase analysis shows that the noise impacts due to Project construction noise are considered less than significant.

Operational Noise

Operational noise impacts can occur from stationary sources and mobile sources. The operation of a residential neighborhood is not considered a significant noise generator. The Noise Impact Analysis (Urban Crossroads 2025a; Appendix K) identified the Project's primary source of noise is parking lot vehicle movements, and ground mounted air conditioning units. Daytime Project operational noise levels at offsite sensitive receptors are expected to range from 19.3 to 36.6 dBA L_{eq}, and nighttime Project operational noise levels at sensitive receptors are expected to range from 16.5 to 33.8 dBA L_{eq}. As such, the noise levels associated with Project Operations would satisfy the City of Highland's day and nighttime exterior noise level standards at all nearest sensitive receptor locations. Therefore, operational noise impacts are considered less than significant at the nearest noise-sensitive receivers.

The addition of vehicle trips on surrounding roadways can also be an operational noise source. The Noise Impact Analysis (Urban Crossroads 2025a; Appendix K) includes an analysis of the change in noise levels on surrounding roadways with and without the Project. The threshold of significance is an increase in noise levels 3 dB and greater, which is the typical noise level perceptible by the human ear. The Project would result in a small increase in regional and local traffic volumes. The Project is located along Greenspot Road and is anticipated to result in a maximum of 1,066 two-way trip-ends per day, or a 5.3-percent increase in traffic volumes. This increase in traffic volumes is anticipated to result in less than a 1 dBA CNEL increase, which is not expected to generate a perceptible noise level increase at nearby sensitive receptors. Therefore, offsite traffic noise generated by the Project is considered less than significant.

The Proposed Project would be consistent with the noise policies and land use compatibility standards contained in the City of Highland General Plan. The Project includes 6-foot-high walls along Greenspot Road at Lots 103 through 109, and Lot 8. The Noise Impact Study demonstrates with the inclusion of this Project design feature, the exterior noise levels at these lots will range from 47.3 to 64.8 dBA CNEL, which would be considered conditionally acceptable, and below the 65 dBA CNEL threshold.

The Noise Impact Study further demonstrates that the future interior noise levels for first and second-floor receptors will range from 46.5 to 72 dBA CNEL, and that the 45 dBA CNEL interior noise standard can be satisfied at all first-floor locations with the implementation of NOI-1. The Noise Impact Study found that the 45 dBA CNEL interior noise threshold can be satisfied at all second-floor receptors with standard construction, except for Lot 8. With the implementation of mitigation Measure NOI-2, Lot 8 would comply with the State interior noise level standard.

Impacts to ambient noise levels in the Project vicinity would be reduced to a less than significant threshold with the implementation of interior mitigation measure NOI-1, NOI-2, and the Project would satisfy the City of Highland's 45 dBA CNEL interior noise level standard for residential developments.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☑	☐

Less Than Significant Impact

Excessive groundborne vibration impacts result from continuously occurring vibration levels. Increases in groundborne vibration levels attributable to the Project would be primarily associated with short-term construction-related activities. Construction on the Project Site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. It is noted that pile drivers would not be necessary during Project construction. Vibration decreases rapidly with distance and it is acknowledged that construction activities would occur throughout the Project Site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with construction equipment at 25 feet distant are summarized in Table 4.13-4.

Table 4.13-4. Representative Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration (FTA) 2018; California Department of Transportation (Caltrans) 2020a

The City does not regulate vibrations associated with construction. However, a discussion of construction vibration is included for full disclosure purposes. For comparison purposes, the Caltrans (2020b) recommended standard of 0.2 inches per second PPV with respect to the prevention of structural damage for older residential buildings is used as a threshold. This is also the level at which vibrations may begin to annoy people in buildings.

Based on the representative vibration levels presented for various construction equipment types in Table 4.13-4 and the construction vibration assessment methodology published by the FTA (2018), it is possible to estimate the potential Project construction vibration levels. The FTA provides the following equation:

$$[PPVequip = PPVref \times (25/D)1.5].$$

Table 4.13-5presents the expected Project-related vibration levels at the nearest receiver locations. At distances ranging from 118 to 2,036 feet from Project construction activities, construction vibration velocity levels are estimated to range from less than 0.01 to 0.01 PPV (in/sec). Based on the maximum acceptable continuous vibration threshold of 0.30 PPV (in/sec) for older residential buildings, the typical Project construction vibration levels will satisfy the building damage thresholds at all receiver locations. In addition, the typical construction vibration levels at the nearest sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project Site boundaries.

Table 4.13-5. Construction Equipment Vibration Levels

Receiver[1]	Distance to Const. Activity (Feet)[2]	Typical Construction Vibration Levels PPV (in/sec)[3]					Thresholds	
		Small bulldozer	Jackhammer	Loaded Trucks	Large bulldozer	Highest Vibration Level	PPV (in/sec)[4]	Exceeded?[5]
R1	2,036	0.00	0.00	0.00	0.00	0.00	0.30	No
R2	118	0.00	0.00	0.01	0.01	0.01	0.30	No
R3	334	0.00	0.00	0.00	0.00	0.00	0.30	No
R4	652	0.00	0.00	0.00	0.00	0.00	0.30	No

[1] Receiver locations are shown in Figure 6.
[2] Distance from receiver location to Project construction boundary.
[3] Based on the Vibration Source Levels of Construction Equipment (Appendix K: Table 11-4).
[4] Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Tables 19, p. 38.
[5] Does the peak vibration exceed the acceptable vibration thresholds? "PPV" = Peak Particle Velocity

Project operations would not include the use of any stationary equipment that would result in excessive vibration levels. Therefore, the Project would not result in groundborne vibration impacts during operations. This impact is less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project Area to excessive noise levels?	☐	☐	☑	☐

Less than Significant Impact.

The Redlands Municipal Airport and San Bernardino International Airport (SBD) are the two closest Airports to the Project Site. SBD does not have an adopted Airport Land Use Compatibility Plan (ALUCP) and is located approximately 3.5-miles west of the Project Site, beyond I-210. The closest airport is Redlands Municipal, located approximately 1.7-miles south of the Project Site. As depicted on the Redlands Municipal ALUCP Noise Contour Figure, the Project Site is located outside of the 60 dBA CNEL noise contour, and outside of common flight tracks (Redlands 2003). Additionally, as noted in the City of Highland's General Plan Public Health, Safety and Environment Section, the Project Site is located outside of the Redlands Municipal Airport and SBD influence areas, and Redlands Municipal Airport Area of Special Compatibility Concern.

Although the Project Site is located within the vicinity of two airports, it is not located within a special hazard or high noise zone. Due to its distance from either airport, it can be assumed that those working or residing on the Project Site could be exposed to occasional overflights from small single engine private aircrafts, and distant noise from southbound flights departing SBD, Project occupants and those working within the Project Site would not be exposed to excessive noise levels. A less than significant impact would occur, and no mitigation is required.

4.13.3 Mitigation Measures

NOI-1: **Project Noise Abatement Measures.** To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
  - Walls:
    - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
- Roof Construction:
    - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
    - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.
    - Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
- Ventilation & Mechanical Systems
  - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:

- A forced air circulation system (e.g., HVAC system or air conditioning unit), or
- An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: **Additional Noise Abatement Measures for Lot 8.** To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
  - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
  - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

4.14 Population and Housing (XIV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project would involve the construction of 113 single-family dwellings. The Project Site consists of vacant land south of existing residential development. The January 1, 2024, population in the City of Highland was 55,676 residents (DOF 2024). The SCAG 2016-2040 RTP/SCS Growth Forecasts for the City of Highland estimates a 2035 population of 65,700 (SCAG 2016). However, the City of Highland experienced a 0.1-percent increase in population growth from January 1, 2023, through January 1, 2024, with an increase of 64 residents (DOF 2024). During 2019-2023, the City of Highland had an average household size of 3.44 persons per household (U.S. Census Bureau 2025). The anticipated population growth from the Proposed Project is less than 389 new residents [113 x 3.44 = 388.72], or a 0.7-percent increase in population growth. As such, the Proposed Project would not exceed SCAG growth Projections for the region, and as stated previously, the Project is requesting a zone change and general plan amendment to PD (Planned Development) to allow for the proposed housing density. With approval of the request of zone change, the Project would not induce substantial unplanned population growth. Population growth as a result of Project implementation would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

No Impact.

The Project Site consists of vacant land. No persons or housing would be displaced as a result of Project development. Therefore, no impact would occur.

4.14.1 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.15 Public Services

4.15.1 Public Services (XV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☑	☐
Fire Protection?	☐	☐	☑	☐
Police Protection?	☐	☐	☑	☐
Schools?	☐	☐	☑	☐
Parks?	☐	☐	☑	☐
Other Public Facilities?	☐	☐	☑	☐

4.15.1.1 Fire Protection

Less than Significant Impact.

The Project Site is served by the City of Highland Fire Department (HFD). HFD provides fire protection and emergency medical services within the City of Highland's planning area through a cooperative agreement

that provides City owned facilities and apparatus for Cal Fire employees to staff. The City also has fire protection service agreements with other agencies, including CalFire, the U.S. Forest Service, the San Manuel Band of Mission Indians, and the Cities of Redlands and Yucaipa.

HFD operates three fire stations within the City's planning area: Station 541 located at 26974 Base Line; Station 542 located at 29507 Base Line; and Station 543 located at 7649 Sterling Avenue. Station 542 is the closest Fire Station to the Project Site, located approximately 0.7-miles northwest at the southeast corner of Base Line and Weaver Street.

Implementation of the Proposed Project would not affect the City's ability to provide fire protection services. An additional 113 units and approximately 389 residents would change the demand on fire protection services. However, as part of the development review process, Cal Fire would review the Project Site Plans for defensible space, site access, turn arounds, fire hosing pull lengths, fire hydrant placement, and response times to determine if the Project meets all fire safety requirements.

Due to the small increase in population (approximately 389-residents) anticipated by from the Proposed Project, it is not anticipated that the Project would result in the need for additional new or altered fire protection facilities, and the Project would not alter acceptable service ratios or response times. Pending approval of Project design by Cal Fire, the Project would result in a less than significant impact.

4.15.1.2 Police Services

Less than Significant Impact.

The City of Highland contracts with the San Bernardino County Sheriff's Department for its law enforcement and police protection services. The Sheriff's department has one patrol station in the City of Highland, located at 26985 East Base Line near City Hall. The City also operates under a mutual aid agreement with the City of San Bernardino and San Bernardino County for law enforcement services (Highland 2006).

The additional 41 residential units and approximately 141 residents above General Plan projections would place additional demands on the Sherrif Department not previously planned.

[Proposed 113-du x 3.44-residents/du = 388.72-residents; Maximum under R-1: 6-du x 3.44-residents/du = 247.68-residents; difference 388.72 - 247.68 = 141.04]

Due to the small increase in population (approximately 389residents) anticipated by from the Proposed Project, it is not anticipated that the Project would result in the need for additional new or altered law enforcement facilities, and the Project would not alter acceptable service ratios or response times for police services. Pending approval of Project design by the City, the Project would result in a less than significant impact.

4.15.1.3 Schools

Less than Significant Impact.

The Project Site is located within the boundaries of the Redlands Unified School District (RUSD). RUSD provides sixteen elementary schools, four middle schools, and three comprehensive high schools (RUSD 2025).

The additional 41 residential units and approximately 141 residents above General Plan projections would place additional demands on the public school system not previously planned. However, the additional number of students generated by the Proposed Project would be a small fraction of the overall student population of RUSD.

In compliance with standard conditions of approval, the Project Proponent would be required to pay development impact fees to RUSD per Senate Bill 50 (SB 50). The fees would be collected by the school district at the time of building permit issuance, as stated in Government Code Section 65995(h):

> *"The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization ...on the provision of adequate school facilities."*

Payment of applicable developer impact fees would offset potential impacts resulting from an increase in demand for school services associated with the Project. Therefore, payment of development impact fees would ensure that impacts would be less than significant.

4.15.1.4 Parks

Less than Significant Impact.

The Project would construct 113 single-family residences with small, enclosed backyards, the Project would also include two private open space areas for Project residents. As the Proposed Project would result in an additional 41 residential units and approximately 141 residents above General Plan projections the Project would place additional demands on public recreational facilities. This unplanned population growth represents 0.25-percent of the City's current population.

The City of Highland General Plan Conservation and Open Space Element states the City's park objective is 2.5-acres per 1,000 residents (Highland 2006).

The open space ratio established for the Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland. Although the Project would provide private open space, additional park obligations would be met through payment of developer impact fees. Therefore, impacts would be less than significant.

4.15.1.5 Other Public Facilities

Less than Significant Impact.

The scale of the Proposed Project (which is anticipated to result in a population increase of 389 residents) is not anticipated to result in a significant increase in demand for Public Facilities within the City of Highland. However, the Project would result in an increase in demand for City facilities, including streets, storm drains, the Highland Branch library, and other public infrastructure. To offset the impact of new residential development on public facilities, City of Highland collects the following development impact fees (Highland 2019):

- Law Enforcement Facilities
- Fire Suppression Facilities, Vehicles and Equipment
- Local Circulation System
- Regional Circulation System
- Regional Flood Control Facilities
- General Facilities, Vehicles, and Equipment
- Library Facilities and Collection
- Public Use (Community Center Facilities)
- Park Land Acquisition and Park Facilities Development

Through payment of the applicable developer fees, potential impacts to library services and other government services would be less than significant.

4.15.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.16 Recreation

4.16.1 Environmental Setting

Aurantia Park is a 10-acre passive park located approximately 0.12-mile west of the Project Site at 29700 Greenspot Road (Google Earth 2025). The City maintains a joint-use agreement with the San Bernardino City Unified School District and Redlands Unified School District for park use outside of school hours. Highland Grove Middle School and Beattie Middle School located approximately 1.7-mile north of the Project Site are public schools with recreation facilities open to the public (Highland 2006).

4.16.2 Recreation (XVI) Materials Checklist

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such	☐	☐	☑	☐

that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact.

The Proposed Project would include two primary open space amenities, one on either side of Alta Vista. The total area of planned private open space is approximately 35,000-sf. Although the Project would include the provision of private open space areas, the Project would also be required to contribute its fair share in contribution towards the City's open space goals, as they relate to new development and service standards. As stated previously, the City of Highland General Plan Conservation and Open Space Element states the City's park objective is 2.5-acres per 1,000 residents (Highland 2006).

The open space ratio established for the City of Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland. Although the Project would provide private open space, additional park obligations would be met through payment of developer impact fees. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☑	☐

Less than Significant Impact.

As discussed previously, the Project Proponent would be required to pay all applicable fees for parks. The City of Highland uses these fees to maintain, acquire, and develop new parkland by residents of the City. The Project would provide private open space to its residents, and additional park obligations would be met through payment of developer impact fees. Therefore, impacts would be less than significant.

4.16.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.17 Transportation

4.17.1 Transportation (XVII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system,	☐	☐	☑	☐

including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact.

A Project-specific traffic analysis was prepared by Urban Crossroads (Urban Crossroads 2025b; Appendix L) to evaluate potential circulation system deficiencies that may result from the development of the proposed Project and, where necessary, recommend improvements to achieve acceptable operations consistent with General Plan level of service goals and policies (Urban Crossroads 2025b). The Traffic Analysis was based on a scoping agreement with the City of Highland, and was prepared in accordance with San Bernardino County Congestion Management Program (CMP) Guidelines for CMP Traffic Impact Analysis Reports, and focused on the following study scenarios:

- Existing: Year 2024
- Opening: Year 2027 Without Project
- Opening: Year 2027 With Project
- Cumulative: Year 2050 Without Project
- Cumulative: Year 2050 With Project

Along with the five study scenarios, the scoping agreement includes the following intersections:

- Boulder Avenue and Greenspot Road
- Church Street and Greenspot Road
- Weaver Street and Greenspot Road
- Street B and Santa Ana Canyon Road
- Alta Vista and Santa Ana Canyon Road
- Alta Vista and Street A/F
- Alta Vista and Greenspot Road

All study intersections currently operate at a Level of Service "(LOS) D or better for AM, Mid-Day, and PM peak hours. The City of Highland General Plan states LOS D is the minimum acceptable condition that should be maintained during the peak commute hours. The City's General Plan defines the quality of LOS D traffic flow as "High-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience (Highland 2006). Small increases in traffic flow will generally cause operational problems at this level.

Trip Generation Rates for passenger vehicle trips related to the Proposed Project were estimated using rates and methodologies outlined in Trip Generation 11th Edition, Published by the Institute of Transportation Engineers (ITE). Trip Generation rates are shown in Table 4.17-1.

Table 4.17-1. Trip Generation Rate

Land Use[1]	Units[2]	ITE Land Use Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	DU	210	0.18	0.52	0.70	0.59	0.35	0.94	9.43

Source: Urban Crossroads 2025b, Appendix L.
Notes: [1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).
[2] DU = dwelling units

The projected trips associated with the Proposed Project are shown in Table 4.17-2. The Proposed Project has a net trip generation of 21 inbound and 59 outbound trips in the AM peak hour, 67 inbound and 39 outbound trips in the PM peak hour, and 1,066 daily trips.

Table 4.17-2. Project Trip Generation

Land Use	Quantity Units[1]	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Detached Residential	113 DU	21	59	80	67	39	106	1,066

Source: Urban Crossroads 2025b, Appendix L.
Notes: [1] DU = dwelling units

As shown in Table 4.17-3 all study intersections will maintain a LOS of "D" or better for the year 2027 Without-Project Scenario.

Table 4.17-3. Opening: Year 2027 Without Project

Study Intersection	Traffic Control[2]	Opening: Year 2027 Without Project					
		Delay[1] (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	33.9	52.5	54.7	C	D	D
2. Church Street & Greenspot Road	TS	16.7	14.2	13.8	B	B	B

Table 4.17-3. Opening: Year 2027 Without Project

Study Intersection	Traffic Control[2]	Opening: Year 2027 Without Project					
		Delay[1] (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
3. Weaver Street & Greenspot Road	TS	8.0	7.2	6.8	A	A	A
4. Street B & Santa Ana Canyon Road	**CSS**	Future Intersection					
5. Alta Vista & Santa Ana Canyon Road	CSS	14.6	10.7	10.7	B	B	B
6. Alta Vista & Street A/Street F	**CSS**	Future Intersection					
7. Alta Vista & Greenspot Road	CSS	21.2	12.8	12.2	C	B	B

Source: Urban Crossroads 2025b, Appendix L.
Notes: * **BOLD** = Level of Service does not meet the applicable jurisdictional requirements.
1 Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.
2 TS = Traffic Signal; CSS = Cross-street Stop

As shown in Table 4.17-4, all study intersections will maintain a LOS of "D" or better for the year 2027 conditions plus Project Scenario. Therefore, the Proposed Project's combined traffic impacts for the year 2027 would have a less than significant impact. No mitigation is required.

Table 4.17-4. Opening: Year 2027 With Project

Study Intersection	Traffic Control[2]	Opening: Year 2027 With Project					
		Delay[1] (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	34.5	54.0	55.0	C	D	D
2. Church Street & Greenspot Road	TS	20.9	14.3	14.5	C	B	B

Table 4.17-4. Opening: Year 2027 With Project							
Study Intersection	Traffic Control[2]	Opening: Year 2027 With Project					
		Delay[1] (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
3. Weaver Street & Greenspot Road	TS	8.1	7.2	6.8	A	A	A
4. Street B & Santa Ana Canyon Road	**CSS**	9.5	9.1	8.9	A	A	A
5. Alta Vista & Santa Ana Canyon Road	CSS	14.8	10.8	10.8	B	B	B
6. Alta Vista & Street A/Street F	**CSS**	11.3	10.9	11.0	B	B	B
7. Alta Vista & Greenspot Road	CSS	25.7	14.1	13.1	D	B	B

Source: Urban Crossroads 2025b, Appendix L.
Notes: * **BOLD** = Level of Service does not meet the applicable jurisdictional requirements.
1Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.
[2] TS = Traffic Signal; CSS = Cross-street Stop

As shown in table 4.17-5 below, all study intersections would maintain a LOS D or better for the Cumulative Year 2050 Without-Project scenario, except the following intersections:

- Intersection 1. Boulder Avenue and Greenspot Road (LOS E Mid-Day and PM Peak Hours)
- Intersection 7. Alta Vista and Greenspot Road (LOS F AM Peak Hour)

Table 4.17-5. Cumulative: Year 2050 Without Project							
Study Intersection	Traffic Control[2]	Cumulative (2050) Without Project					
		Delay[1] (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	38.0	**59.3**	**60.9**	D	**E**	**E**

Table 4.17-5. Cumulative: Year 2050 Without Project							
Study Intersection	**Traffic Control[2]**	**Cumulative (2050) Without Project**					
		Delay[1] (Seconds)			**Level of Service**		
		AM	**MD**	**PM**	**AM**	**MD**	**PM**
2. Church Street & Greenspot Road	TS	21.4	14.4	13.8	C	B	B
3. Weaver Street & Greenspot Road	TS	12.6	8.4	9.7	B	A	A
4. Street B & Santa Ana Canyon Road	**CSS**	Future Intersection					
5. Alta Vista & Santa Ana Canyon Road	CSS	19.4	11.3	11.3	C	B	B
6. Alta Vista & Street A/Street F	**CSS**	Future Intersection					
7. Alta Vista & Greenspot Road	CSS	**>100**	28.5	24.4	**F**	D	D

Source: Urban Crossroads 2025b, Appendix L.
Notes: * **BOLD** = Level of Service does not meet the applicable jurisdictional requirements.
[1]Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.
[2]TS = Traffic Signal; CSS = Cross-street Stop

As shown in Table 4.17-6 below, all study intersections would maintain a LOS D or better for the Cumulative Year 2050 With Project scenario, except the following intersections:

- Intersection 1. Boulder Avenue and Greenspot Road (LOS E Mid-Day and PM Peak Hours)
- Intersection 7. Alta Vista and Greenspot Road (LOS F AM Peak Hours; LOS E Mid-Day Peak Hour)

Table 4.17-6. Cumulative: Year 2050 With Project

Study Intersection	Traffic Control[2]	Cumulative (2050) With Project					
		Delay[1] (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	39.0	**63.3**	**66.0**	D	**E**	**E**
2. Church Street & Greenspot Road	TS	33.2	14.6	15.0	C	B	B
3. Weaver Street & Greenspot Road	TS	16.5	8.4	9.7	B	A	A
4. Street B & Santa Ana Canyon Road	**CSS**	10.0	9.3	9.1	B	A	A
5. Alta Vista & Santa Ana Canyon Road	CSS	19.8	11.4	11.4	C	B	B
6. Alta Vista & Street A/Street F	**CSS**	11.8	11.4	11.4	B	B	B
7. Alta Vista & Greenspot Road	CSS	**>100**	**41.1**	31.7	**F**	**E**	D

Source: Urban Crossroads 2025b, Appendix L.

Notes: *__BOLD__ = Level of Service does not meet the applicable jurisdictional requirements.

[1] Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

[2] TS = Traffic Signal; CSS = Cross-street Stop

As shown in table 4.17-7, the LOS for study intersections are expected to worsen in the long-term, cumulative scenario, and two study intersections are predicted to operate at LOS E and F in the year 2050 plus Project conditions scenario.

Table 4.17-7. Year 2050 Project Impact Analysis							
Study Intersection	**Pre-Project Conditions**		**Post-Project Conditions**		**Below LOS D**	**Delay Increase**	**Significant Impact**
	LOS	**Delay**	**LOS**	**Delay**			
AM Peak							
1. Boulder Ave & Greenspot Road	D	38.0	D	39.0	No	1	No
2. Church Street & Greenspot Road	C	21.4	C	33.2	No	11.8	No
3. Weaver Street & Greenspot Road	B	12.6	B	16.5	No	3.9	No
4. Street B & Santa Ana Canyon Road	Future Intersection		B	10.0	No	10.0	No
5. Alta Vista & Santa Ana Canyon Road	C	19.4	C	19.8	No	0.4	No
6. Alta Vista & Street A/Street F	**Future Intersection**		B	11.8	No	11.8	No
7. Alta Vista & Greenspot Road	**F**	**>100**	**F**	**>100**	**Yes**		**Yes**
MD Peak							
1. Boulder Ave & Greenspot Road	**E**	**59.3**	**E**	**63.3**	**Yes**	4	**Yes**
2. Church Street & Greenspot Road	B	14.4	B	14.6	No	0.2	No
3. Weaver Street & Greenspot Road	A	8.4	A	8.4	No	0	No
4. Street B & Santa Ana Canyon Road	Future Intersection		A	9.3	No	9.3	No

Table 4.17-7. Year 2050 Project Impact Analysis							
Study Intersection	**Pre-Project Conditions**		**Post-Project Conditions**		**Below LOS D**	**Delay Increase**	**Significant Impact**
	LOS	**Delay**	**LOS**	**Delay**			
5. Alta Vista & Santa Ana Canyon Road	B	11.3	B	11.4	No	0.1	No
6. Alta Vista & Street A/Street F	Future Intersection		B	11.4	No	11.4	No
7. Alta Vista & Greenspot Road	D	28.5	**E**	**41.1**	**Yes**	**12.6**	**Yes**
PM Peak							
1. Boulder Ave & Greenspot Road	**E**	**60.9**	**E**	**66.0**	**Yes**	**5.1**	**Yes**
2. Church Street & Greenspot Road	B	13.8	B	15.0	No	1.2	No
3. Weaver Street & Greenspot Road	A	9.7	A	9.7	No	0	No
4. Street B & Santa Ana Canyon Road	Future Intersection		A	9.1	No	9.1	No
5. Alta Vista & Santa Ana Canyon Road	B	11.3	B	11.4	No	0.1	No
6. Alta Vista & Street A/Street F	Future Intersection		B	11.4	No	11.4	No
7. Alta Vista & Greenspot Road	D	24.4	D	31.7	No	9.9	No

Source: Urban Crossroads 2025b, Appendix L.

The Project Proponent would be subject to the City's Developer Impact Fee (DIF) program and would pay the requisite City DIF at the rates then in effect. The Project Proponent's payment of the requisite DIF at the rates then in effect pursuant to the DIF Program would mitigate its impacts to DIF-funded facilities, including study intersection 1 (Boulder Avenue and Greenspot Road) and intersection 7 (Alta Vista and

Greenspot Road). With payment of all applicable DIF, Study Intersections 1 and 7 would operate at LOS D or better for the year 2050 plus Project scenario, and Project impacts would be reduced to a less than significant.

Fair share contribution represents the percentage of construction cost that the Proposed Project is expected to contribute toward traffic improvements at intersections affected by the Project, through the payment of DIF. The fair share contribution is calculated based on the sum of Project trips during each of the peak hours at study intersections for the year 2050 plus Project as a percentage of total trips during the same period, as shown in Table 4.17-8.

Table 4.17-8. Calculation of Fair Share Contributions

Study Intersection	Peak Hour	Existing (2024)	Project	2050 With Project	Total New Traffic	Project % of New Traffic[1]
1. Boulder Aven & Greenspot Road	AM	2,858	60	4,114	1,256	**4.8%**
	MD	2,448	79	4,115	1,667	4.7%
	PM	2,789	79	4,513	1,724	4.6%
7. Alta Vista & Greenspot Road	AM	963	68	2,103	1,140	6.0%
	MD	787	90	1,899	1,112	**8.1%**
	PM	934	90	2,214	1,280	7.0%

Source: Urban Crossroads 2025b, Appendix L.
Notes: [1] **BOLD** = Highest fair share percentage is highlighted

Based on this calculation, the Proposed Project should contribute a fair share estimates at 4.8-percent for the future improvements at Boulder Avenue and Greenspot Road, and 8.1-percent for the future improvements at Alta Vista and Greenspot Road.

For the long-term Cumulative (Year 2050) scenario, the Proposed Project is anticipated to result in potential impacts to queue lengths at two of the study intersections. With the payment of all applicable DIF to the City, Project impacts would reduce to a less than significant impact threshold.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☑	☐

Less than Significant Impact.

CEQA Guidelines Section 15064.3 subdivision (b) addresses the criteria for analyzing transportation impacts and establishes the vehicle miles traveled (VMT) metric as the most appropriate measure of transportation impacts in a CEQA document.

Urban Crossroads prepared a vehicle miles travelled (VMT) analysis for the Proposed Project (Urban Crossroads 2024d; Appendix M). As the City has yet to formally adopt City VMT guidelines and impact thresholds. As such the VMT analysis was conducted in accordance with San Bernardino County Transportation Authority (SBCTA) Guidelines.

As required by the SBCTA Guidelines, the Project has been analyzed using the San Bernardino Transportation Analysis Model (SBTAM) screening tool. The following threshold was used to determine if the Project would result in a significant VMT impact: The baseline and cumulative Project-generated VMT per service population exceeds the City of Highland future General plan buildout VMT per service population (Urban Crossroads 2024d; Appendix M). As shown in Table 4.17-9, City of Highland General Plan Buildout VMT per service population value of 33.5 VMT per service population.

Table 4.17-9. City of Highland Buildout VMT per Service Population

City of Highland	
Service Population	78,248
VMT	2,618,828
VMT per Service Population	33.5

Source: Urban Crossroads 2024d (Appendix M)

Table 4.17-10 presents the Project's population (Service Population), Project-generated VMT, and the resulting VMT per service population under baseline and cumulative conditions.

Table 4.17-10. Project Generated VMT

	Baseline	Cumulative
Households	113	113
Service Population	362	309
VMT	10,956	9,807
VMT per Service Population	30.3	31.7
City Threshold	33.5	33.5
Does Project Exceed Threshold?	No	No

Source: Urban Crossroads 2024d (Appendix M)

As shown in Table 4.17-10, the results of the screening tool found the Project is estimated to generate origin/destination VMT per service population below the City's threshold of 33.5 VMT per service population for baseline and cumulative conditions (Urban Crossroads 2024d; Appendix M).

Therefore, the Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Although the Project would generate new VMT, the Project would not exceed the City's VMT threshold, as such, the Project would result in a less than significant impact.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project includes multiple access points to the Project Site from Santa Ana Canyon Road via "Street B," and Alta Vista via "Street A" and "Street F." Project improvements have been designed by a registered civil engineer to meet the City of Highland's development standards. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses. The Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in inadequate emergency access?	☐	☐	☑	☐

Less than Significant Impact.

The Project Site is located on both sides of Alta Vista, between Greenspot Road, and Santa Ana Canyon Road. As stated previously, Greenspot Road is identified as an emergency access route in the City of Highland General Plan (Highland 2006). The Proposed Project would require construction within the Greenspot Road right-of-way ROW and require temporary lane closures for the construction of a new 48-inch storm drain within the Greenspot Road ROW (Figure 3). As the Proposed Project would require improvements within an emergency evacuation route identified by the City of Highland, the Project would require the preparation and implementation of a Traffic Control Plan (TCP) prior to any lane closures to ensure proper access to residences by emergency vehicles during construction and to maintain traffic flow on Greenspot Road. With the implementation of a TCP, Project construction impacts to emergency access would be reduced to a less than significant level.

The Proposed Project would not modify the alignment of Greenspot Road, or adjacent roadways that connect with Greenspot Road that could be used for evacuation in the event of an emergency. While the Project would construct interior roadways, the alignments of Alta Vista, Santa Ana Canyon and Greenspot Road would remain unchanged by the Proposed Project. Additionally, Station 542 is the closest Fire Station to the Project Site, located approximately 0.7-miles northwest at the southeast corner of Base Line and Weaver Street. As the Proposed Project would include the construction of habitable structures, and new private roadways, the City of Highland and the Highland Fire department would determine if the Proposed Project would provide sufficient on-site emergency access as part of site plan review. Upon approval, and a determination that the Project provides sufficient on-site emergency access, impacts would be less than significant.

4.17.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.18 Tribal Cultural Resources

4.18.1 Environmental Setting

Elevations within the Project Area range from 1,440 to 1,480 feet above mean sea level. North Fork Canal is located 0.26 mile north of the Project Area; Plunge Creek is located immediately to the south and intersects with the southeastern corner of the Project Area. The Project Area is also approximately 0.7 mile southwest of the foothills of the San Bernardino Mountains and 13 miles southwest of Big Bear Lake (ECORP 2025c).

The geology throughout most of the Project Area consists of Quaternary young axial-valley deposits of Unit 5 (Qya5) from the mid-Holocene, with channels of Quaternary very young wash deposits (Qvyw) from the very latest Holocene in washes near Plunge Creek (ECORP 2025c). The main portions of the Project Area, therefore, are in a geological context that is contemporaneous with Native American occupation of the area. (ECORP 2025c).

Assembly Bill 52

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include tribal cultural resources, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines tribal cultural resources for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
    b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or

c. a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a) and b) also meet the definition of a historical resource under CEQA, a tribal cultural resources may also require additional consideration as a historical resource. Tribal cultural resources may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies provide tribes that requested notification an opportunity to consult at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is used to develop appropriate avoidance, impact minimization, and mitigation measures.

4.18.2 Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☑	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

On September 5, 2024, the City of Highland formally initiated consultation and notified all the tribes on the contact list of California Native American Tribes which have requested formal notification from the City. The City received a response from the Gabrieleno Band of Mission Indians - Kizh Nation on September 5, 2024, indicating the desire to consult, but later deferred the Project on October 16, 2024. San Manuel Band of Mission Indians on September 16, 2024, indicating the desire to consult regarding potential impacts to Tribal Cultural Resources, that the Project Site is located within their ancestral territory, and requesting additional information regarding the Proposed Project. As of the date of this IS/MND AB 52 consultation is ongoing, the final conclusions and recommendations provided by San Manuel Band of Mission Indians will be included in the Final IS/MND and MMRP.

As stated previously in Section 4.5.2, ECORP evaluated EH-04, and concludes this resource has sufficient integrity given the presence of in situ subsurface resources to yield important information. Potential impacts to resource EH-04 would be less than significant with the implementation of TCR-1.

Significant impacts may occur from the discovery of unknown Tribal Cultural Resources (TCRs) during ground disturbing activities from Project construction. Additionally, the Sacred Lands File search by the NAHC was positive, indicating the presence of Native American resources within the Project Area. Due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites (ECORP 2025c; Appendix D). Potential impacts to previously undiscovered tribal cultural resources would be less than significant with the implementation of TCR-1 and TCR-2.

Furthermore, due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites (ECORP 2025c; Appendix D). As such, implementation of TCR-3 would reduce potential impacts related to the inadvertent discovery of human remains to a less than significant threshold.

In summary, Project impacts to TCRs would be reduced to a less than significant threshold with the implementation of Mitigation Measures TCR-1, TCR-2, and TCR-3.

4.18.3 Mitigation Measures

TCR-1 **Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive

thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). 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. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-2: **Treatment of Cultural Resources During Project Implementation.** If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency 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. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN 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 YSMN, the landowner, 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, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

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 YSMN 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 appropriate 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.

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 and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: **Inadvertent Discoveries of Human Remains.** 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 that code enforced for the duration of the project.

4.19 Utilities and Service Systems

4.19.1 Utilities and Service Systems (XIX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☑	☐

Less than Significant Impact.

The Proposed Project would result in the development of 113 residential lots, which would require connections to the City's water and wastewater systems. Due to the scale of the Proposed Project, it is not anticipated that 113 new connections for single-family homes would require the construction or expansion of water or wastewater treatment facilities. Additionally, a Will Serve Letter for both water and sewer was issued by EVWD on September 17, 2024, offering water and sewer service to the Project Site through existing EVWD water and sewer systems adjacent to the site (EVWD 2024; Appendix N).

The Proposed Project also includes stormwater drainage improvements. Improvements include the construction of two water detention basins. Runoff from the Proposed Project would be conveyed to the basin, through curb and gutter and storm drain improvements, and have been designed to capture the volume of a post development 100-year flood event (Kimley-Horn; Appendix I).

The Proposed Project would require connections to electric power, natural gas, and telecommunication utilities. Electric power would be provided by Southern California Edison (Edison). Natural gas service

would be provided by the Southern California Gas Company (SoCalGas). Telecommunications service would be provided by Verizon. The Proposed Project is located adjacent to existing streets and existing development of residential land uses. As such, utilities are available in the immediate Project area to serve the Project Site. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☑	☐

Less than Significant Impact.

EVWD provides water to the City of Highland, including the Project Site. Highland's water supply sources include local groundwater, surface runoff from natural watershed and drainage areas, and imported water from the State Water Project (SWP). The most cost-effective and main source of water for Highland is the Bunker Hill Groundwater Basin located under the San Bernardino Valley. Another water source is the Santa Ana River, originating in the San Bernardino Mountains. During dry years or times of limited supply, the EVWD obtains a supplemental supply of water from the State Water Project (SWP) through the San Bernardino Valley Municipal Water District.

As stated previously, potable water would be supplied by EVWD. The EVWD issued a Will Serve letter on September 17, 2024, offering water services from existing infrastructure adjacent to the Project Site (EVWD 2024; Appendix N). EVWD's commitment to serve the Project is consistent with the City's Urban Water Management Plan (UMWP), including normal, dry, and multiple dry years. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☑	☐

Less than Significant Impact.

The EVWD maintains Highland's sewer system and has a joint powers agreement with the City of San Bernardino to accept all sewage generated within the City's boundaries. As such, wastewater generated by the Proposed Project would be treated by EVWD. Sewage generated within the City of Highland is conveyed through the City's sanitary sewer system towards the Sterling Natural Resource Center (SNRC),

located at 25318 5th Street in the City of San Bernardino. The SNRC has a maximum processing capacity of 8-million-gallons/day (MGD) the SNRC recharges the local Bunker Hill Groundwater Basin.

EVWD issued a Will-Serve letter on September 17, 2024, offering sewage services from existing infrastructure adjacent to the Project Site. As such, the Project's anticipated demand for wastewater service would not exceed the permitted capacity of the SNRC. A less than significant impact would occur, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☑	☐

Less than Significant Impact.

The City of Highland contracts with Burrtec Waste Industries for solid waste and recycling services. Waste is transferred primarily to the Mid-Valley Landfill in Rialto, CA. However, the City's trash haulers may also access other landfills in the area, including the San Timoteo Canyon Landfill. All landfills used by the City of Highland are permitted to accept both construction and residential waste that would be generated by the Project. Burrtec operates the East Valley Recycling and Transfer center, a large volume transfer and processing facility in San Bernardino, CA (CalRecycle 2025a). The Mid-Valley Landfill has a maximum permitted capacity of 101,300,000 cubic yards, and a remaining capacity of 54,219,377 cubic yards as of December 31, 2023. The landfill's anticipated ceased operation date is April 1, 2045 (CalRecycle 2025b).

Construction Waste Generation

Waste would be temporarily generated during Project construction, primarily from discarded construction materials and packaging. Utilizing the proposed building area of 305,316-SF and a construction waste generation factor of 4.39 pounds per square foot (USEPA 2003), it is anticipated that the Project would generate approximately 670-tons of waste during the construction phase [(305,316-SF x 4.39-lbs/SF) ÷2,000-lbs/ton = 670.16862-tons]. AB 939 requires a minimum of 50% of all solid waste be diverted from landfills in compliance with California's solid waste reduction goals. Thus, based on the Project's compliance with AB 939, the Proposed Project would generate an estimated 335-tons of waste during the construction phase.

Operational Waste Generation

According to CalRecycle, the generation rate of solid waste in the residential sector (detached single-family) is 12.23-pounds per household unit per day (Cal Recycle 2023). The Proposed Project would construct 113 units, therefore estimated solid waste generated by the Project would be approximately 1,382-pounds per day, or 0.69-tons per day. Based on the current permitted daily throughput of 7,500-tons per day at the Mid Valley Landfill, the waste generated by the Proposed Project would make up a

fraction (approximately 0.0001-percent) of the Mid-Valley Sanitary Landfill's daily capacity. Based on their current and future capacities, landfills serving the City could accommodate the incremental solid waste demands of the Proposed Project. Therefore, the Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☑	☐

Less than Significant Impact.

The California Integrated Solid Waste Management Act requires that local jurisdictions divert at least 50 percent of all solid waste from landfills through waste reductions and/or recycling programs. Additionally, compliance with SB 1383 would greatly reduce the amount of organic waste generated by the Proposed Project. Residential uses proposed by the Project would abide by these regulations, in addition to Citywide source reduction and recycling programs. Therefore, a less than significant impact to federal, state, and local statutes and regulations related to solid waste would occur.

4.19.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.20 Wildfire

4.20.1 Environmental Setting

The Office of the State Fire Marshall (OSFM/CAL FIRE), and the City of Highland General Plan identifies the Project Site as being within a Very High Fire Hazard Severity Zones (VHFHSZ) in a Local Responsibility Area (Highland 2006; CAL FIRE 2008).

4.20.2 Wildfire (XX) Environmental Checklist and Discussion

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐

Less than Significant Impact.

The Project Site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), and Local Responsibility Area (LRA). The City of Highland requires development review for projects located within a VHFHSZ. The Proposed Project's site plan has been reviewed by the City's Fire Marshall, Craig Sanchez. The Proposed

Project would be developed in compliance with the requirements of the City of Highland's Municipal Code, California Fire Code, and California Building Code. These standards include building requirements that increase wildfire resilience, including requirements for home hardening and defensible space in accordance with state standards within Very High Fire Hazard Severity Zones. Therefore, the Proposed Project would comply with the City's requirements for the provision of adequate site access for fire and emergency response vehicles and would allow for evacuation in the event of an emergency.

Construction Impacts

During Construction, the Project is required to comply with all applicable local, state, and federal regulations governing emergency access and internal circulation. The Project is required to comply with the Municipal Code Chapter 16, Section 16.08.050.e Conditional Use Permits, Findings, which assures conformance to the City's General Plan,, that there are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety and the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. Furthermore, Project construction would comply with the requirements of Municipal Code Section 15.06, California Fire Code, which governs the minimum conditions and standards for fire safety within the City.

Operational Impacts

The Project is not anticipated to impair an adopted emergency response plan or emergency evacuation plan. Access to the proposed Project Site is planned along Alta Vista, and Santa Ana Canyon Road, which provide access to Greenspot Road, an east-west traversing emergency evacuation route identified by the City of Highland, thereby facilitating emergency response and access. As stated previously, the City's Fire Marshall has reviewed the Project Site plans to assess emergency response capabilities. As the Project would be developed in compliance with the City's regulations, a less than significant impact would occur.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from, a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☑	☐

Less than Significant Impact

Implementation of the Proposed Project would not heighten wildfire risks because the Project would incorporate fire prevention measures outlined in the City of Highland General Plan and Safety Element, California Building Standards Code, and California Fire Code. Therefore, the Proposed Project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and impacts related to exposing Project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire would be less than significant.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☑	☐

Less than Significant Impact.

The Project includes new roads on site to facilitate circulation of vehicles as well as utility hookups for the proposed residences. The Project would be required to comply with the California Fire Code, and City of Highland Municipal Code Section 15.06, California Fire Code which stipulates the standards for access, fire hydrants, water pressure, and fire lanes. The Project would remove exiting fire hazards such as overgrown brush and vegetation and debris piles. Therefore, impacts associated with the installation or maintenance of Project-related infrastructure are considered less than significant.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☑	☐

Less than Significant Impact.

As stated previously, the Project Site is located outside of a general landslide susceptibility zone (SB County 2025). The City of Highland General Plan identified the Project Site as being located within Landslide Zone 1, the Lowest Susceptibility zone (Highland 2006). As such, the Project Site is not located in an area that would be highly susceptible to landslides. However, the northern, and eastern portions of the City of Highland which abut the San Bernardino Mountains, and its foothills are located within areas of general landslide susceptibility (SB County 2025). Furthermore, the City was recently affected by the Line Fire which consumed nearly 44,000-acres of land in San Bernardino County including areas near the City of Highland (CAL FIRE 2025). That following winter, in February 2025 San Bernardino County Sheriff issued an evacuation warning for communities in the City of Highland downslope of the Line Fire burn scar for potential mud and debris flow (CBS News 2025; SB County Sheriff 2025). The Project Site is located approximately 0.5-mile south of the Line Fire burn scar (CAL FIRE), separated by contiguous residential development.

The Project Site is relatively flat, and is bordered by residential development to the north, radio towers to the west, San Bernardino Flood Control District facilities and Oak Creek to the east, and undeveloped land to the south beyond Greenspot Road. Furthermore, the Project Site is separated from the Line Fire burn

scar by approximately 0.5-miles of residential development. As such, the Project Site is not located adjacent to any large hillsides that could cause flooding, mudflows, landslides, or significant erosion after a fire. Impacts would be less than significant.

4.20.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.21 Mandatory Findings of Significance

4.21.1 Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

Project related impacts to Biological Resources, Cultural Resources, Geology and Soils (including Paleontological Resources), Noise, and Tribal Cultural Resources are discussed in the respective sections of this Initial Study. Impacts would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, NOI-1, NOI-2, and TCR-1 through TCR-3.

Impacts from the Proposed Project on Hydrology, Hazardous Materials, and Wildfire are discussed in the corresponding sections of this Initial Study. No significant impacts associated with hydrology, hazardous materials, and wildfire have been identified. Impacts from the Proposed Project would not be cumulatively considerable with the implementation of the mitigation measures listed in this Initial Study.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☑	☐	☐

Less than Significant with Mitigation incorporated.

The analysis within this Initial Study demonstrates that the Project would not have any individually limited, but cumulatively considerable impacts. As presented in the analysis provided in this Initial Study, the Project has no impact, a less than significant impact, or a less than significant impact with implementation of mitigation with respect to all environmental issues. Due to the limited scope of direct physical impacts to the environment associated with this development Project, the Project's impacts are Project-specific in nature. With implementation of the proposed mitigation measures found throughout this document, the Project would not result in significant, unavoidable, adverse environmental impacts. Impacts from the Proposed Project would not be cumulatively considerable.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☑	☐	☐

Less than Significant with Mitigation Incorporated.

As identified within this Initial Study, the only potential adverse impact to human beings associated with the Proposed Project is the noise impact generated during Project construction, and onsite noise from traffic on Greenspot Road. These impacts would be reduced to a less than significant level with implementation of Mitigation Measures NOI-1, and NOI-2.

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LIST OF APPENDICES

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To view Appendices, please click on the link below:

https://www.dropbox.com/scl/fo/eptev1ojcu572rzx4nc8r/ALgQloUNFZWV8libWK8qOj8?rlkey=wg1qkbh5pdzud2yjnzb330bsy&st=41g3fh6w&dl=0

APPENDIX B

Summary of AB 52 Consultation

September 4, 2024

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resources Director
P.O. Box 487
San Jacinto, CA 92581

RE: Native American Consultation Pursuant to AB 52 and SB 18
Tentative Tract Map No. 20721 for 113 Single Family Homes, Greenspot Road & Alta Vista, Highland CA
APNs 1201-371-14 and 16

Dear Mr. Ontiveros:

The City of Highland is the Lead Agency under the California Environmental Quality Act (CEQA) for a proposed development project currently referred to as "Tentative Tract Map No. 20721." The project requires a General Plan Amendment from Low Density Residential to Planned Development. The proposal includes the development of 113 single-family residential lots on approximately 12 acres with associated residential landscaping, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.3.1 subdivisions (b), (d) and (e), also known as Assembly Bill (AB) 52, please consider this letter with map exhibit showing the project location, and the Lead Agency contact person as formal notification. The City is requesting to consult with you in order to identify tribal cultural resources that may impact your project.

Additionally, the City is requesting consultation under Senate Bill (SB) 18, which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a General Plan amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. Please consider this letter as notice of the project, and an invitation to request consultation with the City regarding the proposed project.

In accordance with Public Resources Code Section 21080.3.1(d) for AB 52, please respond in writing within 30 days if you would like to consult on this project. For consultation under SB 18, a request must be made within 90 days of the date of this notice, however, earlier consultation is appreciated. Thank you for your consideration on this matter, and please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,
Kim Stater
Assistant Community Development Director

Tentative Tract Map No. 20721

Project Location: The project includes 2 parcels totaling approximately 11.98 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, in the City of Highland. Assessor's Parcel Numbers 1201-371-14 and 1201-371-16.

Project Description: An application by East Highland Land, LLC / Diversified Pacific to develop 113 single-family residential lots with associated landscaping, recreation, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires a General Plan Amendment from "Low Density (LD)" Residential to "Planned Development (PD)" and a Zone Change from "Single Family (R-1)" Residential to "Planned Development (PD)" to permit customized development standards, including, but not limited to, reduced lot sizes, widths and depths.

Property Owner: East Highland Land, LLC

File Index Nos:
General Plan Amendment (GPA 24-002)
Zone Change (ZC 24-002)
Tentative Tract Map No. 20721 (TTM 24-003)
Conditional Use Permit (CUP 24-006)
Design Review Application (DRA 24-009)

Lead Agency Point of Contact:

Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, California 92346
kstater@cityofhighland.org
Phone: (909) 864-6861 Extension 204
Fax (909) 862-3180

City of
HIGHLAND
Inc. 1987

September 5, 2024

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians
P.O. Box 393
Covina, CA 91723

RE: Native American Consultation Pursuant to AB 52 and SB 18 for Tentative Tract Map No. 20721 for 113 Single Family Homes at Greenspot Road & Alta Vista, Highland CA. APNs 1201-371-14 and 16

Dear Mr. Salas,

The City of Highland is the Lead Agency under the California Environmental Quality Act (CEQA) for a proposed development project commonly referred to as "Tentative Tract Map No. 20721." The proposal includes the development of 113 single-family residential lots on approximately 12 acres with associated residential landscaping, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires the concurrent processing of a General Plan Amendment, changing the site's designation from "Low Density (LD)" Residential to "Planned Development (PD)".

Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.3.1 subdivisions (b), (d) and (e), also known as Assembly Bill (AB) 52, please consider this letter with map exhibit showing the project location, and the Lead Agency contact person as formal notification. The City is requesting to consult with you in order to identify tribal cultural resources that may impact your project.

Additionally, the City is requesting consultation under Senate Bill (SB) 18, which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a General Plan amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. Please consider this letter as notice of the project, and an invitation to request consultation with the City regarding the proposal.

In accordance with Public Resources Code Section 21080.3.1(d) for AB 52, please respond in writing within 30 days if you would like to consult on this project. For consultation under SB 18, a request must be made within 90 days of the date of this notice, however, earlier consultation is appreciated. Thank you for your consideration on this matter, and please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,

Kim Stater

Assistant Community Development Director
kstater@cityofhighland.org
(909) 864-6861, ext. 204

Mayor	Mayor Pro Tem	City Council	City Council	City Council	City Manager
Penny Lilburn	Larry McCallon	Jesse Chavez-Cordova	Anaeli Solano	John P. Timmer	Carlos Zamano

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

Tentative Tract Map No. 20721

Project Location: The project includes 2 parcels totaling approximately 11.98 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, in the City of Highland. Assessor's Parcel Numbers 1201-371-14 and 1201-371-16.

Project Description: An application by East Highland Land, LLC / Diversified Pacific to develop 113 single-family residential lots with associated landscaping, recreation, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires a General Plan Amendment from "Low Density (LD)" Residential to "Planned Development (PD)" and a Zone Change from "Single Family (R-1)" Residential to "Planned Development (PD)" to permit customized development standards, including, but not limited to, reduced lot sizes, widths and depths.

Property Owner: East Highland Land, LLC

File Index Nos:
General Plan Amendment (GPA 24-002)
Zone Change (ZC 24-002)
Tentative Tract Map No. 20721 (TTM 24-003)
Conditional Use Permit (CUP 24-006)
Design Review Application (DRA 24-009)

Lead Agency Point of Contact:
Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, California 92346
kstater@cityofhighland.org
Phone: (909) 864-6861 Extension 204
Fax (909) 862-3180

Website Link to Plans:

Project Plans may be viewed on the City's website at
https://www.cityofhighland.org/DocumentCenter/Index/699

From: Gabrieleno Administration
To: Kim Stater
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA
Date: Wednesday, October 16, 2024 10:12:13 AM

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

Hello Kim

We are sorry for the inconvenience after further review of the location of the project we are going to defer the project.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 1:25 PM Gabrieleno Administration <admin@gabrielenoindians.org> wrote:

> Sounds good. Here is our dial in number (626)343-5588 Passcode 1234.
>
> Thank you
>
> Brandy Salas
> Admin Specialist
> Gabrieleno Band of Mission Indians - Kizh Nation
> PO Box 393

Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

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On Thu, Sep 5, 2024 at 12:34 PM Kim Stater <kstater@cityofhighland.org> wrote:

No worries, October 17th is fine. My entire day is open.

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, September 5, 2024 12:33 PM
To: Kim Stater <kstater@cityofhighland.org>
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA

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

I am sorry for the confusion. We are not available on September 24th. I meant to put down October 24th we are available. Does this time work for you?

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. 'The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 12:30 PM Gabrieleno Administration <admin@gabrielenoindians.org> wrote:

> Thank you Kim sounds good. Here is our dial in number (626)343-5588 Passcode 1234. Please let us know if you would like to call in.

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. 'The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 12:01 PM Kim Stater <kstater@cityofhighland.org> wrote:

> September 24th at 3pm would be great. I'll put it on my calendar. Should I send a meeting invite or would you prefer to?

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, September 5, 2024 11:15 AM
To: Kim Stater <kstater@cityofhighland.org>
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA

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

Hello Kim

Thnak you for your email. The next time Chairman Salas is available for a phone call will be on October 17th at 1pm or September 24th at 3pm. Please let us know which times will work for you.

Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 10:40 AM Kim Stater <kstater@cityofhighland.org> wrote:

> Hello Brandy,
>
> Good to hear from you. I hope all is well. Would you mind sending me a date and time

that the Chairman is available for consultation? Would this be a remote/Zoom/Teams meeting and will he require additional plans in advance?

Kim Stater

Assistant Community Development Director

City of Highland

27215 Base Line

Highland, CA 92346

(909) 864-6861, x 204

kstater@cityofhighland.org

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, September 5, 2024 10:08 AM
To: Kim Stater <kstater@cityofhighland.org>
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA

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

Hello Kim Stater

Thank you for your email. Please see the attachment below.

Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 8:14 AM Kim Stater <kstater@cityofhighland.org> wrote:

> Good Morning,
>
> Please find attached a CEQA notice for Tentative Tract Map No. 20721 inclusive of a General Plan Amendment and Zone Change. Would you mind confirming receipt? Please let me know if you prefer a hard copy via USPS. Thank you.
>
> Best Regards,
>
> Kim Stater
>
> Assistant Community Development Director
>
> City of Highland
>
> 27215 Base Line
>
> Highland, CA 92346
>
> (909) 864-6861, x 204
>
> kstater@cityofhighland.org

City of
HIGHLAND
Inc. 1987

September 5, 2024

Alexandra Mc Cleary
Sr Mgr Cultural Resource Management
26569 Community Center Dr
Highland, California 92346

RE: Native American Consultation Pursuant to AB 52 and SB 18 for Tentative Tract Map No. 20721 for 113 Single Family Homes at Greenspot Road & Alta Vista, Highland CA. APNs 1201-371-14 and 16

Dear Alexandra,

The City of Highland is the Lead Agency under the California Environmental Quality Act (CEQA) for a proposed development project commonly referred to as "Tentative Tract Map No. 20721." The proposal includes the development of 113 single-family residential lots on approximately 12 acres with associated residential landscaping, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires the concurrent processing of a General Plan Amendment, changing the site's designation from "Low Density (LD)" Residential to "Planned Development (PD)".

Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.3.1 subdivisions (b), (d) and (e), also known as Assembly Bill (AB) 52, please consider this letter with map exhibit showing the project location, and the Lead Agency contact person as formal notification. The City is requesting to consult with you in order to identify tribal cultural resources that may impact your project.

Additionally, the City is requesting consultation under Senate Bill (SB) 18, which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a General Plan amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. Please consider this letter as notice of the project, and an invitation to request consultation with the City regarding the proposal.

In accordance with Public Resources Code Section 21080.3.1(d) for AB 52, please respond in writing within 30 days if you would like to consult on this project. For consultation under SB 18, a request must be made within 90 days of the date of this notice, however, earlier consultation is appreciated. Thank you for your consideration on this matter, and please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,

Kim Stater

Assistant Community Development Director
kstater@cityofhighland.org
(909) 864-6861, ext. 204

Mayor	Mayor Pro Tem	City Council	City Council	City Council	City Manager
Penny Lilburn	Larry McCallon	Jesse Chavez-Cordova	Anaeli Solano	John P. Timmer	Carlos Zamano

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

Tentative Tract Map No. 20721

Project Location: The project includes 2 parcels totaling approximately 11.98 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, in the City of Highland. Assessor's Parcel Numbers 1201-371-14 and 1201-371-16.

Project Description: An application by East Highland Land, LLC / Diversified Pacific to develop 113 single-family residential lots with associated landscaping, recreation, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires a General Plan Amendment from "Low Density (LD)" Residential to "Planned Development (PD)" and a Zone Change from "Single Family (R-1)" Residential to "Planned Development (PD)" to permit customized development standards, including, but not limited to, reduced lot sizes, widths and depths.

Property Owner: East Highland Land, LLC

File Index Nos:
General Plan Amendment (GPA 24-002)
Zone Change (ZC 24-002)
Tentative Tract Map No. 20721 (TTM 24-003)
Conditional Use Permit (CUP 24-006)
Design Review Application (DRA 24-009)

Lead Agency Point of Contact:
Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, California 92346
kstater@cityofhighland.org
Phone: (909) 864-6861 Extension 204
Fax (909) 862-3180

Website Link to Plans:

Project Plans may be viewed on the City's website at
https://www.cityofhighland.org/DocumentCenter/Index/699

plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: **Contractor Awareness Training.** The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: **Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, 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). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: **Post Review Discovery.** There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the

significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Ttribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the

ATTACHMENT 3

Resolution to Approve the

General Plan Amendment (GPA)

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE HIGHLAND CITY COUNCIL APPROVING GENERAL PLAN AMENDMENT NO. GPA 24-002 TO CHANGE THE LAND USE OF TWO (2) PARCELS, APPROXIMATELY 11.98 ACRES, FROM LOW DENSITY RESIDENTIAL (LD) TO PLANNED DEVELOPMENT FOR A DEVELOPMENT CONSISTING OF 113 SINGLE-FAMILY LOTS AND COMMON ACREAS, LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA. ASSESSORS PARCEL NUMBERS 1210-371-14 & 1210-371-16.

Applicant: East Highland Land, LLC

A. RECITALS

1. On August 8, 2024, the Applicant submitted numerous applications for the development of a 113-unit single-family residential Planned Development including General Plan Amendment No. GPA 24-002 to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD); Zone Change No. ZC 24-002 to change the Zoning Designation from Single-Family Residential (R1-10,000) to Planned Development (PD); Conditional Use Permit No. CUP 24-006 for the adoption of a Planned Development; Design Review Application No. DRA 24-009 for the related Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan; Tentative Tract Map No. 20721/TTM 24-003 for the subdivision of two parcels into 113 residential lots and common areas. The aforementioned entitlements are referred to collectively as "the Project".

2. The Project site is located on two (2) vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, also known as Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.

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 August 12, 2025 public hearing.

4. On July 15, 2025, the Planning Commission of the City of Highland conducted a public hearing on the Project, concluded the hearing on that date, and adopted Planning Commission Resolution No. 25-016, recommending the City Council approve General Plan Amendment (GPA 24-002).

5. On July 23, 2025, the City gave notice of a public hearing before the City Council to consider the Project by advertising in the SB Sun newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property

owners within 300-feet of the Project site as well as interested parties requesting notice.

6. On August 12, 2025, the Highland City Council conducted a public hearing on the Project and concluded the hearing on that date.

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

B. RESOLUTION

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

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

2. Environmental Review - CEQA Compliance

   a. An Initial Study was prepared for the Project and potential impacts to biological resources, cultural resources, geology, noise, and tribal cultural resources were identified. Project design features and 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 April 28, 2025, and May 28, 2025. 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, at Highland City Hall (27215 Base Line, Highland), the Sam J. Racadio Library and Environmental Learning Center (7863 Central Avenue, Highland), and Highland Fire Station #1 (26974 Base Line, Highland). The Notice was 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. The City of Highland City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report dated August 12, 2025, which is incorporated herein by this reference, does find and determine the following facts:

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

4. The City Council makes the following findings that General Plan Amendment (GPA No. 24-002) to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD) is consistent with Highland Municipal Code section 16.08.030 *General Plan Amendments*:

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 current land use designation of Low Density (LD) "limits land uses to single-family detached residential, and mobile homes, subject to applicable General Plan policies and ordinance provisions of the City of Highland" with a maximum density of 6.0 units per acre (General Plan, Land Use Element, Land Use Plan, Residential Designations). The Planned Development (PD) land use designation provides that "all residential land uses are considered to be appropriate, as are support uses (i.e., open space and recreation, public facilities, commercial, and all employment generating uses) that may be appropriate subject to applicable General Plan policies and ordinances of the City of Highland." The proposed project has filed concurrently for a Planned Development via a Conditional Use Permit for a residential project. The project is a single family detached residential product as would have been permitted in the LD designation but with a higher density of 9.5 dwelling units per acre.

The project for a 113-unit single family residential tract has included two parks, private streets, enhanced landscaping and pavement embellishments. It provides a greater level of community amenities and cohesiveness and creates a desirable living environment as promoted by the General Plan. It provides new housing opportunities and suburban living environments as the General Plan vision envisioned (General Plan, Land Use Element, *Plan Objectives*). It creates places for social interaction, community gathering space, protects the existing surrounding neighborhoods by retaining a single-family residential character. The proposed Amendment is consistent with the General Plan, as revised.

The Project is consistent with the City's 6th Cycle Housing Element (2021-2029). The Housing Element, Figure 5, identifies the Project location as Sites 226 and 228, estimated to produce 12 and 41 units respectively for a total of 53 Above Moderate-Income units. The proposal exceeds the estimated threshold. Additionally, the Project helps in the effort to provide a "diverse range and adequate supply of housing types that align with the needs of all current and future Highland households" by proposing a unique Planned Development with smaller lot sizes and shared amenities that is likely to be more affordable to first time homebuyers (Goal 2 and Goal 5).

Policy 2.4 goes on to "encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, (and) Planned Development districts" and Goal 2.5 that encourages creativity in housing development and the development approval process that helps reduce the cost of housing. The Project will also pay an In-Lieu Fee towards the development of affordable housing in the City for each lot constructed. The fee will be utilized in the future to fund the construction of an affordable housing project by the City's Housing Authority.

b. The proposed amendment will not adversely affect public health, safety or general welfare.

Response: The proposed General Plan Amendment will continue to retain and promote residential land use at this location and new housing starts as desired by the Land Use and Housing Elements. The density range would be increased from a maximum of 6 to 9.5 dwelling units per acre. The proposal will result in the construction of 113 new single-family homes with appropriate development standards including open space, parking, circulation, quality architecture and amenities. The proposed project that will be constructed if the General Plan amendment is approved has been reviewed by Planning, Engineering, Building and Safety, Fire Marshal 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 the applicable sections including these findings.

Response: The proposed 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 Low Density (LD) Residential to Planned Development (PD) 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 biological resources, cultural resources, geology, soils, and tribal cultural resources were identified. 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 mitigation measures have been included in the Mitigation Monitoring and Reporting Program (MMRP). Based upon the Findings of the Initial Study and adoption of the Mitigation Measures, 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 the General Plan Amendment (GPA No. 24-002) to change the land use designation from Low Density Residential (LD) to Planned Development (PD) as shown on Exhibit "A", subject to the Findings of Fact.

Exhibit A – General Plan Map Amendment

PASSED, APPROVED AND ADOPTED this 12th day of August, 2025.

_____
Penny Lilburn, Mayor

ATTEST:

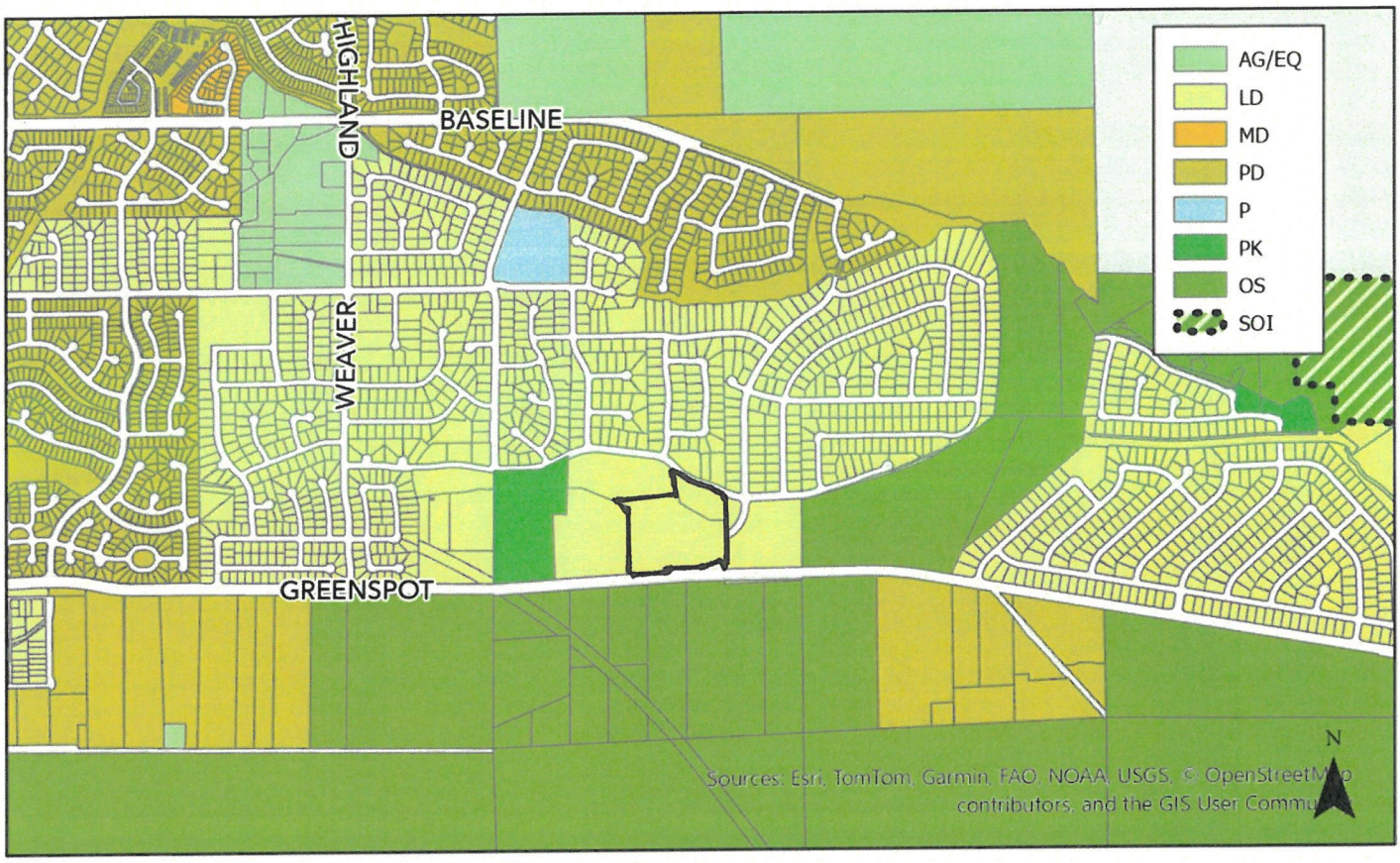
_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

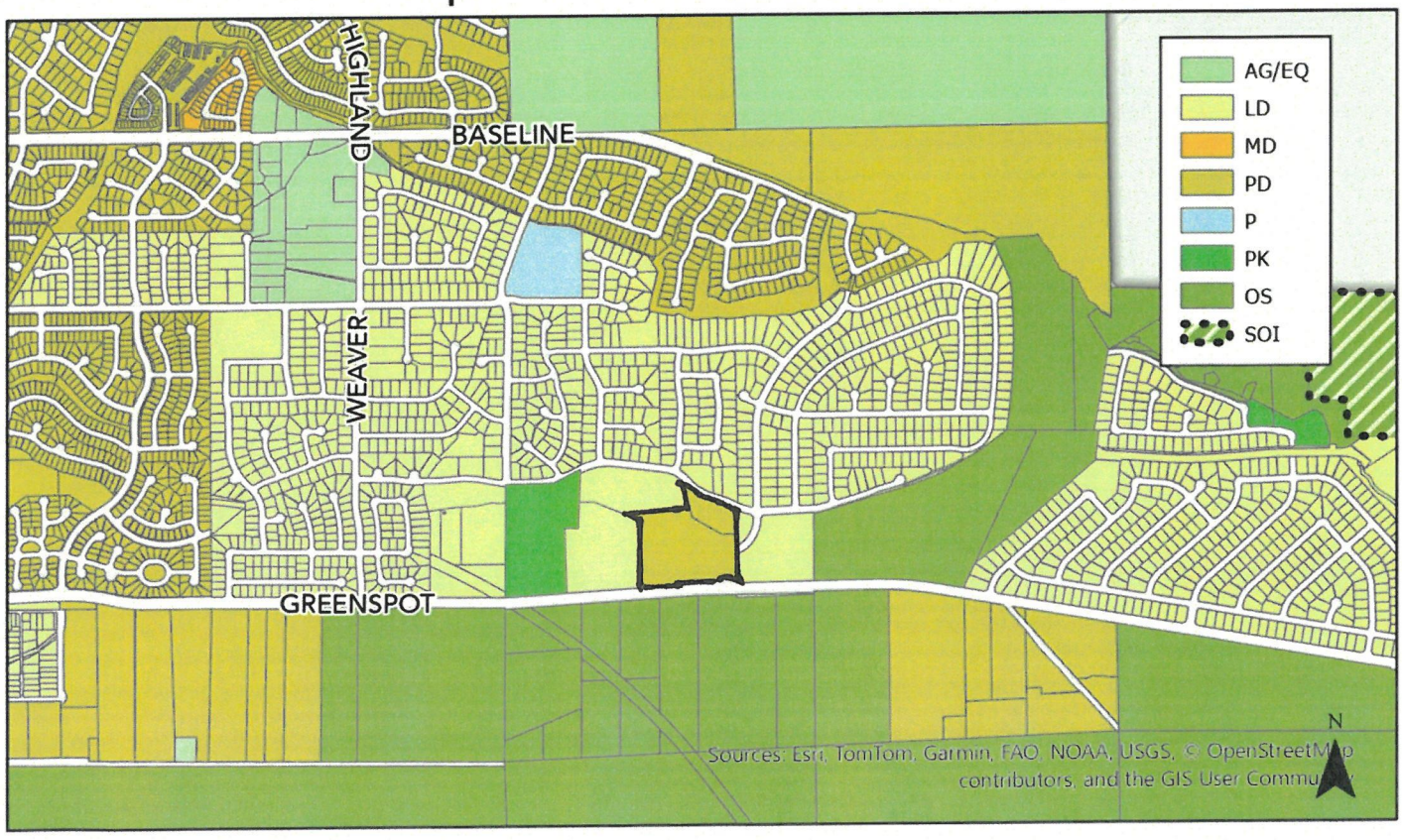
_____
Maricela E. Marroquin
City Attorney

Exhibit A
General Plan Amendment Map

Existing General Plan Land Use



Proposed General Plan Land Use



ATTACHMENT 4

Draft Ordinance to Approve the

Zone Change (ZC)

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, APPROVING ZONE CHANGE (ZC 24-002) TO CHANGE THE ZONING DESIGNATION OF TWO (2) PARCELS FROM SINGLE FAMILY RESIDENTIAL (R1-10,000) TO PLANNED DEVELOPMENT (PD) FOR AN 11.98 ACRE DEVELOPMENT CONSISTING OF 113 SINGLE-FAMILY LOTS AND COMMON AREAS, LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA. ASSESSORS PARCEL NUMBERS 1210-371-14 & 1210-371-16.

Applicant: East Highland Land, LLC

A. RECITALS

1. On August 8, 2024, the Applicant submitted numerous applications for the development of a 113-unit single-family residential Planned Development including General Plan Amendment No. GPA 24-002 to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD); Zone Change No. ZC 24-002 to change the Zoning Designation from Single-Family Residential (R1-10,000) to Planned Development (PD); Conditional Use Permit No. CUP 24-006 for the adoption of a Planned Development; Design Review Application No. DRA 24-009 for the related Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan; Tentative Tract Map No. 20721/TTM 24-003 for the subdivision of two parcels into 113 residential lots and common areas. The aforementioned entitlements are referred to collectively as "the Project".

2. The Project site is located on two (2) vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, also identified as Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16 ("Property").

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 August 12, 2025 public hearing.

4. On July 15, 2025, the Planning Commission of the City of Highland conducted a public hearing on the Project, concluded the hearing on that date, and adopted Planning Commission Resolution No. 25-016, recommending the City Council introduce an ordinance to approve Zone Change (ZC 24-002).

5. On July 23, 2025, the City gave notice of a public hearing before the City Council to consider the Project by advertising in the SB Sun newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property

owners within 300-feet of the Project site as well as interested parties requesting notice.

6. On August 12, 2025, the Highland City Council conducted a public hearing on the Project and concluded the hearing on that date.

7. All legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE, the Highland City Council does ordain 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. Environmental Review - CEQA Compliance

a. An Initial Study was prepared for the Project and potential impacts to biological resources, cultural resources, geology, noise, and tribal cultural resources were identified. Project design features and 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 April 28, 2025, and May 28, 2025. 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, at Highland City Hall (27215 Base Line, Highland), the Sam J. Racadio Library and Environmental Learning Center (7863 Central Avenue, Highland), and Highland Fire Station #1 (26974 Base Line, Highland). The Notice was 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 Ordinance, the City Council is adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project.

Section 3. Findings - Consistent with Highland Municipal Code section 16.08.040 *Amendments to Zoning Districts,* the City Council makes the following findings for Zone Change (ZC No. 24-002) to change the zoning designation of the Property from Single Family Residential (R1-10,000) to Planned Development (PD):

a. The proposed zone change is consistent with the goals, objectives, policies, and programs of the General Plan, and is necessary and desirable to implement the provisions of the General Plan.

Response:

The General Plan Land Use Element states that "an important principle of the Highland Vision is to create places for residents to live, shop, work, learn, recreate and get to know one another. The Mixed-Use and Planned Development designations provide excellent opportunities where all of these functions can occur." (*Citywide Goals and Policies*). The Project would create a Planned Development that would create places to live, recreate and get to know one another. As noted in Goal 1.2, the development, with its common parks and gathering spaces, would create opportunities for people to interact and exchange ideas. It would also preserve and enhance the existing residential neighborhoods, consistent with Goals 2.2 and 2.6, by improving the right-of-way and streetscape leading to adjacent developments to the north and west and it would continue the existing development pattern of single-family residential housing. It would add 113 new homes to the City's diverse housing opportunities that help to meet the regional housing needs, consistent with Goal 2.3. The development would fully improve the public streets along its perimeter including Greenspot Road, Santa Ana Canyon Road and Alta Vista in conformance with the Circulation Element (Roadway Sections, Figure 3.1 and Roadway Network, Figure 3.2). The roads would help provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City (Goal 3.1). The Project also encourages the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, and Planned Development districts (Housing Element Policy 2.4). Additionally, the Project meets the established goal for the development of 53 or more "Above Moderate-Income" homes at this location as identified in the Housing Element's Sites Inventory, Appendix E.

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

Response: The proposed Zone Change will continue to permit residential land development at the site. The current zone, R1 10-000, would have permitted a single-family residential subdivision with a maximum of 6.0 dwelling units per acre and the proposed will allow the same use, but at a reduced lot size with an overall density of 9.5 dwelling units per acre. The increased density will be offset by shared open space, recreation and landscape parkways. The Zone Change will encourage the development of a residential community that would continue the current zoning pattern within proximity to the Project site along Santa Ana Canyon Road, Alta Vista and Greenspot Road which is predominantly residential, and would therefore, not result in an illogical land use pattern. 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.

c. The proposed zone change is consistent with the purposes and intent of remainder of this title not under consideration.

Response: As indicated above, the proposed project includes a change of zone from Single-Family District (R1 10,000) to Planned Development (PD). 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 to Planned Development is consistent with the purpose and intent of the Land Use and Development Chapter of the Highland Municipal Code.

As required by HMC 16.12.010.B.3 *Use Regulations* the proposal for the zone change will concurrently process a Conditional Use Permit and conditions of approval for the development plan will be approved in accordance with the provisions of Chapter 16.12 *Planned Developments* to establish the permitted and the conditionally permitted primary and accessory uses for the planned development project. The project will otherwise comply with Chapter 16.16 *Residential Districts* including its use regulations and development standards and Chapter 16.68 *Land Divisions* with respect to the Tentative Tract Map that acts as the project's Site Plan, Plotting Plan and Grading Plan.

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

Response: An Initial Study was prepared for the project and potential impacts to biological resources, cultural resources, geology, soils, and tribal cultural resources were identified. 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 mitigation measures have been included in the Mitigation Monitoring and Reporting Program (MMRP). Based upon the Findings of the Initial Study and adoption of the Mitigation Measures, the Project will not have a significant impact upon the environment.

Section 4. Change of Zone

a. The City Council hereby approves Zone Change (ZC 24-002) changing the Zoning designation of an 11.98 acre site located north of Greenspot Road, south of Santa Ana Canyon Road, and east and west of Alta Vista, known as Assessor's Parcel Numbers 1210-371-14 and 1210-371-16, from Single Family Residential (R1-10,000) to Planned Development (PD) as shown on Exhibit 1.

b. The City Clerk is hereby authorized to take action to effectuate the purposes of this Ordinance.

Section 5. 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 6. Execution

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

Exhibit 1 – Existing and Proposed Zoning Designation

PASSED, **APPROVED** and **ADOPTED** this 9th day of September 2025

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit 1

Existing and Proposed Zoning Designations

Existing Zoning



Proposed Zoning



ATTACHMENT 5

Resolution to Approve the

Conditional Use Permit, Design Review & Tentative Tract Map

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AN APPLICATION FOR THE DEVELOPMENT OF A 113-UNIT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT INCLUDING CONDITIONAL USE PERMIT NO. CUP 24-006 FOR THE ADOPTION OF A PLANNED DEVELOPMENT, DESIGN REVIEW APPLICATION NO. DRA 24-009 FOR THE RELATED SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPING AND GRADING PLAN, AND TENTATIVE TRACT MAP NO. 20721/TTM-24-003 FOR THE SUBDIVISION OF TWO PARCELS INTO 113 RESIDENTIAL LOTS AND COMMON AREAS, LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA, ASSESSOR'S PARCEL NUMBERS 1210-371-14 & 1210-371-16.

Applicant: East Highland Land, LLC

A. RECITALS

1. On August 8, 2024, the Applicant submitted numerous applications for the development of a 113-unit single-family residential Planned Development including General Plan Amendment No. GPA 24-002 to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD); Zone Change No. ZC 24-002 to change the Zoning Designation from Single-Family Residential (R1-10,000) to Planned Development (PD); Conditional Use Permit No. CUP 24-006 for the adoption of a Planned Development; Design Review Application No. DRA 24-009 for the related Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan; Tentative Tract Map No. 20721/TTM 24-003 for the subdivision of two parcels into 113 residential lots and common areas. The aforementioned entitlements are referred to collectively as "the Project".

2. The Project site is located on two (2) vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, also known as Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.

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 August 12, 2025 public hearing.

4. On July 15, 2025, the Planning Commission of the City of Highland conducted a public hearing on the Project, concluded the hearing on that date, and adopted Planning Commission Resolution No. 25-016, recommending the City

Council approve Conditional Use Permit (CUP 24-006), Design Review Application (DRA 24-009) and Tentative Tract Map (TTM 24-003/ TTM 20721).

5. On July 23, 2025, the City gave notice of a public hearing before the City Council to consider the Project by advertising in the SB Sun newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the Project site as well as interested parties requesting notice.

6. On August 12, 2025, the Highland City Council conducted a public hearing on the Project and concluded the hearing on that date.

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

B. RESOLUTION

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

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

2. The City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the City Council dated August 12, 2025, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Environmental Review / CEQA Compliance - An Initial Study was prepared for the Project and potential impacts to biological resources, cultural resources, geology, noise, and tribal cultural resources were identified. Project design features and 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 April 28, 2025, and May 28, 2025. 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, at Highland City Hall (27215 Base Line, Highland), the Sam J. Racadio Library and Environmental Learning Center (7863 Central Avenue, Highland), and Highland Fire Station #1 (26974 Base Line, Highland). The Notice was 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.

4. The Planning Commission makes the following findings that **Conditional Use Permit** (CUP No. 24-006) to develop a 113-unit single-family residential Planned Development community is consistent with Highland Municipal Code section 16.08.050 *Conditional Use Permits*:

   a. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland general plan, and with the applicable development policies and standards of the city.

      Response: The project is proposed to be located within the Planned Development (PD) General Plan land use designation which states that "all residential land uses are considered to be appropriate ... subject to applicable General Plan policies and ordinances of the City of Highland." (General Plan, *Land Use Element, Residential Designations*). Development within the PD is required to be processed through the use of a conditional use permit, planned development, or a development plan approved for the site. The project Applicant has selected, and filed for, the conditional use permit process. The General Plan requires that PD developments to be of superior development by allowing a greater degree of design and land use flexibility within 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 residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality.

   b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

      Response: The Project is located within the Planned Development (PD) Zone, allowing the applicant to propose project-specific land use and development standards. The Project's site plan/tentative tract map, landscape concept 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 physically 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 a suburban area with low-density single-family residential developments in near proximity. The site itself is 11.98 acres, and currently vacant. The proposed use as a 113-unit single-family residential development yields a density of approximately 9.5 units to the acre which is compliant with the Project plans and associated Planned Development standards, once approved. There is adequate circulation and infrastructure to serve the residents as the Project site is designed to include sidewalks, common areas, gathering space, two-car garages for each unit as well as guest parking. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that have not been addressed and reduced to a level of non-significance with implementation of the project's Mitigated Monitoring and Reporting Program.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The existing water, public utilities and services for the proposed project are available to serve the proposed use and ensure public health and safety. Additionally, staff sent out project notices to the different public utility companies. Comments from the San Bernardino Valley Municipal Water District (SBVMWD) and San Bernardino Valley Water Conservation District (SBVWCD) have been incorporated into the Project design and Conditions of Approval.

e. The proposed use will not be detrimental to public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The proposed residential development use will follow Highland Municipal Code, Uniform Fire and Building Codes and Public Works requirements. Each public safety and utility provider has been given an opportunity to comment on and condition the Project. The Highland Police Department had no concerns. The necessary permits will be required prior to and during construction. Consequently, the Project will not be detrimental to public health,

safety or welfare, or materially injurious to properties and improvement in the vicinity.

f. The proposed use would not result in a significant effect on the environment.

Response: The potential environmental impacts of the proposed Project have been analyzed and circulated for public review in an Initial Study / Mitigated Negative Declaration. Mitigation measures have been prepared, and the project will be built and operated in compliance with the Conditional Use Permit and Mitigation Monitoring and Reporting Program with mitigation required in the areas of biological resources, cultural resources, geology, noise, and tribal cultural resources.

5. The Planning Commission makes the following findings that **Design Review Application** (DRA No. 24-009) is consistent with Highland Municipal Code Section 16.08.090 *Design Review*:

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

Response: The Project is proposed to be located within the Planned Development (PD) General Plan land use designation which states that "all residential land uses are considered to be appropriate ... subject to applicable General Plan policies and ordinances of the City of Highland." (General Plan, Land Use Element, Residential Designations). Development within the PD may be established through the approval of a conditional use permit (CUP). CUP 24-006 was filed concurrently with the Design Review Application. The General Plan requires that PD developments be of superior development by allowing a greater degree of design and land use flexibility within the framework of the site-specific development plan. The Project complies with this and other applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality.

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

Response: The Project is proposed to be located within the Planned Development (PD) Zone, allowing the applicant to propose project-specific land use and development standards. The Project's site plan/tentative tract map, landscape concept 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 physically 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. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The project will meet the design guidelines/criteria through the use of varied architectural styles including Cottage, Farmhouse and Spanish, each of which will have three floor plan options. Complimentary colors and materials have been selected to properly represent the architectural styles and compliment the surrounding neighborhood. 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, and open space are of high quality. The Project's Landscape Concept Plan has been reviewed by the City's Landscape Architect and found to be substantially compliant with all applicable state and local regulations for materials, coverage and soil preparation. Conditions of Approval have been applied where necessary.

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

Response: The proposed uses, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare because the proposed Project is a residential development that will provide single-family detached homes with the communal benefits of living including recreation, open space, parking, and landscaping. The proposed Project will be constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

6. The Planning Commission makes the following findings for **Tentative Tract Map 20721** (TTM 24-003) that it is consistent with Government Code Section 66474 and Highland Municipal Code Section 16.68 *Land Divisions*:

a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The Tentative Tract Map 20721 was designed and conditioned to comply with the General Plan's designation for residential Planned Development (PD) projects. The project is proposed to be located within the Planned Development (PD) General Plan land use designation which states that "all residential land uses are considered to be appropriate ... subject to applicable General Plan policies and ordinances of the City of Highland." (General Plan, Land Use Element, Residential Designations). The Project complies with this and other applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities that are of superior quality. It will result in additional housing units in the City as envisioned by the Housing Element and will assist in meeting the City's Regional Housing Needs Assessment (RHNA) allocation. The Project will exceed the 53 "Above Moderate-Income" single-family units anticipated in the City's 6th Cycle Housing Element for this site.

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

Response: The proposed design and improvements shown on Tentative Tract Map No. 20721 constitute the Site Plan, Plot Plan, Grading and Sections for the Planned Development (Specific Plan). The Map meets the development standards established by the Planned Development's Conditional Use Permit and is consistent with the General Plan for single-family residential development. It will help provide for a variety of housing opportunities through its unique, small-lot Planned Development (Land Use Goal 2.3) while maintaining an organized pattern of land use by continuing the pattern of single-family housing development (Land Use Goal 2.6). It complies with the Housing Element by meeting and exceeding the designated number and category of housing units of 53 "Above Moderate-Income homes (Housing Element, Sites Inventory). It fully develops Greenspot Road, Santa Ana Canyon Road and Alta Vista along its boundaries compliant with the Circulation Element (Figure 3.2 Roadway Network and Goal 3.1 and Goal 3.3). Lawful Conditions of Approval have been applied to the map to ensure compliance with applicable General Plan, Municipal Code, and Planned Development/CUP and provisions.

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

Response: This site is in a suburban area with low-density single-family residential developments in near proximity. The site itself is 11.98 acres, and currently vacant and there is sufficient space to accommodate the proposed density. The proposed use as a 113-unit single-family residential development yields a density of approximately 9.5 units to the acre which is compliant with the project plans and associated Planned Development standards, once approved. There is adequate circulation and infrastructure to serve the residents as the site is designed to include sidewalks, common areas, gathering space, two-car garages for each unit as well as guest parking,. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that have not been addressed and reduced to a level of non-significance with implementation of the project's Mitigated Monitoring and Reporting Program.

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

Response: The 11.98 acre site is relatively flat and does not have any physical or environmental constraints that impair the Project's desired 9.5 dwelling unit/acre density. It is within a developed area with access to all utilities and standard residential improvements. It can provide the required open space, circulation and amenities required by City Codes and the Development's Conditional Use Permit.

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 is located in a suburban area and has been vacant for many years. Due to the residential nature of the Project impacts to surrounding roadways and the adjacent uses are not anticipated. The potential environmental impacts of the proposed residential development were analyzed in the Initial Study / Mitigated Negative Declaration. Mitigation measures have been prepared to address potential impacts to Special-Status Plants, Special-Status Species, the Crotch Bumble Bee (currently a Candidate under the California Endangered Species Act/CESA), the Burrowing Owl, Nesting Birds, and the San Bernardino Kangaroo Rat should any of these species be discovered during mandated pre-construction surveys (BIO-1 through BIO-6). Should any of these species be found, the mandated state and federal protocols for avoidance and minimization measures will be implemented. The MMRP also identifies potential impacts to Cultural Resources (CUL-1 through CUL-4), Geology and Soils

(GEO-1), Noise (NOI-1 and NOI-2), and Tribal Cultural Resources (TCR-1 through TCR-3). These are mitigated through construction monitoring by accredited consultants and using construction methods and materials to ensure the appropriate CNEL levels are maintained. The Project will be built and maintained in compliance with environmental findings and Mitigation Measures.

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

Response: The proposed residential development use will follow the Highland Municipal Code, Uniform Fire and Building Codes, Public Works Procedures, and all other relevant requirements. Each public safety and utility provider has been given an opportunity to comment on and condition the project. The Highland Police Department had no concerns. The necessary permits will be required prior to and during construction. Consequently, the project's construction and ongoing use is not likely to cause serious 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 was thoroughly reviewed by the City's Public Works/Engineering Division. It received the appropriate Conditions of Approval to ensure that it 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 either Alta Vista or Santa Ana Canyon Road. The proposed design of the subdivision and conditions will ensure that it will not conflict with any easements of record or judgement of the court.

7. Based on the Findings and Conclusions set forth above, the City Council Approves Conditional Use Permit (CUP No. 24-006) to establish the single-family residential Planned Development; Approves Design Review Application (DRA No. 24-009) for the project's site plan, building elevations, conceptual landscaping, and conceptual grading; and Approves Tentative Tract Map

20721 (TTM No. 24-003) to subdivide the property, subject to the conditions of approval and findings of fact.

Exhibits Attached: Exhibit A - Project Plans
Exhibit B - Conditions of Approval

PASSED, APPROVED AND ADOPTED this 12th day of August, 2025.

_____
Penny Lilburn, Mayor

ATTEST:

_____
Alondra Munoz
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit A

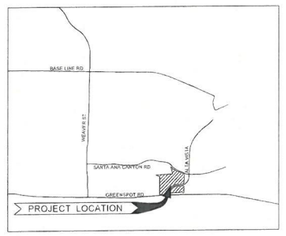
Project Plans


123
456
789

IN THE CITY OF HIGHLAND, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 20721

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



VICINITY MAP
NOT TO SCALE

LEGEND

TRACT BOUNDARY
RIGHT OF WAY
EX PARCEL LINE
STREET CENTERLINE
EX CONTOUR 1400
PROP MAJOR CONTOUR 1400
PROP MINOR CONTOUR 1400
LOT LINE
EASEMENT LINE
BUILDING SETBACK LINE
BUILDING FOOTPRINT
EX FENCE
PROP RET. WALL
PROP SEWER S
PROP STORM DRAIN SD
PROP WATER W
PROP FIRE HYDRANT
FLOWLINE
SLOPE DIRECTION
EX CURB
PROP CURB

SETBACKS

FRONT YARD ---------- 3FT
SIDE SETBACK ---------- 5FT
REAR SETBACK ---------- 10FT

EARTHWORK QUANTITIES

RAW NUMBERS:

CUT = 7,000 CY
FILL = 30,500 CY
NET = 23,500 CY OF FILL

AREA SUMMARY

TOTAL GROSS AREA: 11.96± ACRES
NUMBERED LOTS: 113 - AREA: 7.01± ACRES
STREET AREA: 2.28± ACRES
OPEN SPACE AREA: 2.70± ACRES

SHEET INDEX

1 - TITLE SHEET & PRELIMINARY GRADING PLAN
2 - SECTIONS
3 - PLOT PLAN

NORTH

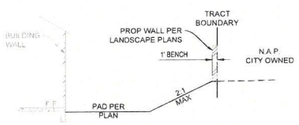
GRAPHIC SCALE IN FEET
0 25 50 100
SCALE 1" = 50' WHEN PRINTED AT FULL SIZE (30" X 42")

ABBREVIATIONS

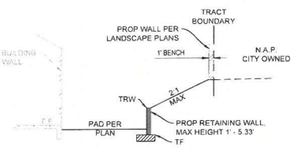
BLDG	=	BUILDING
BSL	=	BUILDING SETBACK LINE
BTM	=	BOTTOM
BW	=	BACK OF SIDEWALK
C&G	=	CURB & GUTTER
℄	=	CENTERLINE
CONC	=	CONCRETE
EP	=	EDGE OF PAVEMENT
EX	=	EXISTING
FG	=	FINISHED GROUND
FL	=	FLOWLINE
FS	=	FINISHED SURFACE
FH	=	FIRE HYDRANT
N.T.S	=	NOT TO SCALE
PE	=	PAD ELEVATION
PROP	=	PROPOSED
PIP	=	PROTECT IN PLACE
PVMT	=	PAVEMENT
RET	=	RETAINING
R/W	=	RIGHT OF WAY
SD	=	STORM DRAIN
SWLK	=	SIDEWALK
TYP	=	TYPICAL
TC	=	TOP OF CURB

TRACT 20142
TRACT 14362-1
SANTA ANA CANYON RD
GREENSPOT RD.
ALTA VISTA
PLUNGE CREEK
NOT A PART, CITY OF HIGHLAND
TOMKINS, ROY E TR
APN 1210-371-130
THE EILEEN LLC
APN 1210-371-150
SAN BERNARDINO CO
FLOOD CONTROL DIST
APN 1210-371-170
STREET 'A' (PRIVATE)
STREET 'B' (PRIVATE)
STREET 'C' (PRIVATE)
STREET 'D' (PRIVATE)
STREET 'E' (PRIVATE)
ALLEY 'A'
ALLEY 'B'
BASIN #1
BASIN #2
LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT J
LOT K
LOT L
LOT M
LOT N
LOT P
LOT R
LOT S
LOT T
LOT V
PROP 24" HDPE STORM DRAIN
PROP SEWER CONNECTION
PROP OFFSITE 48" RCP STORM DRAIN
EX 20" DIP WATER MAIN
PROP WATER CONNECTION
PROP 12" HDPE STORM DRAIN
PROP EMERGENCY SPILLWAY
PROP CONTECH CDS UNIT
DETENTION LIMITS WQMP LIMITS
PROP OUTLET STRUCTURE
EX 24" WATER MAIN & 10" TRANSMISSION MAIN TO BE RELOCATED
PROP RELOCATION OF 24" WATER MAIN & 10" TRANSMISSION
EX 6" CSP CULVERT TO BE RELOCATED
PROP SD CONNECTION
EX 10" SD TO BE REMOVED
EX 10" SD TO BE RELOCATED
PROP WATER CONNECTION TO RELOCATED 24" WATER MAIN
EX 24" WATER MAIN & 16" TRANSMISSION MAIN
EX FENCE PIP
EX DRIVEWAY
EX STREET LIGHT
PROP 20' UTILITY EASEMENT
PROP 1' WIDE CONC V-DITCH
PROP RET. WALL MAX HEIGHT = 2'
PROP RET. WALL MAX HEIGHT = 4'
PROP RET. WALL MAX HEIGHT = 5'
PROP RET. WALL MAX HEIGHT = 6'
EX 15' SD EASEMENT PARCEL "A" REC. 3/3/2021 DOC. NO. 42022-0145201
PROP SD CONNECTION TO EX 30" RCP S/D LINE IN PER STORM DRAIN PLAN (SVA 21-013, TRACT 20142/DESIGN) (TA-109
EX HEADWALL OUTLET TO BE REMOVED
EX 11' SEWER EASEMENT
EX 20' SEWER EASEMENT
EX 30' SEWER EASEMENT
EX 20' WATER EASEMENT
EX 30' WATER EASEMENT
EX 20' STORM DRAIN EASEMENT
EX 30' STORM DRAIN EASEMENT
EX 20' ACCESS EASEMENT
EX 30' ACCESS EASEMENT
EX 20' ROAD EASEMENT
EX 30' ROAD EASEMENT
EX 20' UTILITY EASEMENT
EX 30' UTILITY EASEMENT
EX 20' DRAINAGE EASEMENT
EX 30' DRAINAGE EASEMENT
EX 20' SLOPE EASEMENT
EX 30' SLOPE EASEMENT
EX 20' TEMPORARY EASEMENT
EX 30' TEMPORARY EASEMENT
EX 20' PUBLIC ACCESS EASEMENT
EX 30' PUBLIC ACCESS EASEMENT
EX 20' PUBLIC UTILITY EASEMENT
EX 30' PUBLIC UTILITY EASEMENT
EX 20' PUBLIC DRAINAGE EASEMENT
EX 30' PUBLIC DRAINAGE EASEMENT
EX 20' PUBLIC SLOPE EASEMENT
EX 30' PUBLIC SLOPE EASEMENT
EX 20' PUBLIC TEMPORARY EASEMENT
EX 30' PUBLIC TEMPORARY EASEMENT
EX 20' PUBLIC ACCESS EASEMENT
EX 30' PUBLIC ACCESS EASEMENT
EX 20' PUBLIC ROAD EASEMENT
EX 30' PUBLIC ROAD





SECTION G-G
N.T.S.



SECTION H-H
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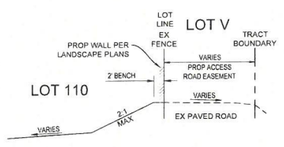
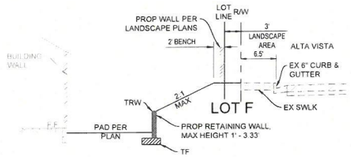


SECTION I-I
N.T.S.



SECTION J-J
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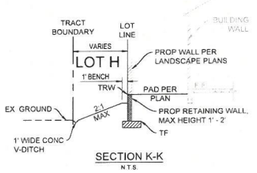
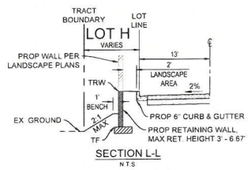
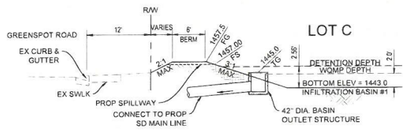


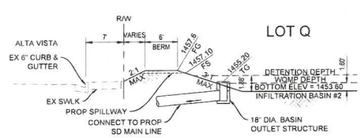
SECTION K-K
N.T.S.



SECTION L-L
N.T.S.



BASIN #1 DETAIL
N.T.S.



BASIN #2 DETAIL
N.T.S.

LOT SUMMARY				
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
1	4,631	3,544	P3	FARMHOUSE
2	3,172	2,749	P1	COTTAGE
3	2,939	2,438	P2	SPANISH
4	2,621	2,159	P3	COTTAGE
5	2,500	2,190	P2	FARMHOUSE
6	2,339	1,947	P1	SPANISH
7	3,019	2,388	P2	COTTAGE
8	4,140	3,464	P1	FARMHOUSE
9	2,200	2,200	P3	COTTAGE
10	2,901	2,882	P2	SPANISH
11	2,202	2,202	P3	SPANISH
12	2,000	1,987	P1	COTTAGE
13	3,468	3,424	P1	FARMHOUSE
14	3,095	3,060	P3	SPANISH
15	2,250	2,235	P2	COTTAGE
16	2,302	2,302	P3	FARMHOUSE
17	2,200	2,200	P3	SPANISH
18	2,250	2,200	P2	FARMHOUSE
19	2,250	2,250	P3	COTTAGE
20	3,422	3,386	P2	SPANISH
21	3,077	2,441	P1	COTTAGE
22	2,163	1,981	P1	SPANISH
23	2,565	2,556	P2	FARMHOUSE
24	2,289	2,003	P1	COTTAGE
25	2,000	1,987	P1	SPANISH
26	2,250	2,235	P2	FARMHOUSE
27	2,360	2,341	P1	SPANISH
28	2,205	2,175	P3	FARMHOUSE
29	1,960	1,933	P1	COTTAGE
30	2,205	2,175	P2	FARMHOUSE
31	2,214	2,183	P3	SPANISH
32	2,325	2,293	P2	COTTAGE
33	2,196	2,166	P3	FARMHOUSE
34	2,205	2,175	P2	SPANISH
35	3,444	3,541	P2	FARMHOUSE
36	2,040	2,013	P1	COTTAGE
37	2,295	2,265	P2	SPANISH
38	2,040	2,013	P1	COTTAGE
39	2,295	2,265	P2	FARMHOUSE
40	2,295	2,265	P3	SPANISH

LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
41	2,295	2,295	P2	COTTAGE
42	2,295	2,295	P3	SPANISH
43	2,295	2,295	P2	FARMHOUSE
44	2,711	2,711	P3	COTTAGE
45	3,237	3,148	P2	COTTAGE
46	2,796	2,796	P3	FARMHOUSE
47	2,432	2,432	P2	SPANISH
48	2,760	2,760	P3	COTTAGE
49	2,490	2,490	P2	FARMHOUSE
50	2,663	2,334	P1	FARMHOUSE
51	3,428	3,090	P3	SPANISH
52	3,341	3,004	P2	COTTAGE
53	2,556	2,275	P3	FARMHOUSE
54	2,588	2,588	P1	SPANISH
55	2,250	2,250	P2	COTTAGE
56	2,670	2,670	P1	SPANISH
57	3,423	3,102	P2	SPANISH
58	1,920	1,920	P1	COTTAGE
59	2,643	2,430	P1	FARMHOUSE
60	3,257	3,032	P3	COTTAGE
61	2,181	2,181	P3	FARMHOUSE
62	3,297	3,185	P3	COTTAGE
63	2,726	2,570	P2	SPANISH
64	2,329	2,164	P1	FARMHOUSE
65	2,759	2,521	P2	COTTAGE
66	2,617	2,402	P1	SPANISH
67	3,067	2,694	P3	FARMHOUSE
68	2,659	2,289	P1	COTTAGE
69	2,250	2,220	P2	SPANISH
70	2,207	2,132	P1	FARMHOUSE
71	2,605	2,457	P2	COTTAGE
72	2,322	2,094	P1	SPANISH
73	2,666	2,296	P2	FARMHOUSE
74	4,134	3,207	P1	COTTAGE
75	3,044	2,596	P2	FARMHOUSE
76	2,691	2,302	P1	SPANISH
77	3,155	2,690	P3	COTTAGE
78	2,970	2,565	P2	FARMHOUSE
79	2,640	2,287	P1	SPANISH
80	3,006	2,624	P2	FARMHOUSE

LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
81	2,874	2,555	P1	COTTAGE
82	4,604	3,764	P3	FARMHOUSE
83	2,735	2,513	P3	SPANISH
84	2,250	2,235	P2	COTTAGE
85	2,250	2,235	P3	FARMHOUSE
86	2,250	2,250	P2	SPANISH
87	2,203	2,203	P1	FARMHOUSE
88	2,536	2,516	P3	FARMHOUSE
89	2,250	2,235	P2	SPANISH
90	2,000	2,000	P1	COTTAGE
91	2,000	2,000	P1	FARMHOUSE
92	2,250	2,235	P2	COTTAGE
93	3,015	2,995	P3	SPANISH
94	4,009	3,983	P3	FARMHOUSE
95	2,250	2,235	P2	SPANISH
96	2,000	1,987	P1	COTTAGE
97	2,000	1,987	P1	SPANISH
98	2,250	2,235	P2	FARMHOUSE
99	2,141	2,128	P1	SPANISH
100	3,927	3,452	P2	COTTAGE
101	2,810	2,513	P3	FARMHOUSE
102	2,819	2,819	P3	FARMHOUSE
103	2,344	2,344	P2	SPANISH
104	3,485	3,264	P3	COTTAGE
105	2,932	2,707	P2	FARMHOUSE
106	2,217	2,017	P1	SPANISH
107	2,846	2,557	P2	FARMHOUSE
108	2,476	2,253	P3	COTTAGE
109	2,475	2,250	P2	SPANISH
110	5,186	3,109	P1	COTTAGE
111	4,046	4,046	P3	FARMHOUSE
112	4,105	4,105	P2	COTTAGE
113	4,163	4,163	P3	SPANISH
TOTAL AREA (SF)	305,316			
TOTAL AREA (AC)	7.01			
AVERAGE LOT(SF)	2,702			

LETTERED LOT SUMMARY	
LOT LETTER	LOT AREA (SF)
LOT A	105,173
LOT B	16,462
LOT C	25,005
LOT D	1,636
LOT E	490
LOT F	948
LOT G	2,476
LOT H	10,214
LOT I	505
LOT J	459
LOT K	641
LOT L	13,072
LOT M	1,234
LOT N	1,234
LOT O	942
LOT P	8,291
LOT Q	254
LOT R	22,971
LOT S	2,290
LOT T	2,664
LOT U	3,616
LOT V	1,089
TOTAL STREETS AREA (SF)	2.70
TOTAL OPEN SPACE AREA (SF)	2.28

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
ROBERT R. OTTE
No. 44120
CIVIL
STATE OF CALIFORNIA

SECTIONS

ASSESSOR'S PARCEL NO.: 1210-371-16 & 1210-371-14

TRACT NO.: 20721

APPLICANT INFORMATION: EAST HIGHLAND LAND, LLC
C/O JAKE SOWDER
DIVERSIFIED PACIFIC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
D: (909) 373-2637 M: (714) 329-5438

ENGINEER INFORMATION: ROBERT R. OTTE, PE
3801 UNIVERSITY AVENUE, SUITE 300,
RIVERSIDE, CA 92501
D: (951) 534-5630 M: (909) 953-6070

MAP PREPARED BY:

Kimley»Horn

3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM

MAP PREPARED ON: DECEMBER 17, 2024 SHEET 2 OF 3

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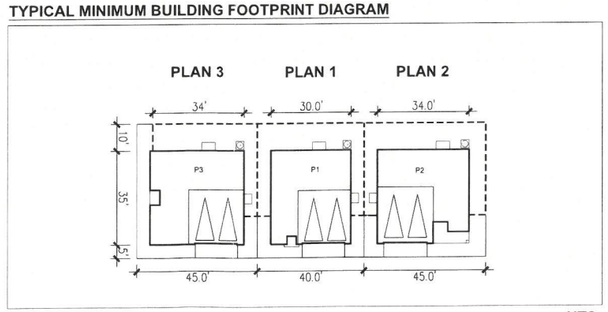
PROJECT SUMMARY

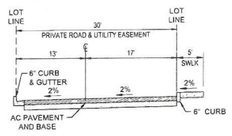
Unit Mix		
P1	35	31%
P2	43	38%
P3	35	31%
Total	113	100%

Parking		
Required		
2+BD	113x2/du	226 spaces
Guest	113x0.5/du	57 spaces
Total		283 spaces
Provided		
Garage	113x2/du	226 spaces
Guest		59 spaces
Parallel Street		8 spaces
Total		293 spaces

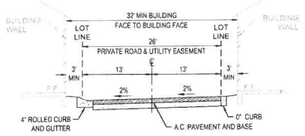
TYPICAL MINIMUM BUILDING FOOTPRINT DIAGRAM



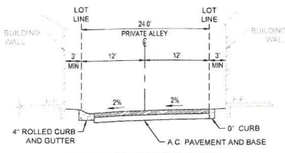
NTS



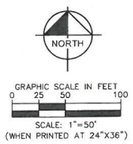
TYPICAL SECTION
(STREET A)
N.T.S.



TYPICAL SECTION
(STREET B, C, D, E, F)
N.T.S.



TYPICAL RESIDENTIAL DRIVE
(ALLEY A, B, C, D)
N.T.S.



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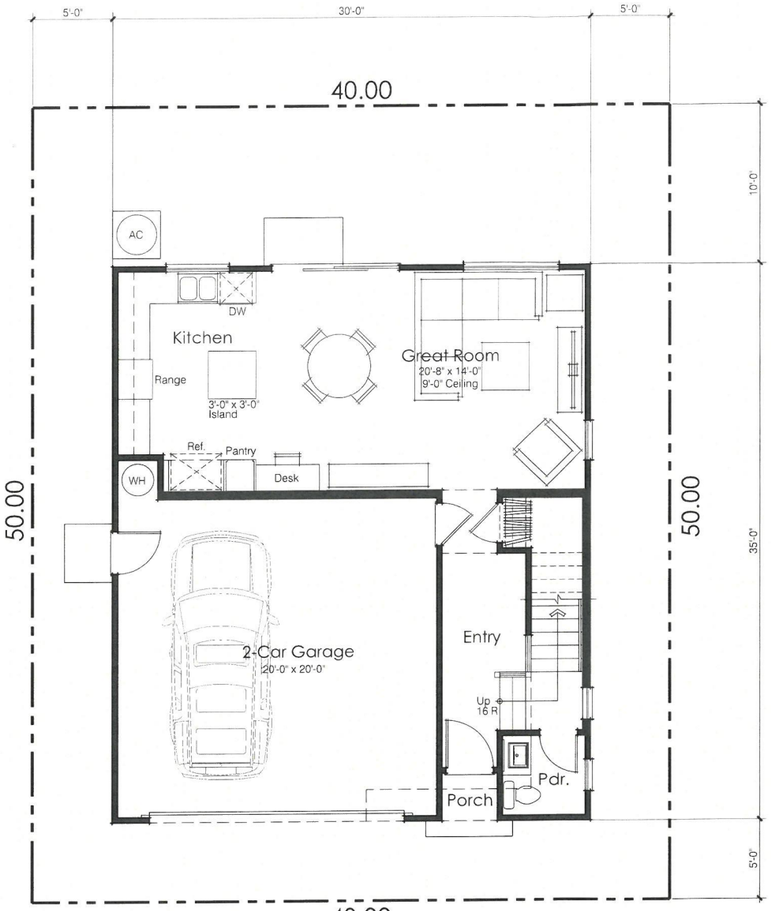
REGISTERED PROFESSIONAL ENGINEER
ROBERT R. OTTE
No. 44120
CIVIL
STATE OF CALIFORNIA

PLOT PLAN	
ASSESSOR'S PARCEL NO.:	1210-371-16 & 1210-371-14
TRACT NO.:	20721
APPLICANT INFORMATION:	EAST HIGHLAND LAND, LLC C/O JAKE SOWDER DIVERSIFIED PACIFIC 10621 CIVIC CENTER DRIVE RANCHO CUCAMONGA, CA 91730 D: (909) 373-2637 M: (714) 329-5438
ENGINEER INFORMATION:	ROBERT R. OTTE, PE 3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501 D: (951) 534-5530 M: (909) 953-6070
MAP PREPARED BY:	Kimley»Horn 3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501 PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM
MAP PREPARED ON:	DECEMBER 17, 2024 SHEET 3 OF 3



Second Floor Plan



First Floor Plan

Square Footage Tabulation:

First Floor	618 sq. ft.
Second Floor	948 sq. ft.
Total Living Area:	1,566 sq. ft.
2-Car Garage	421 sq. ft.
Porch	11 sq. ft.

MGA

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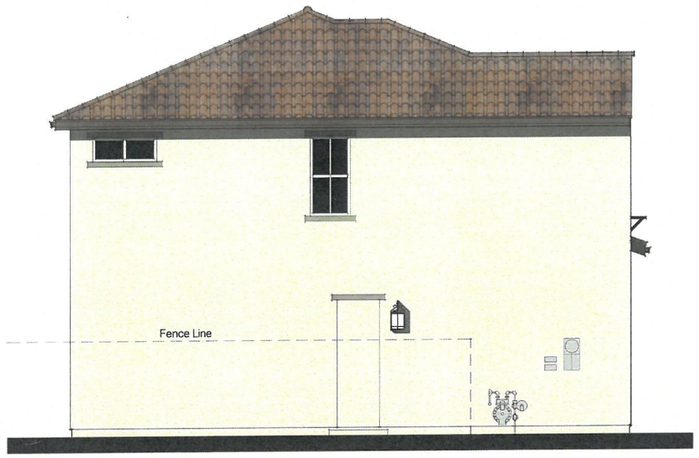
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 1
Conceptual
Floor Plan

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision

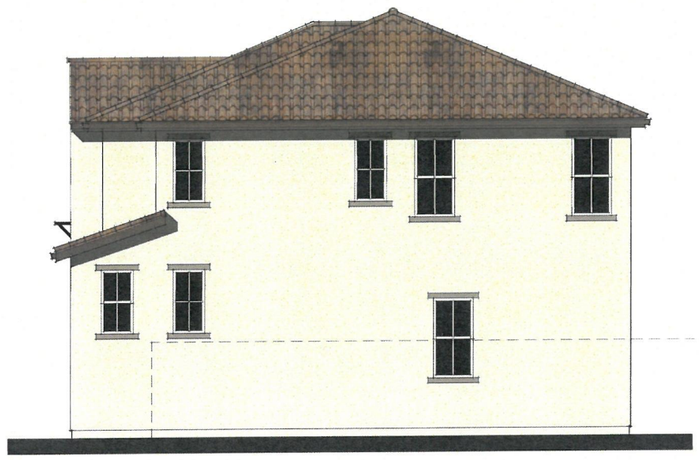
Sheet No.
A-1



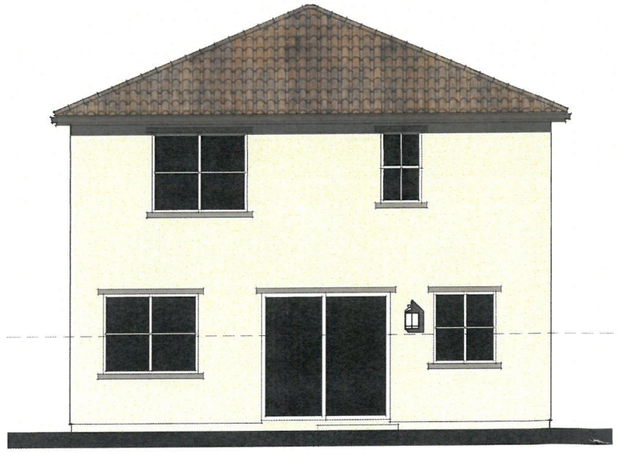
Left Elevation



Front Elevation
Scheme 1



Right Elevation



Rear Elevation

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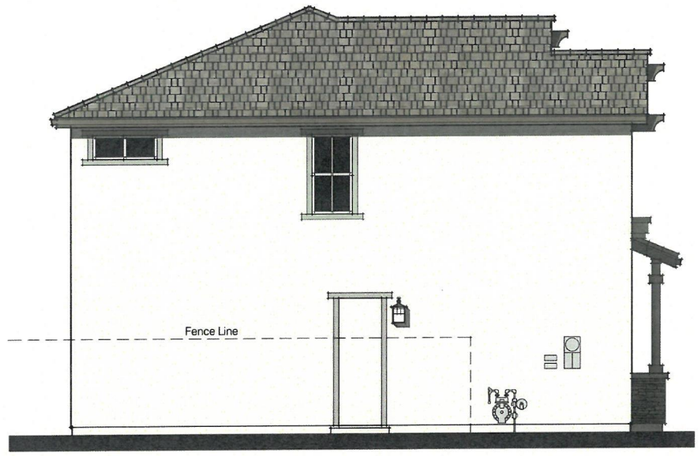
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

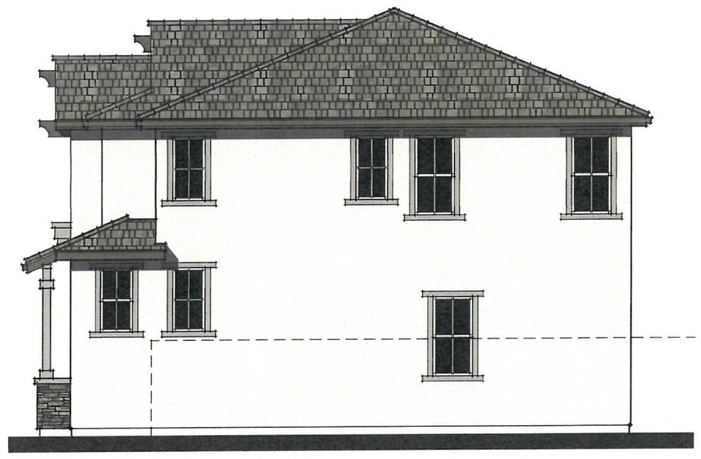
Sheet No.
A-2



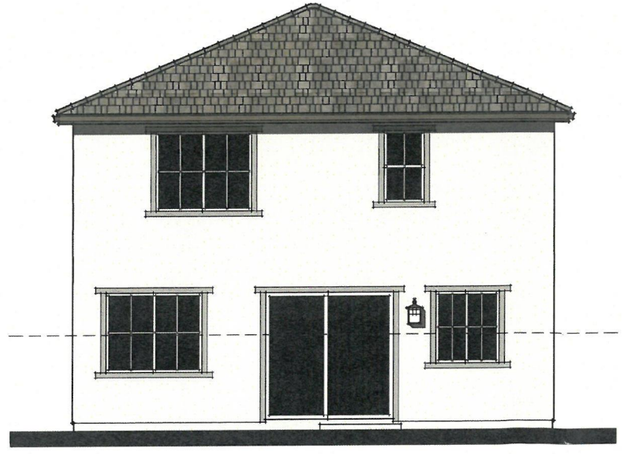
Left Elevation



Front Elevation
Scheme 4



Right Elevation



Rear Elevation

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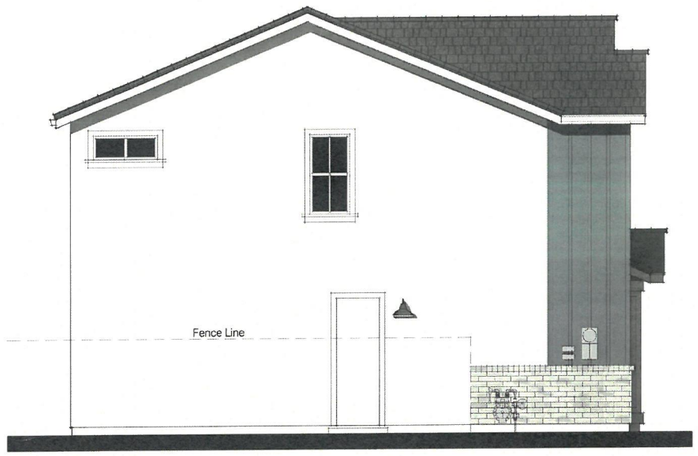
MCA

DIVERSIFIED PACIFIC COMMUNITIES

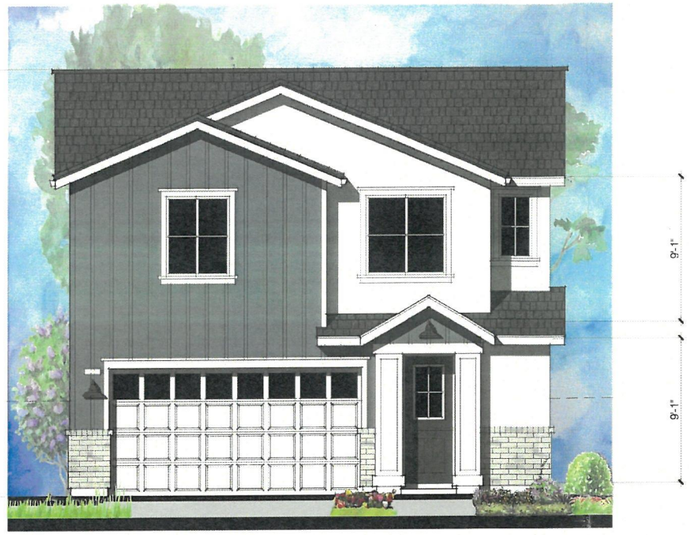
East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'B'
Cottage

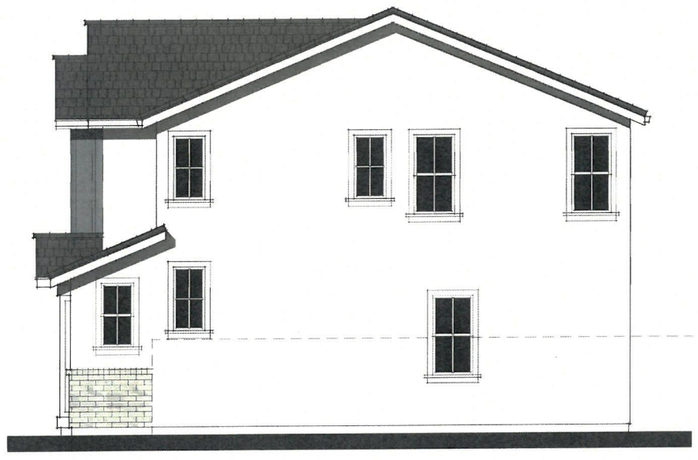
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-3



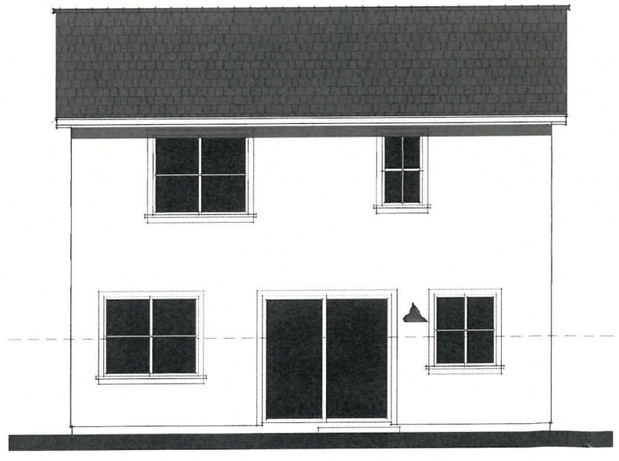
Left Elevation



Front Elevation
Scheme 7



Right Elevation



Rear Elevation

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DIVERSIFIED PACIFIC COMMUNITIES

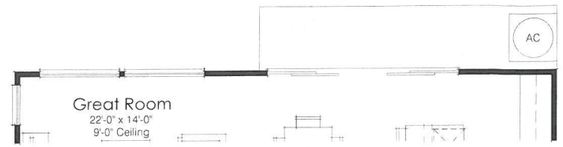
East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'C'
Farmhouse

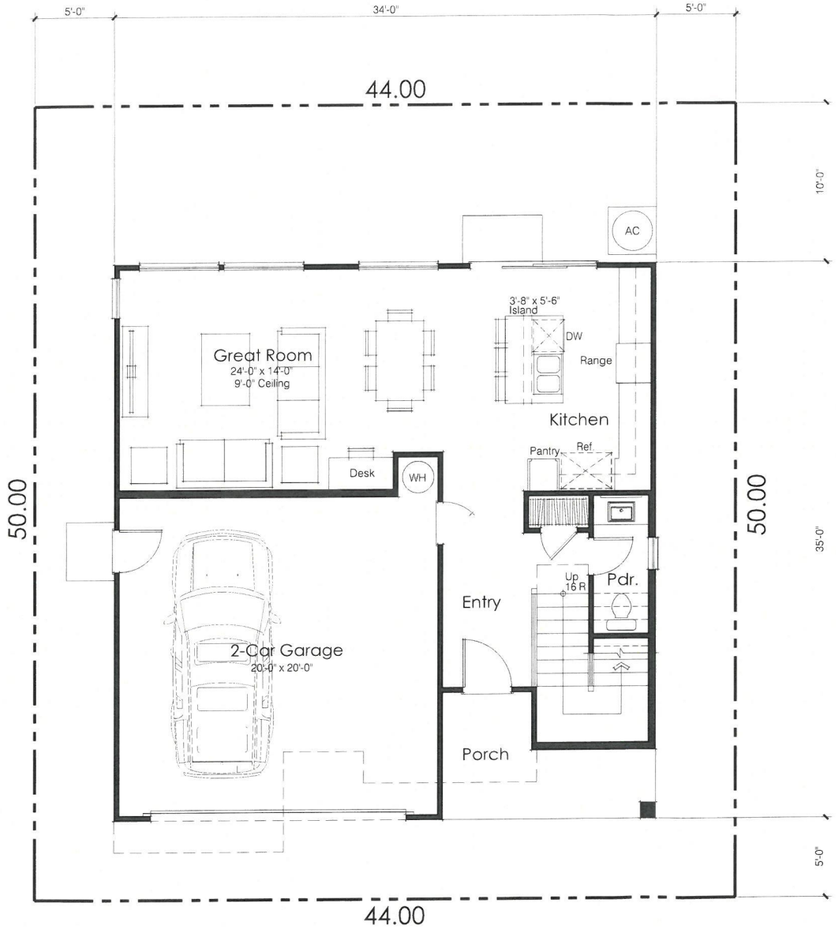
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-4



Second Floor Plan



Opt. 12' Wide Sliding Door System



First Floor Plan

Square Footage Tabulation:

First Floor	689 sq. ft.
Second Floor	1,051 sq. ft.
Total Living Area:	1,740 sq. ft.
2-Car Garage	423 sq. ft.
Porch	78 sq. ft.

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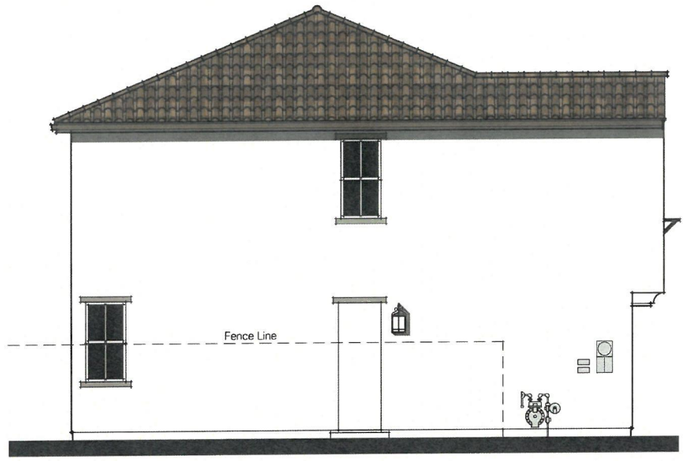
East Highland Ranch, Highland Ca.

DIVERSIFIED PACIFIC COMMUNITIES

Title
Plan 2
Conceptual
Floor Plan

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision

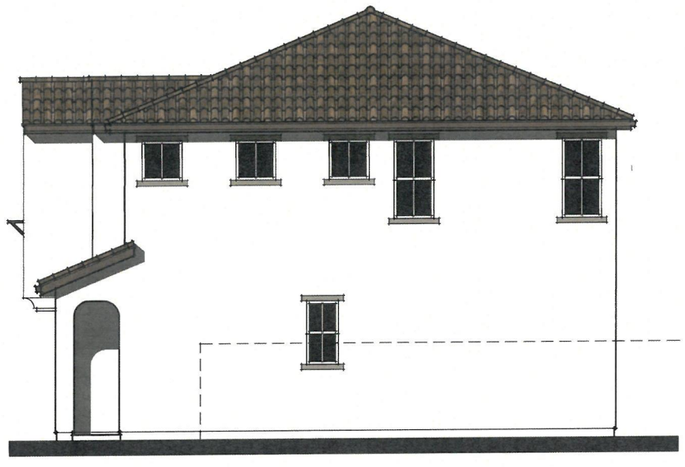
Sheet No.
A-5



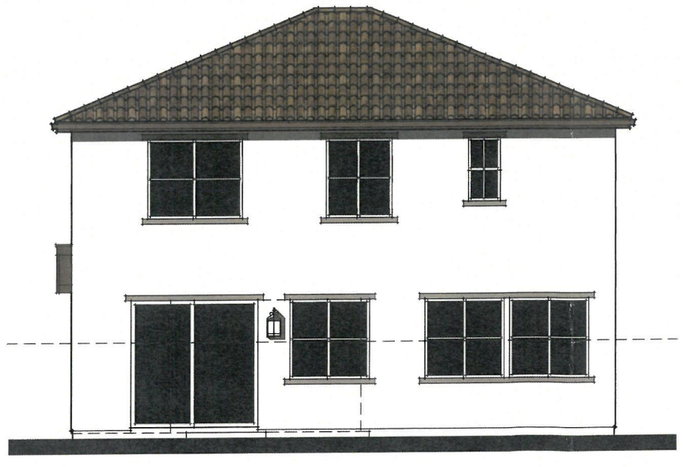
Left Elevation



Front Elevation
Scheme 2



Right Elevation



Rear Elevation

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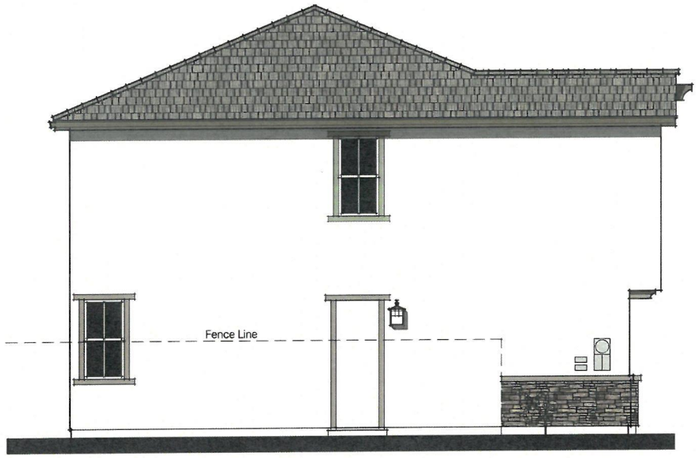
DIVERSIFIED PACIFIC COMMUNITIES

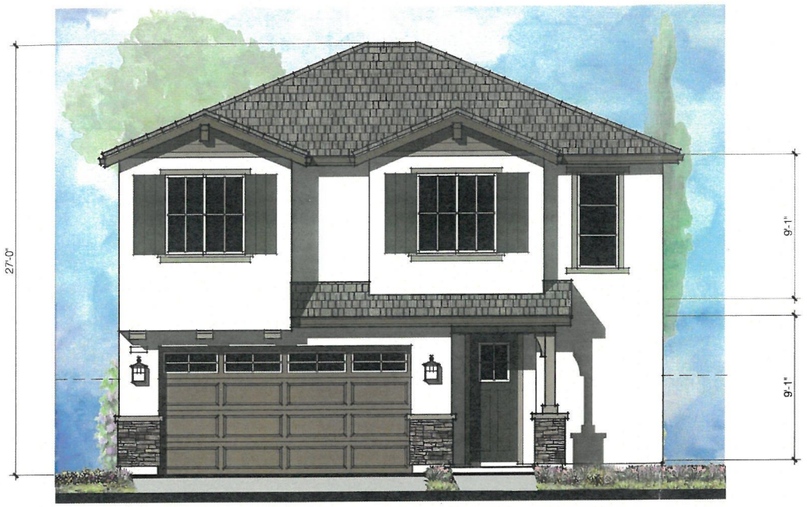
East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'A'
Spanish

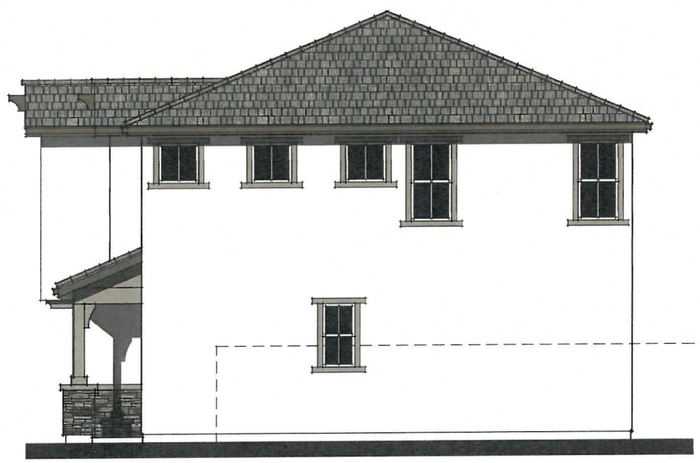
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-6



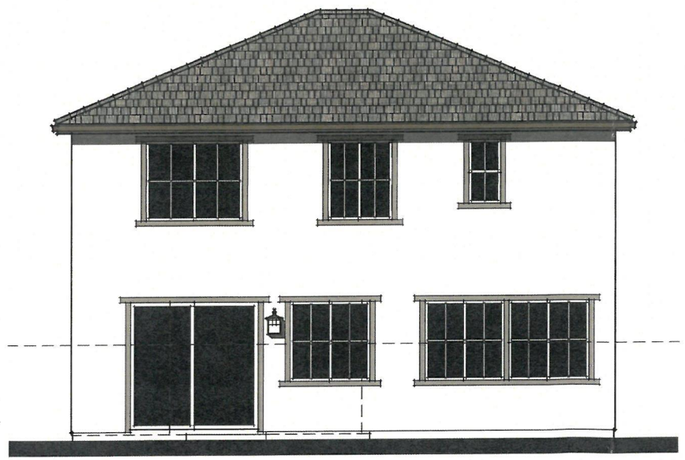
Left Elevation



Front Elevation
Scheme 5



Right Elevation



Rear Elevation

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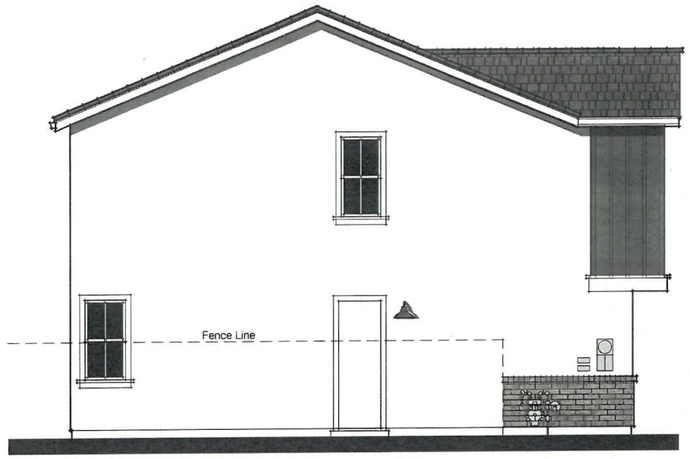
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'B'
Cottage

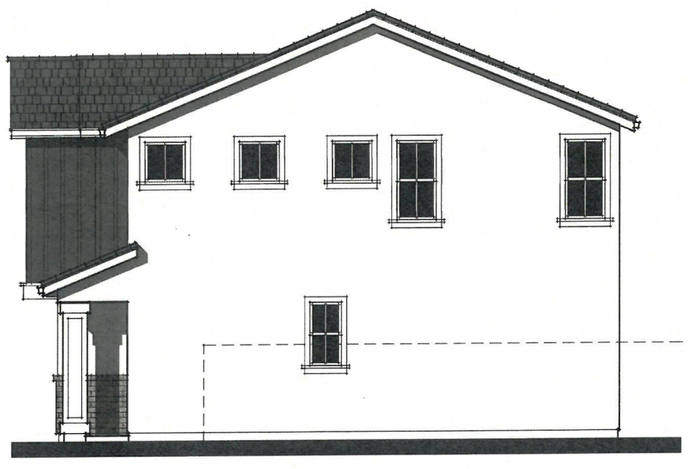
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-7



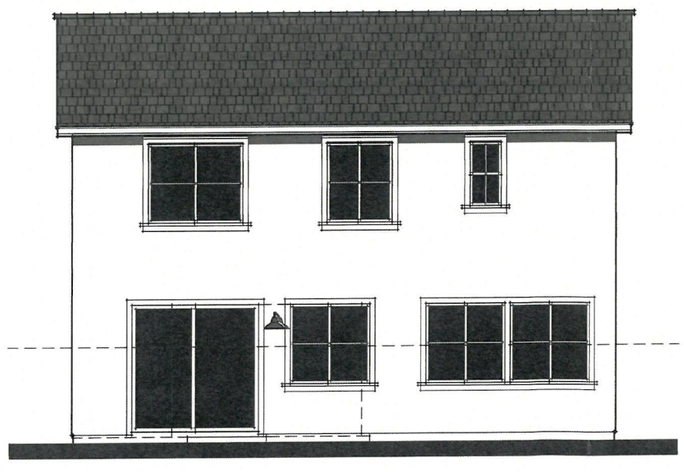
Left Elevation



Front Elevation
Scheme 8



Right Elevation



Rear Elevation

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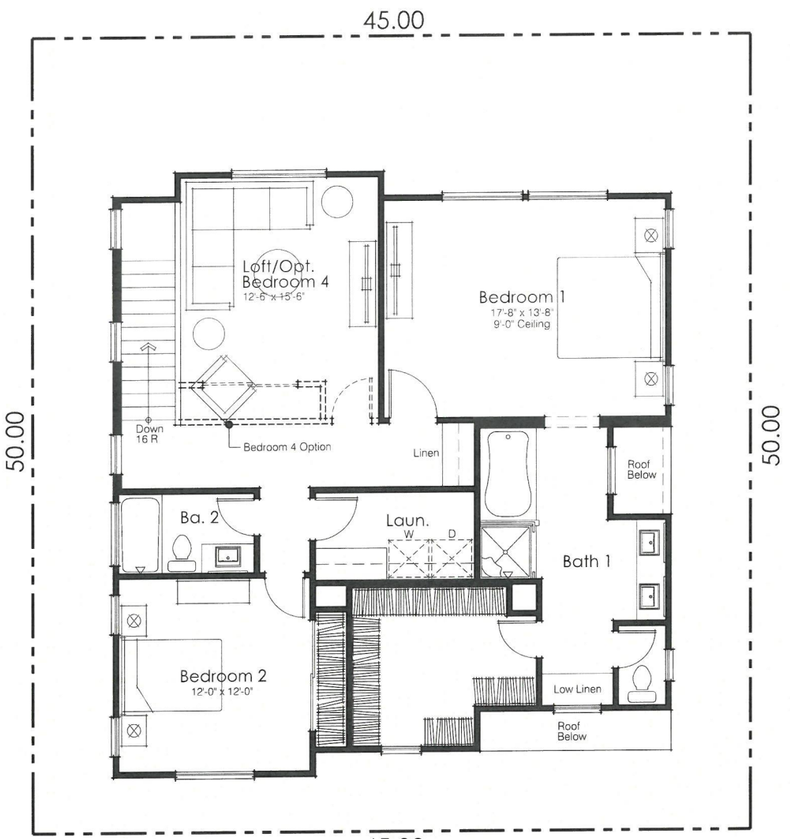
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

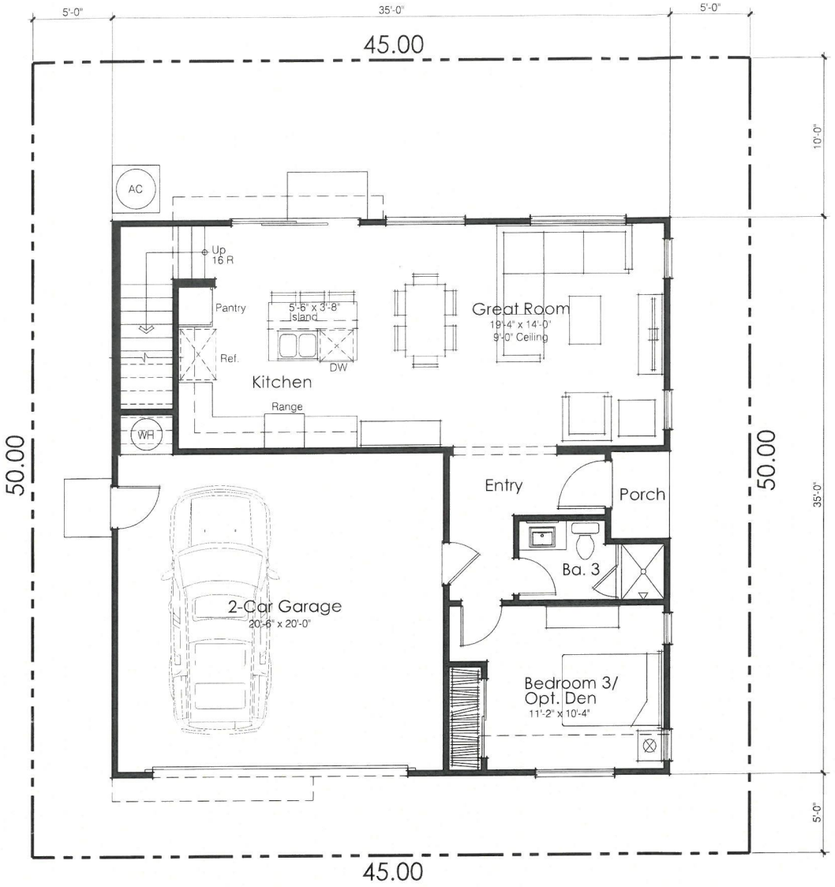
Title
Plan 2
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11/25/24

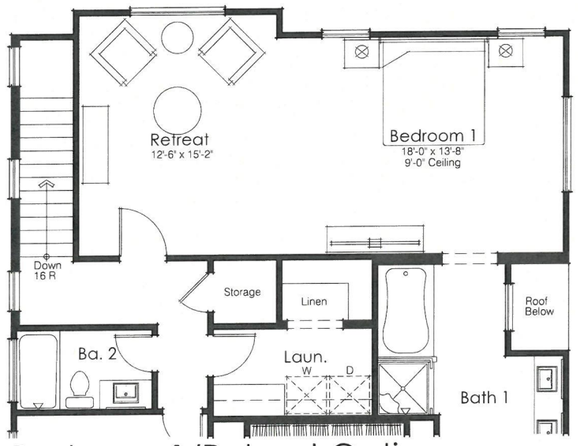
Sheet No.
A-8



Second Floor Plan



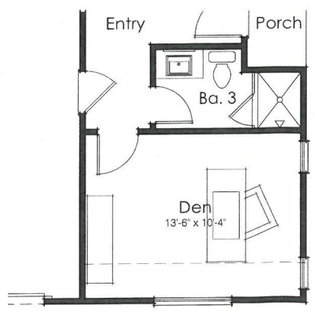
First Floor Plan



Bedroom 1/Retreat Option

Square Footage Tabulation:

First Floor	772 sq. ft.
Second Floor	1,160 sq. ft.
Total Living Area:	1,932 sq. ft.
2-Car Garage	433 sq. ft.
Porch	20 sq. ft.



Den Option

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DIVERSIFIED PACIFIC COMMUNITIES

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Plan 3
Conceptual
Floor Plan

Date
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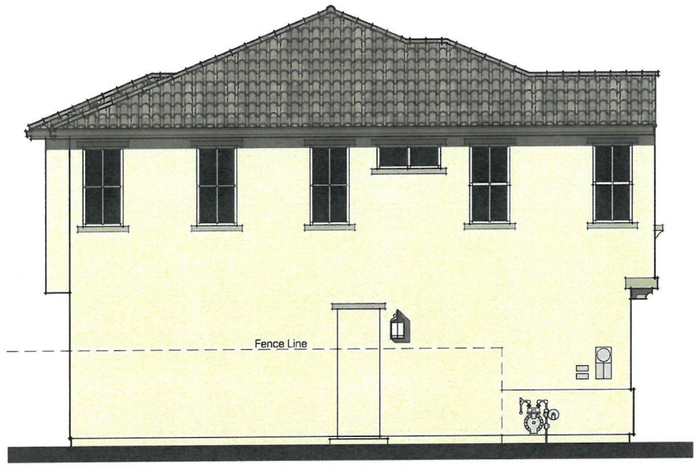
Project Number
4547
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-9



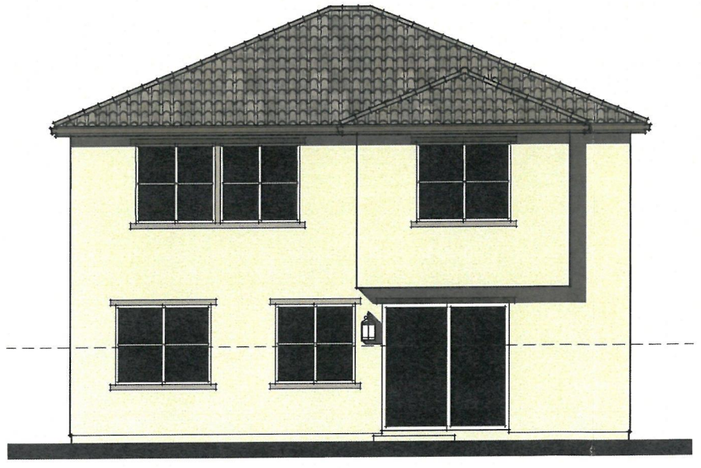
Left Elevation



Front Elevation
Scheme 3



Right Elevation



Rear Elevation

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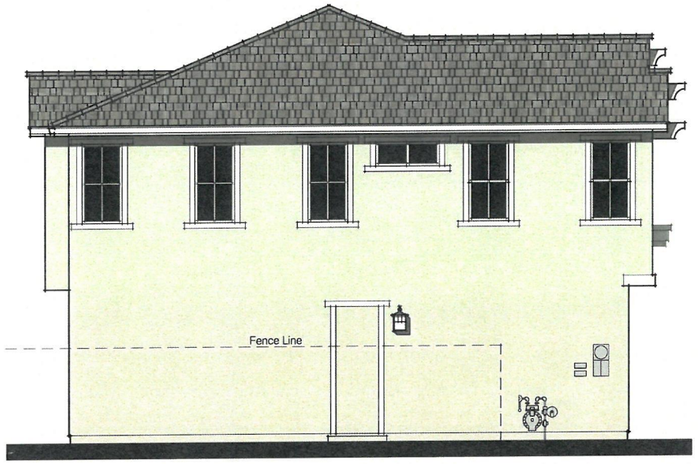
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

Sheet No.
A-10



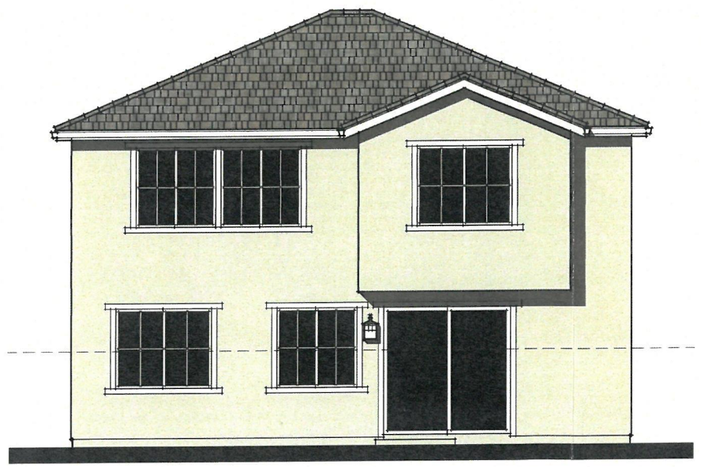
Left Elevation



Front Elevation
Scheme 6



Right Elevation



Rear Elevation

MCA
Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
PH (949) 387-3800

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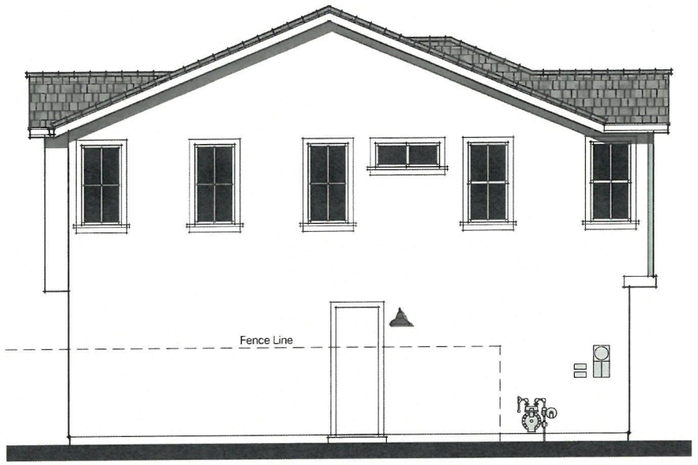
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'B'
Cottage

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-11



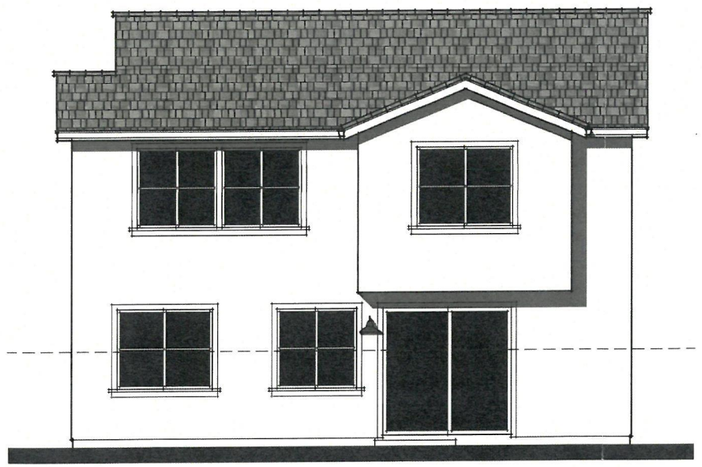
Left Elevation



Front Elevation
Scheme 9



Right Elevation



Rear Elevation

MGA
Mark Gross & Associates, Inc.
8891 Research Drive, Irvine, California 92618
PH (949) 387-3800

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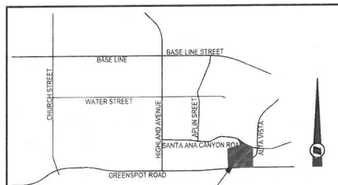
DIVERSIFIED PACIFIC COMMUNITIES

East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-12



LOCATION MAP
Not to Scale

WALL AND FENCE LEGEND

SYM.		DESCRIPTION
1		6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP, COLOR: TAN. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
2		SIDEYARD 5'-5" HIGH VINYL SIDE AND REAR YARD FENCE, COLOR: TAN.
3		6' TUBE STEEL PERIMETER FENCE WITH SINGLE OR DOUBLE MAINTENANCE GATES AS SHOWN. COLOR: BLACK.
4		3'-0" WIDE VINYL GATE, COLOR: TAN.
5		MONUMENT SIGNAGE, WALL MOUNTED.
6		SINGLE SIDED SPLIT FACE STEM WALL WITH TUBE STEEL ON TOP.

BLOCK RETAINING WALLS AS NECESSARY PER CIVIL PLANS.

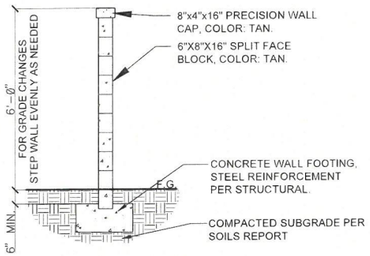
PLANT_SCHEDULE_EAST_HIGHLAND_RANCH

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
TREES				
	42	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	15 GAL	LOW
	51	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	LOW
	33 24	LAGERSTROEMIA INDICA CHEROKEE CHEROKEE CRAPE MYRTLE	24"BOX 15 GAL	MODERATE
	38	LAURUS NOBILIS SWEET BAY	36"BOX	MODERATE
	8 16	PLATANUS RACEMOSA 'BLOODGOOD' BLOODGOOD SYCAMORE	48"BOX 24" BOX	MODERATE
	19	PYRUS CALLERYANA 'ARISTOCRAT' ARISTOCRAT FLOWERING PEAR	48"BOX	LOW
	15	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN ELM	48"BOX	LOW

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
	YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
	ALOE VERA / ALOE VERA	1 GALLON	LOW
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
	DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
	HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
	FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
	SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
	CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
	SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
	OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
	SALVIA CLEVELANDII / CLEVLAND SAGE	5 GALLON	LOW
	LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
	SENNA ARTEMISIOIDES / FEATHERY CASSIA	5 GALLON	LOW
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GALLON	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	1 GALLON	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GALLON	LOW

VINES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
	JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLOM	MEDIUM



A SECTION VIEW OF BLOCK WALL
N.T.S.

CONSTRUCTION LEGEND

NUM.	SYM.	DESCRIPTION
1		BENCH
2		PICNIC TABLE
3		BBQ AND COAL RECEPTACLE COMBO
4		TRASH RECEPTACLE
5		PLAY EQUIPMENT
6		WOOD CHIP SURFACING WITH ADA ACCESS RAMP
7		6" CONCRETE MOW CURB
8		OUTDOOR EXERCISE EQUIPMENT
9		24' SQUARE METAL SHADE STRUCTURE
		HOMEOWNER MAINTAINED
		HOA PLANTER AREA
		ALTA VISTA LMD AREA
		TURF
		STABILIZED DECOMPOSED GRANITE
		OFFSITE LANDSCAPING CITY OF HIGHLAND

WATER EFFICIENT LANDSCAPE WORKSHEET
East Highland Ranch - Concept Landscape

Reference Evapotranspiration (ETo) : 55.60 ETAF: 0.45

Hydrozone # /Planting Description[1]	Plant Factor (PF)[2]	Irrigation Method[3]	Irrigation Efficiency (IE)[4]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[5]
Regular Landscape Areas							
Low water use landscape areas	0.3		0.81	0.37	75,286	27,884	961,207
Moderate water use landscape areas	0.5		0.81	0.62	28,409	17,536	604,915
				Totals	103,695 (A)	45,420 (B)	
Special Landscape Areas							
Functional Turf Area				1	15,805	0	544,830
				1		0	0
				1		0	0
				Totals	15,805 (C)	0 (D)	
						ETWU Total	2,110,552
						MAWA Total	2,153,388

DO NOT TYPE IN GRAY CELLS

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	40,420	(B)
Total Area	103,695	(A)
Average ETAF	0.44	B / A

All Landscape Areas		
Total ETAF x Area	45,420	(B+D)
Total Area (LA)	119,500	(A+C)
Sitewide ETAF	0.38	(B+D) / (A+C)

ETWU Estimated Total Water Use
MAWA Maximum Applied Water Allowance
ETAF Evapotranspiration Adjustment Factor
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

[1] Hydrozone #/Planting Description E.g. 1) Turf 2) low water use plants 3) medium water use plants

[2] Irrigation Method: overhead spray or drip

[3] Irrigation Efficiency: 0.75 for spray head; 0.81 for drip

[4] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[5] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)+((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year; LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Plant Factor (PF)
0 - 0.1 very low water use plants
0.1 - 0.3 low water use plants
0.4 - 0.6 moderate water use plants
0.7 - 1.0 high water use plants

LANDSCAPE CONCEPT
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF HIGHLAND LANDSCAPE DEVELOPMENT GUIDELINES.

SIGHT LINE NOTE
NO PLANT MATERIAL WITHIN SIGHT LINES SHALL EXCEED 30".

OPEN SPACE NOTE
BOTH PARKS ARE TO BE FOR PRIVATE RESIDENTS ONLY. NOT FOR PUBLIC USE.

MULCH NOTE
ALL PLANTED AREAS SHALL HAVE A MINIMUM 3" LAYER OF MULCH.

SHADE NOTE:
PARKING: 9,340 S.F.
SHADE OVER PARKING: 4,720 S.F.

TOTAL GROSS AREA 11.98 AC / 521,850 S.F.
LANDSCAPE AREA: 119,500 S.F. / 23% OF SITE

IRRIGATION CONCEPT
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF HIGHLAND GUIDELINES.

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.
6640 INDIANA AVE
SUITE 100
RIVERSIDE, CALIFORNIA
92506
LIC. #2799
PH. (951) 781-1930

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CLIENT:
Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 373-2637

PROJECT:
East Highland Ranch
Santa Ana Canyon Road and Alta Vista
Highland, CA

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
JASON C. GROVE No. 5724
Signature
11/30/26
Renewal Date
8-1-24
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	1-28-25
SCALE	1"=50'-0"
JOB NO.	24119

SHEET
CLMP-1
1 OF 2 SHEETS

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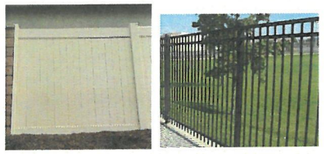


E WALL TYPES



D TRASH



C PICNIC TABLE



B SHADE STRUCTURE



A PLAY EQUIPMENT



H BARBECUE



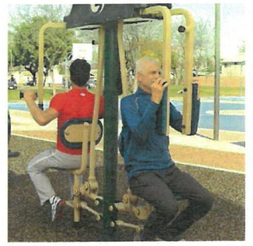
G BENCH



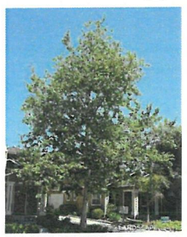




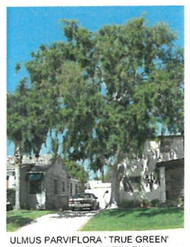




F EXERCISE EQUIPMENT



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



ULMUS PARVIFLORA ' TRUE GREEN'
TRUE GREEN EVERGREEN ELM



MELALEUCA QUINQUINERVA
PAPER BARK



CALLISTEMON VIMINALIS
WEEPING BOTTLEBRUSH



ACACIA BAILEYANA 'PURPUREA'
PURPLE FERNLEAF ACACIA



CERCIS CANADENSIS
EASTERN REDBUD



LAGERSTROEMIA INDICA 'CHEROKEE'
CHEROKEE CRAPE MYRTLE



ALOE STRIATA
CORAL ALOE



YUCCA PALLIDA
PALE-LEAF YUCCA



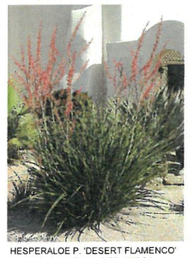
ALOE VERA
ALOE VERA



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY



DASYLIRION WHEELERI
SPOON YUCCA



HESPERALOE P. 'DESERT FLAMENCO'
DESERT FLAMENCO RED YUCCA



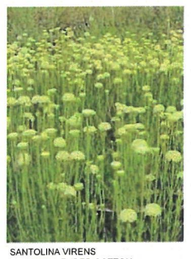
CALLISTEMON VIMINALIS 'LITTLE JOHN'
DWARF BOTTLE BRUSH



FESTUCA MAIREI
ATLAS FESCUE



WESTRINGIA F. 'MORNING LIGHT'
COAST ROSEMARY



SANTOLINA VIRENS
GREEN LAVENDER COTTON



CISTUS PURPUREUS
ROCKROSE



SALVIA GREGGII
AUTUMN SAGE



ACHILLEA MILLEFOLIUM 'PAPRIKA'
PAPRIKA YARROW



OLEA EUROPAEA 'MONTRA'
LITTLE OLIVE



SALVIA CLEVELANDII
CLEVLAND SAGE



LEUCOPHYLLUM L. 'LYNN'S LEGACY'
LYNN'S RAIN SAGE



SENNA ARTEMISIODES
FEATHERY CASSIA



LAVANDULA STOECHAS 'OTTO QUAST'
SPANISH LAVENDER



LANTANA X 'NEW GOLD'
NEW GOLD LANTANA



BACCHARIS PILULARIS 'PIGEON POINT'
PIGEON POINT BACCHARIS



MYOPORUM PARVIFOLIUM
MYOPORUM

DISTICTIS BUCCINATORIA
BLOOD RED TRUMPET VINE

JASMINUM POLYANTHEMUM
PINK JASMINEM

RHA
LANDSCAPE ARCHITECTS PLANNERS INC
6840 INDIANA AVE
SUITE 100
RIVERSIDE, CALIFORNIA
92506
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CLIENT:
Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 373-2637

PROJECT:
East Highland Ranch
Santa Ana Canyon Road and Alta Vista
Highland, CA

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
DOUGLAS GROVE No. 2799
Signature
11/30/26
Renewal Date
6-13-25
Date
STATE OF CALIFORNIA

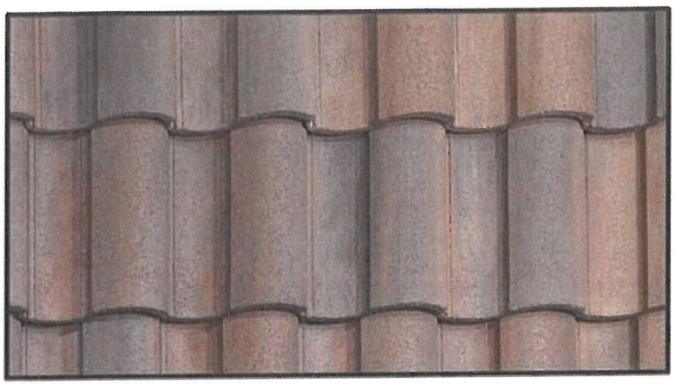
SHEET TITLE
CONCEPT IMAGES

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	6-13-25
SCALE	1"=50'-0"
JOB NO.	24119

SHEET
CLMP-2
2 OF 2 SHEETS

[One Inch on Original Sheet] Drawing File: N:\Projects\24\proj\24119 East Highland Ranch\Mats\CAD\RHA 24119 CLMP_East Highland Ranch_R 6-13-25 Jul 08, 2025 - 10:12am

EXTERIOR COLOR AND MATERIAL PALETTE



DIVERSIFIEDPACIFIC COMMUNITIES

SCHEME 1: PLAN 1 "A" SPANISH
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

ROOF TILE:
"EAGLE" – CAPISTRANO – 3636 PIEDMONT BLEND ("S" TILE)

FASCIA:
"SHERWIN WILLIAMS" - SW7510 CHATEAU BROWN

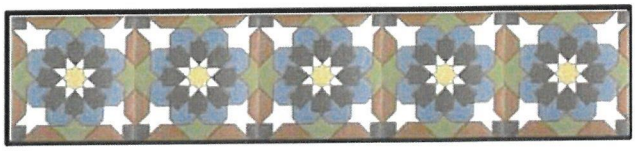
TRIM:
"SHERWIN WILLIAMS" – SW7513 SANDERLING

GARAGE:
"SHERWIN WILLIAMS" – SW7507 STONE LION

ENTRY DOOR / SHUTTERS:
"SHERWIN WILLIAMS" – SW6207 RETREAT

STUCCO:
"OMEGA" – 1C015 – FLORAL WHITE

DECORATIVE IRON:
"SHERWIN WILLIAMS" – SW7069 IRON ORE



DECORATIVE SPANISH TILE:
"CALIFORNIA POTTERY & TILE WORKS" - FD168

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.

MGA Mark Gross & Associates, Inc. ARCHITECTURE PLANNING

EXTERIOR COLOR AND MATERIAL PALETTE



DIVERSIFIEDPACIFIC COMMUNITIES

SCHEME 2: PLAN 2 "A" SPANISH
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

ROOF TILE:
"EAGLE" – CAPISTRANO – 3646 SUNSET BLEND
("S" TILE)

FASCIA:
"SHERWIN WILLIAMS" - SW6083 SABLE

TRIM:
"SHERWIN WILLIAMS" – SW9084 COCOA WHIP

GARAGE:
"SHERWIN WILLIAMS" – SW6082 COBBLE BROWN

ENTRY DOOR / SHUTTERS:
"SHERWIN WILLIAMS" – SW6229 TEMPE STAR

STUCCO:
"OMEGA" – 1C005 OMEGA WHITE

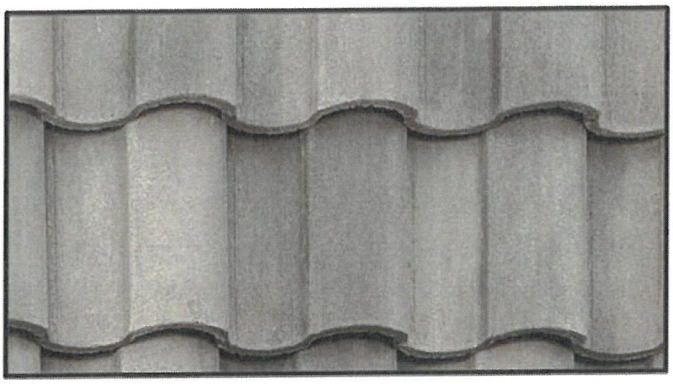
DECORATIVE PIPES:
"SHERWIN WILLIAMS" – SW6061 TANBARK

DECORATIVE IRON:
"SHERWIN WILLIAMS" – SW7069 IRON ORE

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.

MGA Mark Gross & Associates, Inc. ARCHITECTURE PLANNING

EXTERIOR COLOR AND MATERIAL PALETTE



DIVERSIFIEDPACIFIC COMMUNITIES

SCHEME 3: PLAN 3 "A" SPANISH
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

ROOF TILE:
"EAGLE" – CAPISTRANO – 3687 BROWN GRAY RANGE
("S" TILE)

FASCIA:
"SHERWIN WILLIAMS" - SW7745 MUDDLED BASIL

TRIM:
"SHERWIN WILLIAMS" – SW6150 UNIVERSAL KHAKI

GARAGE:
"SHERWIN WILLIAMS" – SW7745 MUDDLED BASIL

ENTRY DOOR / SHUTTERS:
"SHERWIN WILLIAMS" – SW6062 RUGGED BROWN

STUCCO:
"OMEGA" – 1C425 VANILLA CREAM

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.

MGA Mark Gross & Associates, Inc.

EXTERIOR COLOR AND MATERIAL PALETTE



DIVERSIFIEDPACIFIC COMMUNITIES

SCHEME 4: PLAN 1 "B" COTTAGE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

ROOF TILE:
"EAGLE" – PONDEROSA – 5687 BROWN GRAY RANGE
(FLAT TILE - RAKED)

FASCIA:
"SHERWIN WILLIAMS" - SW7054 SUITABLE BROWN

TRIM:
"SHERWIN WILLIAMS" – SW7044 AMAZING GRAY

GARAGE / GABLE SIDING:
"SHERWIN WILLIAMS" – SW9171 FELTED WOOL

ENTRY DOOR / SHUTTERS:
"SHERWIN WILLIAMS" – SW7048 URBANE BRONZE

STUCCO:
"OMEGA" – 1C435 ROUGH KHAKI



STONE:
"ELDORADO STONE" –
MOUNTAIN LEDGE | DURANGO

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.

MGA Mark Groves & Associates, Inc. ARCHITECTURE PLANNING

Exhibit B

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 12, 2025
Owner/Applicant:	East Highland Land, LLC
Representative:	Diversified Pacific
File/Index Nos.:	**Conditional Use Permit (CUP 24-006); Design Review (DRA 24-009); and Tentative Tract Map No. 20721 (TTM 24-003)**
Proposal:	Development of a 113-unit single-family residential Planned Development; entitlements include Conditional Use Permit (CUP 24-006) for the adoption of a Planned Development, Design Review Application (DRA 24-009) for the related Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan, and Tentative Tract Map No. 20721 (TTM 24-003) for the subdivision of two parcels into 113 residential lots and common areas.
Location:	Two vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.
Related Entitlements:	Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003), General Plan Amendment (GPA 24-002) and Zone Change (ZC 24-002) from Low Density/Single-Family Residential (LD/R1-10,000) to Planned Development (PD).

PLANNING CONDITIONS OF APPROVAL

These conditions of approval represent the Planning Division's conditions of approval and are meant to be one part of overall conditions of approval that include, Engineering, Building and Safety, Fire Department, and other agency's 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 may result in the revocation of this permit granted to use the subject property.

1. This entitlement shall become null and void:

   a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Conditional Use Permit, Design Review Application and Tentative Tract Map have occurred within thirty-six (36) months from the approval date of this entitlement, they 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 limit established in this Section, the City Council, the original approving authority, may grant an extension in accordance with the Subdivision Map Act. The Applicant/Owner may request an extension by written application to the Community Development Director in accordance

with the provisions of the Subdivision Map Act. Approved entitlements associated with a tentative map shall remain effective concurrently with the period of time the tentative map is in effect. If an extension of time is granted for the associated tentative map, including requested extensions and state mandated automatic extensions, a similar extension of time for all associated entitlements shall be granted (HMC 16.08.200.B.*Extensions of Time*).

2. 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. The Owner/Applicant shall comply with all applicable mitigation measures specified within the Mitigated Negative Declaration for the project which are outlined within the Mitigation Monitoring and Reporting Program.

3. The subject property shall be developed in accordance with Conditions of Approval, Plans and Materials approved by the City Council, as referenced. 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 Community Development Director, Planning Commission, and/or City Council.

4. 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.

5. The Development Impact Fees and Inclusionary Housing 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 set upon submission of application to the Building & Safety Division for plan check.

6. 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 the 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.

7. 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.

Conditional Use Permit (CUP 24-006) Conditions of Approval

8. Conditional Use Permit (CUP 24-006) establishes a Planned Development of 113 two-story, single family homes with private streets, open space, recreational amenities, water quality management facilities and associated improvements.

9. The project shall be developed in accordance with Tentative Tract Map No. 20721 dated December 17, 2024, attached hereto (Exhibit 1 – TTM 20721, Sheets 1-3 including Preliminary Grading Plan, Sections and Plot Plan) and Floor Plans & Elevations attached hereto dated June 7, 2024 (Exhibit 2 - Floor Plans & Elevations) as approved by the City Council on August 12, 2025.

10. Development Standards established by the Conditional Use Permit are as follows:

TTM 20721 Development Standards	
Maximum density	9.5 du/ac
Minimum lot size (net area)	1,900 sq. ft.
Minimum lot width	40'
Minimum lot depth	50'
Minimum front yard setback	3'
Minimum interior side yard setback	5'
Minimum street side yard setback	3'
Minimum rear yard setback	10' flat usable

Maximum lot coverage	65%
Maximum height for structures	35'
Minimum distance between structures (accessory and/or main structures)	As required by the Uniform Building Code
Minimum dwelling unit size	1,500 sq. ft.
Total Open Space (Active & Passive Usable)	35,143 square feet / 6.7 %
Parking (293 total spaces)	2 garage spaces/unit (226), 59 designated uncovered guest spaces and 8 on-street spaces.
Number of residential units	113

Design Review (DRA 24-009) Conditions of Approval

11. Design Review (DRA 24-009) is comprised of the project's site plan, unit plotting, building elevations, conceptual landscape plan, conceptual grading plan, fences and walls, building color palette and materials related to the Planned Development of 113 two-story, single family homes and its private streets, open space, recreation amenities, water quality management facilities and associated improvements.

12. The Approved plans in association with DRA 24-009 include Tentative Tract Map No. 20721 dated December 17, 2024, attached hereto (Exhibit 1 – TTM 20721, Sheets 1-3 including Preliminary Grading Plan, Sections and Plot Plan), Floor Plans & Elevations attached hereto dated June 7, 2024 (Exhibit 2 - Floor Plans & Elevations), and Conceptual Landscape Plan dated January 28, 2025 (Exhibit 3 – Landscape Concept), as approved by the City Council on August 12, 2025.

13. A wall-mounted Neighborhood Identification Sign(s) shall be designed and submitted to the Planning Division for approval by the ~~Community Development Director~~ Planning Commission in compliance with Highland Municipal Code Section 16.56.100 *Neighborhood identification signs* prior to the issuance of a Grading Permit. The sign(s) shall be installed concurrent with the associated tract boundary wall. (Revised by the Planning Commission on 7/15/25)

14. Include the enhanced pavement treatment details for the project's Alta Vista entries (east and west) on the projects Tentative Tract Map Grading Plan and the Landscape Plan. The details shall include dimensions, colors and materials as approved by the Community Development Director and City Engineer prior to the issuance of Grading Permits.

15. The development's larger park, designated as Lot "L" on Tentative Tract Map No. 20721, shall be fully constructed and available for use by the project's residents prior to the issuance of the seventieth (70th) residential Building Permit.

16. The development's smaller park, designated as Lot "R" on Tentative Tact Map No. 20721, shall be fully constructed and available for use by the project's residents prior to the issuance of the one-hundred and first (101st) residential Building Permit.

17. Perimeter tract boundary walls and contiguous landscaping shall be installed concurrently with the adjoining residential unit. This includes the landscaping designated as on the Conceptual Landscape Plan as "HOA Planter Area", "HOA Planter Area", "Alta Vista LMD" and "Homeowner Maintained" landscaping.

18. The area designated as "Not a Part, City of Highland" on Tentative Tract Map No. 20721 and "Offsite Landscaping City of Highland" on the Landscape Concept Plan, shall be fully improved with landscaping, a decomposed granite trail and 3-rail vinyl fencing prior to the issuance of the first (1st) residential occupancy. The total width of improvements from back of sidewalk to the tract boundary wall shall not exceed 18 feet and the excess property can be added to the private rear yards. The improvement plans for this area shall be submitted to the ~~Community Development Director and Public Works Director/City Engineer~~ Planning Commission for review and approval.(Revised by the Planning Commission on 7/15/25)

Conditions from the City's Landscape Architect's Office

19. Shrubs and groundcovers vulnerable to frost damage shall be avoided due to the Highland's seasonal temperatures that can result in frost and freeze events in the winter months.

20. Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structures and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental causes.

21. A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, that shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or large swaths of planting in dormancy or in need of severe pruning.

22. Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the parked cars from public view from Alta Vista and Lot S (southern open space area).

23. On center spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.

24. All planted areas shall have a minimum of a 3" layer of organic mulch or inorganic mulch to retain moisture and reduce evaporation

25. Vines and screening planting shall be used on broad expanses of walls or other utility structures. For areas with limited planting areas, structural fabricated screens shall be used- the style of which shall complement the architecture of the project.

26. 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. 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.

27. Any updates to the state and or local ordinance for MWELO that are more stringent shall take precedence in all cases.

28. Install 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.

29. The maximum coverage of gravel or rock used as groundcover/ mulch shall be 50% of planting areas and be a minimum of 3" thick.

Tentative Tract Map No. 20721 (TTM 24-003) Conditions of Approval

30. The project shall be in compliance with all conditions of approval contained herein and as defined on the Tentative Tract Map 20721 dated December 17, 2024, attached hereto (Exhibit 1 – TTM 20721, Sheets 1-3 including Preliminary Grading Plan, Sections and Plot Plan) as approved by the City Council on August 12, 2025. Proposed revisions, modifications and/or deletions to the scope of work or plans may require additional review by the Planning Commission as determined by the Community Development Director.

31. The approval of Tentative Tract Map 20721 (TTM 24-003) 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 113 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.

32. No further subdivision of any lot shall be permitted unless otherwise determined by the Community Development Director as necessary to effectuate the proposed development as presented during public hearing, or its Conditions of Approval or Planning Commission/City Council Directives.

33. 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.

34. Prior to recordation of the final map, the Applicant/Owner shall obtain approval from the Street Naming Committee for Street 'A' and Street 'B'.

35. 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 and establishing minimum design guidelines to ensure compatible development;
b. Provisions alerting the buyers of any applicable Community Facility District or assessment districts;
c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City; and
d. Provisions alerting the buyers of residential lots with slopes over ten (10) feet in height that it is their responsibility to maintain the slope and any landscaping on the slope.

36. 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 and Redlands Municipal Airport;
b. A notice indicating the proximity of the Santa Ana River mining operations;
c. A notice indicating proximity to the Redlands Shooting Park at 2125 Orange Street, Redlands, CA 92374.
d. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.

37. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

<u>San Berardino Valley Municipal Water District (SBVMWD) Conditions</u>

38. Any construction encroaching on SBVMWD-owned property or easements must be approved by the District. (per correspondence with SBVMWD dated 9/8/2024)

a. No portions of the District Easements or pipelines shall extend into backyard (private) areas of the residential housing.
b. There shall be no trees within 15 feet of the centerline of the pipeline.
c. All landscape trees within the District's easement shall be approved by the District in the Encroachment Permit Process.
d. All parallel utilities shall be a minimum of 10 feet outside the centerline of the pipeline.

e. All perpendicular crossings shall be protected from the District's active cathodic protection of the Foothill pipeline.
f. All perpendicular crossings shall be a minimum of 2 feet clear of the pipeline
g. All perpendicular crossings of the sewer lines shall be in casing pipe, with no open joints, a minimum of 10 feet outside the sidewall of the Foothill pipeline.
h. No dry utility structures, conduits, or appurtenances shall be located within 15 feet of the centerline of the Foothill pipeline.

Associated Plans, as approved by City Council on August 12, 2025

Tentative Tract Map No. 20721 dated December 17, 2024 by Kimley Horn

Floor Plans and Elevations dated June 7, 2024 by MGA

Landscape Concept dated January 28, 2025 by RHA Landscape Architects

City of Highland

Engineering Department
DRAFT Conditions of Approval
CUP 24-006, TTM #20721
NWC of Greenspot Road and Alta Vista

A – Required Prior to Map Recordation
B – Required Prior to Building Permit/Construction
C – Required Prior to Occupancy
D – Ongoing
E – Required Prior to Grading Permit
* – Non-Standard Conditions

SOILS/GEOLOGY/GRADING

D 1. 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 thereto as approved by the City Engineer.

A 2. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.

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.

A 4. Design grading and on-site improvements to drain the entire site to the proposed Basin 1 and 2 respectively.

E 5. 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.

B 6. The grading and landscaping plans must 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.

A 7. Submit an erosion control plan to minimize potential increases in erosionand sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

A 8. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the 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 9. 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.

B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 11. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENTS

Prior to first occupancy construct following improvements as approved by City Engineer:

C 12. Santa Ana Canyon Road (Northerly Subdivision Boundary)

12.1. Construct street improvements per City of Highland Standard Drawing No. 102 –Collector Street, including installation of ADA-compliant curb ramps at all applicable locations.

12.2. Construct street half-width improvements, consisting of roadways, curb and gutter, sidewalk and landscaping as approved by City Engineer. Construct 6" curb and gutter per City of Highland Standard Drawing 202.

12.2.1 Provide full-width pavement maintenance and striping. Pavement treatment as approved by City Engineer.

12.3. Install landscaping in accordance with landscape plans approved by the City Engineer and the Community Development Director.

12.4. Install new streetlights along the project frontage as approved by City Engineer. The new streetlights, electrical conduits, wiring and meters etc. will be owned and maintained by the City. The streetlights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the locations specified by the City Engineer. Pay the City Street lighting energy and maintenance charges for the initial 12 months.

12.5. Submit street improvement plans to the City Engineer for review and approval. Comply with City design standards as shown on the street and storm drain improvement checklist.

12.6. Comply with horizontal and vertical sight distance requirements in accordance with the Caltrans Highway Design Manual.

C 13. Santa Ana Canyon Road (Santa Ana Canyon Rd and Alta Vista to approx 135-ft to the East - Subdivision Boundary)

13.1. Complete the sidewalk gap in accordance with City of Highland Standards. Installation of curb ramps to be compliant with current ADA standards. Note: Landscaping not required

13.2. Provide full-width pavement maintenance and striping. Pavement treatment as approved by City Engineer.

C 14. Alta Vista (Between Santa Ana Canyon Road and Greenspot Road)
14.1. Full width pavement improvements and striping. Pavement treatment to be determined by City Engineer.

C 15. Greenspot Road (Project Frontage)
15.1. Design a traffic signal at the Greenspot Road/Alta Vista intersection and pay a fair share towards the construction and delivery of a new traffic signal per the approved traffic study. Fee estimate shall be provided for review and approval by the City Engineer. The cost of the traffic signal design and plan check fees will be credited to the applicant's fair share contribution, but will not result in a refund if costs exceed total fair share.
15.2. ADA-compliant curb ramp improvements shall be provided at the intersection of Greenspot Road and Alta Vista.
15.3. Install landscaping in accordance with landscape plans approved by the City Engineer and the Community Development Director.
15.4 Design and construct raised landscaped median. Alternatively, developer may pay an in-lieu fee as determined by the City Engineer
15.5 Pave half-width along project frontage.
15.6 The area designated as "Not a Part, City of Highland" on Tentative Tract Map No. 20721 and "Offsite Landscaping City of Highland" on the Landscape Concept Plan, shall be fully improved with landscaping, a decomposed granite trail and 3-rail vinyl fencing prior to the issuance of the first (1st) residential occupancy. The total width of improvements from the back of sidewalk to the tract boundary shall not exceed 18 feet and the excess property can be added to the private rear yards. The improvement plans for this area shall be submitted to the Community Development Director and Public Works Director/City Engineer for review and approval.

C 16. Private Streets
16.1. Construct street improvements on all interior streets including, but not limited to, curb and gutter, asphalt concrete pavement, streetlights, sidewalk and driveways per approved TTM per City of Highland, per City standards and as approved by City Engineer

C 17. Design private streets to drain to Basin 1 and 2. Design existing Santa Ana Canyon Road drainage culverts to bypass or drain to Basin 1 and 2 and to likewise discharge downstream into storm drain Line B, located south of Greenspot Road, approximately 550 feet east of Weaver Street and as shown on Tentative Tract Map No. 20721. The improvement plans for this area shall be submitted to the Public Works Director/City Engineer for review and approval.

C 18. Submit street improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City of Highland design standards as shown on the Street and Storm Drain Plan and Profile Checklist.

C 19. Submit a thorough evaluation of the structural road section, for the private and public streets, from a soil engineer to the City Engineer. Include a recommended street structural section, designed for a service life of 20 years as outlined in

Section 600 of the Caltrans Highway Design Manual. The minimum section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes.

C 20. Design public improvements including sidewalk, drive approaches, and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Truncated domes shall be dark gray Armor-Tile Cast in Place System manufactured by Engineered Plastics, Inc.

C 21. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.

DRAINAGE/WATER QUALITY

E 22. 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 Preliminary 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 commercial 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 the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

E 23. Submit two (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state: "I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

C* 24. Prior to first occupancy, construct a water quality basin with the size, extent and scope of improvement in conformance with the F-WQMP and as required by the City Engineer. Maintain a maximum slopes or otherwise approved by the City Engineer. Install fencing and landscaping along the top of, and within, the basin as required by the City Planner and the City Engineer.

C* 25. Prior to first occupancy, extend the existing storm drain (Line B) to proposed outlet storm drain structures from Basin's 1 and 2 as approved by City Engineer. This drainage facility is included in the City's Development Impact Fee Project List and is eligible for partial fee credits subject to calculation as determined by the City Engineer.

E* 26. Design project entrances to minimize the possibility of off-site flows entering the site from Santa Ana Canyon Road and Alta Vista. Submit hydraulic calculations to verify the project entrances design.

E 27. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated by the site and approval by the City Engineer. Include in the study

hydraulic calculations to determine the extent, size and type of all drainage facilities. Design the on-site improvements to drain 100-year storm flows generated with the entire project to the proposed on-site water quality system. Construct a storm drain system to convey overflows including the construction of a new line to Weaver.

D 28. Prepare and submit drainage improvement plans to the City Engineer for review and approval. Indicate on final plans and profiles the location of any existing utility/facility which would affect construction. Comply with City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ANNEXATION

A* 29. 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.

A* 30. 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* 31. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

A* 32. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Alta Vista , Santa Ana Canyon Road, and Greenspot Road. 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.

A* 33. Prior to final map recordation, Applicant shall annex into a community service district for public safety services. The agreement to annex to a CFD for Public Safety Services shall be in a manner to be approved by the City Engineer and City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such levels of service at the standards established in the City's General Plan. If one has not been established, project is required to form.

A* 34. Dedicate to the City Street rights-of-way along the project street frontage on Santa Ana Canyon Road.

A* 35. Dedicate to the City Street right-of-way along the project street frontage Alta Vista.

A 36. Dedicate an on-site storm drain easement through the private roadways to the satisfaction of the City Engineer.

A* 37. Process a partial summary vacation of City's right-of-way along the project frontage from Greenspot & Alta Vista towards the easterly frontage limit along Greenspot. This area is currently designated as "Not a Part, City of Highland""

A 38. Dedicate a landscape easement for potential City maintenance of landscaping along Santa Ana Canyon Road, Alta Vista, and Greenspot Road through the CFD.

A 39. Coordinate with the utility companies to eliminate easements not required for any utility facilities.

A 40. Record a Parcel Map and a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.

A 41. Submit, at the time of Parcel Map and Final Map submittal: Traverse calculations (sheets), 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. The traverse calculation sheets shall show error of closure. Inverse calculations will not be acceptable for plan check review.

A 42. Dedicate on the Final Map public street right-of-way and all drainage, and landscaping easements within the project.

B 43. Dedicate corner property line cutoffs on public streets in accordance with City Standards.

B 44. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

FEES/PERMITS/BONDING

E 45. Obtain written permission from the San Bernardino Valley Metropolitan Water District prior to any encroachment or construction within the District easement.

A 46. Post a deposit for monumentation which shall not be released prior to completion of all on-site construction and submittal of written verification from the project engineer or land surveyor that the monuments have been set and payment for the work has been received. Submit an estimate of the deposit amount prepared by the project land surveyor.

E 47. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

D 48. Post Faithful Performance, Labor and Material, and Warranty bonds for all required street, and drainage. Post Faithful Performance, and Labor and Material bonds for all required grading, and private landscaping improvements.

D 49. Enter into an agreement with the City of Highland for construction of public improvements using the adopted City form the adopted City form.

E* 50. Pay appropriate engineering fees for bond processing, plan check, hydrology report review, WQMP review, structural calculation review, traffic report review, assessment district annexations, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees

C 51. Obtain a permit from Engineering prior to any on-site construction or construction within the City's right-of-way.

C 52. Pay fair share fees in accordance to the approved traffic study.

UTILITIES/CONSTRUCTION

C 53. Design and construct above ground and flush mount utility structures at locations where retaining walls are not necessary in accordance with the requirements of the utility companies. Prepare a Composite Utility Plan indicating locations of slopes and all above ground and flush mount utility structures, and submit the plan to the City for review prior to City issuance of utility permits. Utilize underground utility structures if necessary to avoid construction of retaining walls.

E 54. Provide all utility services to each unit, including sanitary sewers, water, electric power, cable television, gas, and telephone. All utilities are to be underground.

C 55. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

D 56. Obtain written permission from the adjoining property owner(s) for off-site grading and/or construction work, if any.

C 57. Street pavement shall be constructed in lifts as directed by the City inspector. Final asphalt lifts shall be placed after all houses are built or within 12 months of the completion of each construction phase. Repair any pavement damage to the satisfaction of the City Engineer if the final asphalt cap is done before the completion of all house construction.

B 58. After all houses are constructed, slurry seal the streets within the tract prior to final bond release or submit cash payment in lieu of slurry seal.

E 59. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of existing pavement as determined by the City Engineer.

B 60. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

D 61. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.

D 62. 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.

D 63. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 64. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

Building and Safety Division Conditions of Approval

Date:	10/16/2024
Applicant:	Diversified Pacific/ East Highland Land LLC
Address of Applicant:	UNK.
Site Location:	North side of Greenspot Road, South of Santa Ana Canyon Road, East and West of Alta Vista
Project Numbers:	**TTM** 23-002, **GPA** 24-002, **ZC** 24-002, **CUP** 24-006, **DRA** 24-009
APN:	1201-371-14, 1201-371-16

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

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. Structures constructed within designated Very high Fire hazard Severity Zone shall comply with the requirements for California Residential Code section 337 "Materials and Construction Methods for Exterior Wildfire Exposure.

4. All onsite utilities are to be underground. Where approved by the Planning Division, utility cabinets and transformers are exempt.

5. 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

6. All deferred plan items are to be identified on the plans cover sheet.

7. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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 (Redlands Unified School District)

15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety.

16. 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.

17. 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

18. 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.

19. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

20. 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.

21. 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.

22. 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.

23. All construction projects shall comply with the NPDES Stormwater Best Management Practices.

24. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

25. 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.

26. 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.

27. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.

City of Highland, **FIRE PREVENTION DIVISION,** Conditions of Approval.

DATE : **September 26, 2024**

APPLICANT : **Diversified Pacific**

APN : **1201-371-14-0000 1201-371-16-0000**

SITE LOCATION: North of Greenspot Rd / South of Sana Ana Canyon East and West of Alta Vista

FILE / INDEX No.: CUP 24-006 DRA 24-009 ZC 24-002 GPA 24-002

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**, **FR-2, or FR-3**. All 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. **HF1:** This project is in **fire safety review area 1**. This is a '**very high fire hazard'** area. The project shall comply with the construction and development standards for a **FR-1 area**. Contact the city building & safety division for construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**

2. **HF2:** This project is located within **fire safety review area 2**. This is a '**high fire hazard area'**. This project shall comply with the construction and development standards for a **FR-2 area**. Contact the city building & safety division for **FR-2 area** construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**

3. **HF3:** This project is located within **fire safety review area 3**. This is a '**high fire hazard area'**. This project shall comply with the construction and development standards for a **FR-3 area**. Contact the city building & safety division for **FR-3 area** construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**

4. **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**

5. **HF4:** An additional fuel modification zone of 100 feet shall be provided on all side(s) of the proposed lot(s). Fuels in this zone are to be thinned and/or removed or otherwise modified to provide a reasonable level of fire defense protection to the proposed structure(s). **CFC & HMC**

6. **HF5:** A greenbelt or fuel modification zone plan is required for this project. Fuel modification plan requirements shall be site specific to this project. The applicant shall submit a fuel modification plan to the fire department for review and comments or approval. Maintenance of the fuel modification zone, located in designated open space, and enforcement of the fuel modification zone, within the property of individual property owners, shall be the responsibility of a homeowners' association or other approved maintenance authority. **CFC / CBC / HMC**

7. **HF6:** Prior to delivery of combustible building materials, the entire fuel modification zone, as approved by the fire department shall be completed. Any phased implementation of the fuel modification zone shall be done only with **prior** approval of the fire department. **CFC / CBC / HMC**

8. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

9. **HF49:** An alternative type of construction may be considered, if it provides an equivalent level of fire resistance. Contact the fire department or city building official for more information. **CFC, CBC**

10. **HF50:** High fire hazard areas FR-1, FR-2, and FR-3: One-hour fire resistive construction is required for exterior(s) wall(s). **HMC / CBC**

11. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

12. **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**

13. **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**

14. **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.

15. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

16. **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**

17. **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.

18. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

19. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

20. **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, &3 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**

21. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

22. **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**

23. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

24. **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**

25. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 10% grade. **CBC / APPENDIX D, HMC**

26. **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**

27. **HF14:** In **FR-1/FR-2/FR-3** areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**

28. **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**

29. **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**

30. **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**

31. **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**

32. **HF61:** Aerial fire apparatus access roads. **Where required**: buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

33. **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.
COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

34. **HF29:** Fire hydrant spacing shall be:

Single family residential:	600 FEET
Multi-family residential:	300 FEET
High density residential:	300 FEET
Commercial retail:	300 FEET

CFC / APPENDIX B AND C.

Note: Existing fire hydrants (off-site) can be included if they meet spacing requirements. Hydrants shall not be located at the 'bulb' end of cul-de-sacs.

35. **HF26:** 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**

36. **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**

37. **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**

38. **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**

39. **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:

40. **HF21:** **Commercial** and **multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8"** height, 3/4" stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC

41. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, 1/2" stroke, on contrasting background. **CFC**

42. **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**.

43. **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.

44. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**

45. **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:

46. **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.

47. 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**

48. **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**

49. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.

50. **HF62**: Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.

51. **HF63**: Submit to fire marshal's office: building and/or structure plans for fire department review.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

Flood Control District

Noel Castillo, P.E.
Chief Flood Control Engineer

Byanka Velasco, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

July 15, 2025

Transmitted Via Email
File: 10(ENV)-4.01

City of Highland
Attn: Kim Stater
Planning Division
27215 Base Line
Highland, CA 92346
kstater@cityofhighland.org

RE: Project Notice: Diversified Pacific Alta Vista

Dear Ms. Stater,

Thank you for allowing the San Bernardino County Department of Public Works (DPW) the opportunity to comment on the above-referenced project. **We received this request on July 1, 2025,** and pursuant to our review, the following comments are provided:

Planning and Operations Support Division (Michael Fam, P.E., Engineering Manager, 909-387-8120):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the San Bernardino County Comprehensive Storm Drain Plan (CSDP) No 6 dated 08/2001. It is to be used as a guideline for drainage in the area and is available in the County Department of Public Works offices. Any revision to the drainage should be reviewed and approved by the jurisdictional agency (i.e. City or County).

2. The proposed Project is adjacent to and within a San Bernardino County Flood Control District (District) right-of way and/or facilities (3-201-1B) Plunge Creek. Any encroachments including, but not limited to access for grading, fence removal and installation, side drain connections, and utilities crossing on the District right-of-way or facilities will require a permit from the District prior to start of construction. Please contact the San Bernardino County Flood Control Permit Section at (909) 387-7995 for further information regarding this process.

Water Resources Division (Michael Fam, P.E., Engineering Manager, 909-387-8120):

1. The District's recommendations are most often made for site specific conditions. Therefore, the recommendations made here are general in nature until such time as more detailed plans become available.

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Jesse Armendarez Second District | Dawn Rowe Chairman, Third District | Curt Hagman Fourth District | Joe Baca, Jr Vice Chair, Fifth District
Luther Snoke Chief Executive Officer

2. According to the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), Panels 06071C8707J, dated September 2, 2016, portions of the Project lies within Zone A and X.

3. We recommend that the project include, and the City of Highland enforce, the most recent FEMA regulations for development in a Special Flood Hazard Area.

4. If any activity is anticipated on the District Right-of-Way, a permit shall be obtained from the District. Other on-site or off-site improvements may be required, which cannot be determined at this time.

5. A 6-foot block wall, chain link fence, or other District approved barrier shall be constructed along the District's right-of-way line adjacent to the site.

6. We recommend that the August 31, 2001 CSDP #6 for the San Bernardino County Flood Control District, prepared by Exponent Failure Analysis Associates, be utilized in the design of drainage facilities.

If you have any questions, please call me at {909) 387-8213.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individual who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy J. Sansonetti, AICP
Supervising Planner
Environmental Management Division

NS:KL:ml

Cc: Kathryn López, Planner III, Environnemental Management Division, DPW.

ATTACHMENT 6

Planning Commission Design Directives

Planning Commission Directives from PC Meeting of July 15, 2025

These Directives are in addition to the Project Conditions of Approval. Modifications recommended by the Planning Commission to the Project Conditions of Approval were amended there.

1. Enhance the side and rear elevations of all lots visible from the public right-of-way, including Lots 1-8, 62-68, and 72-82

2. Install large-canopied trees in the rear yards of Lots 1-8, and 62-68 to provide shade and decoration along Alta Vista.

3. Consider redesigning certain lots with a zero side yard setback to give a larger (10') setback to alternate side yard. This would create a more usable space and also storage for trash cans.

4. Redesign Lots 67 and 68 to improve the garage access for improved vehicular circulation and safety.

5. Review Lots 8, 13, 14, 20 and 100 to ensure proper trash storage and pick up. Adjust as necessary.

6. On Plan 1, Elevation 'A' Spanish, consider introducing a gable or balcony along the rear elevation. The rear elevation should be as detailed as the front.

7. On Plan 1, Elevation 'C' Farmhouse, redesign the front porch columns to be more delicate. On the Right elevation, modify the height of the first story windows to match each other.

8. On Plan 2 Floor Plan, consider moving the stair railing on the second floor to run straight from the riser to the closet to make the landing larger and provide a continuous ceiling on the 1st floor.

9. On Plan 2, Elevation 'B' Cottage, add a slight popout in the bedroom on the 2nd floor for accent to help break up the façade. One recommendation would be a nested gable outside Bedroom 1.

10. On Plan 3, Elevation 'B' Cottage, use the use the same horizontal siding and outriggers on the rear elevation as are found on the front to provide consistency and interest.

11. Avoid installing poisonous landscape material in areas where dogs are likely to be present.

ATTACHMENT 7

Planning Commission Draft Minutes

07-15-2025

Planning Commission Regular Meeting Minutes

Item No. 3

An Application by East Highland Land, LLC for the development of a 113-unit single-family planned residential community requiring a General Plan Amendment (GPA 24-002) and Zone Change (ZC 24-002) from Low Density/Single-Family Residential (LD/R1-10,000) to Planned Development (PD); Conditional Use Permit (CUP 24-006) for the adoption of a Planned Development; Design Review Application (DRA 24-009) for a related Site Plan, Building Elevations, Conceptual Landscaping and Grading Plan; Tentative Tract Map No. 20721 (TTM 24-003) for the subdivision two parcels into 113 residential lots and common areas; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003). (Representative: Diversified Pacific, Location: North of Greenspot Rd, South Santa Ana Canyon Rd.)

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked are there plans by the city or other agencies to ensure detailed floodplain studies in this area?

City Engineer Duran stated during this project we completed a letter of map revision, and it is out of the flood zone. They did prepare a study to receive approval from Federal Emergency Management Agency (FEMA) that was supported by the city. It was a recertification process and FEMA agreed that based on the hydrology study the boundaries of the floodplain could be updated and it is out of the project site.

Commissioner Miller stated the hydrology report does reference the FEMA mapping and shows the site within zone A.

City Engineer Duran stated I am not certain it was attached in the package, but this map will be official by the end of October 2025. It will be live on their website, and we received an approval letter from FEMA.

Commissioner Miller asked does the city have a supporting study that will be supportive of this?

City Engineer Duran stated we do.

Commissioner Miller stated regarding the Line Fire we had debris in Plunge Creek and Flood Control cleaned the accumulated sediment; however, some was spread. I have concerns over current capacity of Plunge Creek. The levee that runs along Plunge Creek has a slump in the levee about 250 feet upstream. I would be interested if you could share the study with me.

City Engineer Duran stated I can do that.

Chair Hamerly opened the public hearing.

Applicant's Representative Nolan Leggio introduced himself and the development team with Diversified Pacific. I want to thank Assistant Community Development Director Stater and City Engineer Duran for their efforts on this project. Regarding the FEMA process, when Plunge Creek was installed there was a Letter of Map Revision (LOMR) done 20 years ago, however

DRAFT

they never processed the LOMR because Flood Control did not care about removing them from the flood maps. Flood Control is the applicant to FEMA; it is not Diversified. We are here to answer any questions for you all.

Chair Hamerly stated on the proposed development standards on page 5, it stated a minimum front setback of 3 feet, however in the presentation it stated 5 feet.

Assistant Community Development Director Stater stated 3 feet is front yard, and minimum street side yard setback is 3 feet and interior set back is 5 feet.

Chair Hamerly stated typically, the development application and monument signage plays a big role. All of the gateway entries I am assuming will have signage, but the first southernmost intersection off Alta Vista has four corners which would be an opportunity, and another would be access point on Santa Ana Canyon Avenue. There is not landscaping and an entry sign into a development would have landscaping. I would like to see the landscape plan before it is implemented.

Assistant Community Development Director Stater stated the Applicant has declined monument signs at this time. In the future they prefer wall mounted signs. We can modify the Planning Condition.

Chair Hamerly stated on page 322 Conditional of Approval 35A stated "Architectural control shall be provided and shall include but be not limited to establishing requirement to obtain approval from the City of Highland for any additions, patios, accessory building structures and establishing minimum design guidelines." There are more than a handful of parcels in the entire development that have more than 10 feet for a rear yard. There is very little opportunity any of those even accessory structures would be allowable with the exception of maybe 10% of the lots in the entire development.

Assistant Community Development Director Stater stated they could build patio covers or a small accessory storage. The purpose of the condition itself is so there is no confusion in the future when the individual homeowners comes in on what the Homeowner's Association (HOA) allows and the city has acknowledged what will be allowed. We can modify page 319; Condition 13 is for the neighborhood identification to come back to Planning Commission at a future date.

Commissioner Miller stated regarding the tract map and looking at the two basins that are that are proposed there, were those designed per San Bernardino County hydrology detention basin standards?

Applicant's Civil Engineer Rob Ohe stated yes they were. In conjunction with the cities consultant/ plan checker they used the San Bernardino County technical guidance document and the San Bernardino County template. It was reviewed by cities consultant and staff.

Commissioner Miller stated historically this is a floodplain. Plunge Creek used to drain through this property 50-60 years ago and there is potential even though the updated floodplain map does not show it for clogging to occur under the bridge. The old Greenspot Road area has been historically flooded, and houses have been damaged. Are there rationale that you can present to alleviate those concerns?

Applicant's Civil Engineer Rob Ohe stated we have a LOMR. Plunge Creek has been studied by our consultant who specializes in floodplain mapping and Plunge Creek was also reviewed by city staff, San Bernardino County staff and FEMA.

Commissioner Miller stated the new storm drain looks like it is being proposed on Greenspot Road?

Applicant's civil Engineer Rob Ohe stated correct.

Chair Hamerly stated both basins have an emergency spillway which discharges across the sidewalks into the street directly.

Applicant's Civil Engineer Rob Ohe stated it is an emergency spillway. That is designed to happen in a 1,000 year storm.

Chair Hamerly asked what is the anticipated streetscape for shading/landscaping that is being vacated to development here?

Assistant Community Development Director Stater stated it has not been designed yet. We work in conjunction with the City Landscape Architect and the developer to ensure that it is heavily landscaped.

Chair Hamerly stated if we could get something that is replicating the profile down by Clubview Drive or towards Vista Verde by D.R. Horton where it is a curb adjacent parkway, to ensure the sidewalk is shaded on both sides. It is brutal in summer without having 3/4 of a mile without shade. Can we see that once it is designed before it is implemented?

Assistant Community Development Director Stater stated yes. We can modify Planning Condtion No. 18 that stated "The improvement plans for this area shall be submitted to the Community Development Director and Public Works Director for approval shall be submitted to the Community Development Division for approval by the Planning Commission.

Chair Hamerly stated the other concern has to do with interior. There are some yards that have a 5 foot setback that is almost big enough to put in a tree and there are very narrow streets. I am assuming the Fire Department has reviewed this, but typically they want to see a 26 foot wide street, however in this case 18 inches of that is rolled curb, so it is technically not a 26 foot wide street. Has the Fire Deparment signed off on this?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated the same lot numbers that were recited for the landscape issues, but I am targeting lots 1-8, 62-68, 74-82. I would like those flags specifically for enhanced elevations something equivalent to the front facade, especially on Santa Ana Canyon Avenue. There will be no screening whatsoever along Alta Vista for lots 62-68 and 1-8. The access between lots 67-68 the two homes are going to be 28 feet apart, not sure where the garage is located, but usually you want to see about 24 feet of backup space coming out of the garage. Something needs to be changed because it is going to be tight.

Assistant Community Development Director Stater stated the garage is on sheet 3.

Chair Hamerly stated the garage is on the west side of lot 68. Regarding the floor plans, front yard landscaping and one of the models has a side entry and it has a 5 foot set back. If they push the return wall just in the back of the front door and ran it across to the adjacent property, then at least would have the ability to have some elbow room going to that entry. The other way to increase 10% of your usable yard area for every lot in the subdivision would be to have one side be a 0 lot line. That way, instead of having 25 foot setbacks now, at least it will be a 110 foot setback and have something usable on the side, and it would have minimal impact.

Chair Hamerly stated regarding architectural exhibit plan 1, if that was on a zero lot line, there are no windows or openings in that except for the pedestrian garage door. There are three

facades that virtually have no architectural treatment to break up the roof line, minimal treatment on the rear elevation. It is a major concern, something needs to be done at the roof line to enhance it, such as introduce a gable or pop out.

Vice Chair Thomas stated lately a lot of the tracts that have come before us are missing the rear elevations and areas that are visible. It seems like each one is less and less, and this one is the most or the least I have seen so far out of all of the developments.

Applicant's Representative Nolan Leggio stated listening to the conversation regarding architecture, I understand your concern, particularly on the visible rears. As you mentioned, spending money on the side is not really visible from the public and is not something people who want to buy the homes want to spend money on. To give you more context, when we first started this project, we looked at a variety of different densities on what makes the most sense. There was out preliminary applications looking at townhouses and had conversations about going denser. Due to the character around single family housing, we thought the best bang for your buck is the product mix where your home buyers are receiving more value than a townhouse. There is a price point element to the product we are proposing to begin with which is first time homebuyer housing and obviously larger lots ease some of those concerns, but it does make the housing more expensive and harder for people to afford. I recognize the concerns, particularly on the high visibility public facing rears.

Chair Hamerly stated on A4, regarding the stair and restroom windows, the right elevation has an offset condition. It shows stepped windows, and I would suggest pick an elevation and go with it, because when they are right next to each other and more or less a foot difference in height, it looks odd. On the Farmhouse front elevation, I am not sure the thickness of the columns are, but we only have a 3.5 foot wide opening between them and it is massive.

Vice Chair Thomas stated I really like the colors that were chosen for these homes. The front is beautiful.

Vice Chair stated I have a question regarding the color palettes, what determines which house gets which color? Do homeowners get to pick or is it established on a certain number of houses?

Applicant's Representative Nolan Leggio stated in the precise grading plan we will put elevation and color schemes on every house, and we will pre plot that and plan a review during the final engineering process with the city. If the homeowners request to pick a certain color we will review it and see if it is possible, we just do not want two or three sequentially. If it works we will try to accommodate it, however it will have to be modified with what the city has approved.

Commissioner McCance stated regarding the landscaping plans, I noticed the drought resistant plants are toxic to dogs and we are a very dog friendly community here. Are the plants going to be near walking paths?

City Landscape Architect Rice stated the Applicant's Landscape Architect proposed a generalized plant pallet; they have not shown an exact layout of the shrubs. We can look at that closer during the construction drawings and work with the Applicant's Landscape Architect to be cognizant of the public spaces and where dogs will be walking.

Chair Hamerly stated back to the maneuvering spaces getting out of driveways.

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Commissioner Miller stated we have been seeing a lot more of these hammerhead type of situations, are we 100% confident that trash service will be able to meander through these streets and access the trash cans?

Assistant Community Development Director Stater stated Public Services Manager Morgan who oversees solid waste and recycling, and her typical response is, is if the fire truck can get there, the trash truck can do the same, however she did not comment otherwise.

Chair Hamerly stated would these lots that are served off an alley have to drag their trash can all the way to a street?

Assistant Community Development Director Stater stated that is not my understanding.

Commissioner Miller stated there are a couple of cases where there is a driveway at the very end of the alley, and the residents trying to get their trash can out and a trash truck trying to get out.

Assistant Community Development Director Stater stated yes, I see what you are referring to. That one is going to have a challenge, and they will have to pull their trash cans out a bit.

Chair Hamerly stated those are the lots I was looking for which are lot 8, 13, 20 and 100. Those four lots have a curved driveway and backing all the way to the street in the case of lots 13 and 14. You're backing all the way down an alley to be able to make a three-point turn to turn to turn around. That could be difficult because it looks like those might be 80 to 90 feet. There is not a straight space to back out, it is an instant curve once you leave the garage.

Assistant Community Development Director Stater stated there is maximum number for them to back up. I do not recall what it is, however, I will check with Public Service Manager Morgan to check those figures and make sure the service will be handled properly.

Chair Hamerly stated we have Planning Condition Approval No 13, and 18 to modify. Engineering Conditions of Approval No. 13 stated "Santa Ana Canyon road complete sidewalk gap in accordance with City Highland standards installation of curb ramps to be compliant with current ADA." That walkway would not be continuous on the south side of Santa Ana Canyon and there is a note that landscaping is not required. Is that because it is out of the right of way?

City Engineer Duran stated the property to the east of the project is owned by the Flood Control District, so we extended the requirement to install sidewalk so that we would not leave a gap. The sidewalk would be installed on the flood control frontage, and it would not leave a gap between the project and the Flood Control site. There will be no landscaping in the Flood Control property.

Chair Hamerly stated ok thank you.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to adopt Resolution No. 2025 -016, recommending the City Council take the following actions:

- Approve a Mitigated Negative Declaration (ENV 24-003) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;

DRAFT

- Approve a General Plan Amendment (GPA 24-002) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);
- Approve a Zone Change (ZC 24-002) to change the zoning designation of the site from Single-Family Residential (R1-10,000) to Planned Development (PD);
- Approve a Conditional Use Permit (CUP 24-006) for a Planned Development consisting of a 113-unit single-family development and related improvements, subject to the Conditions of Approval and Findings of Fact as modified;
- Approve a Design Review Application (DRA 24-009) for the Site Plan, Building Elevations, Conceptual Grading, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval and Findings of Fact as modified; and
- Approve Tentative Tract Map No. 20721 (TTM-24-003) for the subdivision of two (2) parcels into 113 single-family lots and common areas, subject to Conditions of Approval and Findings of Fact as modified. Motion carried, 3-1, with Chair Hamerly voted no and Commissioner Merideth being absent.

Chair Hamerly stated I support the zone change and Conditional Use Permit. However, I am voting no because I have serious misgivings about the Design Review Application. If those items are worked out per our discussions and then I would have a greater level of comfort, but that is one aspect I do not support. When there is a Planned Development it is to have superior design and some benefit that you could not achieve with a regular traditional subdivision. I do not think they went far enough in giving the extra level of design. It is primarily for item E, Design Review Application.

RESOLUTION NO. 2025 - 016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AN APPLICATION FOR THE DEVELOPMENT OF A 113-UNIT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT INCLUDING GENERAL PLAN AMENDMENT NO. GPA 24-002 AND ZONE CHANGE NO. ZC 24-002 FROM LOW DENSITY/SINGLE-FAMILY RESIDENTIAL (LD/R1-10,000) TO PLANNED DEVELOPMENT, CONDITIONAL USE PERMIT NO. CUP 24-006 FOR THE ADOPTION OF A PLANNED DEVELOPMENT, DESIGN REVIEW APPLICATION NO. DRA 24-009 FOR THE RELATED SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPING AND GRADING PLAN, TENTATIVE TRACT MAP NO. 20721/TTM-24-003 FOR THE SUBDIVISION OF TWO PARCELS INTO 113 RESIDENTIAL LOTS AND COMMON AREAS, AND THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL FILE NO. ENV 24-003, LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA, ASSESSORS PARCEL NUMBERS 1210-371-14 & 1210-371-16.

ATTACHMENT 8

Public Comment

Kim Stater

From: Steve Howes <shtitleservices@hotmail.com>
Sent: Wednesday, July 30, 2025 5:27 PM
To: Kim Stater
Cc: Octavio Duran
Subject: Re: Tentative Tract Map No. 20721
Attachments: Radio towers.pdf; 8277-252.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Kim,

I have a couple things I want to get in the record.

1. I have attached a news report about radio tower issues on a subdivision.
2. I have attached the pipeline easement to S.B.V.M.W.D. If you read the passage I have marked you will see that the water district obtained rights that extend beyond the boundaries of either side of the 50 feet wide pipeline easement. There are multiple houses in this development that lie on or within 5 feet of the easement line. I would be interested in seeing the non-interference letter response from the water district. I would advise the City to consult with a real estate attorney on exactly what rights the water district holds on this property.
3. Per City of Highland code single family residential properties should have driveways and 1 visitor parking space per unit if there is no street parking. This project has almost no driveways and only 0.5 parking spaces per unit.

Thank you,

From: Kim Stater <kstater@cityofhighland.org>
Sent: Wednesday, July 23, 2025 3:56 PM
To: Steve Howes <shtitleservices@hotmail.com>
Cc: Octavio Duran <oduran@cityofhighland.org>
Subject: RE: Tentative Tract Map No. 20721

Hello Steve,

The next public hearing regarding the project will be before the City Council on August 12th. I've attached a copy of the Public Hearing Notice for your information. The agenda and staff report will be available on the City's website by August 7th.

Kim Stater
Assistant Community Development Director

City of Highland
27215 Base Line, Highland, CA 92346
(909) 864-6861, x 204
kstater@cityofhighland.org

From: Steve Howes <shtitleservices@hotmail.com>
Sent: Monday, July 21, 2025 12:52 PM
To: Kim Stater <kstater@cityofhighland.org>
Cc: Octavio Duran <oduran@cityofhighland.org>
Subject: Re: Tentative Tract Map No. 20721

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

Hi Kim,

I do not see any impact report that talks about the radio station. In fact, one of the reports states the property to the west is vacant, which is incorrect. A google search reveals multiple reports of issues related to building homes under high frequency radio towers. Depending on the output of the radio waves they can interfere with the electrotonic devices in the homes. I am not an expert in this field, but I am a lifelong highland resident. The last thing we want is a nice new development that fails due to issues related to the radio station and drags down home valves in the area.

Please send this issue up the flagpole or let me know if there is another city council meeting.

Thank you,

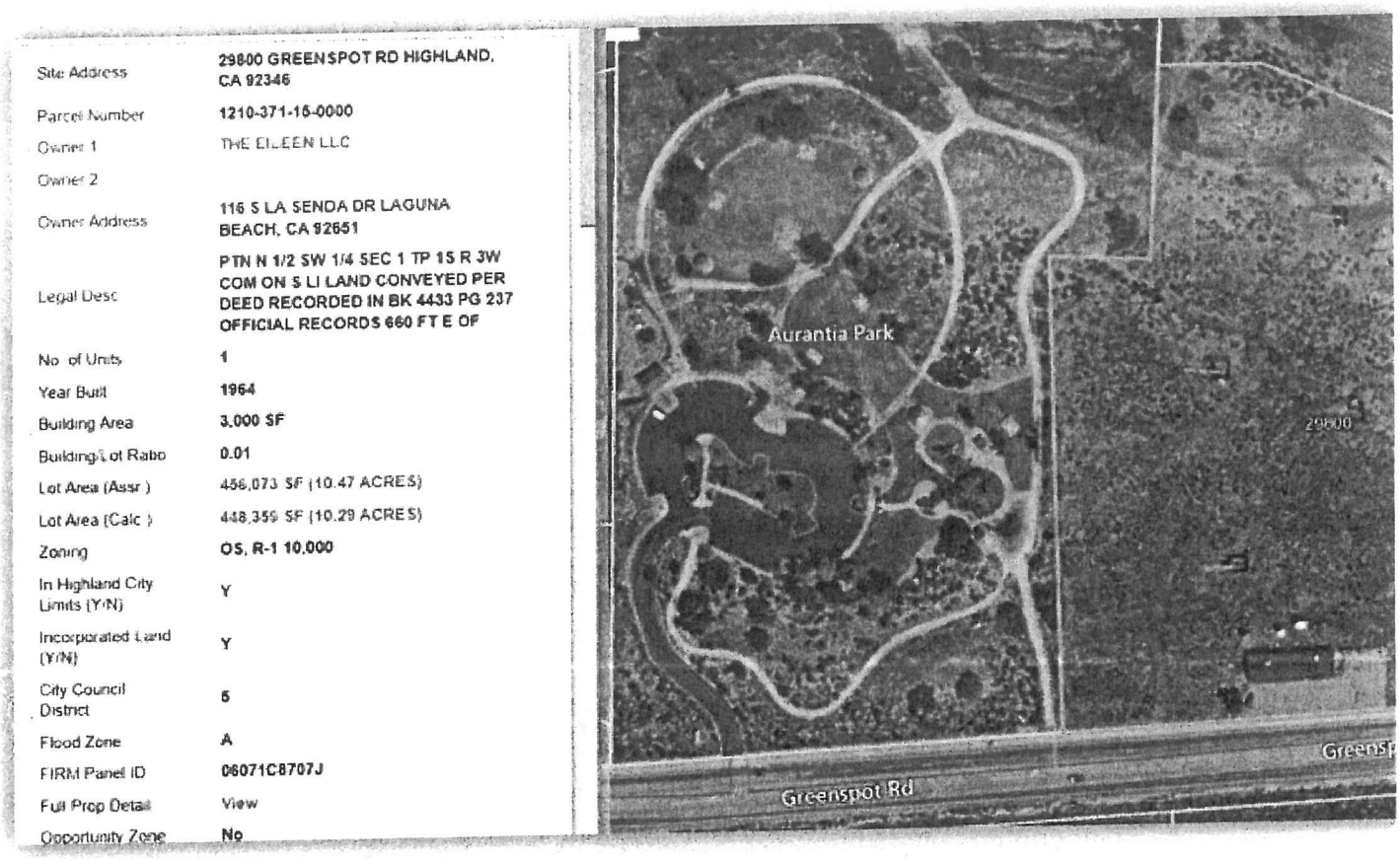
From: Kim Stater <kstater@cityofhighland.org>
Sent: Monday, July 21, 2025 10:38 AM
To: Steve Howes <shtitleservices@hotmail.com>
Cc: Octavio Duran <oduran@cityofhighland.org>
Subject: RE: Tentative Tract Map No. 20721

Hello Steve,

In response to your first question, #1below, the radio station property is zoned Single Family Residential (R1-10,000) Zoning-Map-PDF. The radio station that operates the facility has demonstrated no interest in selling, so we can only presume it will continue to operate in this manner for the foreseeable future. The project's extensive environmental review did not indicate any negative impact resulting from the operation of the towers. Here is a link to the Draft IS/MND, Final IS/MND and all associated technical studies: https://www.cityofhighland.org/DocumentCenter/Index/699

In response to #2, yes, the remainder of Alta Vista will be dedicated and continue to be used as a public street.

I will defer to the City Engineer/Public Works Director Octavio Duran to respond to your question regarding a traffic signal at Greenspot Road and Alta Vista. He is copied on this string.



Site Address	29800 GREENSPOT RD HIGHLAND, CA 92346
Parcel Number	1210-371-16-0000
Owner 1	THE EILEEN LLC
Owner 2	
Owner Address	116 S LA SENDA DR LAGUNA BEACH, CA 92651
Legal Desc	PTN N 1/2 SW 1/4 SEC 1 TP 1S R 3W COM ON S LI LAND CONVEYED PER DEED RECORDED IN BK 4433 PG 237 OFFICIAL RECORDS 660 FT E OF
No. of Units	1
Year Built	1964
Building Area	3,000 SF
Building/Lot Ratio	0.01
Lot Area (Assr.)	456,073 SF (10.47 ACRES)
Lot Area (Calc.)	448,359 SF (10.29 ACRES)
Zoning	OS, R-1 10,000
In Highland City Limits (Y/N)	Y
Incorporated Land (Y/N)	Y
City Council District	5
Flood Zone	A
FIRM Panel ID	06071C8707J
Full Prop Detail	View
Opportunity Zone	No

Kim Stater
Assistant Community Development Director

City of Highland
27215 Base Line, Highland, CA 92346
(909) 864-6861, x 204
kstater@cityofhighland.org

From: Steve Howes <shtitleservices@hotmail.com>
Sent: Wednesday, July 16, 2025 9:02 AM
To: Kim Stater <kstater@cityofhighland.org>
Subject: Tentative Tract Map No. 20721

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

Hi Kim,

I have a couple of questions for the City of Highland regarding this project. See the attached assessor's map.

1. What is the plan for the radio station? Has the City of Highland done any resource into the negative effects of houses being built right under radio station towers?
2. Is the City requiring Tract Map No. 20721 dedicate Alta Vista as a public street? While the street exists and has for 25 years it obviously has never been publicly dedicated. If it had been dedicated the assessor would have cut it on the assessor's map. My concern is that if it is not dedicated it would be maintained by the association and possibly cut off to public use.
3. Is this project and the additional traffic going to require a street light at the intersection of Alta Vista and Greenspot Road?

Thank you,

Radio towers causing problems for residents of northern Kentucky neighborhood

BY SAM KNEF KENTUCKY
PUBLISHED 12:30 PM ET SEP. 29, 2024

VILLA HILLS, Ky. — Residents of a northern Kentucky neighborhood said radio signals from nearby towers are causing all kinds of issues.

On top of that, they get little to no cell phone service, causing some to worry about the safety of their living situation.

What You Need To Know

- Residents of Sanctuary Village in Villa Hills, Kentucky, said the proximity of radio towers are causing issues for their living situation
- Radio signals are showing up around people's homes in unwanted ways, such as smoke detectors constantly going off
- Heather Jansen, Villa Hills mayor, said the city is aware and looking into the issue; however, it's possible there may not be a solution
- Spectrum News 1 reached out to iHeartRadio, which owns the towers, for comment and has not received a response

"It's hard to justify a million-dollar home when you can't utilize everything on a day-to-day basis," said Jordan Niernberger, resident of the Sanctuary Village in Villa Hills.

Or as resident Krystyna Cobb put it, "It just doesn't make it very enjoyable to live back here when you have such a nice neighborhood and such a nice city," who added cell phone service "has always been really spotty here."

Heather Jansen, Villa Hills mayor, said there are pockets of no cell coverage throughout the city because of a lack of towers. But the towers' proximity to Sanctuary Village is what residents said are causing other issues.

"You can't predict when it's going to happen, and it can just affect your day-to-day life," Niernberger said.

The towers, which iHeartRadio own, and the radio signals are showing up in and around people's homes in unwanted ways.

"A lot of the houses through this street right here had issues, where our smoke detectors were going off constantly, garage doors weren't working, washers and dryers weren't working," Cobb said. "Anything that had a small voltage wire wouldn't work. Some of them will actually pick up the radio signal through their computer headsets."

Niernberger said it has affected his car.

"If our vehicle is parked in the garage or right outside the garage, there's some type of interference that is basically causing it to try to open the trunk or try to start the car," he said. "Basically, every morning, I have to jump-start my vehicle."

Cobb even shared a video her husband took of radio frequency coming in through natural gas lines connected to their stove.

These issues might seem harmless, but there's a real concern about safety.

"If a fire happens and someone can't trust their alarms, or if an emergency happens and you need to call 911 and your internet's not working and your cell phone reception's not working because of these issues, it's obviously a danger to not only us, but our neighbors as well," Niernberger said.

"How are you supposed to get ahold of anybody or what happens in case of an emergency?" Cobb added.

Jansen said the city is aware of the issue, which residents said is intermittent, and is looking into solutions. But it's possible there may not be one.

"Proximity is certainly going to be a hard thing to fight," she said. "I don't know specifically, but we've certainly been reaching out to everybody we possibly can to see if this can get fixed."

Spectrum News 1 reached out to iHeart for comment to see if anything can be done and has not yet received a response.

City officials also wanted to clarify there are no safety concerns at River Ridge Elementary School, which has landlines in each classroom to compensate for the lack of cell service.

WHEN RECORDED RETURN TO:
SBVMWD
P. O. Box 5906
San Bernardino, Calif. 92408

BOOK 8277 PAGE 252

SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT
EASEMENT GRANT

Parcel No. 2-40

THIS INDENTURE, made by and between

ROBERT S. RODDICK and JANICE M. RODDICK, his wife

hereinafter called the Grantor and SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT, a Municipal Water District, organized and existing under the laws of the State of California, hereinafter called the Grantee,

WITNESSETH:

THAT the Grantor, for a good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, a perpetual easement fifty feet (50) in width, hereinafter described, to construct, reconstruct, remove, replace, repair, maintain, operate and use one or more pipelines together with braces, connections, fastenings, communications cable and other appliances and fixtures in connection therewith or appurtenant thereto for the transmission and distribution of water on, under, along and across that certain real property located in the County of San Bernardino, State of California, and described as follows:

FOR DETAILED DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This grant shall carry with it the right to inspect, alter, remove, replace, reconstruct and repair the said pipelines and other appurtenances, the right to mark the location of said easement by suitable markers set and maintained in the ground at locations which shall not interfere with such reasonable use as Grantor shall make of the land within limits of said easement, the right to use such lands of the Grantor immediately adjacent to either side of the easement as may reasonably be required by Grantee in connection with the construction, reconstruction, maintenance, replacement and removal of the pipelines and other appurtenances and the right of ingress to and egress from the said easement across the lands of the Grantor for all purposes useful or convenient in connection with or incidental to the exercise and enjoyment of the rights herein granted.

TO HAVE AND TO HOLD the above-described rights and easement unto the Grantee, its successors and assigns, for as long as Grantee desires to exercise the same, and Grantee may assign the rights and easement herein granted, either in whole or in part, subject to the terms of this grant.

The pipe and other appurtenances shall at all times remain the property of Grantee notwithstanding the same may be annexed or affixed to the freehold, and shall at any time and from time to time be removable, in whole or in part, by Grantee, its successors or assigns.

In the event Grantee permanently abandons the pipelines, Grantee, at its option, may leave the pipe and its appurtenances in place and shall execute and record a reconveyance and release of this grant.

Grantor reserves the right to full use and enjoyment of said premises, except for the purposes herein granted, provided that such use and enjoyment shall not hinder, conflict or interfere with the exercise of Grantee's right hereunder, and that no excavation, building, structure or obstructions shall be constructed on the said easement without Grantee's written consent, which consent shall not be unreasonably withheld.

Grantee, insofar as it is practicable to do so, shall bury all pipes and appurtenances at time of construction and shall restore the surface of the ground, so far as is practicable, to its condition prior to installation.

Grantee shall pay Grantor the reasonable amount of actual damages to crops, timber, fences, buildings, private roads, and other improvements caused by it on said lands in the construction or reconstruction of the pipelines or in exercise of the right of ingress or egress.

Grantor represents, covenants and warrants that such of the undersigned as are shown on record in said County as owners in fee simple of the lands hereinabove described are indeed the owners of such fee simple title, subject only to outstanding encumbrances, if any, now on record in said County.

It is hereby understood that the parties securing this grant on behalf of Grantee are without authority to make any covenant or agreement not herein expressed.

The provisions hereof shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, representatives, executors, administrators, successors and assigns.

1-13

RECORDED IN OFFICIAL RECORDS
BY TITLE INSURANCE & TRUST CO.
SEP 25 1970 AT 8 AM.
CHARLES A. FERGUSON, RECORDER
SAN BERNARDINO COUNTY, CALIF.

NO FEE
E

(65/513 WHA)

BOOK 8277 PAGE 253

WHEN RECORDED RETURN TO:
SBVMWD
P. O. Box 5906
San Bernardino, Calif. 92412

IN WITNESS WHEREOF, these presents are hereby signed this 7th day of Sept., 1973.

WITNESSES:

R. M. Rutledge

Robert S. Roddick

Janice M. Roddick

SUBSCRIBING WITNESS

STATE OF CALIFORNIA

County of San Bernardino

On September 11, 1973 before me, the undersigned, a Notary Public in and for said County and State, personally appeared R.M. Rutledge known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of San Bernardino State of California; that he was present and saw Robert S. Roddick & Janice M. Roddick personally known to him to be the person s described in and whose names are subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

Thomas V. Chandler (Seal)

Name (Typed or Printed)
Notary Public in and for said County and State

OFFICIAL SEAL
THOMAS V. CHANDLER
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My commission Expires Feb. 10, 1974

P. O. Box 5906, San Bernardino, Calif. 92408

GRANTOR(S)

STATE OF CALIFORNIA

County of _____

On _____, 19_____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

known to me to be the person ___ whose name ___ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

(Seal) _____

Name (Typed or Printed)
Notary Public in and for said County and State

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

This Is To Certify that the interest in real property conveyed by the foregoing deed or grant to the San Bernardino Valley Municipal Water District is hereby accepted by the undersigned on behalf of the San Bernardino Valley Municipal Water District pursuant to authority conferred by Resolution No. 254 of the Board of Directors of the San Bernardino Valley Municipal Water District, adopted on September 7, 1954, and the Grantee consents to recordation thereof.
Dated this 11th day of September, 1973.

SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT

By _____
JACK A. BENNER, General Manager.

Ludwig Engineering
CIVIL ENGINEERING : SURVEYING
1253 E STREET • AREA 714 885-8294 • SAN BERNARDINO, CALIFORNIA 92405

BOOK 8277 PAGE 254

March 1, 1973

WHEN RECORDED RETURN TO
SBVMWD
P. O. Box 5906
San Bernardino, Calif. 92408

ROBERT S. RODDICK ET UX
PARCEL NO. 2-40

A portion of the land described in the Deed to Robert S. Roddick et ux recorded February 10, 1958 in Book 4433, Page 237 of Official Records, said parcel being a portion of Section 1, Township 1 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California according to Government Survey more particularly described as a strip of land 50 feet wide, lying 25 feet on each side of the centerline described below between Point "D" and Point "E":

Beginning at Point "A", said point being a point on the West line of said Section 1 which bears South 0° 53' 40" West, (South 1° 34' 30" West per County Surveyor's Map 1693) 2605.21 feet from an Iron Rod at the Northwest corner of said Section 1, per said County Surveyor's Map 1693;
thence South 51° 31' 58" East, 821.61 feet to Point "B";
thence South 51° 31' 58" East, 199.62 feet to the beginning of a tangent curve, concave Northeasterly, and having a radius of 1200.00 feet;
thence Southeasterly 50.17 feet along the arc of said curve through a central angle of 2° 23' 43" to P nt "C";
thence continuing Southeasterly 227.22 feet along the arc of said curve through a central angle of 10° 50' 56";
thence tangent to said last mentioned curve South 64° 46' 37" East, 149.70 feet to Point "D";
thence South 64° 46' 37" East, 925.40 feet to Point "E";
thence South 64° 46' 37" East, 272.89 feet to Point "F";
thence South 64° 46' 37" East, 186.03 feet to Point "G";
thence South 64° 46' 37" East, 26.79 feet to the beginning of a tangent curve, concave Northeasterly and having a radius of 1200.00 feet;
thence Southeasterly 40.60 feet along the arc of said curve through a central angle of 1° 56' 19" to Point "H";
thence continuing Southeasterly 206.86 feet along the arc of said curve through a central angle of 9° 52' 36";
thence tangent to said last mentioned curve South 76° 35' 32" East, 673.62 feet to Point "I";
thence South 76° 35' 32" East, 682.34 feet to Point "J";
thence South 76° 35' 32" East, 238.76 feet to Point "K";
thence South 76° 35' 32" East, 312.92 feet to Point "L";
thence South 76° 35' 32" East, 204.15 feet to Point "M";
thence South 76° 35' 32" East, 611.38 feet to Point "N", said Point "N" being a point on the East line of said Section 1 which bears North 1° 01' 55" West, (North 0° 21' 15" West per County Surveyor's Map 1693) 517.71 feet from a 2" Iron Pipe at the Southeast corner of said Section 1 per said County Surveyor's Map 1693.

The sidelines of said strip of land shall be prolonged or shortened so as to originate on the East line of the land conveyed to Southwest Broadcasting Co. Inc. recorded February 23, 1962 in Book 5651, Page 48 of Official Records and terminate on the East line of said Roddick land.

Said Point "D" is at a point on said East line of the Southwest Broadcasting Co. land which is approximately 44.65 feet Southerly of the Northeast corner of said Southwest Broadcasting Co. land. Said Point "E" is at a point on the East line of said Roddick land which is approximately 120.73 feet Northerly of the North line of Greenspot Road, as dedicated per Book 867, Page 53 of Official Records.

Contains 1.062 acres, more or less.

"EXHIBIT A"

Glen L. Ludwig
Registered Civil Engineer No. 13191

ATTACHMENT 9

Technical Memorandum

TECHNICAL MEMORANDUM

DATE: July 31, 2025
TO: Jake Sowder, Diversified Pacific
FROM: Haseeb Qureshi, Urban Crossroads, Inc.
JOB NO: 15974-02 Compatibility with Adjacent Radio Tower

SUBJECT: EAST HIGHLAND RANCH (TENTATIVE TRACT MAP NO. 20721) RESIDENTIAL LAND USE COMPATIBILITY WITH ADJACENT RADIO TOWER ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Residential Land Use Compatibility with Adjacent Radio Tower Assessment for the East Highland Ranch (Tentative Tract Map No. 20721) Preservation and Improvement Plan Project (Project). The proposed Project is located between Santa Ana Canyon Road and Greenspot Road on either side of Alta Vista in the City of Highland.

PROJECT BACKGROUND

This assessment addresses concerns regarding potential exposure of radio frequency (RF) radiation associated with the existing radio tower located at 29800 Greenspot Road to the proposed 113-dwelling unit (DU) single family residential development project.

SUMMARY OF FINDINGS

Based on a review of published literature, available site-specific data, and applicable federal regulations, there is no evidence to suggest that the proposed Project would result in unsafe or hazardous RF exposure levels to future residents.

RADIOFREQUENCY RADIATION

RF radiation is a type of non-ionizing electromagnetic radiation. It includes the frequencies used in wireless communication technologies like cell phones, Wi-Fi, radio, TV broadcasts, and microwaves. RF radiation has less energy than non-ionizing radiation such as infrared and visible light, but more energy than extremely low-frequency radiation.

While RF radiation does not damage DNA like ionizing radiation does and is not generally considered a direct cause of cancer, there is some concern that certain types of non-ionizing radiation could potentially affect cells in other ways that might contribute to cancer development under specific circumstances.

Current scientific data does not provide strong or consistent evidence that exposure to RF energy poses a significant health risk. In February 2020, the United States Food and Drug Administration (FDA) published a report titled *Review of Published Literature between 2008 and 2018 of Relevance to Radiofrequency Radiation and Cancer*. This technical review examined studies released over a ten-year period, as well as national cancer trends. Based on the findings, the FDA concluded that "there

is no quantifiable causal link between RFR (radiofrequency radiation) exposure and tumor formation." (1) Additionally, the FDA stated that the overall weight of scientific evidence does not support a link between RF exposure and adverse health outcomes when exposure remains within limits set by the FCC (2).

FEDERAL COMMUNICATIONS COMMISSION

The Federal Communications Commission (FCC) oversees interstate and international communications across radio, television, wire, satellite, and cable throughout the U.S., the District of Columbia, and U.S. territories. The agency is overseen by Congress and serves as the nation's primary authority for communications law, regulation, and technological innovation.

As part of its regulatory responsibilities, the FCC establishes and enforces guidelines for safe exposure to RF fields. These RF exposure limits are based on scientifically established thresholds and are designed to protect public health while enabling the continued growth and innovation of wireless technologies.

FCC OFFICE OF ENGINEERING & TECHNOLOGY (OET) BULLETIN 65

The FCC OET Bulletin 65 is a document that provides guidance on evaluating compliance with FCC guidelines for exposure to RF electromagnetic fields. It outlines methods for calculating exposure levels, defines safety limits for both general public and occupational settings, and provides procedures for determining safe distances from transmitters.

Per the OET Bulletin 65, emissions from properly installed and compliant antenna towers are typically far below the FCC's safety limits at ground level and in nearby residential areas. Since antennas are usually mounted high above the ground and designed to transmit signals outward rather than downward, the RF exposure relative to adjacent homes, is minimal and generally poses no heath risk under current federal guidelines (3).

47 CODE OF FEDERAL REGULATIONS (CFR) SECTION 1.307 (B)(3)

The National Environmental Policy Act (NEPA) plays an important role in the FCC's decision-making process. 47 CFR Section 1.1307(b)(3) is FCC's core rule implementing NEPA. It pertains to actions that may have a significant environmental effect, particularly concerning RF radiation. It requires that if an RF source is likely to cause human exposure to levels of RF radiation in excess of the limits set forth in 47 CFR Section 1.1310, an environmental assessment must be prepared. This section mandates that applicants must either determine they qualify for an exemption or prepare an environmental assessment to evaluate human exposure to RF radiation and confirm compliance with applicable limits.

All the antenna towers located at 29800 Greenspot Road have been registered with the FCC through the Antenna Structure Registration (ASR) system, as shown in Appendix 1. The ASR is a database an regulatory system managed by the FCC that tracks and oversees antenna structures in the U.S. to ensure aircraft safety and compliance with FCC regulations. Part of the ASR report identifies if an environmental assessment is required under NEPA for a proposed antenna structure construction or alteration. The FCC will not issue a registration until the environmental concerns are analyzed and a "finding of no significant impact" is issued to the owner by the FCC (4). For the antennas located at

29800 Greenspot Road, each ASR record indicates "NEPA: No", meaning no environmental assessment was required under the NEPA.

As previously stated, according to 47 CFR Section 1.1307(b)(3), an environmental assessment is required only if a structure may significantly affect the environment such as exceeding RF exposure limits, affecting endangered species, or being located in sensitive areas like wetlands or historic sites. The "NEPA: No" designation confirms that none of these conditions apply. It also indicates that RF emissions from the antennas comply with FCC exposure guidelines and that the structures meet all relevant environmental criteria without requiring further review. Therefore, the tower's RF emissions are unlikely to pose a significant health risk to nearby future residents, as they would be well within established safety thresholds.

CONCLUSION

Even though the Project site is located near a registered radio tower, a review of published literature, available site-specific data, and applicable federal regulations, supports the conclusion that the proposed residential development at this location can be considered safe with respect to RF exposure.

If you have any questions, please contact me directly at hqureshi@urbanxroads.com.

REFERENCES

1. **U.S. Food & Drug Administration.** *Review of Published Literature between 2008 and 2018 of Relevance to Radiofrequency Radiation and Cancer.* 2020.

2. —. Scientific Evidence for Cell Phone Safety. *U.S. Food & Drug Administration.* [Online] https://www.fda.gov/radiation-emitting-products/cell-phones/scientific-evidence-cell-phone-safety.

3. **Federal Communications Commission Office of Engineering & Technology.** *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields OET Bulletin 65* . 1997.

4. **Federal Communications Commission.** Registration Report Detail. *Federal Communications Commission.* [Online] https://wireless2.fcc.gov/helpfiles/AsrHelp/help-text-registrationdetail.html.

APPENDIX 1:

ANTENNA STRUCTURE REGISTRATION DOCUMENTATION

ASR Registration Search

Registration 1045134

Map Registration

Registration Detail

Reg Number	1045134	Status	Constructed
File Number	A0221374	Constructed	01/01/1986
EMI	No	Dismantled	
NEPA	No		

Antenna Structure

Structure Type 4TA1 - Antenna Tower Array - 1st N = # towers 2nd N =

Location (in NAD83 Coordinates)

Lat/Long	34-06-40.0 N 117-09-13.0 W	Address	TWR 1 - 29800 GREENSPOT RD
City, State	EAST HIGHLANDS , CA		
Zip	92346	County	SAN BERNARDINO
Center of AM Array	34-06-39.0 N 117-09-14.0 W	Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
438.9	55.1
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
494.0	53.9

Painting and Lighting Specifications

FCC Paragraphs 1, 3, 11, 21

FAA Notification

FAA Study	86-AWP-963-OE	FAA Issue Date	09/15/1986

Owner & Contact Information

FRN	0005774112	Owner Entity Type	
Assignor FRN		Assignor ID	

Owner

Lazer Broadcasting Corporation
Attention To: Al Plascencia (KCAL night site)
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Contact

Plascencia , Alfredo
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Last Action Status

Status	Constructed	Received	11/09/2001
Purpose	Change Owner	Entered	11/13/2001
Mode	Interactive		

Related Applications

11/09/2001	A0221357	- Change Owner (OC)
11/09/2001	A0221374	- Change Owner (OC)
04/15/1998	A0053264	- New (NE)

Comments

Comments

None

History

Date	Event
11/14/2001	Registration Printed
11/14/2001	Registration Printed
11/14/2001	Change of Ownership Letter Sent

All History (6)

Pleadings

Pleading Type	Filer Name	Description	Date Entered

None

Automated Letters

11/14/2001	Ownership Change, Reference 167085
11/14/2001	Ownership Change, Reference 167090
11/14/2001	Authorization, Reference 167196

All letters (4)

CLOSE WINDOW

ASR Registration Search

Registration 1045135

Map Registration

Registration Detail

Reg Number	1045135	Status	Constructed
File Number	A0221363	Constructed	01/01/1986
EMI	No	Dismantled	
NEPA	No		

Antenna Structure

Structure Type 4TA2 - Antenna Tower Array - 1st N = # towers 2nd N =

Location (in NAD83 Coordinates)

Lat/Long	34-06-42.0 N 117-09-14.0 W	Address	TWR 2 - 29800 GREENSPOT RD
City, State	EAST HIGHLANDS , CA		
Zip	92346	County	SAN BERNARDINO
Center of AM Array	34-06-39.0 N 117-09-14.0 W	Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
438.9	55.1
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
494.0	53.9

Painting and Lighting Specifications

FCC Paragraphs 1, 3, 11, 21

FAA Notification

FAA Study	86-AWP-963-OE	FAA Issue Date	09/15/1986

Owner & Contact Information

FRN	0005774112	Owner Entity Type	
Assignor FRN	0006166177	Assignor ID	L00405717

Owner

Lazer Broadcasting Corporation
Attention To: Al Plascencia (KCAL night site)
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Contact

Plascencia , Alfredo
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Last Action Status

Status	Constructed	Received	11/09/2001
Purpose	Change Owner	Entered	11/13/2001
Mode	Interactive		

Related Applications

11/09/2001	A0221363 - Change Owner (OC)
04/15/1998	A0053265 - New (NE)

Comments

Comments

None

History

Date	Event
11/14/2001	Registration Printed
11/14/2001	Change of Ownership Letter Sent
11/13/2001	Change of Ownership Received

Pleadings

Pleading Type	Filer Name	Description	Date Entered

None

Automated Letters

11/14/2001	Ownership Change, Reference 167086
11/14/2001	Authorization, Reference 167201

CLOSE WINDOW

ASR Registration Search

Registration 1045136

Map Registration

Registration Detail

Reg Number	1045136	Status	Constructed
File Number	A0221367	Constructed	01/01/1986
EMI	No	Dismantled	
NEPA	No		

Antenna Structure

Structure Type 4TA3 - Antenna Tower Array - 1st N = # towers 2nd N =

Location (in NAD83 Coordinates)

Lat/Long	34-06-38.0 N 117-09-15.0 W	Address	TWR 3 - 29800 GREENSPOT RD
City, State	EAST HIGHLANDS , CA		
Zip	92346	County	SAN BERNARDINO
Center of AM Array	34-06-39.0 N 117-09-14.0 W	Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
438.9	55.1
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
494.0	53.9

Painting and Lighting Specifications

FCC Paragraphs 1, 3, 11, 21

FAA Notification

FAA Study	86-AWP-963-OE	FAA Issue Date	09/15/1986

Owner & Contact Information

FRN	0005774112	Owner Entity Type	
Assignor FRN	0006166177	Assignor ID	L00405717

Owner

Lazer Broadcasting Corporation
Attention To: Al Plascencia (KCAL night site)
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Contact

Plascencia , Alfredo
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Last Action Status

Status	Constructed	Received	11/09/2001
Purpose	Change Owner	Entered	11/13/2001
Mode	Interactive		

Related Applications

11/09/2001	A0221367 - Change Owner (OC)
04/15/1998	A0053266 - New (NE)

Comments

Comments

None

History

Date	Event
11/14/2001	Registration Printed
11/14/2001	Change of Ownership Letter Sent
11/13/2001	Change of Ownership Received

Pleadings

Pleading Type	Filer Name	Description	Date Entered

None

Automated Letters

11/14/2001	Ownership Change, Reference 167087
11/14/2001	Authorization, Reference 167204

CLOSE WINDOW

ASR Registration Search

Registration 1045137

Map Registration

Registration Detail

Reg Number	1045137	Status	Constructed
File Number	A0221369	Constructed	01/01/1986
EMI	No	Dismantled	
NEPA	No		

Antenna Structure

Structure Type 4TA4 - Antenna Tower Array - 1st N = # towers 2nd N =

Location (in NAD83 Coordinates)

Lat/Long	34-06-40.0 N 117-09-15.0 W	Address	TWR 4 - 29800 GREENSPOT RD
City, State	EAST HIGHLANDS , CA		
Zip	92346	County	SAN BERNARDINO
Center of AM Array	34-06-39.0 N 117-09-14.0 W	Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
438.9	55.1
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
494.0	53.9

Painting and Lighting Specifications

FCC Paragraphs 1, 3, 11, 21

FAA Notification

FAA Study	86-AWP-963-OE	FAA Issue Date	09/15/1986

Owner & Contact Information

FRN	0005774112	Owner Entity Type	
Assignor FRN		Assignor ID	

Owner

Lazer Broadcasting Corporation
Attention To: Al Plascencia (KCAL night site)
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Contact

Plascencia , Alfredo
200 South A St. Suite 400
P.O. Box 6940
Oxnard , CA 93030-6940

P: (805)240-2070
F:
E:

Last Action Status

Status	Constructed	Received	11/09/2001
Purpose	Change Owner	Entered	11/13/2001
Mode	Interactive		

Related Applications

11/09/2001	A0221369 - Change Owner (OC)
04/15/1998	A0053267 - New (NE)

Comments

Comments

None

History

Date	Event
11/14/2001	Registration Printed
11/14/2001	Change of Ownership Letter Sent
11/13/2001	Change of Ownership Received

Pleadings

Pleading Type	Filer Name	Description	Date Entered

None

Automated Letters

11/14/2001	Ownership Change, Reference 167088
11/14/2001	Authorization, Reference 167205

CLOSE WINDOW

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano

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

PREPARED BY: Tiffany Martinez, Assistant Planner TM

SUBJECT: Special Event Permit Application (SEP 25-004) by the Highland Area Chamber of Commerce for the "Discover Highland 5K and 10K Community Run" and request for Co-Sponsorship.

APPLICANT: Highland Area Chamber of Commerce

REPRESENTATIVE: Chris Nielson, Executive Director

RECOMMENDATION: Staff recommends the City Council:

1. Approve Special Event Permit SEP 25-004 subject to the conditions of approval;
2. Authorize the use of the City Logo for promotional items; and
3. Consider a request by the Highland Area Chamber of Commerce for Co-Sponsorship and waiving of City Police fees and Public Works traffic control fees in the amount of approximately $9,558.56

FISCAL IMPACT: The City Council has adopted a policy whereby no fee will be collected for processing a Special Event Permit. Application costs to the City are time and materials for

Approved _____	Motion _____	Second _____	Agenda Item No. 16
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
City Clerk		City Manager	

preparation of the Staff Report and advertisement. The City's Police Department identified a cost of $7,461.56 for required services and the City's Public Works identified a cost of $2,097.00. Typically these fees are paid by an Applicant prior to the Event. A waiver of Police services and Public Works traffic control has been requested.

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 Highland Area Chamber of Commerce is seeking approval for its Annual Discover Highland 5K & 10K Run. Additionally, they are requesting Co-Sponsorship for Police Department and Public Works expenses (see attachment 1). The run is scheduled for Saturday, October 11, 2025, from 8:00 a.m. through 11:00 a.m. The route will begin at Arroyo Verde Elementary School, go north on Church Street, east on Base Line, south on Weaver Street and west on Greenspot Road and north again back to Love Street. The Event is anticipated to draw approximately 300 participants.

The Highland Area Chamber of Commerce is seeking assistance to install and remove an event street banner across Base Line.

Co-sponsorship Request: Highland Area Chamber of Commerce has requested City co-sponsor to help assist with Police Department expenses and Public Works traffic control support fees in the amount of $9,558.56 (see attachment 2).

The Special Event Permit Application has been circulated to all the City's Departments for comments and Conditions, (see Attachment 3).

Attachment:
1. Co-Sponsor request letter
2. Site Plan
3. Department Conditions

ATTACHMENT 1

Co- Sponsor Request Letter

June 17, 2025

City of Highland
27215 Base Line Street
Highland, CA 92346

HIGHLAND
Area Chamber of Commerce

2025 Highland Area Chamber of Commerce Board of Directors

Jane Bouch, President
Avon Recruitment and Sales

Jody Scott, Treasurer
Jody Scott Tax Service

Chris Marin, Secretary
Marin Rentals

Miguel Cantos, Vice President
Cantos Jewelry

Marissa Aguilar, Director
Yuhaaviatam of
San Manuel Nation

Maria Bynes, Director
Brown and Bigelow

Stephen Bynes, Director
Brown and Bigelow

Imad Darwish, Director
NDP Appliances

James Held. Director
J.A.H Freight Brokering,
Transportation LLC

Manuel Hernandez Jr, Director
Home Instead

Lilibeth Johnson-Mee, Director
Wings of Hope Hospice

Thomasene Knox, Director
Mary Kay Skincare/Cosmetics

Chris Nielsen,
Executive Director

On behalf of the Highland Area Chamber of Commerce Discover Highland Run committee, please allow me to say "Thank you" for our continued partnership with the City of Highland and share my excitement about our 5th Annual Discover Highland 5/10K Run Event. It has grown each year. We are working on a goal of three hundred participants at this year's run.

This letter serves as a formal request for sponsorship of the Run on Saturday, October 11, 2025. The Run will start and finish at the Arroyo Verde School. Registration will open at 7am and the Run will start at 8am. Both the Start & Finish lines will be located in the school parking lot, and sponsors will have the opportunity to set up displays in the Registration area. We are contacting Burrtec Waste for recycling and trash bins, and an adequate number of portable restrooms - meeting the requirements set forth by the City - will be provided at the site. The route will remain the same as in prior years – North on Church Street, East on Baseline, South on Weaver, West on Greenspot, and North on Church Street. 10K runners will repeat the loop.

As a sponsor, we would respectfully request a fee waiver for public safety services, permit fees and any other fees associated with the City of Highland sponsoring the Run. In return, we will provide recognition through our media, marketing, and promotional opportunities. This event will provide an opportunity for both the Highland Area Chamber of Commerce and the City of Highland to highlight our local community to participants from all over Southern California.

I appreciate your consideration and look forward to working together again this year. Please feel free to contact me at (909) 864-4073 office or my cell at 909-838-8991 or via email at hcoc@highlandchamber.org.

Sincerely,

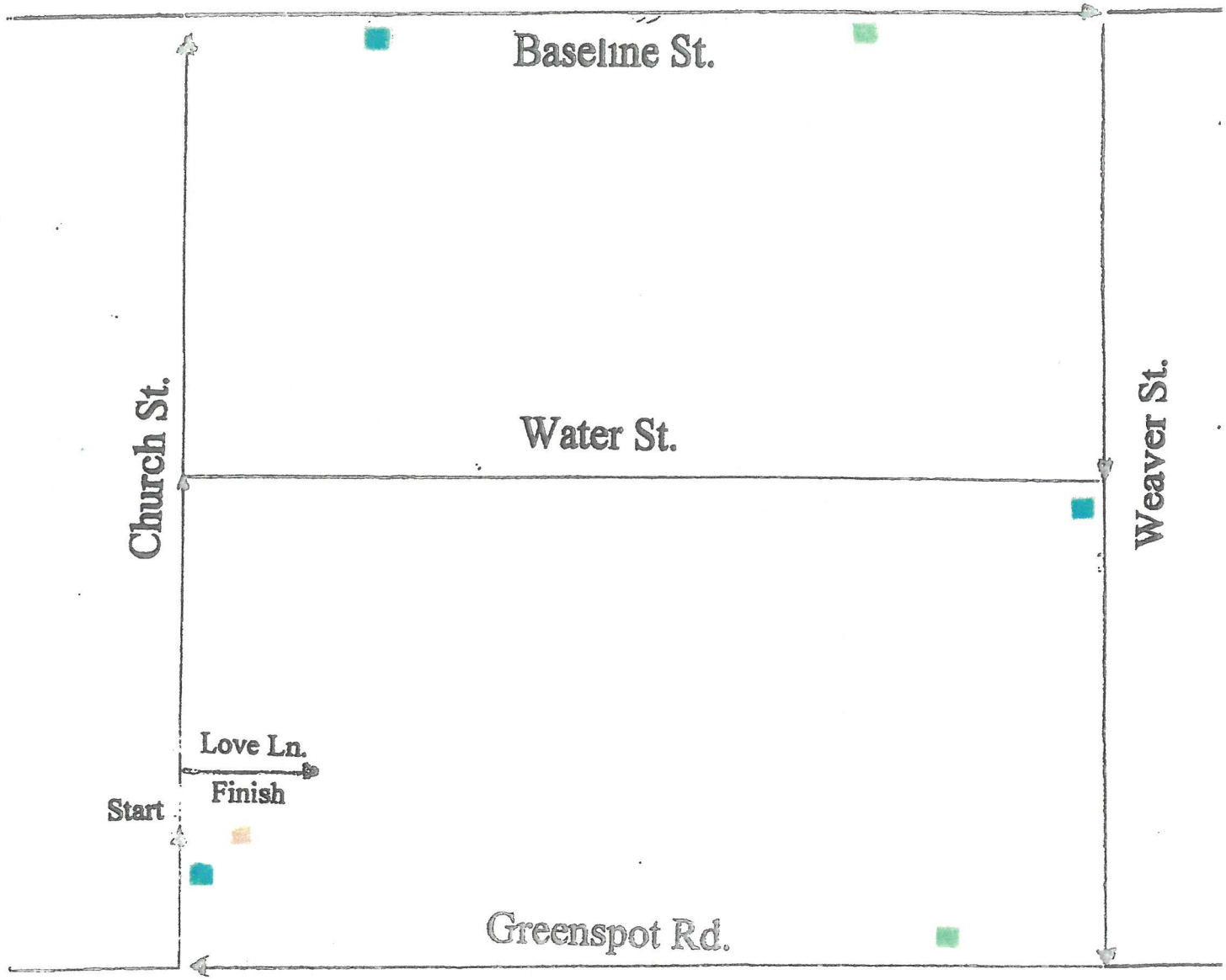
Chris Nielsen
Executive Director/Run Co-Chair
Highland Area Chamber of Commerce

ATTACHMENT 2

Site Plan

Highland Area Chamber of Commerce

Discover Highland 5K & 10K Run Map



■ = Water Station ■ = Vendors ■ = Portable Toilet

5K Run: Start on Church by Tree Closest to driveway entrance of school, Right on Baseline St., Right on Weaver St., Right on Greenspot Rd, Right on Church St. Right on Love Ln. to Finish.

10K Run: Start same as 5K Run. Do a Second lap of the 5K Run Course. Finish On Love Lane.

ATTACHMENT 3

Department Conditions

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 12, 2025
Applicant: Highland Area Chamber of Commerce
File/Index: Special Event Permit (SEP-25-004)
Proposal: Discover Highland Run
Location: Various Streets including Church Street, Base Line, Weaver Street, Greenspot Road, and Love Street near Arroyo Verde Elementary School.

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the project's overall conditions that include Police, Engineering/Public Works, Fire Marshal, Building & Safety, and Public Services. All required on-site and off-site conditions shall be completed prior to the event date, except where noted.

Special Event Permit No. 25-004 is approved, subject to compliance with the conditions of approval contained herein. The conditions of approval listed below are continuing conditions; failure of the Applicant and/or operator to comply with any/all conditions at any time, shall result in initiating revocation of the subject permit.

General

1. This Special Event Permit approval shall become null and void:

    a. Unless all conditions have been complied with as authorized by Special Event Permit No. 25-004.

2. The subject event shall be in compliance with the approved plans on file with the City of Highland Planning Division.

    a. The Site Plan is included as Exhibit "A".

3. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval prior to the event date.

4. Times of said event is as follows:

    a. Saturday, October 11, 2025, event time 8:00 am – 11:00 pm, with set up and tear down likely to occur between 6:00 am and 12:00 pm.

5. 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, set aside, challenge, void, or annul an approval of the City Council,

Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

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

7. The owner/applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, Public Services, Public Works, and Police Department. Final clearances shall not be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

8. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

9. No intensification of use event scope and nature described in the application (i.e., SEP-25-004), which would tend to increase the projected scale of the event, shall be permitted except upon application for, and approval of, modification of this permit in compliance with all procedures and requirements therefore.

10. The Applicant shall comply with all Federal, State, and Local laws.

11. A written notice with the event details shall be distributed a minimum of two weeks prior to the event informing all businesses directly affected by the race day street closures.

Signage

12. Event signage shall be in compliance with Chapter 16.56 of the Highland Municipal Code and shall be reviewed and approved under a separate application prior to installation. All signage shall be consistent with the type allowed within the zone and, as conditioned, the tenant space shall not be marked in an exaggerated manner and no banners or streamers shall be strung on the property. Any signage that creates a potential distraction to motor vehicle operations shall be prohibited.

13. All signs and sign structures shall be located outside of the public right-of-way.

Maintenance

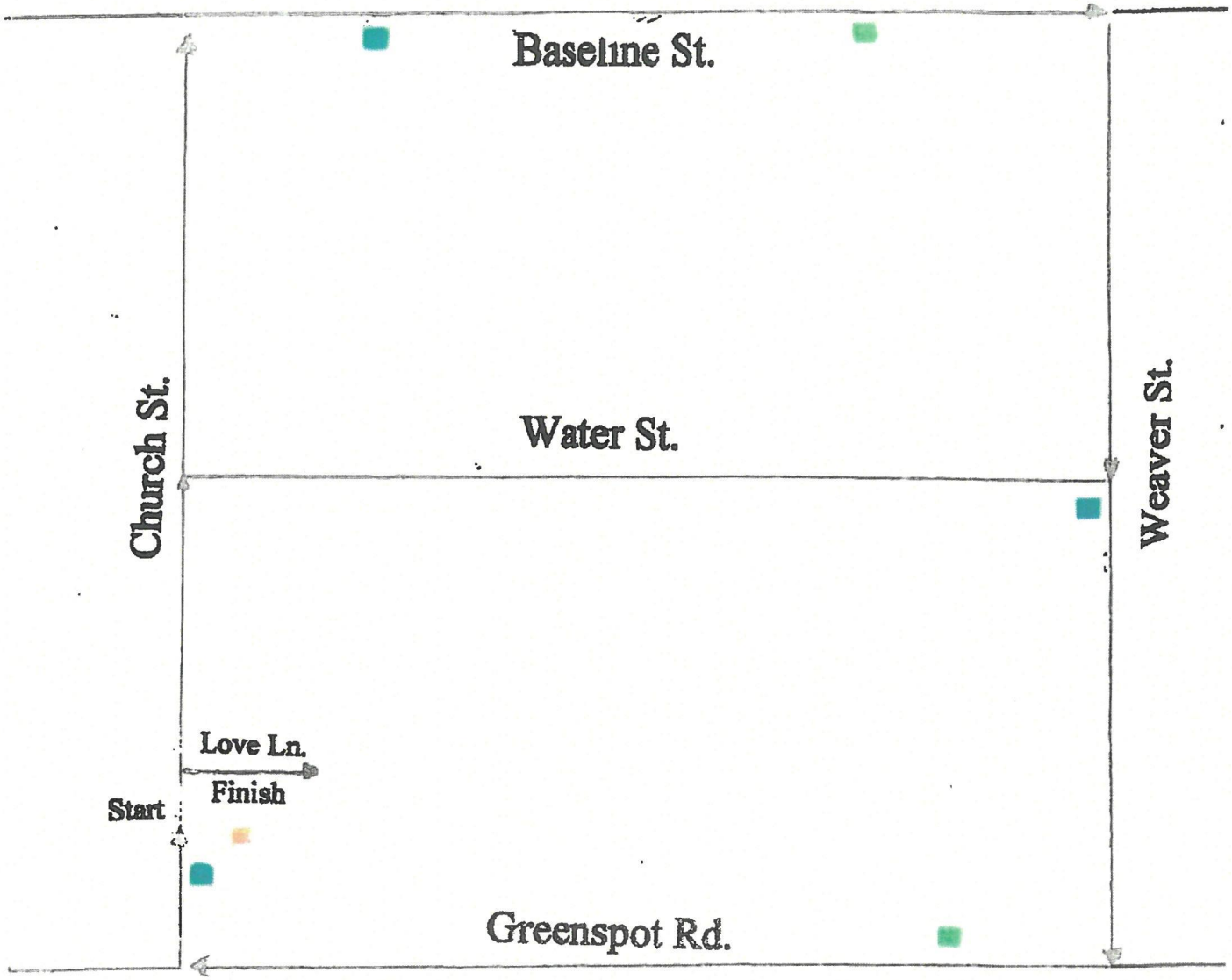
14. All trash, litter, debris, etc. that may is generated by the participants and organizer of the event shall be the responsibility of the applicant or property owner.

Exhibit “A”

Site Plan

Highland Area Chamber of Commerce

Discover Highland 5K & 10K Run Map



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10K Run: Start same as 5K Run. Do a Second lap of the 5K Run Course. Finish On Love Lane.

SHANNON D. DICUS, SHERIFF-CORONER

SAN BERNARDINO COUNTY

June 30, 2025

City of Highland
27215 Base Line Street
Highland, CA 92346

Re: Discover Highland 5k & 10k Run (SEP 25-004)

On October 11, 2025, the Highland Chamber of Commerce will once again host the Discover Highland 5k & 10k run. Several hundred people are expected to either participate in the run and/or visit the vendor area at Arroyo Verde Elementary School.

The runs are held on a closed course made up of four major city streets. Highland Sheriff's Station personnel will be responsible for traffic management and event security. In order to staff appropriately, and ensure public safety, we will have to bring in personnel on overtime.

The event is officially held from 8:00 am until 11:00 am, although traffic closures start well before the race and affect many of the surrounding neighborhoods and businesses.

This year's event will be staffed with the following personnel, each working a 6-hour shift from 6:00 am to noon. This will allow Sheriff's personnel to be in place as the event starts, and provides enough time to manage traffic afterwards. Of course, as in all other cases, should traffic clear out before noon, the on-scene supervisor will send employees home as appropriate.

Overtime costs are figured at the County's current 2025/2026 public gathering event fee schedule (attached). In the past, Reserve Deputies were used at a lower cost. However, Highland Sheriff's Station only has one remaining Reserve Deputy and he is not always available. Should any Department Reserves choose to work the event, they would take the place of a Deputy Sheriff at a lower cost.

1	Sergeant (Supervisor)	$1,144.38
7	Deputy Sheriffs	$6,123.18
1	Sheriff's Service Specialist	$194.00
8	Citizen on Patrol / Explorer Scouts	No Cost
	Total Overtime Amount	**$7,461.56**

The staffing for this event is based on the after-action report generated after last year's event. It includes consideration for the number of participants and spectators expected to enter the city and covers the required traffic control to ensure a safe event.

If you have any questions, please reach out to me.

Phill Dupper, Lieutenant
Highland Sheriff's Station

SECTION 37. Effective July 1, 2025, Section 16.0226 of the San Bernardino County Code is amended, to read:

16.0226 Sheriff/Coroner/Public Administrator.

(a) Locker rental $0.75

(b) Record clearance letter $38.00

(c) Photocopies:

(1) Records $1.25/page

(2) Medical records $16.00/hour

In addition, there is a flat rate of $6.00 per report mailed, for the cost of supplies and postage or in accordance with Health and Safety Code section 123110(d)(1).

(d) Photographs:

(1) Mug shots $14.00

(2) Video/audio copy to digital format $78.57

(3) Digital images up to 10 images $96.70

(4) Each additional digital image over 10 ..... $5.00

(5) 3D images copy to digital format $146.83

(e) Concealed weapon permits (reservists exempt):

(1) License, new:

(A) Standard - two year $158.00

(B) Judicial – three year $158.00

(2) License, renewal:

(A) Standard – two year $80.00

(B) Judicial – three year $80.00

NOTE: The first 50% of the license fee shall be collected upon filing of the initial or renewal application. The balance of the fee shall be collected upon issuance of the license.

(3) Concealed weapon permit, new – 16-hour training $90.00

(4) Concealed weapon permit, renewal – 8-hour training..... $45.00

In addition to license and training fees, concealed weapon permit applicants are required to pay applicable Department of Justice and fingerprinting live scan fees (Penal Code section 26190).

(5) Concealed weapon permit, modification - additional weapon, duplicate, or address change..... $16.00

NOTE: A pass-through processing fee of $5.00 will be charged for both new and renewal applications. This fee is not retained by the County.

(f) Fingerprinting live scan..... $32.00

(g) Response to subpoena duces tecum $15.00

(h) C.A.D. record search $83.00/hour

(1) Government background check $33.00

(i) Public Records Act requests requiring programming and computer services (Government Code section 7922.575)..... Actual costs to construct a record .....and the cost of programming and ..... computer services necessary to ..... produce a copy of the record, when .....the record is electronic and only ..... produced at regularly scheduled .....intervals or the request would ..... require data compilation, extraction, or ..... programing to produce the record

(j) In-custody letters for bail bondsmen..... $30.00

(k) Aircraft fees:

(1) Helicopter (UH-1H) $3,236.00/hour

(2) Helicopter (B-212)..... $3,735.00/hour

(3) Helicopter (Airbus H125) $2,839.00/hour

(4) Helicopter (B-412) $3,223.00/hour

(5) Airplane (Grand Renaissance) $2,258.00/hour

(6) Airplane (King Air) $2,126.00/hour

(7) Airplane (Airvan GA8) $1,034.00/hour

(l) Private policing by Sheriff's Department:

(1) Sheriff Reserve Deputy $63.50/hour

(2) Sheriff Deputy $145.79/hour

(3) Sheriff Detective $160.87/hour

(4) Sheriff Sergeant $190.73/hour

(m) Administrative charges for explosive permits:

(1) Permit application $86.00

(2) Permit:

(A) 100 lbs. explosive or less $2.00

(B) Over 100 lbs $10.00

(3) Magazine/site inspection:

(A) Retail outlets of black sporting powder and smokeless powder $203.00

(B) Manufacturer's wholesale/retail outlets of other explosives $250.00

(C) All other storage magazines/sites $167.00

(n) Verification of vehicle equipment citation correction $25.00

(o) Vehicle releases $155.00

Fee will be waived upon presentation of sufficient proof that the vehicle was stolen. Sufficient proof includes evidence that the owner timely reported to law enforcement that the vehicle was stolen.

(p) Repossession recovery fee $15.00

(q) Contract polygraph exams:

(1) Criminal exams $356.00

(2) Pre-employment exams $219.00

(r) Correctional education programs - Bakery and food services ..... Actual cost of materials

(s) Firearm storage and related expenses (per Family Code section 6389):

(1) First firearm $80.00

(2) Each additional firearm $39.00

(3) Per day storage $2.00

(t) Coroner fees:

(1) Coroner report of death $12.00

(2) Private autopsy $3,734.00

(3) Storage fee for human remains in morgue in excess of 10 calendar days of Coroner notification of release (fee may be waived based on ability to pay)..... $24.00/day, not to exceed $100.00 total

(4) Archive retrieval $108.00

(5) Body removal $348.00

(6) Collection of specimens:

(A) DNA sample (does not include cost of tests) $219.00

(B) Blood/vitreous sample (does not include cost of tests) $203.00

(7) Digital images:

(A) Digital images up to 10 images $61.00

(B) Each additional digital image over 10 ..... $3.00

(8) Paraffin block re-cuts processing:

(A) Micro slides – regular $82.00/each

(B) Micro slides – special stains.....Actual cost

(9) Protective wear:

(A) Observer ..... $43.00 each

(B) Autopsy ..... $49.00 each

(10) Digital x-ray duplication.....$132.00 each

(u) Bail bond company advertising:

(1) Type 1 detention facilities $22.00/month

(2) Type 2 detention facilities $28.00/month

(v) Background investigations required for County issued business license/operator permit (new or renewal) $325.00

(w) Business licensing:

(1) Gun dealer permit $69.00

(2) State pawnbroker permit $35.00

(3) State secondhand dealer permit $35.00

(4) Taxicab driver permit $37.00

(5) Taxicab service:

(A) Application $33.00

(B) Initial license $64.00

(C) Annual renewal $94.00

(x) Peace Officer witness deposit ..... $275.00 each

NOTE: Additional costs, if any, over the initial $275.00 are due and payable after all Peace Officer witness fees have been calculated.

(y) En route housing fee..... $239.00/day

(z) Training course/class..... Actual cost

(aa) Stop payment fee ..... $10.00 each

(bb) Credit card processing fee..... Actual cost

(cc) Body-worn camera (redacted video footage)..... Actual cost

NOTE: Fee will be charged based on actual staff time (estimated at $55.00 per minute of video footage) and supplies required to produce redacted video footage.

Discover Highland 5K & 10K Run
Public Works Cost Estimate for Services

Saturday, 10/11/2025

Public Works Pre Event / No Parking Posting	Units (Hours)	Unit Price	Total
Senior Maintenacne Worker - Pre Event Set Up (10-9-25)	4	81	$ 324.00
Public Works Set up (Saturday 10-11-25) Overtime Rates Apply			
Senior Maintenance Workers (2 @ 2 Hours)	4	121.5	$ 486.00
Maintenance Worker I	2	174	$ 348.00
Misc Signs from stock (Detour, road closed, etc.)		From stock - NC	
Public Works Removal (Saturday 10-11-25) Overtime Rates Apply			
Senior Maintenance Worker	2	121.5	$ 243.00
Maintenance Worker I (2 @ 2 Hours)	4	174	$ 696.00
			$ 2,097.00

Building and Safety Division Conditions of Approval

Date:	07/11/2025
Applicant:	Highland Area Chamber of Commerce
Site Location:	Staging at Arroyo Verde Elementary and various locations mapped for run.
Event Date:	Saturday, October 11th, 2025 ; 8:00 – 11:00 AM
Project:	SEP 25-004

1. Where Restrooms are provided: Provide accessible restroom facilities (where clustered shall provide 5% accessible but not fewer than 1)

2. Use of E-Z Up type shade canopies are to be secured to prevent overturning.

3. Temporary electrical shall be installed in accordance with the current edition of the California Electric Code.
   A. Portable generators shall be grounded.
   B. All electric cords shall be protected from becoming tripping or fire hazards. Bridging must be provided for wheelchairs.
   C. Overhead cords are to be rated for such use and must not hang lower than (10) ten feet above surrounding walking surfaces and (18) eighteen feet above fire lanes.
   D. Portable or festoon lighting must be approved by the Building Official prior to installation.

City of Highland, **FIRE PREVENTION DIVISION,** Conditions of Approval.

DATE : June 30, 2025

APPLICANT : Highland Area Chamber of Commerce

SITE LOCATION: Various streets in East Highland (Staging Arroyo Verde Elem...)

EVENT TIME & DATE: Saturday, October 11, 2025 (Setup up 6am – Clean Up 1pm)

FILE / INDEX No.: SEP 25-004

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance with the following items is a condition of Fire Department approval of the event.

These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area and/or event. 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.

For event approval, the applicant shall comply with the currently adopted California Fire Code and all applicable appendices, statutes, codes, ordinances, standards and policies of the City of Highland Fire Prevention Division / Fire Department.

The following are general tent / air supported structure & outdoor fair & carnival requirements. For specific or detailed requirements, refer to California Fire Code & CCR T-19. The more restrictive shall apply.

1. No vehicle or internal combustion powered equipment shall be parked or located less than one hundred feet from any tent. Vehicles or other internal combustion engines necessary for the operation of the establishment and/or event, and with prior approval by the City Fire Marshal, may be parked or located less than one hundred feet from a tent or combustible structure. Said equipment and/or vehicles, shall not be located less than twenty (20) feet from same. (CFC, CCR T-19)

2. A California State Fire Marshal flame-retardant certificate must accompany this application (CCR T-19), if tent and/or air supported structures are used.

3. Fire extinguishers and other fire-protection equipment shall be provided as required. (CCR T-19 and CFC).

Minimum rating for fire extinguishers shall be:

2A-10B/C: in tents, canopies, air supported structures, vendor booths, mess halls, power generators, transformers, on fuel fired equipment, and at fuel storage areas.

40-B/C (K-Type): in / at kitchens where operation creates grease laden vapors.

Travel distance to an approved fire extinguisher, on the Mid-way, in tent enclosures and in carnival-faire areas shall not exceed seventy-five (75) feet in any direction, and shall have **"FIRE EXTINGUISHER"** signage denoting location.

One fire extinguisher minimally rated 2A-10BC shall be located **on each side of any stage** and at each cooking site.

4. Electrical and electrical wiring/generator(s) shall be installed per the California Electrical Code, inspected and approved by the Fire Marshal, City Building & Safety Official before the event. Fueling shall not be performed with the engines in operation. Extension cords that are exposed to public traffic shall be secured to prevent a tripping hazard. Cords shall be of the proper gauge, in good repair, and not be affixed to structures, extend thru doorways, windows, or walls. A cord bridge or ramp shall be provided to facilitate wheelchairs.

5. Cooking and heating equipment shall not be allowed within (20) feet of combustible materials, such as canopies and membrane structures. CFC 2404.15.6

6. A plot plan, to scale, showing location of: tent(s); carnival apparatus; power generation equipment; flammable liquid/gas storage; mid-way and/or faire event stalls relative to buildings, property lines, roads, parking and other tents shall be submitted to Fire Marshal's Office for Review and approval seven working days prior to event. A separate sheet shall be used and attached.

7. Emergency fire and rescue access lanes shall be identified on plan. Minimum width for emergency access lanes shall be twenty (20) feet and support a minimum live load for fire apparatus of 75,000 pounds. Emergency access lanes shall be provided, so that any point at event shall not exceed one hundred fifty (150) feet from emergency access road. Emergency access lanes shall remain clear at all times to allow for quick response in the event of an emergency incident. Emergency access shall be maintained in all areas along the race route, especially those streets contained within the 'loop' as shown on the submitted map.

8. Temporary control barriers shall be erected to allow immediate removal for emergency access. Banners and signs attached to fencing shall be secured in place.

9. Provide each Race Marshal, Corner worker and Volunteer, direction on how to report emergency or other requests for assistance to minimize delay in responding.

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

Craig Sanchez
City of Highland - Fire Prevention
909-864-6861 x 248

Intra-office Memorandum
City of Highland

DATE: July 15, 2025

TO: Tiffany Martinez, Assistant Planner

FROM: Ryan Ramos, Public Services Coordinator

CC: Melissa Morgan, Public Services Manager

SUBJECT: **SPECIAL EVENT PERMIT ISSUANCE CLEARANCE FORM (SEP 25-004) DISCOVER HIGHLAND 5K & 10K RUN**

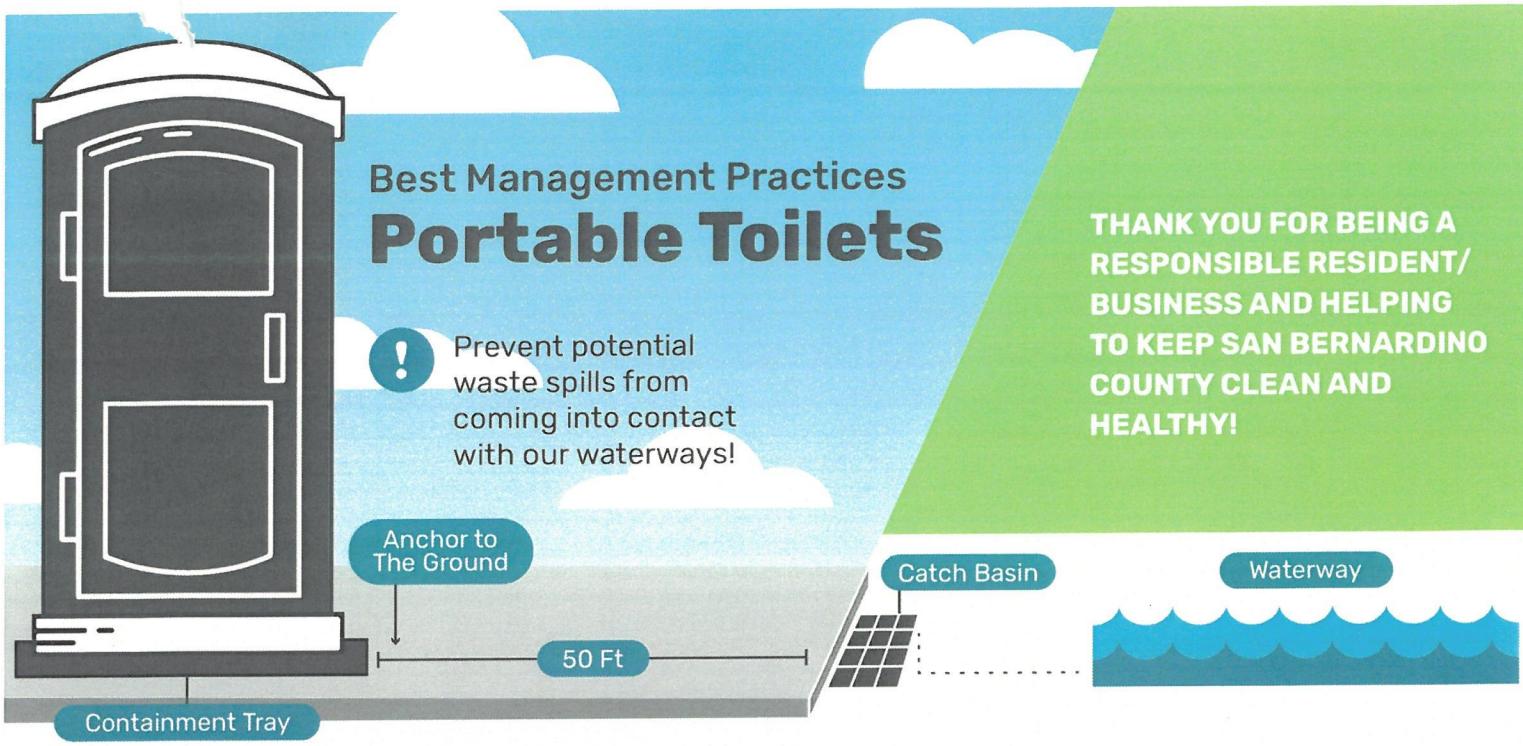
The Public Services Division will approve this Special Event Permit with the following conditions:

1. Portable Toilets: Please be sure that all portable toilets on site are equipped with a containment tray throughout the duration of the event. Provide the Portable Toilet Business flyer (attached) to the company you have selected for further suggestions on how to prevent potential spills when delivering or servicing the portable toilets during this event.

2. Food/Beverage: If plastic bottles and aluminum cans are available during this event there must be recycling opportunities onsite. If there is food available during this event there must be organic recycling opportunities onsite. There must be one recycling and one organics container next to each trash receptacle throughout the duration of the event. Portable can and bottle recycling containers may be borrowed from the Public Services Division (see agreement attached). Burrtec Waste Industries can be contacted at (909) 889-1969. Any CRV generated during the event may be kept by the Chamber of Commerce.

3. Solid Waste Services: City does not provide solid waste/recycling services. Applicant must make arrangements for solid waste/recycling collection services with the City's franchised hauler. Burrtec Waste Industries can be contacted at (909) 889-1969.

Should you have any questions, please feel free to give me a call 909-864-6861 ext. 271



Best Management Practices
Portable Toilets

Prevent potential waste spills from coming into contact with our waterways!

THANK YOU FOR BEING A RESPONSIBLE RESIDENT/ BUSINESS AND HELPING TO KEEP SAN BERNARDINO COUNTY CLEAN AND HEALTHY!

WHEN DELIVERING

- ✓ Site portable toilets at least **50 feet** away from a catch basin.
- ✓ In high wind areas, secure the portable toilet by anchoring the unit securely to the ground.
- ✓ Equip portable toilets with a containment tray to prevent accidental overflow. Contact your portable toilet supplier as this may be available free of charge.

Share this material with clients to ensure they follow best practices while portable toilet is in use. When there is potential for greater than normal usage, remind your clients to request additional units or adjust the service schedule to ensure sanitary conditions and prevent overflow.

WHEN SERVICING

- ✓ On the Service Vehicle:
  - Maintain the condition of all hoses, couplings, tanks, and equipment to prevent leaks and spills.
  - Properly store and handle potential contaminants (portable toilet waste, disinfectants, oils, detergents, etc.) to prevent any spills or discharges from entering the street, gutter, or catch basin.
- ✓ When rinsing or washing portable toilets, ensure that all waste water is captured in the containment tray to prevent waste water from entering the street, gutter, or catch basin.
- ✓ Upon completion of the cleaning process, pump the captured water into the service vehicle.

WHAT IS STORMWATER POLLUTION?

Stormwater pollution is created when bacteria, organic matter, disinfectants, and suspended solids are transported by water or wind into the catch basins and storm drain system. The untreated urban runoff then flows directly into our lakes and rivers, contaminating our communities with high levels of bacteria, posing a threat to public health and wildlife.

SAN BERNARDINO COUNTY STORMWATER PROGRAM
WHERE WATER MEETS COMMUNITY

In the event of a spill or discharge to a storm drain or waterway, contact San Bernardino County Stormwater immediately: **(877) WASTE-18 | SBCountyStormwater.org/Report**
To dispose of hazardouse waste, call the San Bernardino County Fire Dept. - CUPA Program **(909) 386-8401**

Big Bear • Chino • Colton • Fontana • Grand Terrace • Highland • Loma Linda • Montclair • Ontario • Rancho Cucamonga • Redlands • Rialto • San Bernardino • San Bernardino County • San Bernardino County Flood Control District • Upland • Yucaipa

AGENCY COMMENT SHEET

COMMUNITY DEVELOPMENT
Planning Division

SPECIAL EVENT PERMIT

Project Planner: Tiffany Martinez

Request for Comments: June 30, 2025

Comments Due: July 16, 2025

This Application has been filed with the Community Development Department's, Planning Division. Please review the attached information and return this sheet with your comments and/or recommendations. **IF WE RECEIVE NO COMMENTS BY THE ABOVE REFERENCED DUE DATE, THEN WE WILL ASSUME YOU HAVE NO CONCERNS.** You need not return the attachments.

PROJECT:	SEP 25-004
DESCRIPTION:	Discover Highland 5k & 10k run. The run route is the same as the YMCA ~~2024~~ 2025 run. Approximately 300 runners will participate.
LOCATION:	Staging area at Arroyo Verde Elementary – see attachment
EVENT DATE &TIME:	Saturday, October 11, 2025 - 8 am – 11 am
APPLICANT:	Highland Area Chamber of Commerce

THE FOLLOWING COMMENTS AND/OR RECOMMENDATIONS APPLY TO THE ABOVE REFERENCED ITEM(S) (Comments may be attached on your company letter head):

Engineering will Notify Emergency Responders; Omnitrans for the Road Closure(s) for this proposed Special Event Permit

SIGNATURE

Engineering
~~AGENCY~~ Dept.

6/30/2025
DATE

FIRE • BUILDING & SAFETY • CODE • ENGINEERING • EMAIL/PUBLIC WORKS • PUBLIC SERVICES • EMAIL/CALFIRE

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

FROM: Carlos Zamano, City Manager

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

SUBJECT: Discussion of General Sales Tax Increase Measure

RECOMMENDATION: The Public Safety Subcommittee recommends that the City Council discuss the consideration of a 1% local transactions and use tax (sales tax), and authorize staff to conduct additional research, community outreach, and polling related to the potential measure. Staff would return to the City Council at a future date for consideration of placing the measure on a future general election ballot.

FISCAL IMPACT: To be determined subject to direction of the City Council to move forward with a ballot measure and approval by Highland voters.

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 City of Highland has consistently adopted balanced two-year budgets, thanks to conservative fiscal management by past and current City Councils. The General Fund has remained balanced without implementing layoffs, furloughs, pay cuts, or reductions in service. However, while revenues are anticipated to grow, driven in part by significant commercial development in the Golden Triangle Policy Area, including a new Costco, projected expenditures are expected to outpace revenues annually over the next 10 years and beyond.

Public Safety

The City's public safety expenses continue to rise significantly due to annual increases in service contracts with the San Bernardino County Sheriff's Department and Cal Fire. On June 3, 2025, City Council approved the Sheriff's Department Schedule A with an overall increase of $826,323 ($13,866,585 - $13,040,261) from the FY 2024-2025 amended Schedule A. The increase of 6.33% in the contract for FY 2025-2026 includes increases in service levels with the addition of one Office Specialist and 3 Deputy positions. The Deputies are currently in negotiations with the County. Therefore, the current approved Amended Schedule A for FY 2025-2026 does not include any additional increases for salaries, those negotiations are anticipated to be completed in September of 2025. The adopted Budget for 2025-2027 approved by the Council on June 24,

Approved _____ Motion _____ Second _____ Agenda Item No. 17

Denied _____ Ayes _____

Continued _____ Noes _____ File No. _____

Tabled _____ Abstain _____

Absent _____

City Clerk

City Manager

2025 includes a Police Department increase of $1,484,530 (10.8%) in Fiscal Year 2025-2026 and $717,005 (4.7%) in Fiscal Year 2026-2027. It should be noted that the proposed Amended Schedule A for FY 2026-2027 includes the additional of two more Deputies at an estimated increased cost of $653,000. Without increases in Deputy salaries, the overall increase in the Sheriff's Department contract in the next two fiscal years will be nearly $1.5 million.

On the fire services side, the Paramedic Department is projecting operating deficits of $2.1 million in Fiscal Year 2025-2026 and $2.5 million in Fiscal Year 2026-2027 compared to $370,000 and $375,000, respectively in Paramedic Tax Revenue. These shortfalls are currently being covered through transfers from the General Fund—a practice that is not sustainable over the long term. On June 24, 2025, the City Council approved a new five-year Non-Municipal (Traditional) Staffing contract for fire services that began in Fiscal Year 2025-2026, introducing significant changes including a reduction in work hours from 72 to 66 hours per week, as negotiated in a recent MOU. It also includes the creation of a third platoon due to the reduced workweek hours. The staffing levels will increase from 24 positions to 31. The seven new positions are: 1 Battalion Chief, 2 Engineers, 2 Firefighter IIs, and 2 Firefighter/paramedics. The contract also included reclassifying of Engineer Paramedic position to a Fire Captain/Paramedic. The overall increase in the next 5-year contract is $16,110,477 ($46,437,819 - $30,327,342). This is a significant increase for the City for FY 2025-2026 through FY 2029-2030).

Infrastructure

Highland is facing major infrastructure challenges that require significant local investment to maintain public safety, support regional mobility, and meet future growth demands. Several high-priority projects, including bridge replacements, freeway interchanges, and a new fire station—either lack full funding or require substantial local matching funds to leverage state and federal grants. Without a new source of revenue, such as a local sales tax, the City will be unable to meet these infrastructure needs within a reasonable timeframe, delaying critical improvements and putting added pressure on existing facilities.

Key Infrastructure Projects:

- Bridge Replacements:
  - *Base Line Bridge over City Creek* and *Orange Street Bridge over Plunge Creek* are partially funded through federal Highway Bridge Program grants.
  - Total combined cost: approximately $107 million
  - Local match required: $15 million, with a current shortfall of $12.2 million
- Freeway Interchanges:
  - *SR-210/Victoria Avenue Interchange:* Estimated at $145 million, with no funding secured for engineering, right-of-way, or construction.
  - *SR-210/5th Street Interchange:* Estimated at $23.4 million, with a funding shortfall of $9 million
- Fire Station Replacement:
  - Construction of a new facility to replace *Fire Station No. 1*, including a training center, is estimated at $20 million
  - The City has been placing funds in reserve, but without new revenue, construction is not feasible within the next 20 years

The City's adopted 5-Year Capital Improvement Program (CIP) for FY 2024-2025 through FY 2028-2029 includes an overall expenditure of $224.9 million for 40 projects with $51.4 million (22.9%) being partially or fully unfunded for 5 projects. For grant-funded infrastructure projects, at a cost of $104.8 million, the City must cover the full cost of work before receiving reimbursement. This requires sufficient cash flow and reserve. Additional revenue would ensure delivery of the City's 5-Year CIP and avoid delays of important projects that will benefit residents.

Transactions and Use Tax (Sales Tax)

In California, the California Department of Tax and Fee Administration (CDTFA) is responsible for collecting both sales and use taxes. These taxes apply to the sale or use of tangible personal property purchased from in-state or out-of-state retailers. Under the Bradley-Burns Uniform Local Sales and Use Tax, cities currently receive 1% of the total sales tax collected within their jurisdiction. This 1% is unrestricted and deposited into the City's General Fund to support essential municipal services.

Highland's total sales tax rate is currently 7.75%, distributed as follows:

- 1% to the City of Highland (Bradley-Burns)
- 6% to the State of California
- 0.75% to San Bernardino County, primarily for transportation improvements under Measure I

California law allows cities and counties to adopt additional local sales taxes—known as transactions and use taxes—on top of the Bradley-Burns tax, up to a combined maximum of 2%. Currently, only 0.5% of that allowable 2% is being utilized in San Bernardino County for Measure I, leaving 1.5% of capacity still available.

If approved by Highland voters, a 1% local sales tax measure would remain well within the legal limit and would be entirely retained by the City. These funds would provide a dedicated revenue stream to address Highland's growing needs in public safety and infrastructure, supporting long-term fiscal sustainability without cuts to essential services.

Comparison of Local Sales Taxes

The proposed 1% local sales tax measure would bring Highland's total sales tax rate to 8.75%, aligning it with many neighboring and comparable cities in the region. Maintaining a competitive tax rate is important for ensuring Highland can invest in community priorities without falling behind other jurisdictions in terms of service levels or infrastructure improvements.

Most surrounding cities have already adopted similar local sales tax measures, generating millions in annual revenue to support public safety, road repairs, and essential city services. These additional revenues have enabled those communities to fund long-term improvements and maintain a higher level of service for their residents.

- In March 2024, voters in the City of Chino Hills approved a 1% sales tax increase—from 7.75% to 8.75%—through their *Public Safety, Road, and Essential Services Measure*. **This is projected to generate approximately $28 million annually**.
- In November 2024, voters in both the Town of Apple Valley and the City of Fontana approved similar 1% sales tax measures, increasing their rates from 7.75% to 8.75%. **These measures are expected to generate approximately $9 million and $46 million** annually, respectively.

These actions reflect a growing regional trend, with cities securing local funding to invest directly in community priorities—something Highland now has the opportunity to do as well.

Current Sales Tax Rates in Neighboring Cities:

City	Rate
Appley Valley	8.75%
Colton	8.75%
Fontana	8.75%
Highland	7.75%
Montclair	9.00%
Redlands	8.75%
San Bernardino	8.75%
Yucaipa	8.75%

Impact and Applicability

If approved by Highland voters, the proposed 1% sales tax measure would provide a new and ongoing source of unrestricted revenue directly to the City's General Fund. These funds would be used to support essential services, including Public Safety and Infrastructure improvements, such as road maintenance, fire services, and law enforcement. The specific revenue amount is expected to be determined through an independent financial analysis by a qualified consultant.

For shoppers, the cost of the proposed tax is modest—just one cent per dollar on taxable purchases, or ten cents for every $10 spent. The tax would not apply to essential items such as groceries, medical and dental services, rent, real estate transactions, utilities, education, or labor-based personal services.

Importantly, as new commercial development continues to expand—particularly in areas like the Golden Triangle Policy Area, Highland is expected to attract more visitors and shoppers from surrounding communities. A portion of sales tax revenue is already generated by non-residents, and that share will only grow as new businesses open. This creates a valuable opportunity for non-Highland residents to contribute to the cost of maintaining Highland's roads, emergency response services, and overall quality of life, all while they enjoy the City's amenities and retail offerings.

By capturing more of this regional spending through a local sales tax, Highland can invest directly in the services and infrastructure that benefit both residents and visitors, ensuring our community stays safe, accessible, and well-maintained as it grows.

Next Steps

The City Council does not have the authority to enact a new tax directly, only the voters can approve a new local tax. Under the California Constitution (Proposition 218) and Revenue and Taxation Code Section 7285.9, the City is authorized to place a general-purpose local sales tax on the ballot, subject to approval by a majority of voters in a municipal election.

To do so, the City Council must first vote to place the measure on the ballot. In accordance with Proposition 62, this action requires a two-thirds vote of the City Council, meaning at least four affirmative votes are needed.

Recommendation

On April 23, 2025, the Public Safety Subcommittee received and reviewed this information. The Subcommittee requests approval from the City Council to move forward with the analysis, engage a consultant to assess the proposed ballot measure, and bring this item back to the City Council to consider placing a sales tax measure on a future general municipal election ballot to put this item to a vote of the residents of the City in order to let the residents decide.

Attachment: PowerPoint Presentation

G:\City Manager\City Council\Sales Tax Increase\General Sales Tax Measure Stf Rpt 08.12.25.doc

General Sales Tax Increase Measure

Support Public Safety and Major Infrastructure Projects

City Council Meeting August 12, 2025

GENERAL FUND BUDGET PROJECTIONS

- Modest growth in revenues for property and sales tax projected
- Expenditures are increasing faster than normal revenues
- American Rescue Plan Act (ARPA) funds no longer available
- Fire & Paramedic Departments require annual transfers from General Fund to offset operational costs



PUBLIC SAFETY

- FY 2025-2026 Sheriff's Department Schedule A increase of $826,323 includes increases in service levels with addition of one Office Specialist and 3 Deputy positions.
- Approved FY 2025-2026 Sheriff's Department Schedule A contract of $13,866,585.
- Sheriff's Department salary increases currently being negotiated, cost not included in FY 2025-2026 Schedule A.
- Adopted Budget for 2025-2027 includes increase of $1.5 million (10.8%) in FY 2025-2026 and $717,000 in FY 2026-2027 (4.7%) which includes the addition of 2 more Deputies.

PUBLIC SAFETY CONTINUED

- Paramedic Department projected deficit of $2.1 million in FY 2025-2026 and $2.5 million in FY 2026-2027.
- Approved new 5-Year Traditional Staffing contract for fire services $46.4 million. An increase of $10.1 million (53%) from previous contract.
- Significant changes in the fire services contract.
- Reduction in work hours from 72 to 66 hours per week, creation of 3rd platoon, increase in staffing levels from 24 to 31 positions, and reclassifying of Engineer Paramedic to Fire Captain/Paramedic

INFRASTRUCTURE

Adopted a 5-Year Capital Improvement Program (CIP) includes an overall estimated expenditure of $224.9 million for 40 projects.

Includes are 2 bridges, 2 interchanges, 5 storm drains and 12 pavement management projects that will benefit the community.

5 projects in the CIP are partially or fully unfunded at a cost of $51.4 million.

Grant funded projects at a cost of $104.8 million are done on a reimbursement process.





PROPOSED SOLUTION

ASK HIGHLAND VOTERS TO CONSIDER A 1% SALES TAX INCREASE MEASURE

BREAKDOWN OF CURRENT SALES TAX

Highland Sales Tax Rate	**7.75%**
California State Sales Tax	6.00%
City of Highland Tax	1.00%
San Bernardino County (Measure I) Tax	0.75%

LOCAL SALES TAX COMPARISON

City	Rate
Appley Valley	8.75%
Colton	8.75%
Fontana	8.75%
Highland	**7.75%**
Montclair	9.00%
Redlands	8.75%
San Bernardino	8.75%
Yucaipa	8.75%



AN 8.75% TAX MEANS

- An additional One Penny per $1 Spent

or

- An additional 10¢ for every $10 spent on Qualifying Purchases
- In line with other communities

COMMON SALES TAX EXEMPT ITEMS

- Groceries
- Medicine
- Medical
- Dental
- Real Estate
- Rent
- Education
- Utilities
- Labor-Personal Services



REVENUE RAISED BY THE MEASURE

Invested directly in Public Safety and Infrastructure to benefit residents and businesses, ensuring our community stays safe, accessible, and well-maintained as it grows



ACCOUNTABILITY & OVERSIGHT

- If approved, the funds would be subject to regular audits
- If approved, the funds would be subject to public spending disclosures

NEXT STEPS



City Council does not have the authority to enact a new tax, only the voters can approve a new local tax.



To do so, City Council must first vote to place the measure on the ballot which requires a 2/3 vote or at least 4 affirmative votes by City Council.

PUBLIC SAFETY SUBCOMMITTEE RECOMMENDS

City Council approval to move forward with the analysis, engage a consultant to assess the proposed ballot measure, and bring this item back to City Council to consider placing a sales tax measure on a future general municipal election ballot.

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

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. 18
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager

STAFF REPORT

TO THE CITY COUNCIL

DATE: August 12, 2025

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. 19
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

City Clerk

City Manager