

# CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

## REGULAR MEETING

August 4, 2020

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

## MEMBERS

Randall Hamerly, Chair

John Gamboa, Vice Chair

Michael Hall, Commissioner

Richard Haller, Commissioner

Tamara Zaman, Commissioner

## STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Ashiq Syed, Associate Planner

Salvador Quintanilla, Associate Planner

Angela Tafolla, Planning Technician II

Camille Goritz, Administrative Assistant III

## MISSION STATEMENT

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

Visit the City's Website at: [www.cityofhighland.org](http://www.cityofhighland.org)

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

**The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ex. 226, at least 48 hours prior to the meeting.**

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

### **SPECIAL NOTICE REGARDING COVID-19**

In accordance with Governor Newsom's Executive Order N-25-20 and N-29-20, this meeting is being conducted via teleconference/Zoom. Anyone can join the meeting virtually or by phone:

- To join the Zoom Meeting online: <https://zoom.us/j/98467021691>
- Listen to the meeting by calling (669) 900-9128 and enter the Meeting ID: 984 6702 1691#

Toll free phone numbers:

(877) 853-5247 or (888) 788-0099  
Meeting ID: 984 6702 1691#

Submission of Public Comments: For those wishing to make public comments (items not on the agenda), please submit your comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on August 4, 2020, to [publiccomment@cityofhighland.org](mailto:publiccomment@cityofhighland.org).

For those wishing to make a public comment regarding a public hearing item, please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the end of the corresponding item. Please email your comments to [publiccomment@cityofhighland.org](mailto:publiccomment@cityofhighland.org).

For those wishing to make a public comment regarding an item on the agenda, please identify the agenda item in the subject line. Email comments must be submitted by 5:00 p.m. on August 4, 2020, to [publiccomment@cityofhighland.org](mailto:publiccomment@cityofhighland.org). All email comments received by the deadline will be read aloud and shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting.

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### **PLANNING COMMISSION REGULAR MEETING AGENDA August 4, 2020 – 6:00 P.M.**

#### **CALL TO ORDER**

Pledge of Allegiance

#### **COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)**

The Community Development Administrative Assistant shall read all email comments received before 5:00 p.m., provided that the reading shall not exceed three (3) minutes because this is the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.



## CONSENT CALENDAR

1. Minutes from the July 21, 2020 Regular Meeting.

RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

## PUBLIC HEARING

2. A request for a one-year Extension of Time (EOT) No. 20-001 for Tentative Tract Map No. 19915 (TTM No. 14-004) and Conditional Use Permit (CUP) No. 15-001 facilitating Highland Park Planned Development (SPR No. 15-001) for a residential community consisting of 46 single-family residential lots, one neighborhood park/water quality basin, roadways, and two (2) lettered landscaped lots. (29300 Baseline, APN No. 0288-562-03)

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 20-\_\_\_\_, recommending the City Council approve Extension of Time No. 20-001 subject to the Conditions of Approval and Findings of Fact.

## ANNOUNCEMENTS

## ADJOURN

I, Camille Goritz, Administrative Assistant III, of the City of Highland, California, certify I caused to be posted this agenda on or before the 30th of July by 5:30 p.m. on our website at [www.cityofhighland.org](http://www.cityofhighland.org) and in the following designated areas:

Highland Branch Library  
7863 Central Avenue

Fire Station No. 1  
26974 Base Line

City Hall  
27215 Base Line

Date: July 30, 2020



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Camille Goritz, Administrative Assistant III



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** August 4, 2020

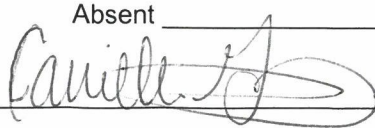
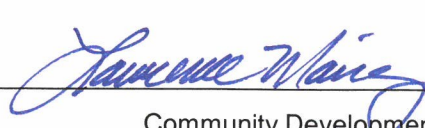
**FROM:** Lawrence Mainez, Community Development Director

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

**SUBJECT:** Minutes from the July 21, 2020 Planning Commission Regular Meeting.

**RECOMMENDATION:** Staff recommends the Planning Commission approve the Minutes as submitted.

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

|                                                                                                            |               |                                                                                                                        |                          |
|------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Approved _____                                                                                             | Motion _____  | Second _____                                                                                                           | Agenda Item No. <u>1</u> |
| Denied _____                                                                                               | Ayes _____    |                                                                                                                        |                          |
| Continued _____                                                                                            | Noes _____    |                                                                                                                        | File No. _____           |
| Tabled _____                                                                                               | Abstain _____ |                                                                                                                        |                          |
|                                                                                                            | Absent _____  |                                                                                                                        |                          |
| <br>Recording Secretary |               | <br>Community Development Director |                          |

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**July 21, 2020**

This meeting was conducted as a video conference meeting in a remote location. All votes during the meeting were conducted by roll call.

**CALL TO ORDER**

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly through video conference.

|          |              |                 |
|----------|--------------|-----------------|
| Present: | Chair        | Randall Hamerly |
|          | Vice Chair   | John Gamboa     |
|          | Commissioner | Michael Hall    |
|          | Commissioner | Rich Haller     |
|          | Commissioner | Tamara Zaman    |

Staff Present: Lawrence Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
Salvador Quintanilla, Associate Planner  
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly

**COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)**

None

**CONSENT CALENDAR**

1. Minutes from the July 7, 2020 Regular Meeting.

**A MOTION** was made by Vice Chair Gamboa, seconded by Commissioner Zaman, to approve the minutes, as submitted. Motion carried on a roll call vote, 4-0-1, with Commissioner Haller abstaining.

**PUBLIC HEARING**

1. Conditional Use Permit (CUP) No. 20-004 requesting an amendment of an existing State of California Department of Alcohol Beverage Control (ABC) Type 47 (On-Sale General - Eating Place) license to permit the sale and on-site consumption of all types of alcoholic beverages within an approximate 420 square-foot outdoor dining area for an existing restaurant (JJ's Sports Bar and Grill) in the Carino Plaza. (7955 Webster St, Unit No. 1)

Chair Hamerly opened the public hearing.

Associate Planner Quintanilla presented the staff report.

Chair Hamerly clarified the vote decision made on the July 7, 2020 meeting.

Joe Swidan, Applicant asked if the Planning Commission would reconsider the vote. JJ's has been there for three and a half years, and are trying to stay in business. We would love the City of Highland to work with us.

Commissioner Zaman asked if there are three security guards both on Friday and Saturday night.

Joe Swidan replied that is correct.

Commissioner Zaman asked where the security are positioned while securing JJ's.

Joe Swidan replied that each one has a post. One security guard is in the parking lot, one guards the door and the third security is standing in the patio area. Once the restaurant opens up for dining inside there will be a fourth security guard.

Commissioner Zaman asked if the security guards are armed.

Joe Swidan stated the security guards carry handcuffs and pepper spray. They are not armed.

Commissioner Haller stated concerns about the outdoor consumption of alcohol and is in support of the negative response.

Chair Hamerly closed the public hearing.

**A MOTION** was made by Vice Chair Gamboa, seconded by Commissioner Hall, to adopt Resolution No. 2020 - 003, denying Conditional Use Permit (CUP) No. 20-004 to amend a Type 47 ABC license to permit the sale and on-site consumption of all types of alcoholic beverages within the 420 square-foot outdoor dining area at an existing restaurant (JJ's Sports Bar and Grill) in the Carino Plaza, subject to the Findings of Fact. Motion carried on a roll call vote, 3-2.

#### **RESOLUTION NO. 2020 – 003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP) NO. 20-004 FOR THE EXPANSION OF AN EXISTING STATE OF CALIFORNIA DEPARTMENT OF ALCOHOL BEVERAGE CONTROL (ABC) TYPE 47 (ON SALE GENERAL – EATING PLACE) LICENSE TO PERMIT THE SALE AND ON-SITE CONSUMPTION OF ALL TYPES OF ALCOHOLIC BEVERAGES WITHIN AN APPROXIMATE 420 SQUARE FOOT OUTDOOR DINING AREA FOR AN EXISTING RESTAURANT (JJ'S SPORTS BAR AND GRILL), LOCATED AT 7955 WEBSTER ST, SUITE NO. 1 (APN: 1201-361-23)**

#### **ANNOUNCEMENTS**

None



## ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:23 p.m.

Submitted by:

Approved by:

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Camille Goritz, Administrative Assistant III  
Community Development Department

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Randall Hamerly, Chair  
Planning Commission



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** August 4, 2020

**FROM:** Lawrence A. Mainez, Community Development Director

**REVIEWED BY:** Kim Stater, Assistant Community Development Director *KS*

**PREPARED BY:** Salvador Quintanilla, Associate Planner *SNO*

**SUBJECT:** A request for a one-year Extension of Time (EOT) No. 20-001 for Tentative Tract Map No. 19915 (TTM No. 14-004) and Conditional Use Permit (CUP) No. 15-001 facilitating Highland Park Planned Development (SPR No. 15-001) for a residential community consisting of 46 single-family residential lots, one neighborhood park/water quality basin, roadways, and two (2) lettered landscaped lots.

**LOCATION:** 29300 Baseline Street, Highland, CA (APN No.: 0288-562-03).

**PROPERTY OWNERS:** 29300 Baseline Partners, LLC

**REPRESENTATIVE:** Ray Dorame, Mastercraft Homes Group

**RECOMMENDATION:** Staff recommends the Planning Commission adopt Resolution No. 20-\_\_\_\_, recommending the City Council approve Extension of Time No. 20-001 subject to the Conditions of Approval and Findings of Fact.

**FISCAL IMPACT:** Staff time for the review of the project and preparation of the staff report is covered by the application fee provided by the Applicant.

**ENVIRONMENTAL REVIEW:** A Mitigated Negative Declaration for the Highland Park Planned Development and associated Tentative Tract Map No. 19915 were adopted by the City Council on June 14, 2016; Resolution Nos. 2016-034 and 2016-035. A Mitigation Monitoring and Reporting Program was approved and included in the Planning Division Conditions of Approval for the Map; Resolution No. 2016-032.

|                                       |               |                                                          |                          |
|---------------------------------------|---------------|----------------------------------------------------------|--------------------------|
| Approved _____                        | Motion _____  | Second _____                                             | Agenda Item No. <u>2</u> |
| Denied _____                          | Ayes _____    |                                                          | File No. _____           |
|                                       | Noes _____    |                                                          |                          |
|                                       | Abstain _____ |                                                          |                          |
|                                       | Absent _____  |                                                          |                          |
| <i>Carmelo</i><br>Recording Secretary |               | <i>Lawrence Mainez</i><br>Community Development Director |                          |

The Applicant is requesting to extend the approval for Tentative Tract Map No. 19915, for one year to allow for the development plans to be prepared of the proposed community. The extension does not propose alterations to the project as previously approved. This action does not require additional environmental action or documentation.

**PUBLIC NOTICE:** As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On July 24, 2020, a legal advertisement was published in the Highland Community News. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site as well as those who previously requested notice.

**DESCRIPTION OF THE SITE:** The Highland Park Planned Development is located on an irregularly-shape parcel of approximately 7.6 acres on the north side of Base Line between Club View Drive and Weaver Street. The Applicant previously demolished the vacant single-family home, storage buildings and animal shelters as condition by the Planning Commission. Additionally, there were a number of Eucalyptus trees around the perimeter of the property that were taken down the spring of 2018. Most of the site is covered with non-native vegetation (Attachment No. 2, Project Location Aerial Map).

|       | Current Use                            | Zoning                                              |
|-------|----------------------------------------|-----------------------------------------------------|
| Site  | Vacant                                 | Two-Family District (R-2)                           |
| North | Single-Family Residences               | Planned Development (PD), East Highland Ranch (EHR) |
| South | Base Line and Single-Family Residences | Planned Development (PD) EHR                        |
| East  | Single-Family Residences               | Agricultural Equestrian (A/EQ)                      |
| West  | Single-Family Residences               | Planned Development (PD) EHR                        |

**PREVIOUS ACTION:** On June 14, 2016, the City Council approved the Highland Park Planned Development upon recommendation by the Planning Commission. The Council adopted four resolutions:

Resolution No. 2016-032, adopting a Mitigated Negative Declaration

Resolution No. 2016-033, amending the General Plan land use designation to Planned Development

Resolution No. 2016-034, approving a CUP to establish the Highland Park Planned Development Document

Resolution No. 2016-035, approving Tentative Tract Map No. 19915 to subdivide the property

On June 28, 2016, the Council held a second reading and adopted Ordinance No. 406 to amend the City's zoning designation from Two-Family District (R-2) to Planned Development (PD). These actions constituted approval of the project known as Highland Park Planned Development.

On June 25, 2019, the City Council approved a Time Extension (EOT No. 19-001) for the Highland Park Planned Development. The Council adopted resolution No. 2019-005.

**BACKGROUND:** There are several land use entitlement components of the Highland Park project; a general plan amendment, zone change, conditional use permit (to establish a Planned Development document), tentative tract map and mitigated negative declaration.

**General Plan Amendment:** The Highland Park project proposed a general plan amendment, specifically to amend Figure 2-2 General Plan Land Use by changing the land use designation of the site from Medium Density Residential (MD) (6.1 - 12.0 dwelling units per 1 acre) to Planned Development (PD). To permit the establishment of flexible and individualized development, the GPA was approved. The PD designation was implemented and will not expire.

**Zone Change:** In addition to a general plan amendment, the project was also required to process a zone change from Medium Density Residential (MD) to Planned Development (PD). The zone change process provides and ensures consistency between the Municipal Code and General Plan and improves clarity in implementing General Plan goals and objectives. The PD zone was implemented and will not expire.

**Conditional Use Permit (CUP) to establish Planned Development Document:** The CUP application was processed for review of the location and design of the proposed use, configuration of improvements, potential impact on the surrounding area, and evaluation of the use. The Highland Park Planned Development Document proposed a development concept consistent with the General Plan Land Use Designation of Medium Density Residential (12.0 dwelling units per one (1) acre maximum). The PD document was approved and it encompass a detailed development plan defining architectural styles, site layout, lot sizes, grading, circulation, paving, parking, setbacks, recreation, and open space along adjacent properties. It also included planning objectives, public services and facilities, access and circulation, and a discussion of conformity with the general plan. The Highland Park Planned Development document will be used as the design guide for future proposals to build homes within the subdivision.

It was determined that this project met the standard for Planned Development projects and provides a greater level of community amenities and cohesiveness, superior design and created a more desirable living environment than could have been achieved through conventional subdivision design and requirements.

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**Tentative Tract Map No. 19915 (TTM No. 14-004):** Tentative Tract Map No. 19915 proposed to subdivide 7.6 acres into 46 single-family residential lots, one (1) park/water quality basin, and two (2) common area landscaped lots (See Attachment No. 3, Tentative Tract Map No. 19915).

The tract fronts on the north side of Base Line and slopes upward as it narrows at its northern most end. The primary access will be provided along Base Line on its easterly side. This street will be ending in a cul-de-sac, at its norther end, where connecting streets circling around to the west creating a looped roadway. A secondary emergency access is necessary and will be provided near the southwestern corner of the project site taking access to Base Line between Lot Nos. 41 and 47 (the park). The internal looped streets will provide easy pedestrian access to the park promoting walkability within the neighborhood and offering shared social activity amongst its neighbors with the neighborhood park.

The responsibility and cost of ongoing maintenance of improvements is of vital concern to the City. The developer will be required to enter into a landscape maintenance district (LMD) for the Base Line median and parkway improvements. The property owners within Highland Park will pay the costs to maintain the LMD. Highland Park's neighborhood park/water quality basin, internal landscaped lettered lots, between Highland Park and the neighborhood to the west and along Base Line, will be maintained directly by the Highland Park Home Owners Association (HOA).

Adoption of this tract map gave the City an opportunity to implement Conditions of Approval by its various departments to ensure logical development of lots and infrastructure. The original Planning, Engineering, Building & Safety and Fire Department Conditions of Approval are attached in the previously approved City Council Resolutions (Attachment Nos. 4 & 5 – Resolutions CC 16-034 and Resolutions CC 16-035). These Conditions address development standards, environmental mitigation, soils, geology, grading, street improvements, water quality, drainage, dedications, fees, utilities, fire mitigation, emergency access, fire hydrants and water delivery, building standards, etc.

**PUBLIC COMMENT:** At the time of preparing this report, staff had received responses from two (2) residents. All of the correspondences that came in expressed the same concerns regarding the property being a fire hazard. They noted that the cleanup crew started the fire when they were doing weed abatement and did not have the proper fire safety equipment to put out the fire.

Staff had begun evaluating the property when these correspondences began arriving and concurred that the condition of the property warranted the property owner's attention. The property owner was made aware of the property's fire safety and that action needed to be taken before another fire occurred.

**ANALYSIS:** This Tentative Tract Map and Conditional Use Permit approved in 2016 are valid for a period of 36 months, expiring on June 14, 2019. Subsequently, the



applicant received approval for an extension of time on June 25, 2019. Based on section 16.08.200.B of the Municipal Code outlines the process by which Extensions of Time are granted. Section B.1 vests the authority to grant extensions of time to the original approving authority, the City Council. The Planning Commission will be acting as a recommending body to the City Council.

The Applicant is asking for a one-year time extension for the Tentative Tract Map. The maximum number of extension available under the City's Municipal Code and Subdivision Map Act are three one-year extensions. This would be the second of those permitted extensions. If approved, the corresponding Conditional Use Permit would be extended as defined by the Highland Municipal Code Section 16.08.200.4 which reads, "*Entitlements Associated with a Tentative Map*. 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."

The extension request allows for the revision of the Conditions of Approval by Staff if necessary. They may be amended to reflect changes occurring in the vicinity of the project site and/or changes in City Policy and legislation that arose subsequent to its last approval/extension. The original TTM and CUP conditions previously approved City Council Resolutions 2016-034 and 2016-035 remain in effect. In compliance with Section 16.08.200.B.5, findings have been made that granting of the extension will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. Therefore, staff recommends the Planning Commission recommend the City Council approve the extension of time.

Attachments:

1. Extension Request Letter
2. Project Location Aerial Map
3. Tentative Tract Map No. 19915
4. City Council Resolution No. 2016-034 for the original approval of CUP No. 15-001
5. City Council Resolution No. 2016-035 for the original approval of TTM No. 14-004
6. Planning Commission Resolution for Extension of Time 2020-\_\_\_\_



**Attachment No. 1**

**Extension Request Letter**

## 29300 Baseline Partners, LLC

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April 13, 2020

City of Highland  
Lawrence Mainez  
Community Development Director  
27215 Base Line  
Highland, CA 92346

Re: Highland Park TTM Extension Request

Dear Mr. Mainez,

We would like to formally request a 1-year extension of time as it relates to the upcoming expiration of Tentative Tract Map No. 19915. 29300 Baseline Partners, LLC intends to continue with the entitlements and is in escrow with a reputable builder to purchase the property. Escrow was anticipated to close earlier this year, but because of the COVID-19 epidemic, the transaction has been placed on hold. The 1- year extension will give us enough time to close the transaction and complete the design of the project with the new builder.

If you have any questions regarding this request, please feel free to call me at 949-252-1122 or by email at [rdorame@mastercraftresidential.com](mailto:rdorame@mastercraftresidential.com).

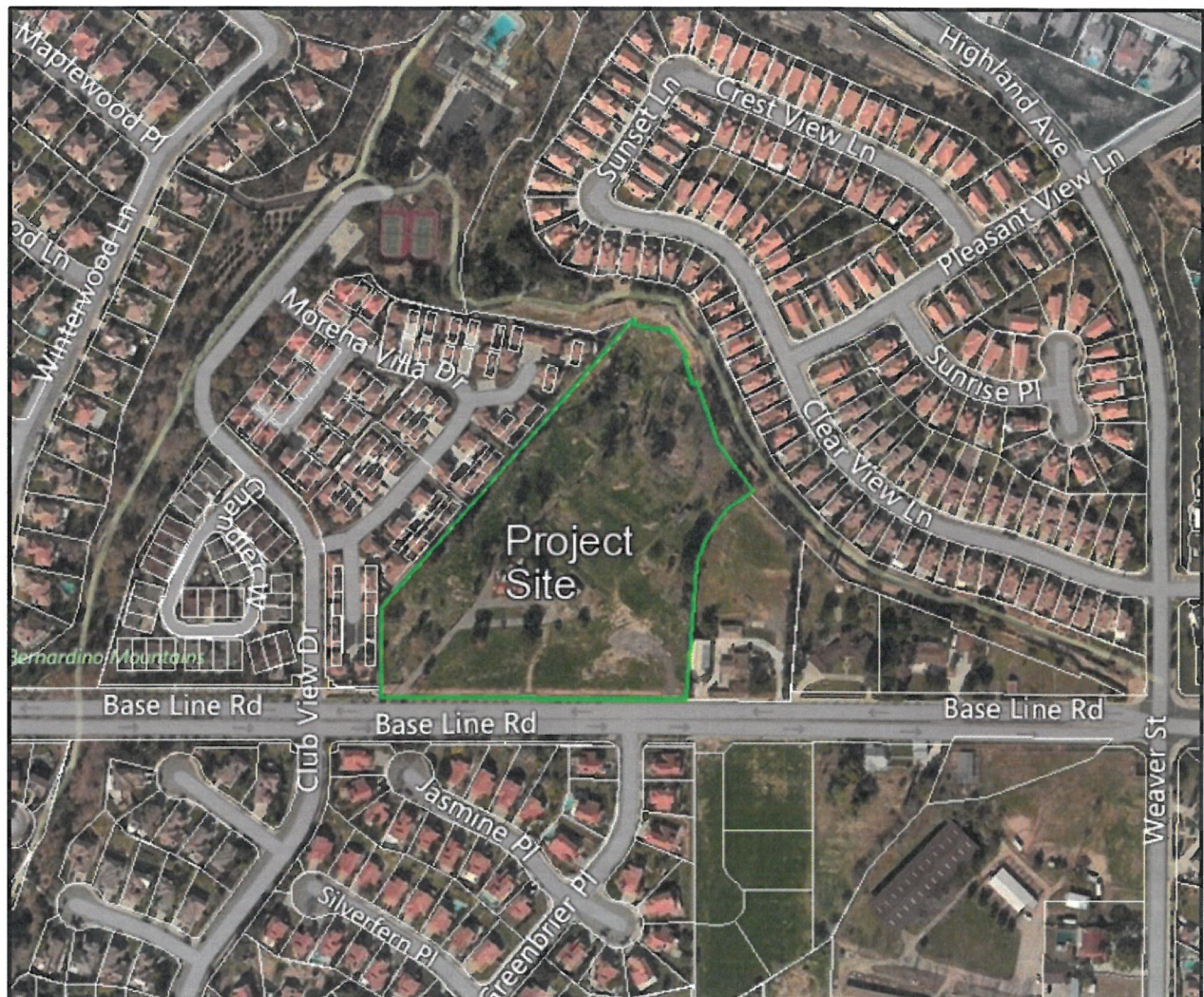
Sincerely,



Raymond E Dorame  
Authorized Representative

**Attachment No. 2**

**Project Location Aerial Map**



**Attachment No. 3**  
**Tentative Tract Map No. 19915**





## **Attachment No. 4**

**City Council Resolution No. 2016-034  
for the original approval of CUP No. 15-001  
Including the Highland Park Planned Development Document**

**RESOLUTION NO. 2016-034**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 15-001) THEREBY APPROVING THE HIGHLAND PARK PLANNED DEVELOPMENT (SPA 15-001) TO FACILITATE THE CREATION OF A COHESIVE PLANNED RESIDENTIAL DEVELOPMENT COMMUNITY THAT SUBDIVIDES ONE (1) 7.6 ACRES PARCEL INTO 47 NUMBERED LOTS, WITH ONE BEING A COMMUNITY PARK, AND TWO (2) LETTERED LOTS ALONG WITH THE PROPOSED STREET IMPROVEMENTS LOCATED AT 29300 BASE LINE (APN NO. 0288-562-03).**

**APPLICANT: 29300 BASELINE PARTNERS, LLC**

**A. RECITALS**

1. The Applicant filed an application with the City of Highland for Planned Development (SPA 15-001) through Conditional Use Permit (CUP-15-001) and related entitlements; General Plan Amendment (GPA 15-003), Zone Change (ZC-15-001), and Tentative Tract Map (TTM 14-004) to subdivide one (1) 7.6 acres parcel into 47 numbered lots and 2 lettered lots and a community park for the creation of a cohesive planned residential development located at 29300 Base Line.
2. Pursuant to the California Environmental Quality Act, an Initial Study, to determine whether the project would have a significant effect on the environment, has been prepared for the proposed project. The Initial Study analyzed the potential for environmental impacts on transportation and traffic, hazards and hazardous materials, hydrology and water quality, geology and soils, noise, air quality, aesthetics, agriculture and forest resources, biological, cultural, and mineral resources, greenhouse gas emissions, land use and planning, population and housing, public services, recreation, and utilities and service systems. All topics were found to have either no impact, a less than significant impact or a less than significant impact with mitigation incorporated and, as such, a Mitigated Negative Declaration was prepared and circulated in accordance with the Guidelines for the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3.
3. On March 15, 2016, the Planning Commission of the City of Highland conducted a public hearing on the subject applications at the Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and continued the hearing to May 3, 2016, to permit the applicant time to make project revision. The applicant subsequently requested that the hearing be continued to May 17, 2016, and the Planning Commission conducted the public hearing and concluded the hearing on that date.
4. On June 14, 2016, The City Council conducted a public hearing at the Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and concluded the hearing on that date.



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

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the 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. Pursuant to Title 14, California Code of Regulations, Section 15074, the City of Highland City Council adopted a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program prepared for the project in compliance with the California Environmental Quality Act (CEQA).
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 to the City Council dated June 14, 2016, which is incorporated herein by this reference, does find and determine the following facts:
  - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
4. Conditional Use Permit Findings of Fact (CUP-15-001):
  - a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: The proposed project would accommodate a maximum of 46 single-family residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the existing General Plan Medium Density Residential (6.1 - 12 dwelling units per acre) land use designation and also complies with the proposed Planned Development designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. The proposed project also includes implementation of a planned development. The subdivision of land to create 47 numbered lots, with one being a community park, and two (2) lettered lots and the proposed street improvements complies with the development standards specified within the planned development and is compatible with the adjacent single-family neighborhood on all sides.

In addition, the City has reviewed the application and conditions of approval have been included to ensure compliance with applicable development policies and standards of the city.

- b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: As noted above, the project site is adjacent to existing single-family residential development on all sides. The vacant residence and accessory structures would be demolished and a planned development would be constructed which provides a cohesive design and on-site amenities for future residents. The proposed development would continue the residential pattern of development along Base Line Road and therefore would not impair the integrity and character of the site and surrounding area.

- c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The project site is adjacent to existing single-family residential development to on all sides. The site contains sufficient acreage to accommodate subdividing into 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements while ensuring the minimum building setbacks, parking, landscaping and other development standards as specified in the proposed Highland Park Planned Development are met. This development will be consistent and compatible with the existing single-family development it the surrounding area.

- d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The project site will require provisions for water, sewer, public utilities, and public health and safety. As required by the Highland Municipal Code, a will-serve letter from the water and sanitation provider must be, and was, submitted prior to deeming a proposed application complete for processing. In addition, the project site will be served by the City of Highland Fire and Police Departments. As conditioned, the Applicant/Developer is required to pay development impact fees which contribute to the additional costs associated with providing these services to the development. Furthermore, as conditioned, the Applicant/Developer will be required to coordinate with the gas and electricity purveyors to ensure that the project site is adequately serviced. As such, there will be adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

- e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: As specified within the Highland Municipal Code, processing of a planned development document is processed with a conditional use permit must be accompanied by a zone change and general plan amendment, if the underlying zone and land use are not Planned Development. The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and with implementation of certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare, the approval of a conditional use permit for the proposed project is warranted.

- f. The proposed use would not result in a significant effect on the environment.

Response: Pursuant to the California Environmental Quality Act, an Initial Study, to determine whether the project would have a significant effect on the environment, was prepared for the proposed project. The Initial Study analyzed the potential for environmental impacts on transportation and traffic, hazards and hazardous materials, hydrology and water quality, geology and soils, noise, air quality, aesthetics, agriculture and forest resources, biological, cultural, and mineral resources, greenhouse gas emissions, land use and planning, population and housing, public services, recreation, and utilities and service systems. All topics were found to have either no impact, a less than significant impact or a less than significant impact with mitigation incorporated and, as such, a Mitigated Negative Declaration was prepared and circulated in accordance with the Guidelines for the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3. A Mitigation and Monitoring Reporting Program was adopted concurrently with the Mitigated Negative Declaration by the City Council.

## 5. Planned Development Findings (SPA 15-001) Findings

Based on the Findings above, the City Council does hereby find that the Planned Development:

- a. The proposed plan is consistent with the general plan and any applicable specific plan;

Response: The proposed project would accommodate a maximum of 46 single-family residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the existing General Plan Medium Density Residential (6.1 - 12 dwelling units per acre) land use designation and also complies with the proposed Planned Development designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. The proposed project also includes implementation of a planned development. The subdivision of land to create 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements complies with the development standards specified within the planned development and is compatible with the adjacent single-family neighborhood on all sides.



- b. That the physical characteristics of the site have been adequately addressed and that the site is adequate to accommodate all the proposed land uses and the general arrangement of such uses;

Response: The project site progressively rises from Base Line to its norther edge. Many of the lots include retaining walls as they incrementally move up the slope. The internal roadway loops back upon itself permitting full internal circulation. A secondary emergency ingress/egress is included to provide access to Base Line. At the low point is a community park that serves a due purpose as a retention basin for water quality management.

- c. That the plan adequately addresses and reflects all natural and manmade hazards associated with the project site;

Response: An Initial Study and Mitigated Negative Declaration investigated all potential hazards associated with the site. All have topics related to natural and manmade hazards were found to have no impact, a less than significant impact or a less than significant impact with mitigation incorporated.

- d. That the capacity of the circulation system is adequate or can feasibly be improved to accommodate the anticipated requirements of the proposed development;

Response: The Initial Study and Mitigated Negative Declaration identified Mitigation Measures necessary to address all circulation and traffic related impacts. The Tentative Tract Map Fire Division Conditions of Approval identify additional measures to ensure the safety and adequacy of circulation.

- e. The realistic, feasible methods exist to accommodate the public service and facilities requirements of the proposed development;

Response: The project site will require provisions for water, sewer, public utilities, and public health and safety. As required by the Highland Municipal Code, a will-serve letter from the water and sanitation provider was submitted prior to deeming a proposed application complete for processing. In addition, the project site will be served by the City of Highland Fire and Police Departments. As conditioned, the Applicant/Developer is required to pay development impact fees which contribute to the additional costs associated with providing these services to the development. Furthermore, as conditioned, the Applicant/Developer will be required to coordinate with the gas and electricity purveyors to ensure that the project site is adequately serviced. As such, there will be adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

- f. That the proposed land uses and proposed arrangements of such uses will be compatible with the existing and planned land use character of adjacent properties;

Response: As noted above, the project site is adjacent to existing single-family residential development on all sides. The vacant residence and accessory structures would be demolished and a planned development would be constructed which provides a cohesive design and on-site amenities for future residents. The proposed development would continue the residential pattern of development along Base Line Road and therefore would not impair the integrity and character of the site and surrounding area.

- g. That the plan carries out the intent of the planned development provisions of this site;

Response: The planned development provisions of this site will be established as a result of the approval of CUP 14-005 and SPA 15-001. Future development including the subdivision of land to create 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements complies with the development standards specified within the planned development and is compatible with the adjacent single-family neighborhoods to the north, south, and west.

- h. That the proposed development is consistent with the general plan and any applicable community plan or specific plan;

Response: The proposed project would allow for a maximum of 46 future single-family residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the existing General Plan's Medium Density Residential (6.1 - 12 dwelling units per acre) land use designation and also complies with the proposed Planned Development land use designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. The proposed project also includes implementation of a planned development. The subdivision of land to create 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements complies with the development standards specified within the planned development and is compatible with the adjacent single-family neighborhood on all sides.

- i. That the site for the proposed development is adequate in size and shape to accommodate proposed uses and proposed development standards for all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping and other features;

Response: The site is approximately 7.6 acres. It can more than adequately accommodate the 46 units proposed in compliance with the development standards established Highland Park Planned Development guidelines. Tentative Tract Map 19915 has identified the lot size, width and depth of each lot. The development standards will be enforced when a homebuilder bring forth specific product and plotting for these lots.

- j. That the improvements required by the conditions of approval, and the proposed manner of development, adequately address natural and manmade hazards affecting the proposed development and the project site;

Response: The project has been reviewed and conditioned by the City's Planning, Engineering, Building & Safety and Fire Divisions. Environmental Mitigation Measures in conjunction with the Conditions of Approval from these Departments will ensure natural and manmade hazards have been addressed.

- k. That the site for the proposed development has adequate access, meaning that the site design and development plan conditions consider the limitations of existing and propose streets and highways;

Response: The site takes access from Base Line. Upon completion, it will have one entry access designed to city standards and a secondary emergency ingress/egress. There are no limitations of existing or proposed streets and highways that limit access and proper vehicular movement.

- l. That adequate public services exist or will be provided in accordance with the conditions of approval to service the proposed development and that the approval of the proposed development will not result in a reduction of such public services to properties in the vicinity as to be a detriment to public health, safety and welfare; and

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and with implementation of certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare, the approval of a conditional use permit for the proposed project is warranted.

- m. That the proposed development, as conditioned, will not have a substantial adverse effect on the surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of adjacent properties.

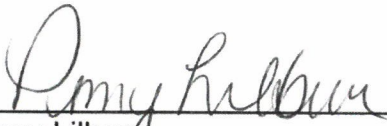
Response: The proposed project would accommodate a maximum of 46 single-family residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the existing General Plan Medium Density Residential (6.1 - 12 dwelling units per acre) land use designation and also complies with the proposed Planned Development designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. The proposed project also includes implementation of a planned development. The subdivision of land to create 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements complies with the development standards specified within the planned development. In addition, the project site is adjacent to existing single-family residential development on all sides. The planned development would provide a cohesive design and on-site amenities for future residents. The proposed development would continue the residential pattern of development along Base Line Road and therefore would not impair the integrity and character of the site and surrounding area.

6. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Conditional Use Permit (CUP-15-001) and the Highland Park Planned Development (SPA 15-001) attached as Exhibit "1".

C. ADOPTION OF RESOLUTION

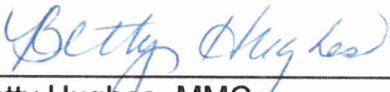
The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

**PASSED, APPROVED AND ADOPTED** this 14th day of June, 2016.



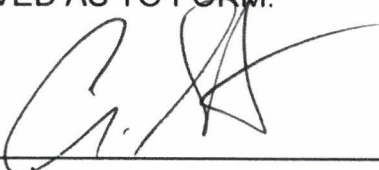
Penny Lilburn  
Mayor Pro Tem

**ATTEST:**



Betty Hughes, MMC  
City Clerk

**APPROVED AS TO FORM:**



Craig Steele  
City Attorney



**EXHIBIT “1”**

HIGHLAND PARK PLANNED DEVELOPMENT DOCUMENT  
(Separate Document)

# HIGHLAND PARK PLANNED DEVELOPMENT

## TTM 19915 PLANNED DEVELOPMENT

*Lead Agency:*

**CITY OF HIGHLAND**  
27215 Base Line  
Highland, CA 92346

*Developed by:*

**29300 BASELINE PARTNERS, LLC**  
20201 SW Birch St., Suite 100  
Newport Beach, CA 92660

*Prepared by:*

**T&B PLANNING, INC.**  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

*In Consultation With:*

MDS Consulting  
Civil Engineering

Mark Gross & Associates  
Architecture

Clark & Green Associates  
Landscape Architecture

**May 2016**

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## I. INTRODUCTION

### A. DOCUMENT PURPOSE

This Development Plan for Tentative Tract Map 19915 (TTM 19915, also known as "HIGHLAND PARK"), has been prepared pursuant to the requirements of the City of Highland Municipal Code (Chapter 16.12.010, *Planned Development (PD) District*) and shall be enforced by the City of Highland via Conditions of Approval placed on TTM 19915. Development of the HIGHLAND PARK community is required to substantially conform to the physical characteristics and design concepts set forth in this document. The City's Planning Director has the discretion to determine if implementing actions substantially conform to this Development Plan.

### B. PROJECT LOCATION

The HIGHLAND PARK community is located on approximately 7.66 acres in the City of Highland, San Bernardino County, California. Specifically, HIGHLAND PARK is located on the north side of Base Line, west of Weaver Street, east of Club View Drive. The location of the HIGHLAND PARK community is graphically depicted on Figure I-1, *Vicinity Map*.

### C. SUMMARY OF PROJECT ENTITLEMENTS

Entitlements approved by the City of Highland to implement the HIGHLAND PARK development include, but are not limited to, Change of Zone (ZC No. 015-001) and Tentative Tract Map (TTM No. 19915). Change of Zone 015-001 changes the property's zoning designation from R-2 to Planned Development (PD), and this Development Plan is required as a condition of the PD zone designation. As shown in Figure I-2, *Tentative Tract Map No. 19915*, TTM 19915 subdivides the property into 46 single-family residential lots, one Neighborhood Park and water quality basin, landscaped slopes, along with roadways and utilities.

### D. PROJECT OBJECTIVES

- Provide a high quality, planned residential community that compliments surrounding land uses.
- Create an attractive, cohesive mix of architectural styles and landscaping materials which result in a community which will appeal to residents.
- Provide amenities which meet the diverse needs of residents within the HIGHLAND PARK community, including a community park and thoughtfully landscaped open space areas.

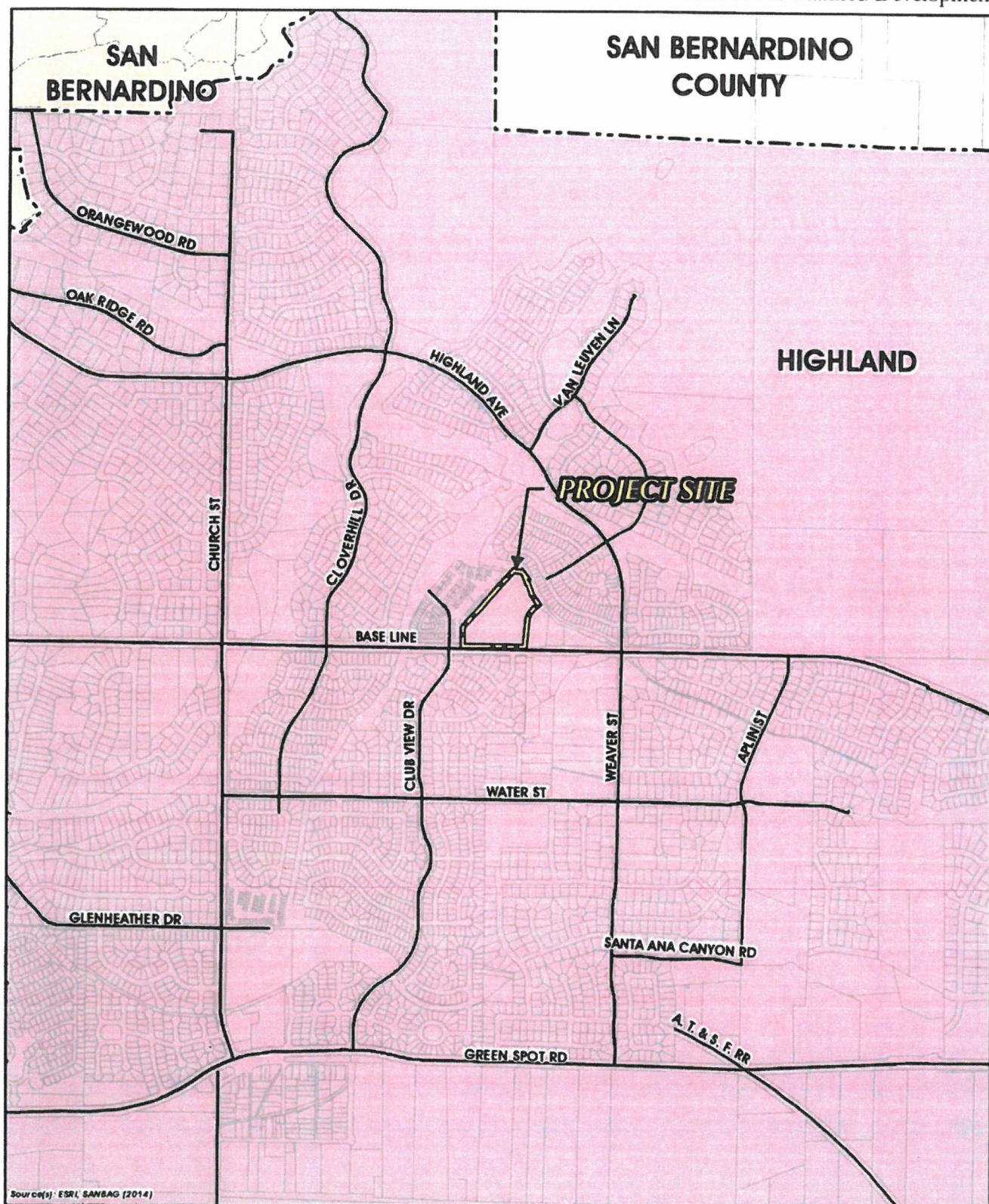


Figure I-1

VICINITY MAP



Page I-3

## II. LAND USE AND DEVELOPMENT STANDARDS

This section contains the land use and development standards which establish compliance with the City's Municipal Code and ensure compatibility with surrounding land uses, existing infrastructure, and public services.

### A. LAND USE

The HIGHLAND PARK community is a high quality, planned residential community that consists of 46 detached single family homes and a Homeowner Association (HOA) maintained neighborhood park. Other community features include a HOA maintained water quality basin and landscaped slopes, as well as three new interior public neighborhood streets and other supporting infrastructure.

The HIGHLAND PARK community is located within an area of the City that is predominately developed with residential land uses. Three sides of Highland Park are surrounded by the East Highlands Ranch Planned Development, to the north, east, and west. These portions of East Highlands Ranch are residential, with multi-family residential to the west, and single-family residential to the north and east. Single-family residential, not a part of the East Highlands Ranch Planned Development, is located to the south. Development of the HIGHLAND PARK community is compatible with surrounding land uses, land development standards, existing infrastructure, and public services.

### B. DEVELOPMENT STANDARDS

The City's Municipal Code provides for the flexibility of design and development standards within the Planned Development zone to achieve the objectives of the City's General Plan more effectively, including the City's design goals and principles for residential neighborhoods. A description of the Highland Park Development Plan's consistency with the City's General Plan is provided in Section IV, *General Plan Consistency*. Table II-1, *Development Standards*, summarizes the PD development standards set forth in this Development Plan.

**Table II-1 Development Standards**

| <b>Lot Requirements</b>                               |                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Area:                                     | 3,000 square feet                                                                                                                                                                                                                                                                                                                         |
| Minimum Lot Width at front setback:                   | 34 feet                                                                                                                                                                                                                                                                                                                                   |
| Minimum Lot Depth:                                    | 75 feet                                                                                                                                                                                                                                                                                                                                   |
| Maximum Lot Coverage:                                 | 60%                                                                                                                                                                                                                                                                                                                                       |
| <b>Yard Requirements</b>                              |                                                                                                                                                                                                                                                                                                                                           |
| Minimum Front Yard:                                   | 10 feet to patio or porch<br>12 feet to living area<br>18 feet to garage from back of sidewalk                                                                                                                                                                                                                                            |
| Minimum Side Yard:<br>(Interior & Through Lots)       | 4 feet                                                                                                                                                                                                                                                                                                                                    |
| Minimum Side Yard:<br>(Corner & Reversed Corner Lots) | 4 feet                                                                                                                                                                                                                                                                                                                                    |
| Rear Yard:                                            | 10 feet (flat usable area)                                                                                                                                                                                                                                                                                                                |
| <b>Other</b>                                          |                                                                                                                                                                                                                                                                                                                                           |
| Maximum Building Height:                              | 30 feet                                                                                                                                                                                                                                                                                                                                   |
| Parking                                               | 2 garage spaces per unit<br>2 driveway parking spaces per unit<br>0.5 on-street parking spaces per unit                                                                                                                                                                                                                                   |
| Garage Standards                                      | Front-facing garage widths shall be limited to 65% of the house width.<br>A minimum 3-foot wide landscape area shall be located on both sides of a driveway.<br>The Covenants, Codes and Restrictions (CC&Rs) for the HIGHLAND PARK community shall include a provision prohibiting the conversion of garages to habitable living spaces. |
| Ground Mounted Mechanical Equipment                   | Located in rear setback                                                                                                                                                                                                                                                                                                                   |



### C. PLOTTING STANDARDS

HIGHLAND PARK shall feature a range of home sizes, styles, and floor plans. Figure II-1, *Minimum Setbacks*, provides an illustration of proposed minimum setbacks for each floor plan within the HIGHLAND PARK community.

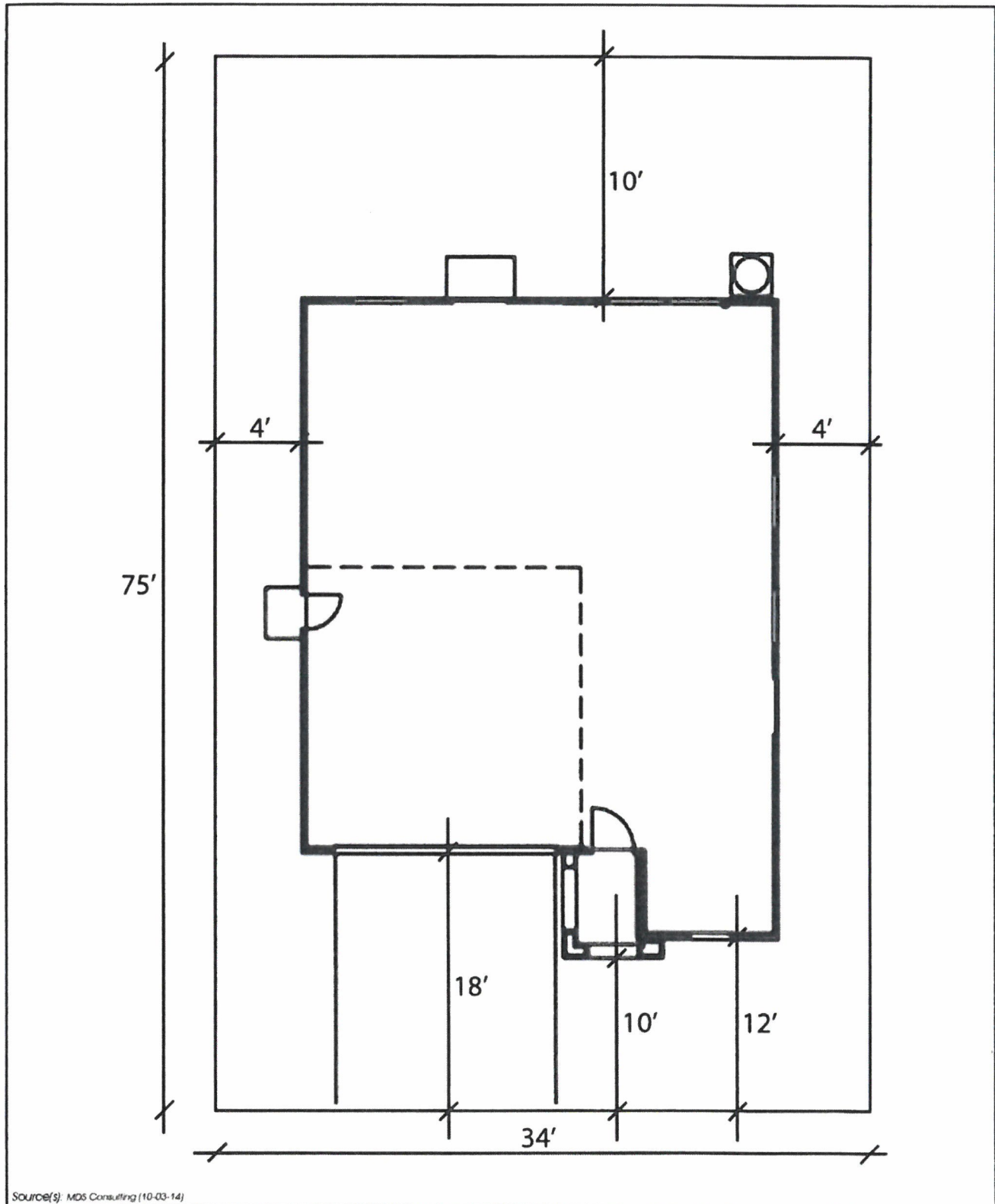
Detached single-family homes within HIGHLAND PARK creatively utilize “architecture forward” designs, outdoor spaces, varied garage treatments, landscaping, and other innovative neighborhood design techniques to create a visually interesting streetscene and identifiable neighborhood character. Short, curvilinear streets prevent long stretches of linear massing, and when combined with private outdoor spaces such as covered front porches and front yards, result in a welcoming, interactive street scene conducive to pedestrian activity. To ensure a visually interesting street scene, HIGHLAND PARK community shall comply with the following plotting requirements:

- i. The same elevation style shall not be plotted next to itself or directly across the street from itself. “Directly across the street” shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.
- ii. Single-story architectural elements shall be incorporated into the elevations of homes on corner lots. Examples of single-story architectural elements include architectural projections, bay windows, porches, one-story living spaces, and/or a one-story garage element.

### D. NEIGHBORHOOD PARK

HIGHLAND PARK provides a Neighborhood Park for the enjoyment of its residents. As depicted on Figure II-2, *Neighborhood Park*, the 0.44 acre Neighborhood Park includes a covered tot lot, open turf play area, barbecue area, trellis shade structure, picnic tables, seating, and benches. Large canopied evergreen and deciduous trees provide shade; flowering shrubs and groundcover create visual appeal.





Source(s): MDS Consulting (10-03-14)

Figure II-1



NOT TO SCALE



## MINIMUM SETBACKS

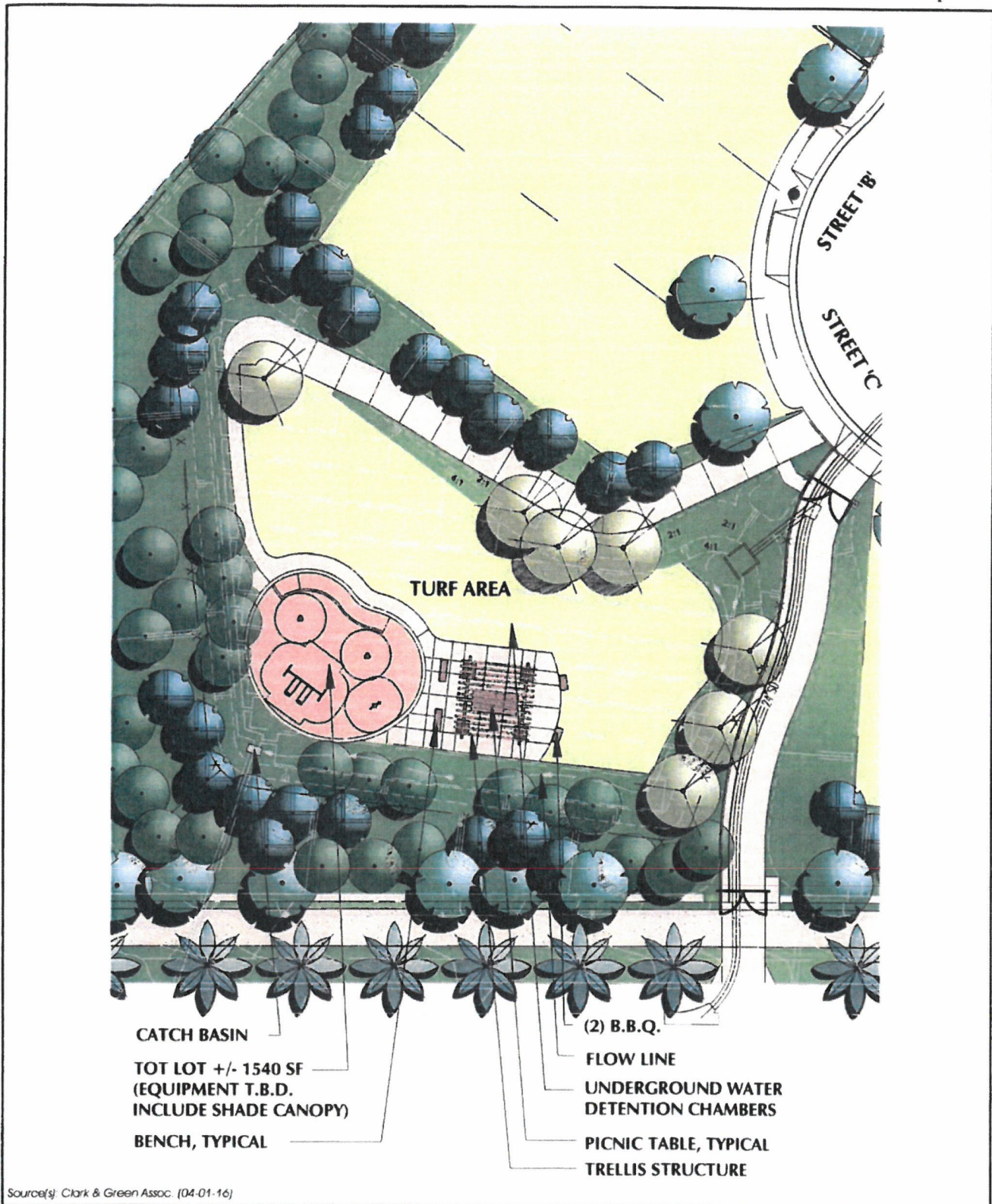


Figure II-2



NOT TO SCALE



## NEIGHBORHOOD PARK



## III. DESIGN GUIDELINES

### A. ARCHITECTURAL DESIGN GUIDELINES

#### 1. Architectural Design

These Architectural Guidelines establish the architectural design theme for the HIGHLAND PARK community. The Neighborhood Design Principles identified in the Community Design Element of the City's General Plan are addressed by these Design Guidelines.

##### a. Design Principles

The architectural designs in HIGHLAND PARK are representative of the three architectural styles described in this document: Traditional; Cottage; and Spanish (refer to Subsection 2, *Architectural Styles*). The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style.

The selection of an architectural style should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

##### b. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The creative use of articulation of the building's visible facades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal planes reduces the perceived mass of a building. Even if the front elevation setback for adjacent homes is the same, variations in massing can provide considerable visual interest.

It is important to provide variation in front elevation massing along every street in HIGHLAND PARK to provide diversity and avoid a monotonous pattern along the streetscape. Examples of design features that can reduce a home's perceived visual mass include covered front porches, window and door articulation, balconies, extended overhangs, and decorative building edge treatments (cornice, eave, quoins, etc.).

##### c. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building facade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style, and shall also not be overbearing nor give the appearance of being disjointed.

- i. Rooflines of adjacent homes should vary to create a variety of silhouettes and ridge heights.

- ii. Roof pitches should vary among floor plans and complement the building's architectural style. Primary roof pitches may be 5:12, 6:12, or 7:12. Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
- iii. Roof pitches and colors should vary from one house to the next, when appropriate for the architectural style.
- iv. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
- v. Roofing materials shall be non-combustible.
- vi. Solar panels, if used, should be a low profile mounted system.
- vii. Eave overhangs should vary among floor plans and complement the building's architectural style.

d. Garage Location and Design

To achieve attractive streetscenes throughout the HIGHLAND PARK community, particular attention must be given to the design and placement of garages.

- i. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
- ii. Windows shall be incorporated into the garage door design for at least 50% of all garages. Where provided, garage door window styles shall correspond to the architectural style of the house.
- iii. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, shall be incorporated into the garage design to reduce building mass and scale and create a visually interesting streetscene, when appropriate for the selected architectural style.

e. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

- i. Front door details shall be consistent with the architectural style.
- ii. Feature window shapes shall be consistent with the architectural style.
- iii. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
- iv. Windows and/or doors with silver or gold frames or reflective glass are prohibited.



f. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout the HIGHLAND PARK community. Building material and color selection are integral components in the definition of a specific architectural style and also contribute to a varied streetscape design. A variety of exterior accent materials (e.g., brick, stone, siding, pre-cast concrete, ceramic tile, timber) should be used as an integral feature in home construction to convey the selected architectural styles.

- i. The exterior treatments of houses shall reflect a complementary mix of colors, tones, and textures.
- ii. Color schemes shall be simple, tasteful, and consistent with architectural styles.
- iii. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.
- iv. Material breaks, transitions, and termination shall produce complementary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.
- v. Stucco finishes on exterior walls shall include one of two styles: light lace finish or sand finish
- vi. Stucco finishes on exterior walls shall be accompanied by at least one other accent material appropriate to the architectural style (e.g., wood trim, stone, brick), unless an architectural style, such as Spanish, traditionally uses stucco without an accent material.

g. Outdoor Lighting

Lighting standards throughout HIGHLAND PARK shall be similar in style, color and materials, embracing a natural and minimal lighting approach.

- i. All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measures include: wattage reduction, directing lighting downward, shielding lights (or using "cut-off lights" that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.
- ii. All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination on public streets and adjoining property.

h. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof or located within the side yards and must be located behind privacy walls or landscaping. Solar panels are not required but are permitted on roofs.



## 2. Architectural Styles

The residential architecture of HIGHLAND PARK includes a complementary palette of architectural styles that are authentic to the southern California landscape. The architectural styles expected in the HIGHLAND PARK community, and their character-defining elements, are described below.

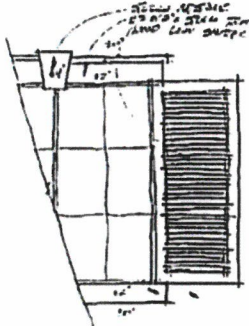
The following Tables and associated Figures identify each of the three architectural styles and their defining characteristics included in HIGHLAND PARK.

Table III-1 Traditional Style Defining Characteristics

| Traditional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Simple gable-ended architecture and, on occasion, hipped roofs. Narrow and tall window openings and shutters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Design Features</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Plaster</li> <li><input type="checkbox"/> 18" overhangs</li> <li><input type="checkbox"/> Symmetrical fenestration</li> <li><input type="checkbox"/> Vertical and horizontal forms</li> </ul> <p><b>Colors</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> White and light tones</li> <li><input type="checkbox"/> Vibrant accents</li> </ul> <p><b>Accent Materials</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Stucco – light lace finish</li> <li><input type="checkbox"/> Siding</li> <li><input type="checkbox"/> Brick Accents</li> </ul> | <p><b>Roofs</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 5:12 to 6:12 pitched roofs</li> <li><input type="checkbox"/> Simple gabled and hipped roofs</li> <li><input type="checkbox"/> Flat tile</li> </ul> <p><b>Windows</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Narrow and tall</li> <li><input type="checkbox"/> Shutters</li> <li><input type="checkbox"/> Pot shelves</li> <li><input type="checkbox"/> Distinctive window trim details</li> </ul> |



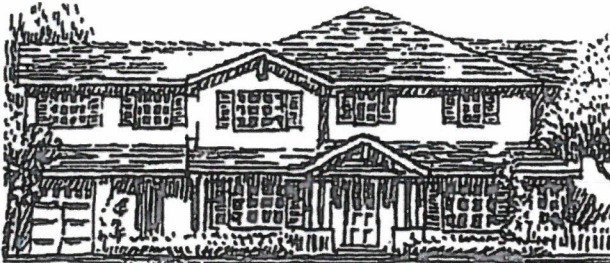
PORCH ACCENT



SHUTTER / TRIM  
DETAIL



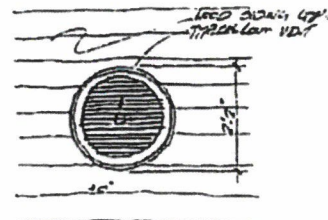
SIMPLE ROOF LINES



HORIZONTAL ROOF FORM



COLUMN DETAIL



VENT ACCENT

Source(s): MGA (03-2016)

Figure III-1



NOT TO SCALE

## ARCHITECTURAL DETAILS - TRADITIONAL

Table III-2 Cottage Style Defining Characteristics

| Cottage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stone and siding accents, simple gable-ended architecture and hipped roofs. Narrow and tall window openings and shutters with periodical use of arches.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Design Features</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Plaster</li> <li><input type="checkbox"/> 18" overhangs</li> <li><input type="checkbox"/> Symmetrical fenestration</li> <li><input type="checkbox"/> Vertical forms</li> <li><input type="checkbox"/> Soft arched openings</li> </ul> <p><b>Colors</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Earth tones</li> <li><input type="checkbox"/> Vibrant accents</li> </ul> <p><b>Accent Materials</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Stucco – light lace finish</li> <li><input type="checkbox"/> Stone</li> <li><input type="checkbox"/> Siding</li> <li><input type="checkbox"/> Accents at gables</li> </ul> | <p><b>Roofs</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Steep-pitched roof (5:12 to 6:12)</li> <li><input type="checkbox"/> Hip roofs with occasional gable forms</li> <li><input type="checkbox"/> Flat tile</li> </ul> <p><b>Windows</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Narrow and tall</li> <li><input type="checkbox"/> Shutters</li> <li><input type="checkbox"/> Pot shelves</li> <li><input type="checkbox"/> Distinctive window trim details</li> </ul> |



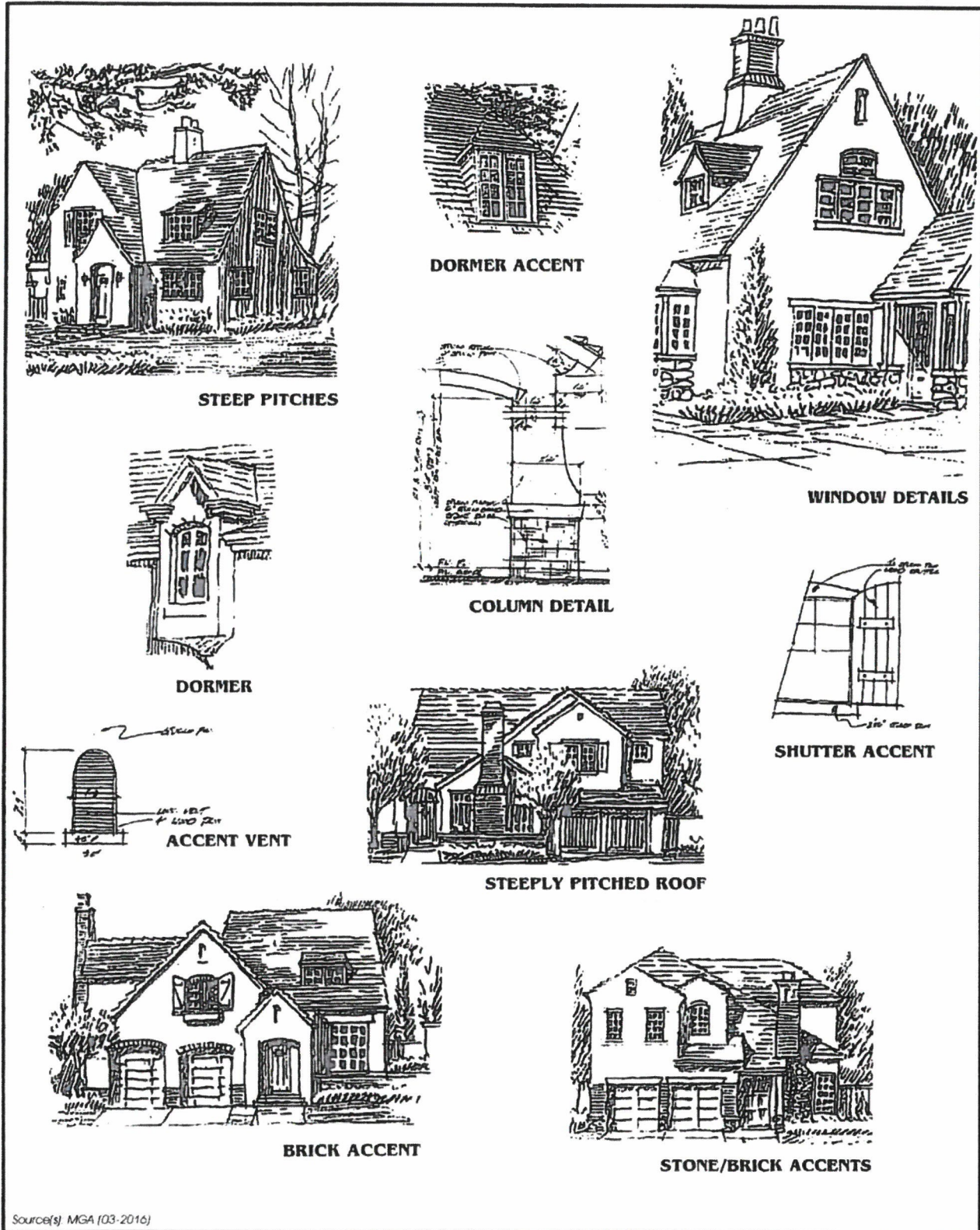


Figure III-2



NOT TO SCALE

## ARCHITECTURAL DETAILS - COTTAGE

**Table III-3 Spanish Style Defining Characteristics**

| Spanish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Simple gable-ended architecture. Narrow and tall window openings and shutters with periodical use of arches.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Design Features</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Plaster</li> <li><input type="checkbox"/> Minimal overhangs</li> <li><input type="checkbox"/> Symmetrical fenestration</li> <li><input type="checkbox"/> Vertical forms</li> <li><input type="checkbox"/> Arched Openings</li> </ul> <p><b>Colors</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Light tones</li> <li><input type="checkbox"/> Vibrant Accents</li> <li><input type="checkbox"/> Park Facias</li> </ul> <p><b>Accent Materials</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Stucco – light lace finish</li> <li><input type="checkbox"/> Terra cotta pipes and gables</li> <li><input type="checkbox"/> Wrought Iron Accent Grates</li> </ul> | <p><b>Roofs</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Shallow pitched roof (5:12 to 6:12)</li> <li><input type="checkbox"/> Simple gabled roofs</li> <li><input type="checkbox"/> Terra cotta tiles (Barrel &amp; 'S')</li> </ul> <p><b>Windows</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Deep set (2" minimum) on front elevations</li> <li><input type="checkbox"/> Narrow and tall</li> <li><input type="checkbox"/> Occasional use of arched windows</li> <li><input type="checkbox"/> Shutters</li> <li><input type="checkbox"/> Distinctive window trim details</li> </ul> |



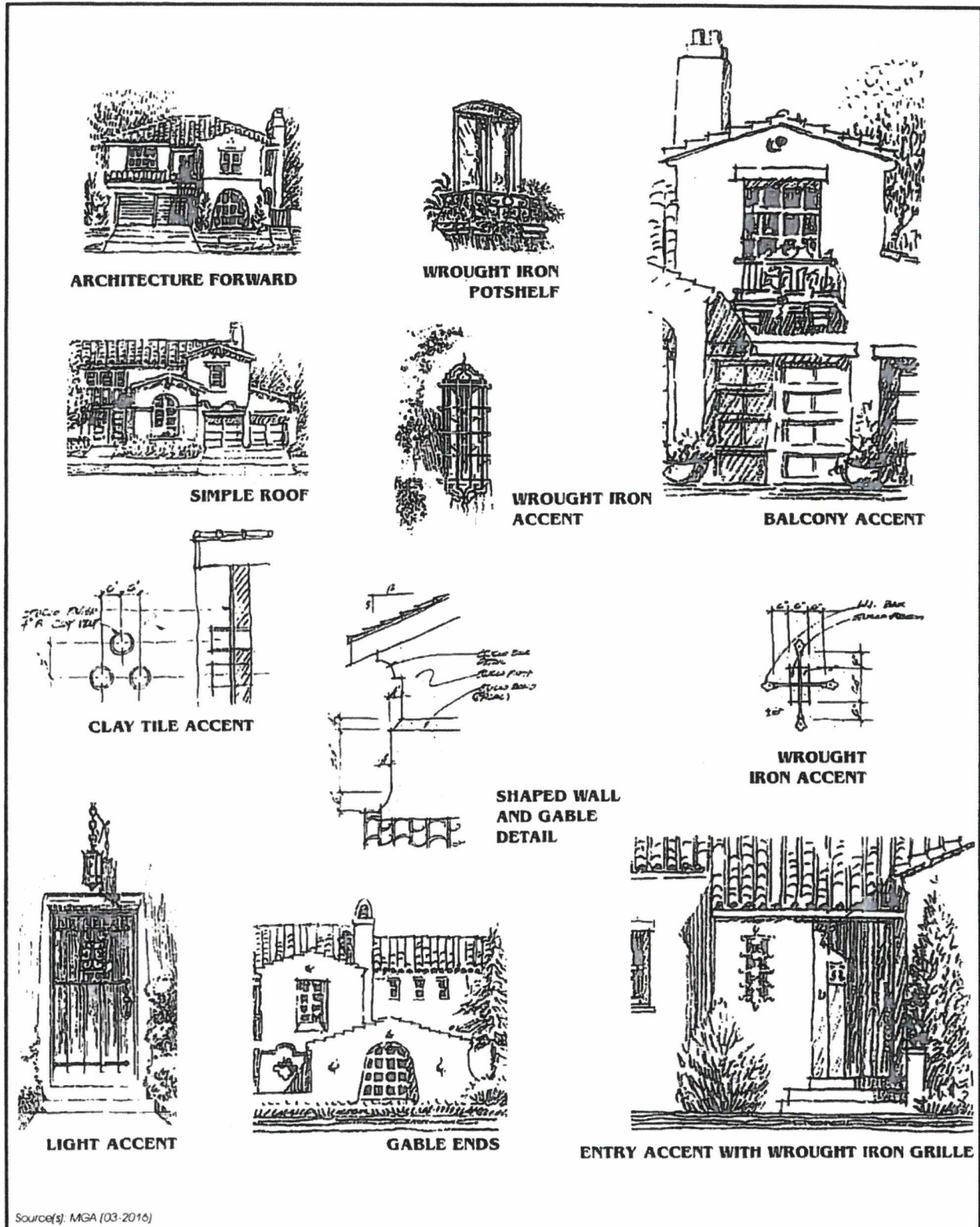


Figure III-3



NOT TO SCALE

## ARCHITECTURAL DETAILS - SPANISH

## B. LANDSCAPE DESIGN GUIDELINES

These *Landscape Design Guidelines*, along with the community's companion *Architectural Design Guidelines*, establish a clear and coherent community identity that is contemporary, visually appealing, and sensitive to the environment.

Although a great deal of specific design information is provided in Figure III-4, *Conceptual Landscape Plan*, there will at times be a need for interpretation of the guidelines in keeping with the spirit of the community's landscape theme. When interpreting these guidelines to meet certain parcel-specific or user-identity requirements, opportunities for diversity and visual interest are encouraged. However, it is critical that such opportunities be implemented in manners consistent with the core elements of the overall theme described in this Specific Plan in order to ensure a cohesive and unified community-wide landscape concept.

### 1. Landscape Theme

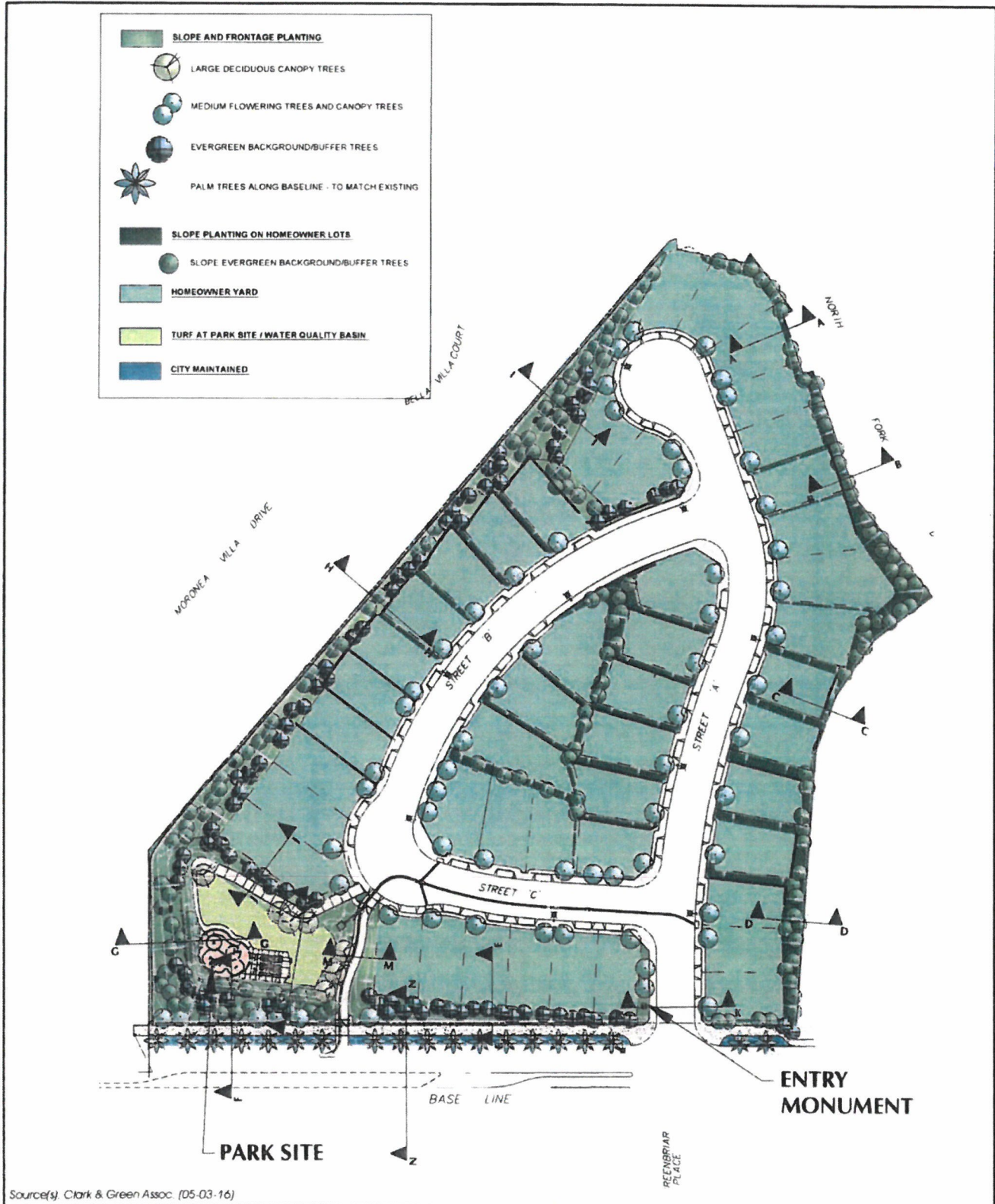
The landscape vernacular for HIGHLAND PARK draws from the adjacent foothills. The landscape framework is informal and incorporates informal massing of evergreen and deciduous shade trees along with small flowering accent trees. The backbone trees within Highland Park are comprised primarily of Pines and Oaks. Baseline Street is defined by small flowering accent trees and a combination of Pines and deciduous trees exhibiting fall color. Filibusta Fan Palms line Baseline in the parkway, matching existing trees to the west of the project. The ground plane palette is a mix of Southern California native and compatible drought tolerant, non-native plant materials.

### 2. Plant Palette

The plant palette for HIGHLAND PARK complements and enhances the setting of the community, while ensuring the conservation of water resources. The plant palette includes colorful shrubs and ground covers along with evergreen and deciduous trees to complement the community's setting and accentuate the community's architectural styles and design elements (hardscape, monumentation, walls and fences, etc.). The landscape theme follows a more natural, informal approach complimentary of the architectural theme and surrounding neighborhood. To ensure the conservation of water resources and to alleviate long-term maintenance concerns, the plant palette for HIGHLAND PARK is comprised of water-efficient species native to southern California or naturalized to the arid southern California climate.

Table III-4, *Plant Palette*, provides a list of the specific plant materials proposed for the various component landscape areas of the community. The plant palette is provided as a base palette for the community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient, are non-invasive to the region and complement the HIGHLAND PARK community theme. Plant selection for specific areas of the community shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.





Source(s): Clark & Green Assoc. (05-03-16)

Figure III-4



NOT TO SCALE



## CONCEPTUAL LANDSCAPE PLAN

Table III-4 Plant Palette

| Botanical Name                           | Common Name             | So. California Native Y/N | WUCOLS Class- Region 4' | Base Line | Streets A, B, C, Landscape Setback Trees | Park Site | Slopes | Front Yard |
|------------------------------------------|-------------------------|---------------------------|-------------------------|-----------|------------------------------------------|-----------|--------|------------|
| <b>Trees</b>                             |                         |                           |                         |           |                                          |           |        |            |
| Chilopsis linearis 'Arts Seedless'       | Desert Willow           | Y                         | L                       |           |                                          |           | ✓      | ✓          |
| x Chitalpa tashkentensis 'Morning Cloud' | Chitalpa                | N                         | L                       | ✓         | ✓                                        |           | ✓      |            |
| Fraxinus oxycarpa 'Raywood'              | Raywood Ash             | N                         | M                       | ✓         |                                          | ✓         | ✓      | ✓          |
| Lagerstroemia faurei x indica cultivars  | Crape Myrtle            | N                         | M                       |           | ✓                                        |           | ✓      | ✓          |
| Pinus eldarica                           | Afghan Pine             | N                         | L                       | ✓         |                                          |           | ✓      |            |
| Pinus halepensis                         | Allepo Pine             | N                         | L                       | ✓         |                                          |           | ✓      |            |
| Pistacia chinensis                       | Chinese Pistache        | N                         | M                       |           | ✓                                        |           | ✓      |            |
| Platanus racemosa                        | California Sycamore     | Y                         | M                       |           |                                          | ✓         |        |            |
| Podocarpus gracilior                     | Fern Pine               | N                         | M                       | ✓         |                                          |           | ✓      | ✓          |
| Prunus caroliniana                       | Carolina Laurel Cherry  | N                         | M                       | ✓         | ✓                                        |           | ✓      |            |
| Quercus agrifolia                        | Coast Live Oak          | Y                         | L                       |           |                                          | ✓         | ✓      |            |
| Quercus ilex                             | Holly Oak               | Y                         | L                       | ✓         | ✓                                        | ✓         | ✓      |            |
| Rhus lancea                              | African Sumac           | N                         | L                       |           |                                          |           | ✓      | ✓          |
| Sambucus mexicana                        | Mexican Elderberry      | Y                         | L                       |           |                                          |           |        |            |
| Washingtonia x filibusta                 | Filibusta Fan Palm      | Y                         | L                       | ✓         |                                          |           |        |            |
| <b>Shrubs/Groundcover</b>                |                         |                           |                         |           |                                          |           |        |            |
| Abelia x grandiflora                     | Glossy Abelia           | N                         | M                       |           |                                          |           |        | ✓          |
| Acacia 'Desert Carpet'                   | Desert Carpet Acacia    | N                         | L                       | ✓         |                                          |           | ✓      |            |
| Anigozanthos flavidus/hybrids            | Kangaroo Paw            | N                         | L                       |           |                                          |           |        | ✓          |
| Arctostaphylos 'Pacific Mist'            | Pacific Mist Manzanita  | Y                         | L                       |           |                                          |           |        | ✓          |
| Arctostaphylos 'Sunset'                  | Sunset Manzanita        | Y                         | L                       |           |                                          | ✓         | ✓      | ✓          |
| Baccharis pilularis 'Pigeon Point'       | Coyote Brush            | Y                         | L                       | ✓         | ✓                                        | ✓         | ✓      |            |
| Bulbine frutescens 'Tiny Tangerine'      | Bulbine                 | N                         | L                       | ✓         |                                          |           |        | ✓          |
| Callistemon 'Little John'                | Little John Bottlebrush | N                         | L                       |           | ✓                                        |           | ✓      | ✓          |
| Carpenteria californica                  | Bush Anemone            | Y                         | L                       |           |                                          |           |        | ✓          |
| Chrysactinia mexicana                    | Damianita               | N                         | L                       | ✓         |                                          |           | ✓      | ✓          |
| Cistus hybridus                          | White Rockrose          | N                         | L                       |           |                                          |           |        | ✓          |

Table III-4 Plant Palette

| Botanical Name                            | Common Name                | So. California Native Y/N | WUCOLS Class-Region 4' | Base Line | Streets A, B, C, Landscape Setback Trees | Park Site | Slopes | Front Yard |
|-------------------------------------------|----------------------------|---------------------------|------------------------|-----------|------------------------------------------|-----------|--------|------------|
| <b>Shrubs/Groundcover (Cont.)</b>         |                            |                           |                        |           |                                          |           |        |            |
| Dietes iridioides                         | Fortnight Lily             | N                         | M                      |           |                                          |           |        | ✓          |
| Encelia farinosa                          | Incienso                   | Y                         | L                      |           |                                          | ✓         | ✓      | ✓          |
| Gaillardia x grandiflora                  | Blanket Flower             | N                         | M                      | ✓         | ✓                                        | ✓         | ✓      | ✓          |
| Hemerocallis hybrids                      | Daylily                    | N                         | M                      |           |                                          |           |        | ✓          |
| Hesperaloe parviflora 'Perpa' Brakelights | Crimson Yucca              | N                         | L                      | ✓         |                                          |           | ✓      | ✓          |
| Justicia californica                      | Chuparosa                  | Y                         | L                      |           |                                          |           | ✓      |            |
| Lantana 'New Gold'                        | Lantana                    | N                         | V<br>L                 | ✓         | ✓                                        | ✓         | ✓      | ✓          |
| Leonotis leonurus                         | Lion's Tail                | N                         | L                      | ✓         | ✓                                        | ✓         | ✓      | ✓          |
| Leucophyllum 'Lynn's Legacy'              | Lynn's Legacy Texas Ranger | N                         | L                      | ✓         | ✓                                        | ✓         | ✓      | ✓          |
| Ligustrum japonicum 'Texanum'             | Privet                     | N                         | M                      | ✓         | ✓                                        |           |        | ✓          |
| Macfadyena unguis-cati                    | Cat's Claw Vine            | N                         | L                      | ✓         | ✓                                        |           |        |            |
| Muhlenbergia capillaris 'Regal Mist'      | Regal Mist Muhly           | N                         | M                      |           | ✓                                        | ✓         | ✓      | ✓          |
| Muhlenbergia rigens                       | Deer Grass                 | Y                         | M                      |           |                                          | ✓         | ✓      |            |
| Myrtus communis                           | Common Myrtle              | N                         | M                      |           |                                          |           |        | ✓          |
| Myrtus communis 'Compacta'                | Dwarf Myrtle               | N                         | M                      |           |                                          |           |        | ✓          |
| Olea europaea 'Little Ollie'              | Little Ollie               | N                         | L                      | ✓         | ✓                                        |           | ✓      | ✓          |
| Plumbago auriculata                       | Cape Plumbao               | N                         | M                      | ✓         |                                          |           | ✓      |            |
| Prunus caroliniana 'Bright 'n Tight'      | Carolina Laurel Cherry     | N                         | M                      | ✓         | ✓                                        |           | ✓      | ✓          |
| Rhus integrifolia                         | Lemonade Berry             | Y                         | L                      |           |                                          |           | ✓      |            |
| Rosmarinus officinalis 'Prostrata'        | Prostrate Rosemary         | N                         | L                      | ✓         | ✓                                        |           | ✓      | ✓          |
| Rosmarinus officinalis 'Tuscan Blue'      | Tuscan Blue Rosemary       | N                         | L                      | ✓         | ✓                                        |           |        | ✓          |
| Salvia 'Furman's Red'                     | Furman's Red Sage          | N                         | L                      | ✓         | ✓                                        | ✓         | ✓      | ✓          |
| Salvia meliera 'Tera Seca'                | Tera Seca Sage             | Y                         | V<br>L                 | ✓         |                                          |           | ✓      |            |
| Simmondsia chinensis                      | Jojoba                     | Y                         | V<br>L                 |           |                                          |           | ✓      |            |

Table III-4 Plant Palette

| Botanical Name                    | Common Name    | So. California Native Y/N | WUCOLS Class- Region 4' | Base Line | Streets A, B, C, Landscape Setback Trees | Park Site | Slopes | Front Yard |
|-----------------------------------|----------------|---------------------------|-------------------------|-----------|------------------------------------------|-----------|--------|------------|
| <b>Shrubs/Groundcover (Cont.)</b> |                |                           |                         |           |                                          |           |        |            |
| Sphaeralcea ambigua               | Apricot Mallow | Y                         | L                       |           | ✓                                        | ✓         | ✓      |            |

<sup>1</sup>WUCOLS (Water Use Classification of Landscape Needs) Categories of Water Needs: VL= Very Low; L=Low; M=Medium; H-High



### 3. Monumentation

HIGHLAND PARK features an entry point off of Baseline, illustrated in Figure III-5, *Entry Plan*, and Figure III-6, *Entry Elevation*. As shown in Figure III-7, *Entry Monument*, the entry into the community includes a monument pilaster/column with decorative precast concrete detailing and community name. Flowering trees and colorful shrubs provide an inviting shaded entry experience.

Monument signage should be compatible with the character of the community but flexible enough to respond to the individual contexts. Logos, type styles, and color schemes should be consistent throughout the Specific Plan area. General project signs shall vary in size and detail in a manner that reflects their relative importance within the signage hierarchy.

### 4. Streetscapes

Roadway streetscapes within HIGHLAND PARK are critical to creating a sense of place, and maintaining a high-quality community theme. The scale and proportion of the street scene provides separation of vehicular and pedestrian travel while tying the individual residences together visually, creating a high quality and visually pleasing experience at the pedestrian and vehicular level. Streetscapes throughout the community are planted with a combination of street trees, low shrubs, and masses of groundcovers. Turf grass shall be primarily limited to active use areas such as the neighborhood park. The landscaping plant palette for streetscapes provides continuity throughout the entire community. Streetscapes within the HIGHLAND PARK community are provided as follows:

#### a. Base Line Landscape Treatment

HIGHLAND PARK is fronted along existing Baseline which includes a ten-foot wide, curb adjacent landscaped parkway and a 10-foot wide sidewalk within the street right of way, as well as a generous landscape setback and community wall. As shown in Figure III-8, *Base Line Streetscape*, the landscape theme along Baseline will feature small flowering trees, seasonal color and a backdrop of screening trees and pines. Ground plane planting is comprised of a hierarchy of informal massing of evergreen and flowering Southern California native and non-native drought tolerant plantings.

#### b. Local Street Landscape Treatment

As shown in Figure III-9, *Local Street Streetscape*, Local Streets within the HIGHLAND PARK community feature a 50-foot right-of-way, including an 18-foot travel lane in each direction, 6-and-a-half foot wide, curb adjacent sidewalks with a 6-inch mow strip adjacent to residential frontages that are landscaped with street trees and groundcover. A single street tree is provided in the front yard of each unit. The developer shall be responsible for the front yard landscaping of the residential units to ensure an attractive street scene; however, maintenance of the front yard landscaping shall be the responsibility of the individual home owner.

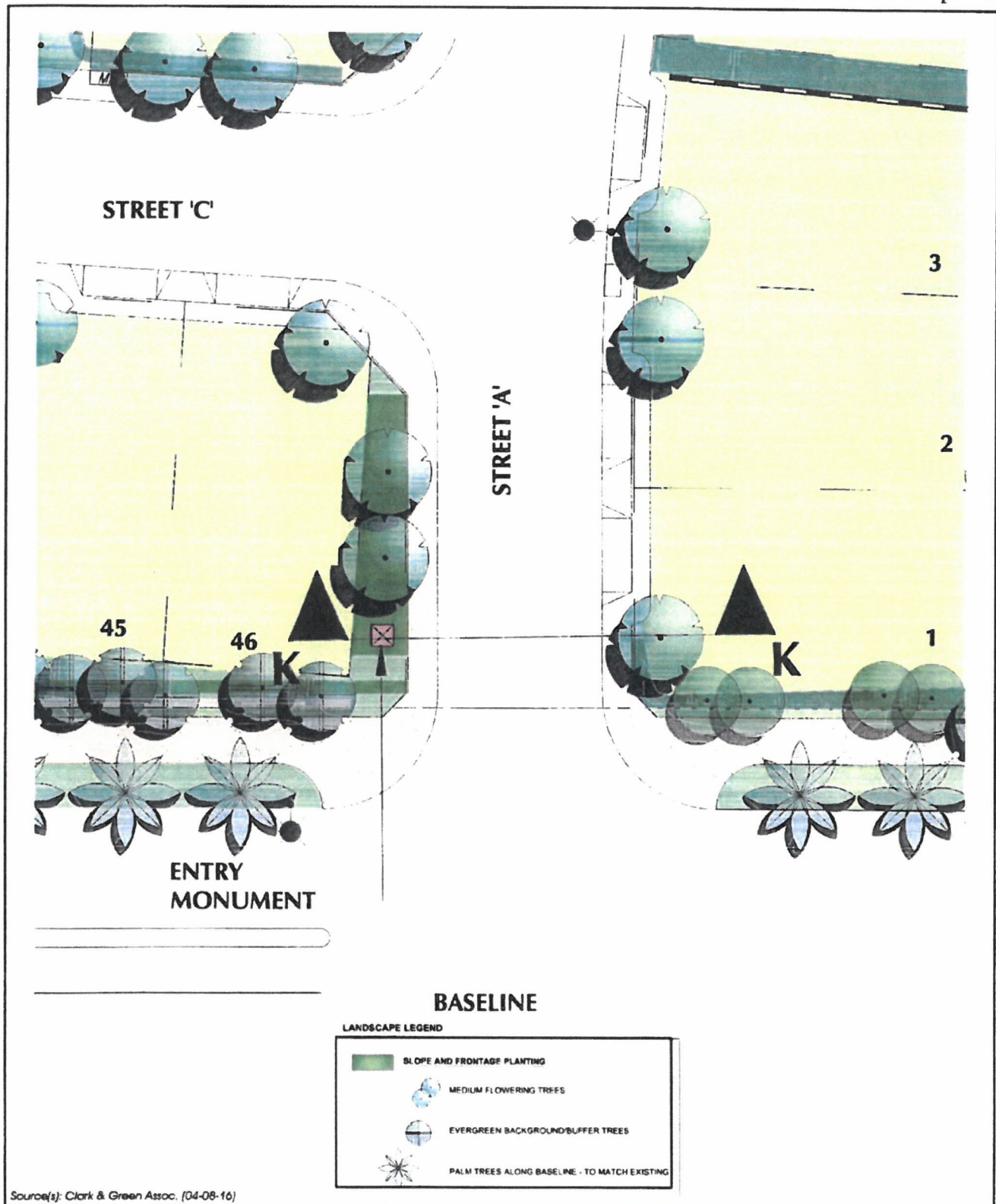


Figure III-5

## ENTRY PLAN

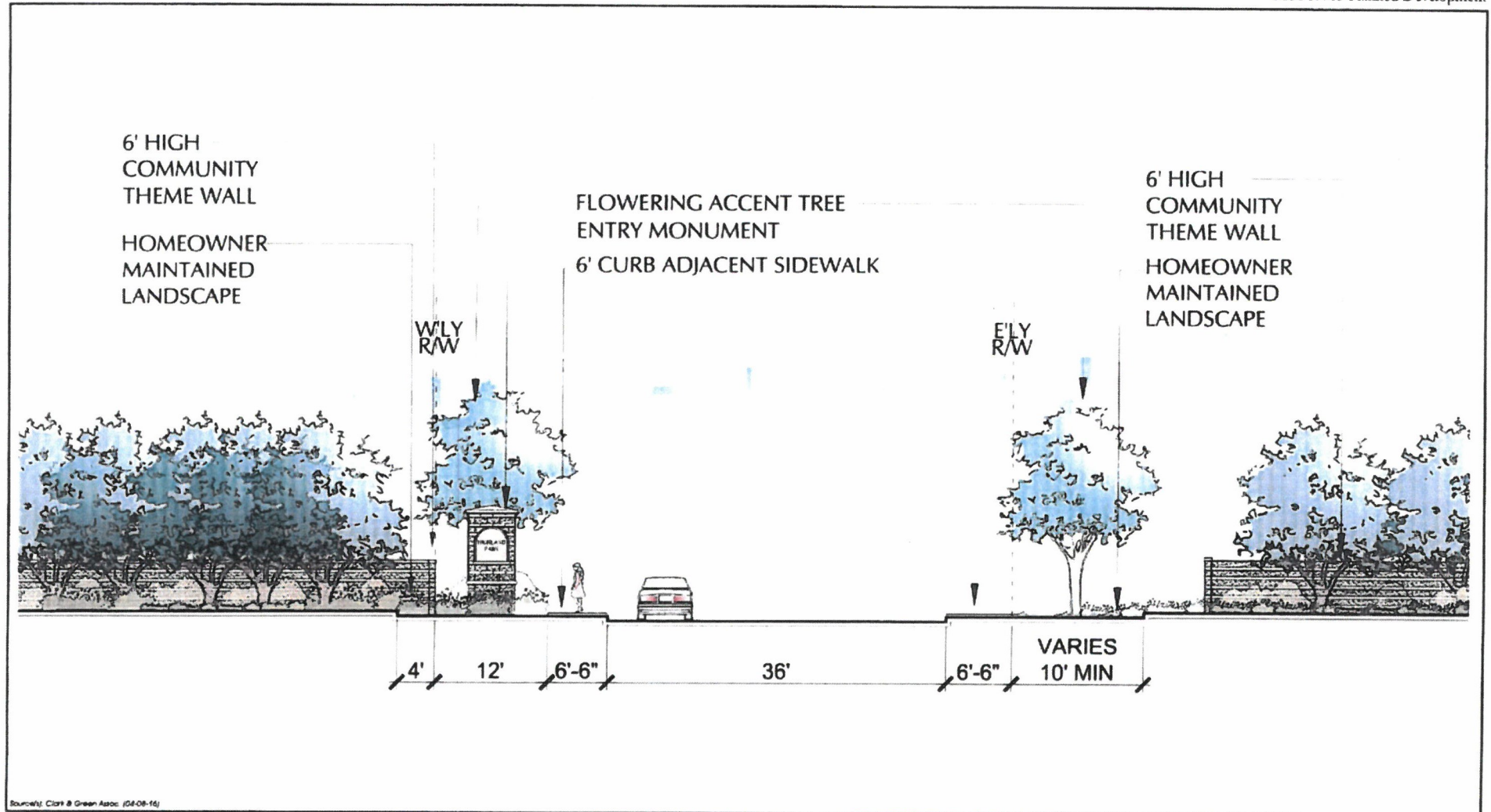


Figure III-6

ENTRY ELEVATION



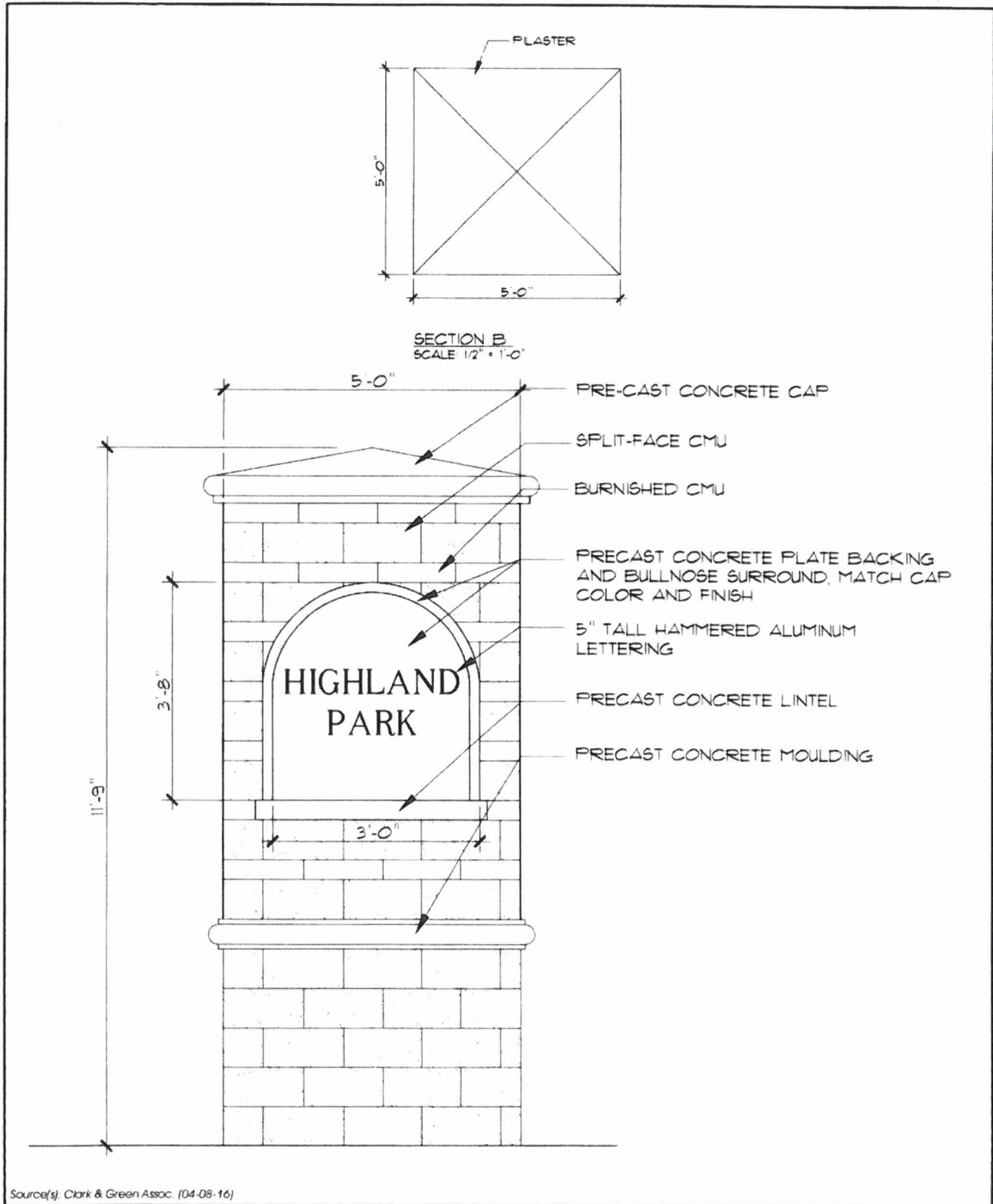


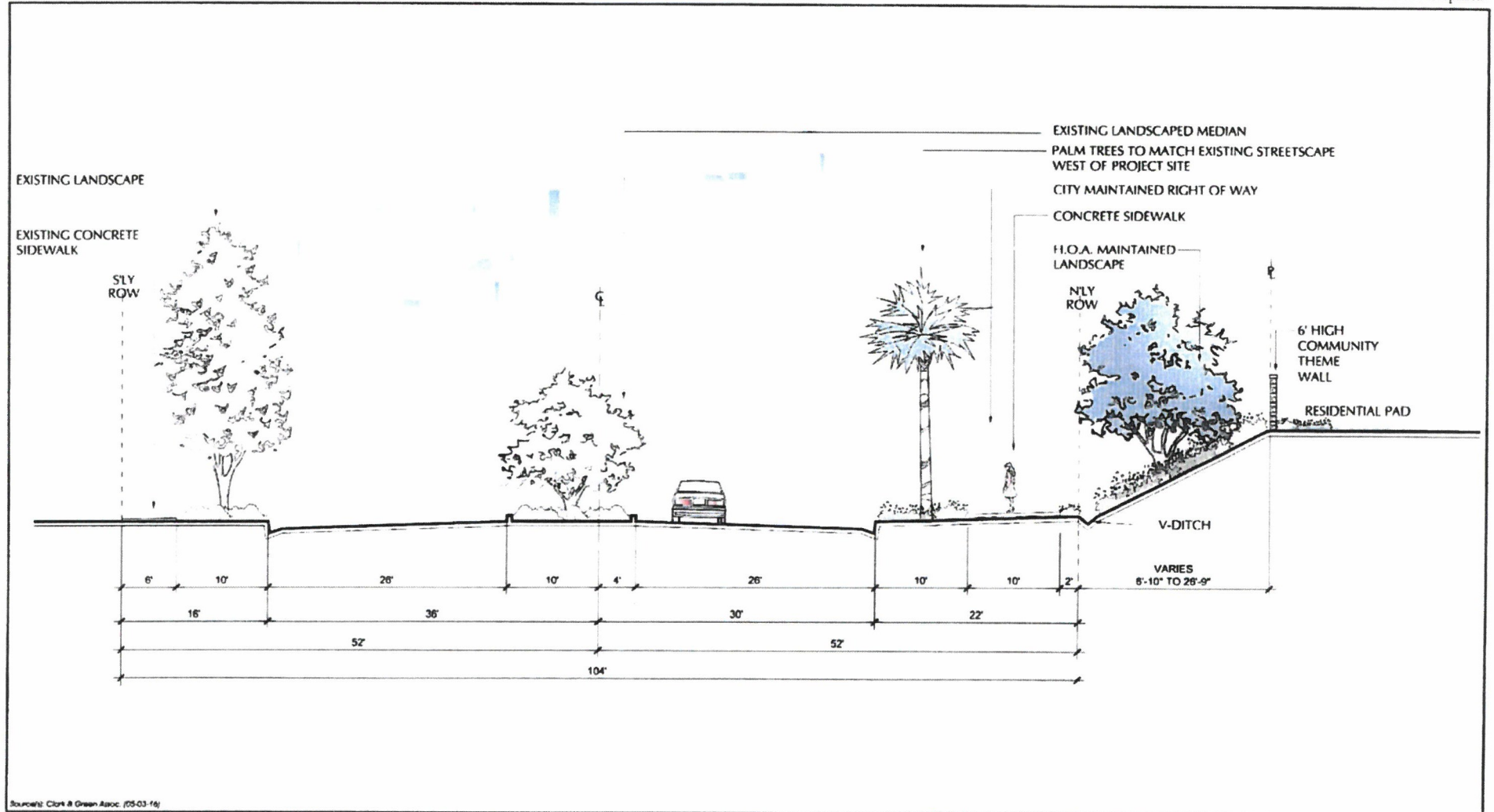
Figure III-7



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## ENTRY MONUMENT



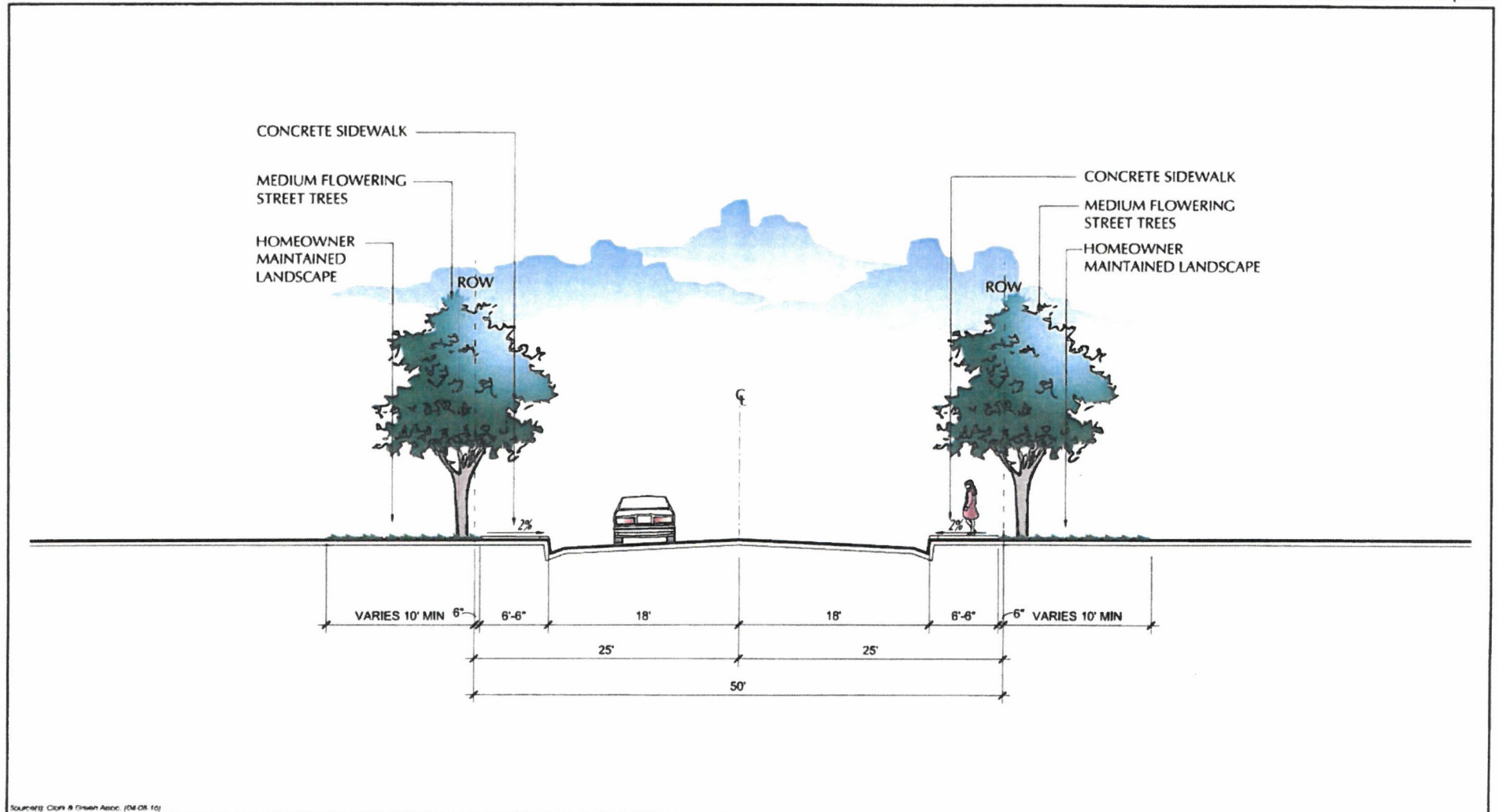


Source(s): Clark & Green Assoc. (05-03-16)



Figure III-8

## BASE LINE STREETSCAPE



Sources: Clark & Green Assoc. (04.08.10)



Figure III-9

## LOCAL STREET STREETScape

## 5. Walls and Fences

Walls and fences within the HIGHLAND PARK community are provided for functional purposes. They increase privacy and security and provide a visual element that unifies the community's theme and appearance. As illustrated on Figure III-10, *Wall and Fence Plan*, walls and fences within HIGHLAND PARK are predominantly located around the perimeter boundaries of the homes where these areas interface with roads, the neighborhood park, open space, or off-site land uses.

The walls and fencing within the HIGHLAND PARK community are major visual elements and have been carefully designed to complement the overall theme. The walls and fencing will be easy to maintain and provide a durable, long-term edge. Where provided, gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to cap details. Walls and fences may be offset occasionally to avoid visual monotony.

The four (4) general types of walls and fencing used within HIGHLAND PARK are described below and conceptually depicted on Figure III-11, *Wall and Fence Details*.

- ☐ **Community Theme Wall:** The HIGHLAND PARK Community Theme Wall along Baseline is a decorative tan, six (6)-foot tall solid masonry wall with masonry block cap. Masonry block pilasters are provided at key wall terminus points, corners, and other key locations. Theme walls create sense of community space, increase privacy and security, and screen neighborhoods from off-site land uses.
- ☐ **Perimeter Wall:** The perimeter wall along the north, east and west perimeter of the project is a tan, six (6)-foot tall solid masonry wall with masonry block cap. Masonry block pilasters are provided at key wall terminus points and corners. The perimeter wall increases privacy and security, and screens neighborhoods from off-site land uses.
- ☐ **View Fences:** View fences are generally located adjacent to natural open space areas. These fences preserve scenic views while maintaining security. View fences have a maximum height of five (5) feet, are constructed of tubular steel, and feature masonry block pilasters with masonry block caps. The color finish of the tubular steel fence should complement the community's design theme.
- ☐ **Tubular Steel Fence:** Tubular steel fence is located around the water quality basins. The fencing consists of two inch square posts at eight feet on center, maximum. The fence is six feet tall.

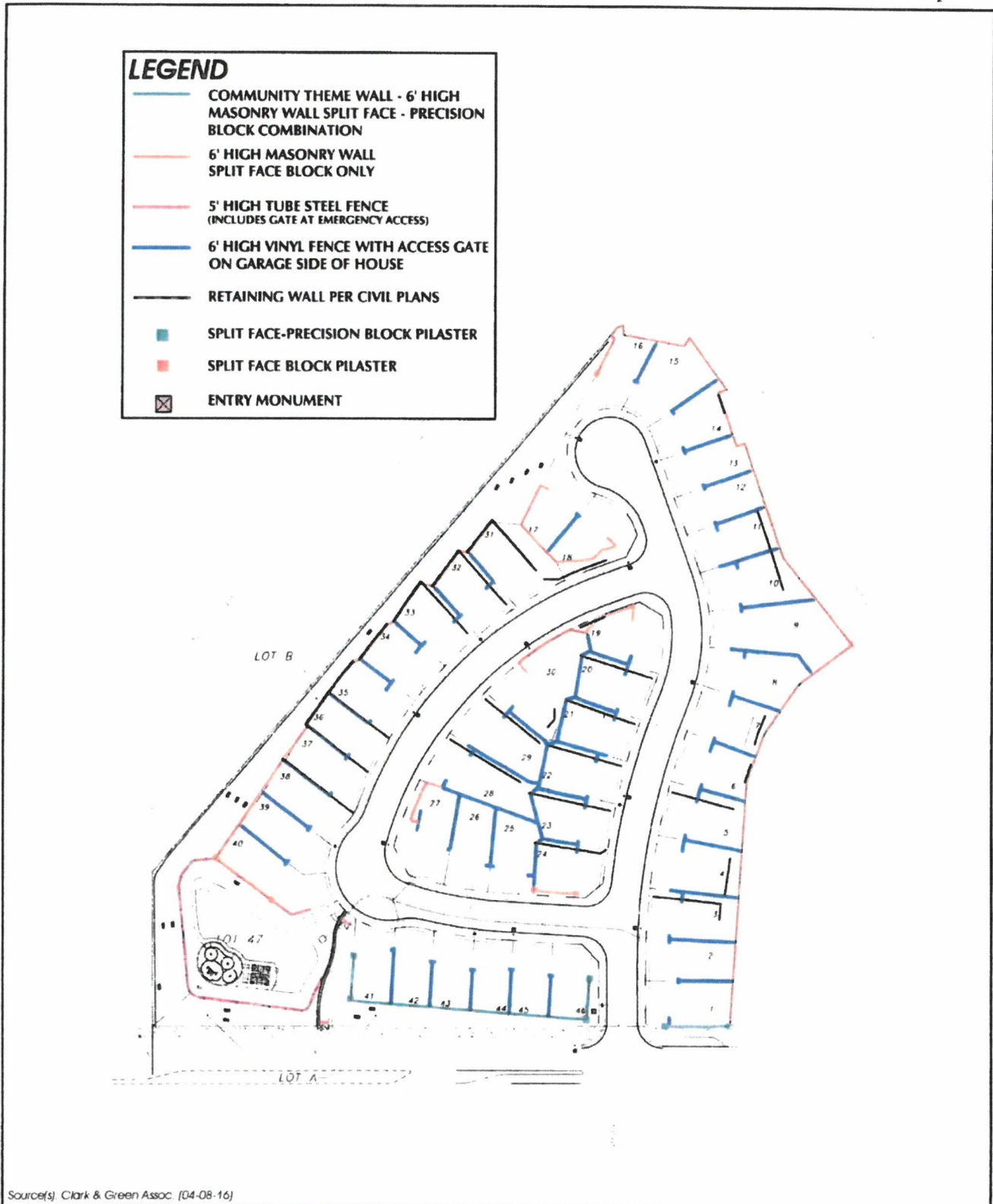


Figure III-10



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## WALL AND FENCE PLAN



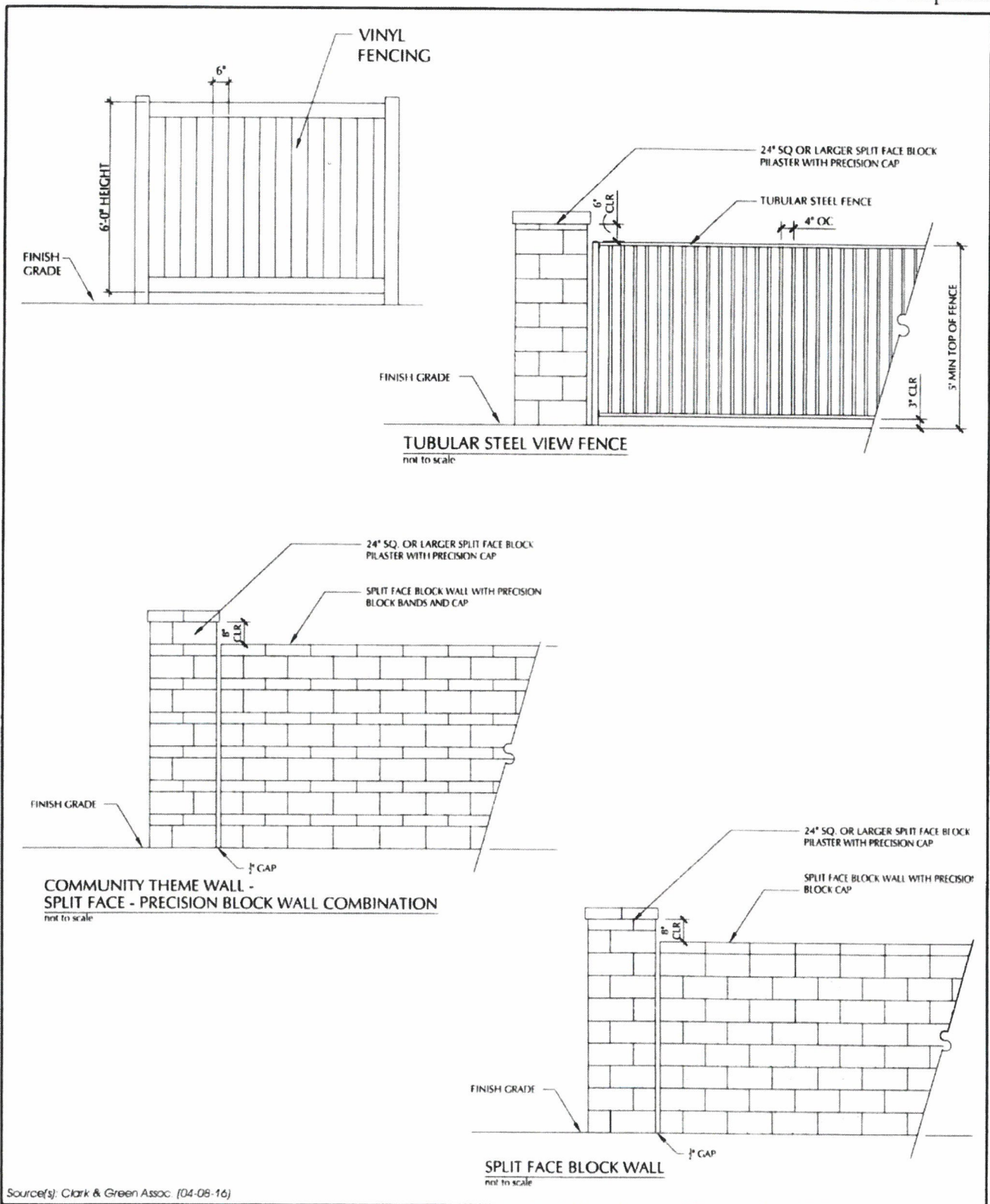


Figure III-11



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## WALL AND FENCE DETAILS

## 6. Land Use Transitions and Edge Conditions

The relationships between land uses within the Highland Park community, where one land use transitions into another, are of critical importance because these transitions ensure that neighboring uses are compatible with one another. Figure III-4, *Conceptual Landscape Plan*, identifies the areas in which these key transitions occur within the HIGHLAND PARK community and establishes the design components utilized to ensure and maintain compatibility. The most critical locations are those where residential neighborhoods abut other types of land uses, such as parks or internal slopes, and at the boundary of the HIGHLAND PARK community. The following information provides the design of each edge condition within the HIGHLAND PARK community.

### a. Residential/Base Line

Figure III-12, *Residential Interface at Base Line*, illustrates the interface between residential lots that abut Base Line. Between these residential lots and Base Line is a HOA maintained open space (Lot 'A') with manufactured slope and planted with screening trees and shrubs in accordance with Table III-4, *Plant Palette*. A 6' tall Community Theme Wall is located at the top of the slope to maximize privacy and provide noise attenuation, as discussed in Subsection 5, *Walls and Fences*. A 2' wide concrete v-ditch is located at the Base Line right of way and is designed to carry drainage from the sloped areas to the storm drain located within Base Line.

### b. Residential/North Fork Ditch

Figure III-13, *Residential Interface at North Fork Ditch*, illustrates the two types of interfaces between residential lots that bound the northeastern portion of the HIGHLAND PARK community and the north fork ditch. With the exception of Lots 13 and 14 of TTM 19915, there is a homeowner maintained, manufactured slope located between these residential lots and the north fork ditch (refer to Section B-B of Figure III-13, *Residential Interface at North Fork Ditch*). A 6' tall Perimeter Wall is located at the top of the slope to maximize privacy and a maximum 4'6" tall retaining wall is located at the toe of the slope to separate the residential lot from the north fork ditch. Residential Lots 13 and 14 do not abut a sloped area, therefore the 6' tall Perimeter Wall sits on top of the maximum 9'6" tall retaining wall (refer to Section A-A of Figure III-13, *Residential Interface at North Fork Ditch*).

### c. Residential/Adjacent Vacant Property

Figure III-14, *Residential Interface at Adjacent Vacant Property*, illustrates the two interface conditions between residential lots and the vacant property adjacent to the eastern portion of the HIGHLAND PARK community. Section C-C of Figure III-14, *Residential Interface at Adjacent Vacant Property*, depicts residential lots in this area that have a homeowner maintained, manufactured slope between the residential lot and a 6' tall Perimeter Wall that separates the residential lot from the adjacent vacant property. Section D-D of Figure III-14, *Residential Interface at Adjacent Vacant Property*, depicts residential lots in this area that have a homeowner maintained, manufactured slope between a maximum 2'8" tall retaining wall located at the toe of slope and the 6' tall Perimeter Wall located at the top of the slope.



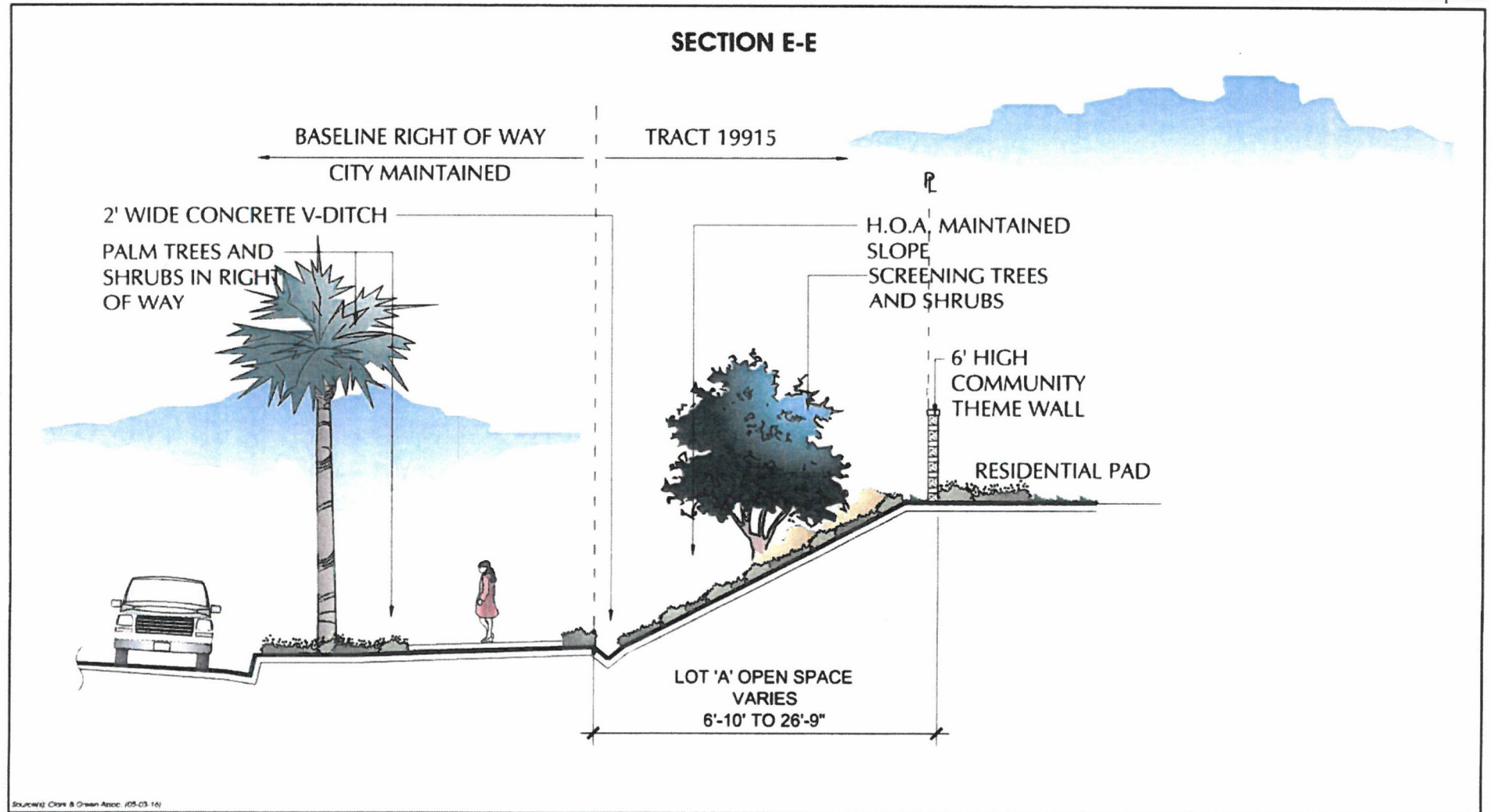
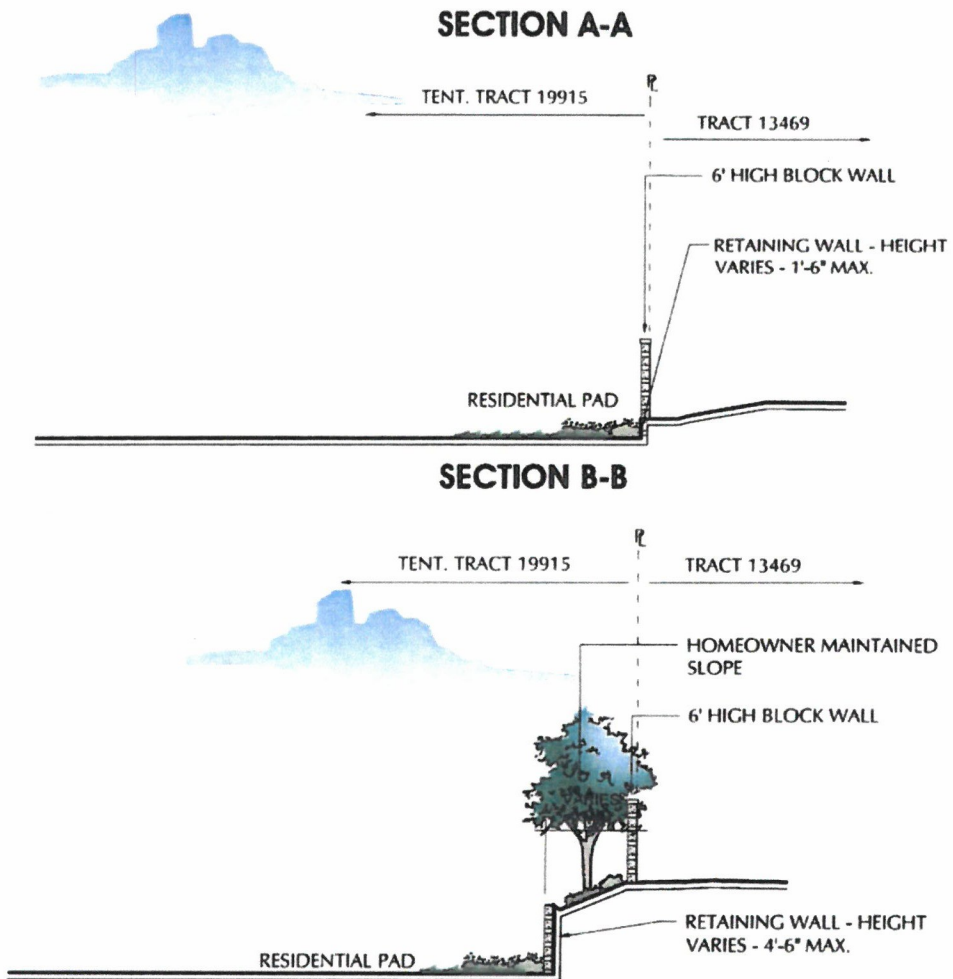


Figure III-12

## RESIDENTIAL INTERFACE AT BASE LINE

Page III-26

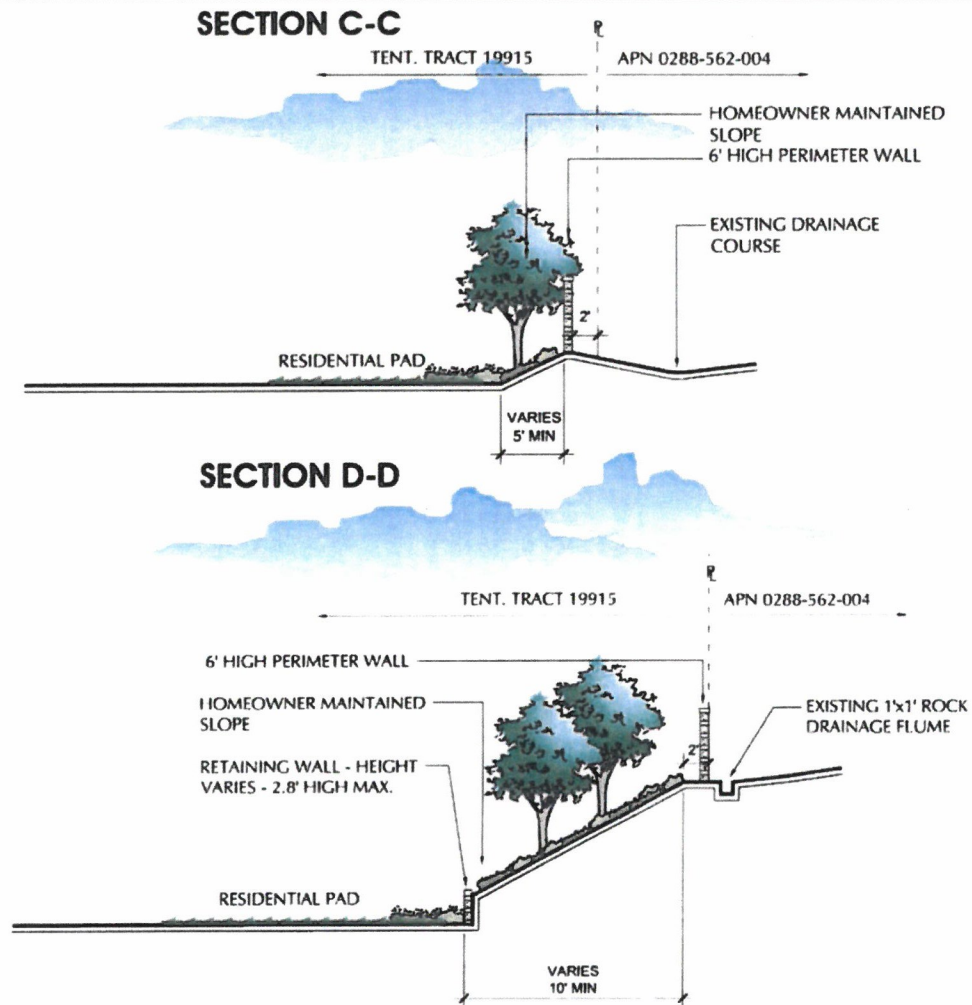


Source(s): Clark & Green Assoc. (2010-08-16)

Figure III-13

## RESIDENTIAL INTERFACE AT NORTH FORK DITCH





SOURCE: Clark & Green Assoc. (14-08-16)

Figure III-14

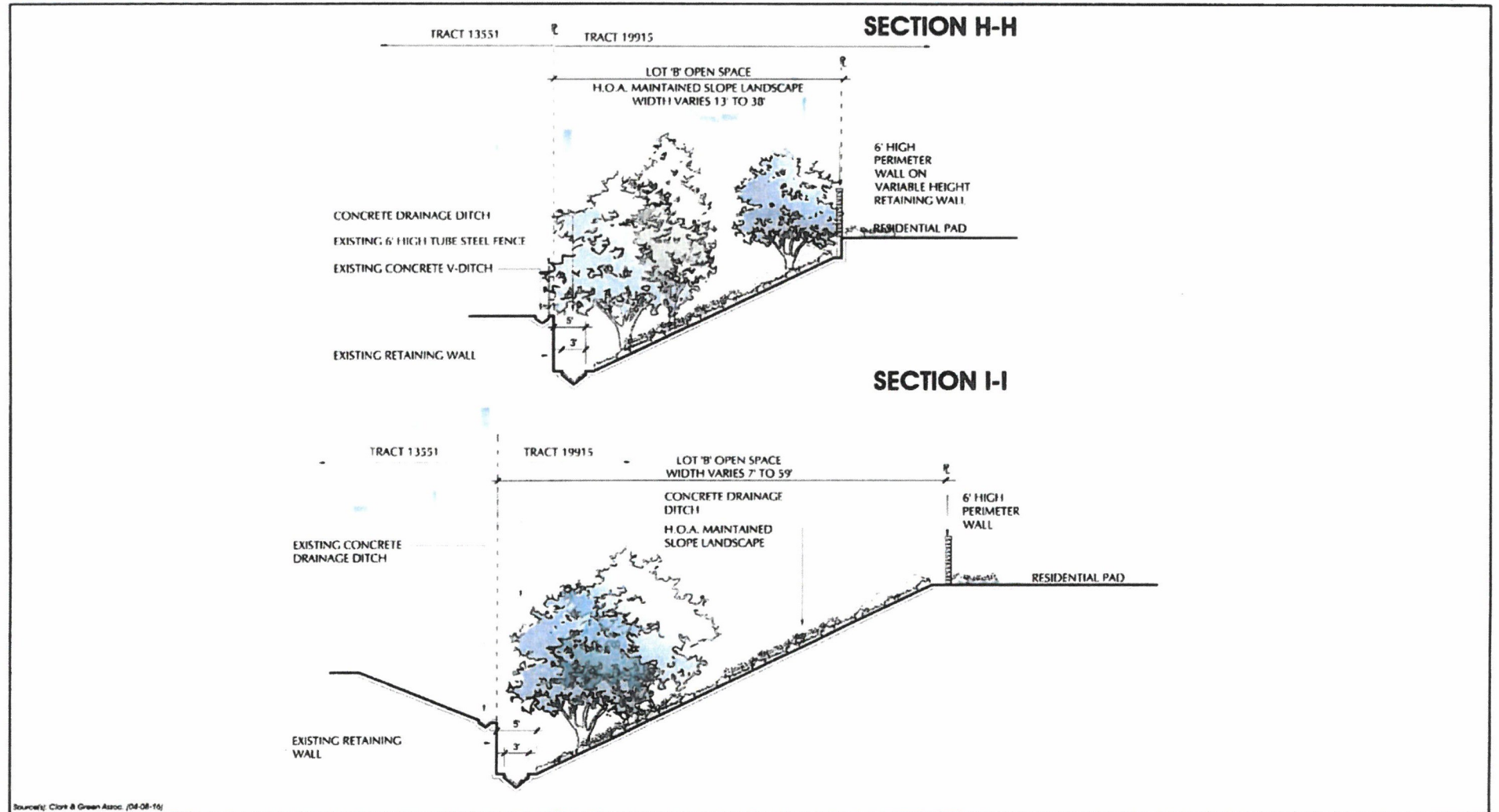
## RESIDENTIAL INTERFACE AT ADJACENT VACANT PROPERTY

d. Residential/Existing Residential

Figure III-15, *Residential Interface at Existing Residential*, illustrates the interface between residential lots and existing residences located west of the HIGHLAND PARK community. An HOA maintained open space (Lot 'B') with a manufactured slope landscape is located between these residential lots and existing residential lots. A 6' tall Perimeter Wall is located at the top of the slope and a concrete drainage ditch is located at the toe of slope. The drainage ditch abuts an existing retaining wall that borders the rear and side yards of the existing residential lots.

e. Residential/Neighborhood Park

Figure III-16, *Residential Interface at Neighborhood Park*, illustrates the interface between residential lots and the Neighborhood Park. A 6' tall Community Theme Wall to protect the privacy of community residents. The park is planted with large canopy evergreen and deciduous trees and low shrubs and ground cover to visually buffer residential areas from the neighborhood park. The landscape treatments also serve to soften the appearance of residential areas from the neighborhood park. The basin slopes are planted with native and naturalized plant materials, including trees and groundcovers



Source(s): Clark & Green Assoc. (04-08-16)



Figure III-15

## RESIDENTIAL INTERFACE AT EXISTING RESIDENTIAL

## SECTION L-L

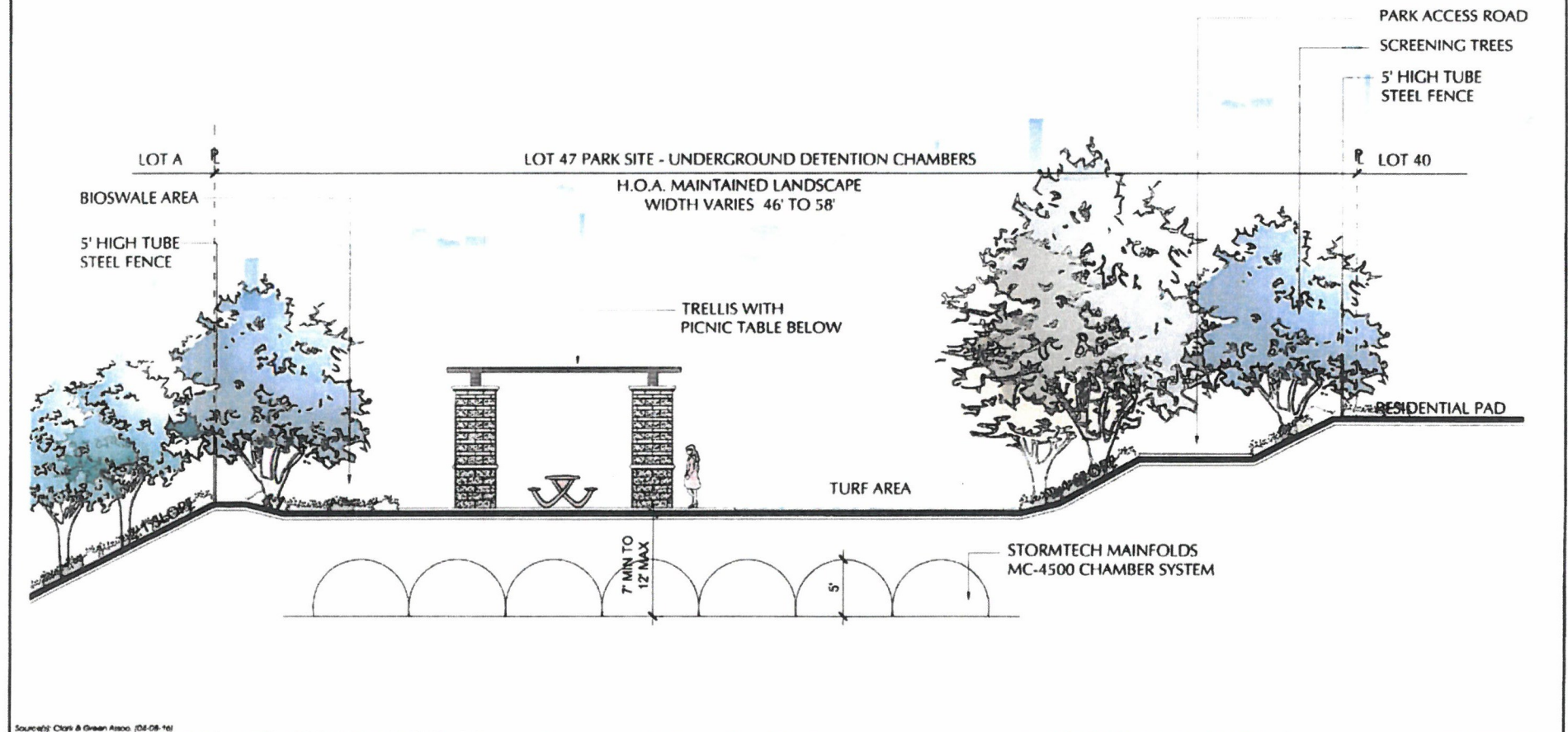


Figure III-16

## RESIDENTIAL INTERFACE AT NEIGHBORHOOD PARK



## 7. Recreational Amenities

HIGHLAND PARK includes a 0.44-acre Neighborhood Park to provide a recreational amenity for community residents. HIGHLAND PARK also features pedestrian walkways, landscaped buffers, and passive open space areas. A detailed description of the Neighborhood Park site is provided below.

### a. Neighborhood Park

The Neighborhood Park is centrally located within the neighborhood. As illustrated on Figure II-2, *Neighborhood Park*, the park features a shade trellis, picnic area, walking paths and turf open space. The planting palette is predominately Southern California native, featuring Sycamore and Oak trees.

## 8. Maintenance of Common Areas and Recreational Amenities

Maintenance responsibilities for common areas and recreational amenities within the HIGHLAND PARK community are described below and depicted on Figure III-17, *Maintenance Plan*. Individual homeowners shall be responsible for the maintenance of the public street landscape along their property frontage unless otherwise identified within their legal ownership documents. Private homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries. For all other areas of the community maintenance responsibilities shall be as follows:

- ☐ City of Highland: Public streets (including street sweeping), street lighting, and landscape and sidewalks within public rights-of-way.
- ☐ Homeowner Association: Community Park, common open space areas (including slopes), landscape buffers, the water quality basin and streetscape behind sidewalk.

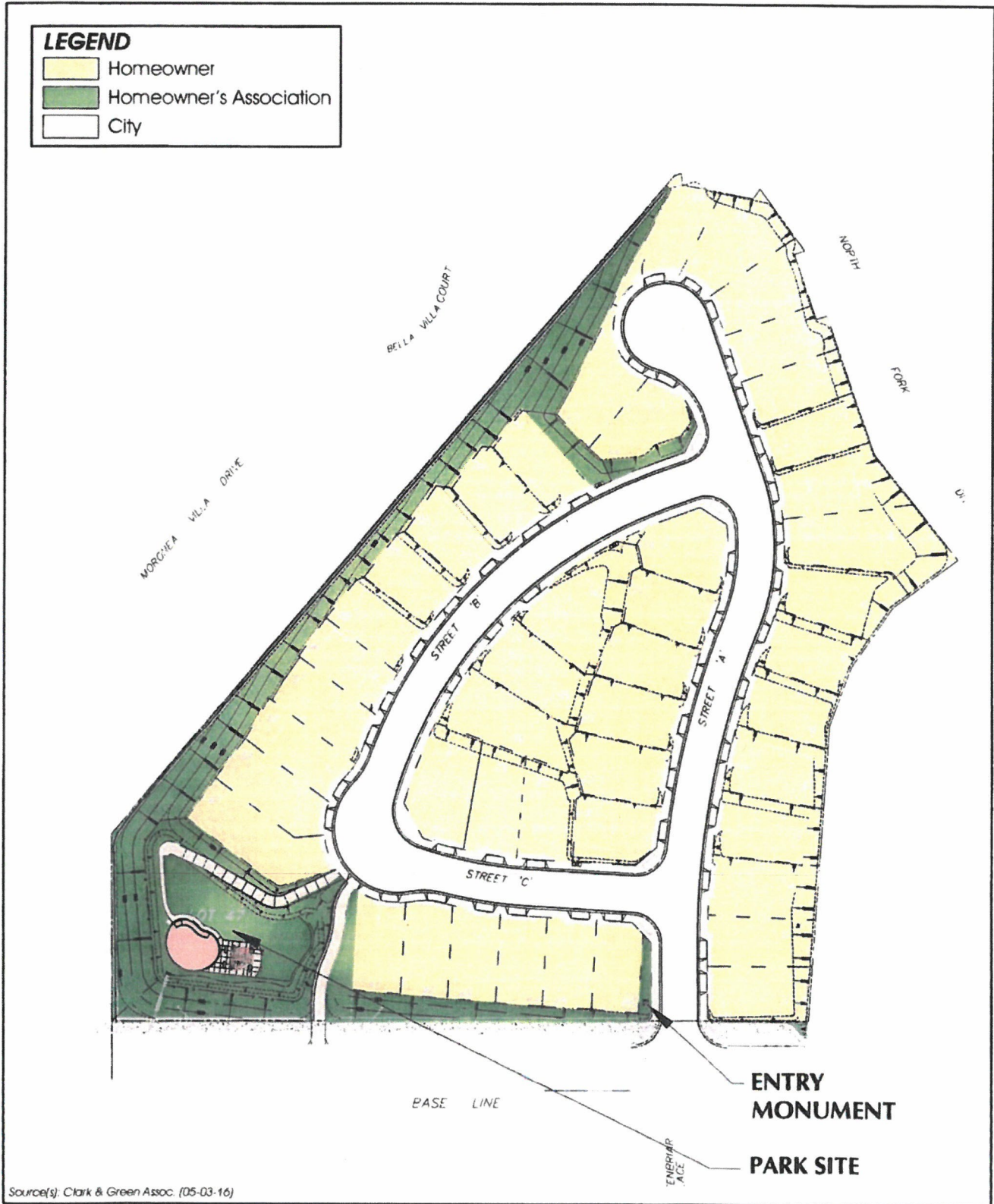


Figure III-17



NOT TO SCALE



## MAINTENANCE PLAN

## IV. GENERAL PLAN CONSISTENCY

The HIGHLAND PARK community consists of 46 single-family homes, a 0.44 acre Neighborhood Park, open space, a Water Quality Basin, and supporting infrastructure. The HIGHLAND PARK community is located within a residential area and is surrounded by existing residential development. As such, the HIGHLAND PARK community is consistent with surrounding land uses and development. Additionally, the high quality design of the HIGHLAND PARK community and accessibility to adequate public services achieves the goals and policies of the City's General Plan. Overall, the HIGHLAND PARK community is a residential community that offers attractive amenities to accommodate the diverse needs of Highland's residents.

### A. FEATURES AND AMENITIES

The City of Highland General Plan Land Use Map designates the HIGHLAND PARK community as Medium Density Residential, a designation intended for single family residential development at a density between 6.1 and 12.0 dwelling units per acre (du/ac). The Highland Park Planned Development is consistent with the General Plan Land Use Element because this single family residential development has a net density of 6.37 du/ac, which is within the allowed Medium Density Residential land use.

Goal 10.6 of the City's General Plan identifies the primary goal for single-family neighborhood design is to "Maintain and enhance single-family neighborhoods with attractive streetscapes, compatible architecture and a high quality of life (p. 10-17)." The architectural and landscape design guidelines of the HIGHLAND PARK community set forth in this Planned Development document work together to achieve Goal 10.6, as well as Goal 10.10, and implement other associated policies contained in the City's Community Design Element (p. 10-17 through p. 10-18). Specifically, the features and amenities included in the HIGHLAND PARK community are consistent with the achievement of Goals 10.6 and 10.10 along with the implementation of the associated policies include:

- In accordance with Policy #1 of Goal 10.6, HIGHLAND PARK provides continuous sidewalks with consistently spaced medium, flowering trees provide for a pleasant pedestrian streetscape.
- In accordance with Policy #3 of Goal 10.6, three different floor plans, each featuring three different architectural styles provide for a varied and aesthetically pleasing street scene.
- In accordance with Policy #8 of Goal 10.6, the architectural design standards create a high quality, aesthetically pleasing residential design that unifies the community and is compatible with existing residential development.
- In accordance with Policy #9 of Goal 10.6, front yard setbacks provide for maximum landscape coverage of the front yard area.
- In accordance with Policy #6 of Goal 10.10, the Neighborhood Park provides for a common open space that encourages recreational uses and enhances the community environment.



## **B. PUBLIC SERVICES**

The HIGHLAND PARK community provides adequate infrastructure for all public services and facilities needed to serve the community. A summary of services and agencies responsible for providing these services are provided below.

### **1. Water Service**

Water service to the HIGHLAND PARK community is provided by the East Valley Water District. There is an existing 12" water main located along Base Line. The HIGHLAND PARK community will be served by the construction of an 8" water line within the community's local roadways 'A', 'B', and 'C', which will connect to the water main along Base Line.

### **2. Sewer Service**

Sewer service to the HIGHLAND PARK community will be provided by the East Valley Water District. There is an existing 8" sewer line located along Base Line. The HIGHLAND PARK community will be served by the construction of an 8" private sewer line within the community's local roadways 'A', 'B', and 'C', which will connect to the existing sewer line along Base Line.

### **3. Police and Fire Services**

Police protection services are provided to the HIGHLAND PARK community by the San Bernardino County Sheriff's Department through a contract with the City of Highland. The closest police station is located at 26985 Base Line, approximately 3.0 miles west of the community, which will allow the City to maintain a four-minute response time for police services as mandated by the General Plan.

Fire protection services are provided to the HIGHLAND PARK community by the California Department of Forestry and Fire Protection (CDF) through a cooperative agreement with the City of Highland. The closest fire station is located at 29507 Base Line, approximately 0.25 mile east of the community, which will allow the City to maintain a four-minute response time for fire services as mandated by the General Plan.

### **4. Trash and Recycling**

Trash and recycling services are provided to the HIGHLAND PARK community by Burrtec Waste Industries, Inc. and Cal Disposal Co., Inc. through contract with the City of Highland's residential and commercial trash collection program. Under this program, trash collection is provided once a week, and each home is provided three 95-gallon carts, one for trash, one for recyclables, and one for green waste. As such, each home within the HIGHLAND PARK community will be provided with these trash collection services, which are considered to be adequate for single-family homes.



STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF HIGHLAND                    )

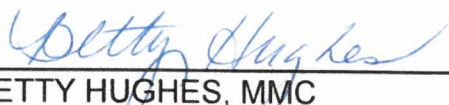
I, BETTY HUGHES, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2016-034 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 14th day of June, 2016, by the following vote:

AYES:       Lilburn, Racadio, Scott, Timmer

NOES:       None

ABSTAIN:   None

ABSENT:     McCallon

  
\_\_\_\_\_  
BETTY HUGHES, MMC  
CITY CLERK

## **Attachment No. 5**

### **City Council Resolution No. 2016-035 for the original approval of TTM No. 14-004**

**RESOLUTION NO. 2016-035**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 19915 (TTM 14-004) TO SUBDIVIDE ONE (1) 7.6 ACRES PARCEL INTO 47 NUMBERED LOTS, WITH ONE BEING A COMMUNITY PARK, AND TWO (2) LETTERED LOTS ALONG WITH THE PROPOSED STREET IMPROVEMENTS LOCATED ON APPROXIMATELY 7.6 ACRES AT 29300 BASE LINE (APN NOS. 0288-562-03).**

**APPLICANT: 29300 BASELINE PARTNERS, LLC**

**A. RECITALS**

1. The Applicant filed an application with the City of Highland to request approval of Tentative Tract Map No. 19915 (TTM 14-004) to subdivide to subdivide one (1) 7.6 acres parcel into 47 numbered lots, with one being a community park, and 2 lettered lots for the creation of a cohesive planned residential development and related land use entitlements; General Plan Amendment (GPA 15-003), Zone Change (ZC 15-001), planned development (SPA 15-001), and conditional use permit (CUP 15-001) located on approximately 7.6 acres located at 29300 Base Line.
2. Pursuant to the California Environmental Quality Act, an Initial Study, to determine whether the project would have a significant effect on the environment, has been prepared for the proposed project. The Initial Study analyzed the potential for environmental impacts on transportation and traffic, hazards and hazardous materials, hydrology and water quality, geology and soils, noise, air quality, aesthetics, agriculture and forest resources, biological, cultural, and mineral resources, greenhouse gas emissions, land use and planning, population and housing, public services, recreation, and utilities and service systems. All topics were found to have either no impact, a less than significant impact or a less than significant impact with mitigation incorporated and, as such, a Mitigated Negative Declaration was prepared and circulated in accordance with the Guidelines for the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3.
3. On March 15, 2016, the Planning Commission of the City of Highland conducted a public hearing on the subject applications at the Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and continued the hearing to May 3, 2016, to permit the applicant time to make project revision. The applicant subsequently requested that the hearing be continued to May 17, 2016, and the Planning Commission conducted the public hearing and concluded the hearing on that date.
4. On June 14, 2016, The City Council conducted a public hearing at the Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and concluded the hearing on that date.
5. All legal prerequisites to the adoption of this Resolution have occurred.

## B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the 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. Pursuant to Title 14, California Code of Regulations, Section 15074, the City of Highland City Council adopted a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program prepared for the project in compliance with the California Environmental Quality Act (CEQA).
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 to the City Council dated June 14, 2016, which is incorporated herein by this reference, does find and determine the following facts:
  - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
4. Tentative Tract Map Findings of Fact (TTM 14-004/19915):
  - a. Pursuant to California Government Code Section 66474 the City Council hereby finds and determines that:
    - i. The proposed map is consistent with applicable General and specific plans as specified in Section 65451.

Response: The subdivision of land to accommodate a maximum of 46 single-family residential dwellings is desirable for the development of the community and consistent the surrounding development and with the types of uses and density envisioned by the existing General Plan Medium Density Residential (6.1 - 12 dwelling units per acre) land use designation and also complies with the proposed Planned Development designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. In addition, the map is consistent with the proposed planned development.



- ii. The design or improvement of the proposed subdivision is consistent with applicable General and specific plans.

Response: The proposed project includes implementation of a planned development and subdivision of land to create 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements complies with the development standards specified within the planned development and is compatible with the adjacent single-family neighborhoods to the north, south, and west. In addition, the project site will provide on-site amenities in the form of a park and HOA maintained landscape area.

- iii. The site is physically suitable for the type of development.

Response: The project site is adjacent to existing single-family residential development on all sides. In order to accommodate the development, the site will be cleared and the vacant residence and remaining accessory structures will be demolished. The site contains sufficient acreage to accommodate subdividing into 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements while ensuring the minimum building setbacks, parking, landscaping and other development standards as specified in the Highland Park Plan Development guidelines and the Highland Municipal Code are met.

- iv. The site is physically suitable for the proposed density of development.

Response: The project site consists of approximately 7.6 acres. The proposed project includes subdivision of the site into 47 numbered lots, with one being a community park, and two (2) lettered lots along with the proposed street improvements. The proposed planned development includes single-family residential and open space in the form of a community park and community landscape areas with an overall density of 6.37 dwelling units per acre. As specified in the General Plan, the current land use designation of Medium Density Residential allows a minimum of 6.1 dwelling units per acre and a maximum of 12.0 dwelling units per acre and the proposed land use designation of Planned Development allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. Given that the proposed project density is 6.37, which falls within the allowed density within the current land use and the type of development is compatible with the surrounding uses, the site is considered suitable for the density proposed.

- v. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The project site is adjacent to existing single-family residential development on all sides. The Initial Study prepared for the project analyzed the potential for environmental impacts on biological resources, which includes whether there are adverse impacts on wetlands and fish or wildlife species, and all topics were found to have either no impact or a less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level and, therefore; the proposed project is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

- vi. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and the subdivision map design and conditions of approval have been incorporated to ensure the development of the project will not cause serious public health problems.

- vii. 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.

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. The project has been designed to minimize impacts to future homeowners by ensuring easements are located within the proposed streets and open space.

- b. Pursuant to California Government Code Section 66474.02 the Planning Commission hereby finds and determines that:

- i. The design and location of each lot in the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.

Response: The design of the proposed project was reviewed by the Fire Department for compliance with the State Board of Forestry and all applicable fire protection regulations and local ordinances. As determined by the Fire Department, the design of the project is in compliance with all regulations, policies and ordinances pertaining to fire protection. In addition, conditions of approval have been included by the Fire Department which ensure compliance with all applicable regulations, ordinances and policies.

- ii. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:

- ii.i A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or

- ii.ii The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

Response: Fire protection services are provided to all existing and future development within the City of Highland through contract with CalFire. The proposed project is located within the City of Highland and therefore, fire protection services will be provided by CalFire. In addition, conditions of approval have been included which require the Applicant/Developer to pay development impact fees which will contribute to the costs of providing fire protection services to the project site.

- iii. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

Response: The design of the proposed project was reviewed by the Fire Department for compliance with State Fire Protection regulations and local ordinances. As determined by the Fire Department, the design of the project with its secondary emergency ingress/egress complies with all State and local regulations pertaining to fire protection. In addition, conditions of approval have been included which ensure compliance with all State and local regulations, ordinances and policies.

- 5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Tentative Tract Map No. 19915 (TTM-14-004).

#### 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.

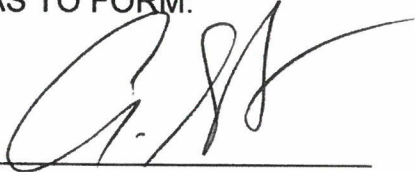
**PASSED, APPROVED AND ADOPTED** this 14th day of June, 2016.

  
\_\_\_\_\_  
Penny Lilburn  
Mayor Pro Tem

ATTEST:

  
\_\_\_\_\_  
Betty Hughes, MMC  
City Clerk

APPROVED AS TO FORM:

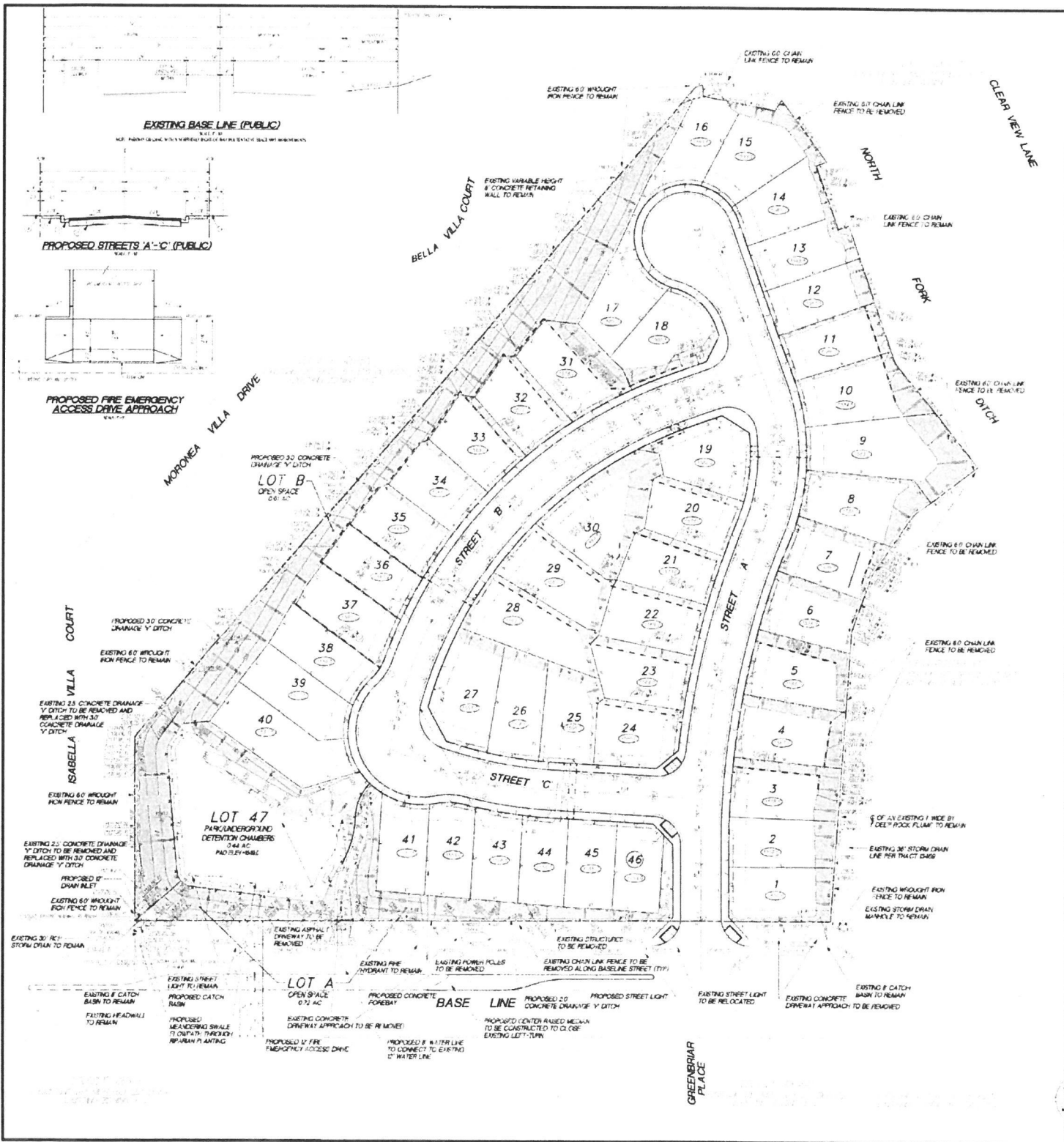
  
\_\_\_\_\_  
Craig Steele  
City Attorney



**EXHIBIT "1"**

TENTATIVE TRACT MAP NO. 19915

# Tentative Tract Map No. 19915



**EXHIBIT "2"**

TTM 14-004 CONDITIONS OF APPROVAL  
TENTATIVE TRACT MAP NO. 19915

## EXHIBIT 1

### HIGHLAND PARK PLANNED DEVELOPMENT PROJECT

#### CONDITIONS OF APPROVAL

---

Date: June 14, 2016  
File: GPA 015-003, ZC 015-001, CUP 015-001, SPA 015-001, ENV 015-003, and TTM 014-004 (Tentative Tract Map 18893)  
Applicant: 29300 Baseline Partners, LLC  
Proposal: Request to subdivide one (1) parcel into 47 numbered lots and 2 lettered lots and a community park for the creation of a cohesive planned residential development  
Location: An approximately 7.6 acres lot at 29300 Base Line (APN Nos. 0288-562-03.)

---

The departments and agencies listed below have reviewed and conditioned the above referenced application.

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Attachment A | Planning Division including Mitigation Monitoring Reporting Program (Attachment "A-1") |
| Attachment B | Building & Safety Division                                                             |
| Attachment C | Engineering Division                                                                   |
| Attachment D | Fire Prevention Division                                                               |



## ATTACHMENT A

### PLANNING COMMISSION CONDITIONS OF APPROVAL

Date: June 14, 2016  
File: GPA 015-003, ZC 015-001, CUP 015-001, SPA 015-001, ENV 015-003, and TTM 014-004 (Tentative Tract Map 18893)  
Applicant: 29300 Baseline Partners, LLC  
Proposal: Request to subdivide one (1) parcel into 47 numbered lots and 2 lettered lots and a community park for the creation of a cohesive planned residential development  
Location: An approximately 7.6 acres lot at 29300 Base Line (APN Nos. 0288-562-03.)

### PLANNING DIVISION CONDITIONS OF APPROVAL

**Note:** These conditions represent Planning Conditions and are meant to be one part of overall conditions that may include, but are not limited to, Engineering, Fire Department and Building and Safety conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy unless otherwise stated herein.

The Tentative Tract Map Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

#### General

1. This approval shall become null and void:
  - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this application have occurred within thirty-six (36) months from the approval date of this tentative tract map application, this tentative tract map application shall expire and be null and void without further action by the City of Highland.
  - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the project. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on May 17, 2016, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
3. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. No expansion of the project beyond the scope and nature described in the application (i.e., GPA 015-003,, ZC 015-001, SPA 015-001, CUP 015-001, ENV 16-006, and TTM 014-004), which would tend to increase the projected scale of the project, shall not be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.
6. The Applicant/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.
7. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
8. Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Engineering Division, Building Division and Fire Department. The plans shall demonstrate compliance with the 2013 California Building, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, Highland Municipal Code, Engineering Directives and Standards, and all conditions contained herein.

9. The Applicant shall obtain any necessary permits from the Engineering Division prior to commencement of work within public right-of-way or public easements.
10. Prior to the start of operations (i.e. construction), the developer shall obtain any necessary permits. The developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to the start of operations (i.e., occupancy). Any discrepancy between the approved plans and the field conditions shall be remedied prior to the start of operations (i.e., occupancy) such that the field condition is consistent with the approved plans. If the field condition cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.
11. This approval may be terminated for violation of any provisions of Title 16 of the Highland Municipal Code or any other applicable laws, or for fraud or misrepresentation in the application process.
12. 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.
13. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, multi-use trail connections, 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, and landscaping on all applicable lettered lots.
14. Design and construction of all subdivision improvements shall be completed in accordance with the approved plan.
15. No permanent building construction shall be commenced until the final grading and improvement plans have been approved, rough grading certified, and a building permit issued by the Building Division.
16. No release of surety, or any other final clearance, shall be given until all other conditions are met.
17. Prior to recordation of the final map, the Applicant/Owner shall obtain approval from the Street Naming Committee for all new streets.

## **Easements**

18. Prior to the issuance of permits, the Applicant/Owner shall obtain a non-interference letter from any utility company that may have rights of easements within the property boundaries and shall provide the letter to the Planning Division.
19. Easements of record not shown on the tentative tract map shall be relinquished or relocated. Lots affected by proposed easements or easements of record which cannot be relinquished or relocated shall be redesigned subject to review and approval of the Assistant Community Development Director.

### **Site Design**

20. The Applicant/Developer shall obtain approval of a Design Review Application from the Planning Commission prior to the issuance of permits. The review shall include, but is not limited to, grading plans, interior and perimeter walls and fences, architectural elevations, colors/materials, plotting, landscaping and park.
  - a. Traffic control bollards or similar barrier shall be installed into the park access pathway to limit vehicular access.
21. A decorative masonry block wall shall be installed around the perimeter of the tract and along all property lines visible from the public right-of-way in compliance with the Planned Development design guidelines.

### **Grading**

22. 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.
23. Prior to issuance of a grading permit a demolition permit shall be request from Building and Safety for the removal of all structure on site.
24. Prior to issuance of a grading permit, a tree removal application shall be reviewed and approved for removal of any on-site trees.

### **Construction**

25. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.

### **Environmental**

26. The Developer shall comply with all applicable mitigation measures specified within the Mitigated Negative Declaration for the project (State Clearinghouse No. 2015101076) attached hereto.



## **Declaration of Conditions, Covenants and Restrictions**

27. 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. The City shall be included as a party to the CC&Rs for enforcement purposes of those CC&R provisions in which the City has an interest. However, the City shall not be obligated to enforce the CC&Rs;
  - b. 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;
  - c. Provisions alerting the buyers of any lot that the construction of dwellings has been required to meet the City's interior noise standard for single-family residential development;
  - d. 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;
  - e. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts; and,
  - f. Provisions alerting the buyers of residential lots with slopes over two (2) feet in height that it is their responsibility to maintain the slope and any landscaping on the slope.

## **Homebuyer Notification**

28. 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. The notification shall be signed by each buyer at the time of sale.
- a. A notice explaining the obligation to maintain any on-site slopes over two (2) feet in height and prohibit altering of any on-site drainage facilities or flow patterns without obtaining approval from the City of Highland;
  - b. A notice indicating potential restrictions for lots affected by any on-site easements; and,
  - c. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.
  - d. A notice disclosing the proximity to the Alquist-Priolo Earthquake Fault Zone.

- e. A notice disclosing the inclusion of this property within the Very High Fire Severity Zone.

### **Fees**

- 29. Prior to the issuance of building permits, the Owner/Developer shall pay all applicable Development Impact Fees.
- 30. Prior to issuance of building permits, the Owner/Developer shall provide receipts indicating payment of any applicable school fees.

**ATTACHMENT A-1**

**MITIGATION MONITORING REPORTING PROGRAM**

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## Mitigation Monitoring Reporting Program

### Mitigation Monitoring Reporting Program ENV 015-003 for: CUP-015-001 - SPR 015-001 - GPA 015-003 - ZC 015-001 - TTM 015-004

| Impact Category      | Impact                                                                                                                                                                                                                                                                                                           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Implementation Timing                                                                                                                                | Responsible Party   | Monitoring/ Reporting Method             | Compliance Verification (Initials/Date ) |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------|------------------------------------------|
| Biological Resources | 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 Game or U.S. Fish and Wildlife Service? | <p><b>MM BIO 4.1</b> Suitable nesting habitat is present within and immediately adjacent to the property and compliance with the following conservation measure would ensure compliance with the federal MBTA. Potential direct/indirect impacts to common passerine and raptor species will require compliance with the federal MBTA. Construction outside the nesting season (between September 1st and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than three days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site, if access is permitted.</p> <p>The survey(s) will focus upon identifying any raptor and/or passerine nests that are directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. A minimum exclusion buffer of 500 feet for raptor and listed species nests and 300 feet for non-listed passerines nests shall be maintained during construction, depending upon the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the City of Highland prior to initiation of grading in the nest setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.</p> <p>Any nest permanently vacated for the season, as verified by a qualified biologist, would not warrant protection pursuant to the MBTA.</p> | No more than 3 days prior to commencement ground disturbing activities, including but not limited to issuance tree removal permit or grading permit. | Planning Department | Qualified biologist/ nesting bird survey |                                          |



**Mitigation Monitoring Reporting Program ENV 015-003 for: CUP-015-001 - SPR 015-001 - GPA 015-003 - ZC 015-001 - TTM 015-004**

| Impact Category    | Impact                                                                                                        | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Implementation Timing                                                                             | Responsible Party   | Monitoring/ Reporting Method                                          | Compliance Verification (Initials/Date ) |
|--------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------|------------------------------------------|
|                    |                                                                                                               | <p><b>MM BIO 4.2</b> Although no characteristic sign of bats was documented during the site assessment, potentially suitable roosting habitat for the pallid bat (abandoned structures) and western yellow bat (mature trees and palms), and other common bat species was documented on-site.</p> <p>A preconstruction bat survey shall be conducted by a qualified biologist prior to demolition of the abandoned structures on-site or the removal of mature trees and palms. If a non-breeding bat colony is detected, all individuals shall be humanely evicted based upon the direction of the monitoring biologist. If a maternity colony is detected on-site, a construction-free buffer shall be established around the buildings and/or mature trees and palms until it has been determined by a qualified biologist that the nursery is no longer active. Removal should preferably be done between March 1st and April 15th, or August 15th and October 15th, to avoid interfering with the active nursery.</p> | Prior to demolition of the abandoned structures on-site or the removal of mature trees and palms. | Planning Department | Qualified biologist                                                   |                                          |
|                    |                                                                                                               | <p><b>MM BIO 4.3</b> A certified arborist, horticulturist, or registered landscape architect familiar with the City of Highlands Heritage Tree Preservation Ordinance will be required to conduct an assessment of mature trees documented onsite to determine if a tree removal permit from the Community Development Director is required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to the removal of mature trees and palms.                                                   | Planning Department | Certified arborist, horticulturist, or registered landscape architect |                                          |
|                    |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                   |                     |                                                                       |                                          |
| Cultural Resources | b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <p><b>MM CUL 5.1</b> A Certified Tribal Monitor(s) from the Gabrieleno Band of Mission Indians shall be on site at this project location during all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching). The monitor will provide daily written reports (as well as photographic proof) of all activities including construction along with any cultural materials identified. Should resources be discovered the monitor will assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the professional management standards for such resources. Prior to the start of ground disturbance activities, the developer shall enter into an agreement with the designated monitor for their recommended management requirements for accidentally exposed cultural resources and provide verification to the City of Highland Planning Department.</p>              | Prior to the start of ground disturbance and during project construction                          | Planning Department | Qualified archaeologist or Native American designated monitor         |                                          |

**Mitigation Monitoring Reporting Program ENV 015-003 for: CUP-015-001 - SPR 015-001 - GPA 015-003 - ZC 015-001 - TTM 015-004**

| Impact Category | Impact                                                                                                                                                                              | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Implementation Timing       | Responsible Party              | Monitoring/ Reporting Method | Compliance Verification (Initials/Date ) |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------|------------------------------|------------------------------------------|
|                 | d) Disturb any human remains, including those interred outside of formal cemeteries?                                                                                                | <b>MM CUL 5.2</b> If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease and the San Bernardino County Coroner's Office shall be contacted pursuant to Health and Safety Code provisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | During project construction |                                |                              |                                          |
| Noise           | a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <b>MM NOS-1</b> The installation of a minimum 3-foot high noise barrier is required on Lot 1 along its east and south property boundary adjacent to Base Line. The noise barrier may be constructed using one of the following materials: <ul style="list-style-type: none"> <li>• Masonry block</li> <li>• Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot</li> <li>• Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot</li> <li>• Earthen berm</li> <li>• Any combination of these construction materials</li> </ul> The barrier must present a solid face from top to bottom.                                                                                                                                                                                                                                                                                                                                                                   | Plan check and construction | Planning & Building Department | Building inspections         |                                          |
|                 |                                                                                                                                                                                     | <b>MM NOS-2</b> In order to meet the City of Highland 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures: <ul style="list-style-type: none"> <li>• Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.</li> <li>• Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.</li> <li>• Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</li> <li>• Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be</li> </ul> | Plan check and construction | Planning & Building Department | Building inspections         |                                          |

**Mitigation Monitoring Reporting Program ENV 015-003 for: CUP-015-001 - SPR 015-001 - GPA 015-003 - ZC 015-001 - TTM 015-004**

| Impact Category | Impact                                                                                                                                     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Implementation Timing | Responsible Party              | Monitoring/ Reporting Method | Compliance Verification (Initials/Date ) |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------|------------------------------|------------------------------------------|
|                 |                                                                                                                                            | provided which satisfies the requirements of the Uniform Mechanical Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                                |                              |                                          |
|                 | d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <p><b>MM NOS-3</b> Prior to grading, the project contractor shall submit to the City a noise management plan that shall include, but not be limited to, the following noise abatement measures:</p> <ul style="list-style-type: none"> <li>• All construction equipment, fixed or mobile, will be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>• The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors.</li> <li>• The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors.</li> <li>• During all project site construction activities, the construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. No construction activities shall be allowed on Sundays and public holidays.</li> </ul> | Prior to grading      | Planning & Building Department | Site inspection              |                                          |

**ATTACHMENT B**  
**BUILDING AND SAFETY**

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**Conditions of Approval**

**Date:** November 30, 2015  
**Applicant:** Mastercraft Homes  
**Address of Applicant:**  
**Site Location:** 29300 Base line  
**Telephone:**  
**File / Index No.:** TTM 015-004, CUP 015-001, SPA 015-001, ENV 015-003, GPA 015-003, and ZC 015-001

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1. Provide two (2) of the following construction plans and information for review of the proposed project. Initial plan review usually will take three weeks on most projects. You will receive a plan review number at the time you submit plans for the proposed project. This number will be needed to obtain information regarding your plan review.

Sets needed:

- (2 ) Architectural Plans
- (2 ) Structural Plans
- (2 ) Structural Calculations
- (2 ) Plot/Site Plans
- (2 ) Electrical Plans
- (2 ) Electrical Load Calculations
- (2 ) Plumbing Plans/Isometrics
- (2 ) Mechanical Plans
- (2 ) Duct layout Plans
- (2 ) Roof and Floor Truss Plans
- (2 ) Title 24 Energy Calculations
- (2 ) Soils Report
- (2 ) Compaction Report
- (2 ) Precise Grading Plans with erosion control Best Management Practices shown.
- (2 ) Condition of Approval Packages
- (2 ) Temporary Fence Plan

**General Conditions**

2. All structures shall be designed in accordance with the adopted Building Code at the time of plan submittal; currently the 2013 California Residential Codes and the California Green Standard Building Code are adopted by the City of Highland, Ordinance No. 386. Design

all structures to comply with Seismic Design Category D, wind speed 85 MPH, at exposure "C". Habitable structures shall comply with the 2013 California Energy Code requirements."

3. 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 is sent to the San Bernardino County Records Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
4. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request final clearances from each department and division prior to requesting the final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
5. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.

***If your inspection request is left on another phone extension, your inspection will not be performed.***

6. You may also fill out an inspection request at the Building and Safety counter. The request must be given to the front counter receptionist for the next day inspection.
7. A security fence with screening must protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. See Construction fencing requirement policy.
8. 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.
9. 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 receipts shall be forwarded to the Planning Division.
10. Construction projects, which require temporary electrical power, shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building and Safety and the Planning Division.
  - a. Installation of a Construction Trailer through the Temporary Occupancy Permit (TOP) procedure, or:
  - b. Security fenced area where the electrical power will be located



11. 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.

Attached to the approved plans are Building and Safety Policies, which are part of the Condition of Approval for this project.

12. Ordinance 209 requires Fire Sprinklers. Submit Fire Sprinkler Plans to the Deputy Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Deputy Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.
13. Structures constructed within designated Very High Fire Hazard Severity Zone, shall comply with the requirement of the 2013 California Residential Code, Chapter 7A "Materials and Construction Methods For Exterior Wildfire Exposure"
14. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site Fire Hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the Fire Hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
15. Prior to issuance of permits, site-grading certifications shall be submitted to Building and Safety. Compaction reports shall accompany certifications.
16. Prior to issuance of building permits, provide a receipt from the Unified School District stating that all school fees have been paid. This project is located in the Redlands/ San Bernardino Unified School District.
17. Prior to issuance of building permits, provide Building and Safety with a Sewer and Water availability Letter from East Valley Water District. (909) 888-8986
18. The property shall be connected to East Valley Water District sewer service. If the sewer is not available, provide Building and Safety with a letter from East Valley Water District explaining that the sewer is not available to the site and the building can be serviced by a private septic system. The letter is required prior to plan review process. Submit the septic design plans along with a percolation test report for review, approval and permits.
19. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to permit issuance; submit a plan indicating compliance methods.
20. Prior to the demolition of the existing structures, the following will be required:
  - a. Submit copies of property title to prove ownership.
  - b. Provide a hazardous materials survey (Asbestos and lead) for each structure.
    - i. If hazardous materials are present, contract with an approved abatement contractor to remove all materials to an approved landfill or disposal site.

- ii. Provide landfill or disposal site receipts to the Building Department prior to obtaining permits.
  - iii. Provide a hazardous material clearance certification from the abatement contractor or industrial hygienist.
- 21. Submit AQMD notification application a minimum of 10 days prior to start of the demolition work. (Provide copies of the certified mail receipt to the Building Department).
- 22. Contact the approved City waste hauler for disposal of the demolition materials. All recyclable materials must be weight and reported. (Submit material amount estimates prior to issuance per Ordinance).
- 23. Obtain demolition permits from the Building Department.
- 24. Completely demolish each structure, removing all materials, foundations, slabs, trash and debris.
- 25. Cap utility connections within 5 feet of the property line.
- 26. Obligation and responsibility for determining the location of any or all wells, shafts, openings, septic tanks, cesspools, basements, pits or other like hazards lies with the property owner or contractor, All such hazards shall be abated as per the California Plumbing Code or by methods approved by the Building Official. (Septic systems shall be pumped, filled with sand with lids shall be crushed).
- 27. Burying, covering or otherwise discarding of debris on the demolition site is prohibited.
- 28. In instances regarding excavation and removal of fuel storage tanks, or other excavations involving substantial backfill, a compaction report by an approved agency shall be filed with the Building Department. Fuel storage tanks removal will require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department.
- 29. All Best Management Practices set by NPDES shall be implemented and complied with.
- 30. All dead trees shall be removed and other vegetation shall be trimmed to comply with weed abatement procedures.

### **Development Code Regulation**

- 31. All residential dwelling units shall be equipped with security lighting affixed to the exterior of each garage door and/or above the exterior of each front and rear man doors.
  - a. Motion sensor devices shall activate lighting.
  - b. Lights shall be installed a minimum of eight feet above grade and shall be hard wired into the electrical power source.
  - c. Lights shall be shielded and directed away from surrounding residential uses and shall not blink, oscillate or be of unusually high intensity.

### **Amendments to the Plumbing Code**

32. Due to pinhole leaks in copper tubing in the City of Highland we refer you to, Section 604.1, of the California Plumbing Code which has been changed to allow the use of CPVC and Cross Linked Polyethylene (PEX) for domestic water supply.
33. Copper pipe may be used in buildings if a letter from the owner of the building is submitted to Building and Safety accepting liability for future copper pipe failures in the structure. If copper pipe is proposed, Type K should be used below and above the ground. Water supply lines to fixtures should be plumbed in stainless steel or other approved materials.

ATTACHMENT C

ENGINEERING DIVISION

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## ATTACHMENT C

### ENGINEERING CONDITIONS OF APPROVAL TRACT 19915/MASTERCRAFT HOMES

- A - Required Prior to Final Map Approval
- B - Required Prior to Construction/Building Permit
- C - Required Prior to Building Occupancy
- D - Ongoing
- E - Required Prior to Grading Permit
- \* - Non Standard Conditions

April 25, 2016

#### SOILS/GEOLOGY/GRADING

- B\* 1. Comply with the recommendations of the Preliminary Geotechnical Evaluation, prepared by Petra Geotechnical, Inc., J.N.13-627 dated April 15, 2014, and any amendments thereto as approved by the City Engineer.
- A 2. 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 3. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.
- C\* 4. In order to eliminate the creation of a strip of fenced-in area along the northwesterly tract boundaries behind Lots 9 through 16, attempt to obtain permission from the adjoining property owner to remove the existing chain link fence behind Lots 9 through 16. If the permission cannot be obtain after a good faith verifiable effort has been made, the existing chain-linked fence may remain as is.
- A 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.
- A 6. Submit an erosion and sediment control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- A 7. Design short term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.



- D 8. 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 15 miles per hour, stabilized construction entrances to prevent trackout of sediments, and street sweeping.
- B 9. 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 10. Submit original wet signed and stamped final grading certifications from the grading engineer, to the City Engineer.

## **STREET IMPROVEMENTS**

- C\* 11. Remove the existing curb-adjacent sidewalk and construct a 10' wide parkway sidewalk located 10' north of the face of curb with a 9.5' wide landscaped parkway across the Base Line project frontage. Remove existing curb and gutter and sidewalk necessary to construct a new cross-gutter, 25-foot radius curb returns, and access ramps at the Street 'A' intersection with Base Line. Remove the existing driveway approaches on Base Line and construct new curb and gutter and parkway sidewalk. Relocate the existing conflicting street light to the west side of Street 'A' and install 24-inch wide "Bike Lane" sign (R81-CA) and "No Parking" sign (R8-3a) on the street light pole. Grade the area within the public right-of-way to provide a two percent crossfall to the street.
- C\* 12. Modify the existing landscaped median on Base Line to close off the existing median break and to provide for a 75-foot eastbound left-turn pocket with a 60-foot taper, as approved by the City Engineer and the Community Developer Director. Modify the irrigation system to include a water meter, an electric meter, a backflow device, and a controller that are separate from those of the existing irrigation system of the East Highlands Ranch Homeowners Association. Maintain the landscaping for one year after the City has approved the initial landscaping installation.
- C\* 13. Construct street improvements on all interior streets including, but not limited to, curb and gutter, asphalt concrete pavement, class II aggregate base, six-foot curb adjacent sidewalk, and one driveway approach per lot. The minimum street grade shall be one percent on all new streets. Street widths shall be 36 feet, curb to curb, within a 50-foot right-of-way.
- A 14. Design all streets to comply with horizontal and vertical sight distance requirements in accordance with the Caltrans Highway Design Manual and the City street and storm drain improvement checklist.
- C\* 15. Install street name signs, traffic control signs, and pavement markings with locations and types as approved by the City Engineer. Streets 'B' and 'C' shall be stop controlled at the intersections with Street 'A'.

- C\* 16. Construct a 14' wide improved emergency access from the knuckle at the Street 'B'/Street 'C' intersection to the north side of Base Line as approved by the City Engineer and the Fire Marshall. Use City standard driveway approaches with 4-foot sidewalks. Construct access control to restrict day-to-day vehicular use but allow day-to-day pedestrian use of the emergency access.
- C\* 17. Design and Install City owned and maintained street lighting system on interior streets using energy efficient luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Install street lighting conduits, wirings, controls, electric meters etc. per City requirements. Pay Southern California Edison to energize the street lights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the street lights.
- A 18. Submit street improvement and street lighting plans for required improvements to the City Engineer for approval. Indicate on the plans the location of any existing utility/facility which would affect construction of the improvements. Comply with City design standards as shown on the City's street and storm drain improvement checklist.
- B 19. Submit a design and a recommendation from a soils engineer for the structural sections to be constructed on the interior streets. Design the pavement structural section for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum pavement structural section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes to be used in the pavement design.
- A 20. All required improvements shall be designed and constructed in accordance with the State of California Accessibility Standards, Title 24 California Administrative Code.
- D 21. After all houses are constructed, slurry seal the streets within the tract prior to final bond release or submit a cash payment in lieu of slurry seal.

#### **WATER QUALITY/DRAINAGE**

- E 22. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's NPDES permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the WQMP.

- A\* 23. The park/water quality basin shall have maximum side slopes of 4:1, horizontal to vertical, including the entire slope south of the access road. Design of the basin, including types of drainage outlet and inlet, emergency overflow, access road, landscaping and fencing, etc. shall be as approved by the City Engineer and the Community Development Director. A 12-inch wide 2-sack slurry cut-off wall shall extend four (4) feet below the bottom of the infiltration chamber system.
- C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:
- "I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C\* 25. Remove the existing rock flume and concrete v-ditch within Lot B along a portion of the westerly and northwesterly tract boundary. Construct a new concrete v-ditch within Lot B at the toe of slope along the entire northwesterly and westerly tract boundary, and connect it to the existing headwall at the southwest corner of the project.
- C\* 26. Construct a new concrete v-ditch within Lot A at the toe of slope along the south tract boundary west of Street "A", and connect it to the existing headwall at the southwest corner of the project.
- C\* 27. Construct concrete v-ditches at the top of the northerly rear slopes of Lots 9 through 16, and construct swales, drain pipes or concrete v-ditches as necessary to intercept and convey storm runoff to a public street or storm drain. Utilize under sidewalk drains at all street outlet locations.
- C\* 28. Attempt to obtain permission from the owner of the easterly adjoining property to replace the existing rock flume along Lots 1 through 8 with a concrete channel or concrete v-ditch, and remove the existing chain link fence along Lots 3 through 8. If permission cannot be obtained after a verifiable good faith effort has been made, submit for review and approval by the City Engineer an alternate design to protect the proposed lots within Tract 19915 that are subject to potential impact if seepage from the existing rock flume occurs.
- C\* 29. Construct storm drain in Street 'C' and the emergency access road and connect it to the existing storm drain in Base Line. Construct catch basins at locations as required by the City Engineer, including a catch basin located upstream and west of the emergency access.
- A 30. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated by the site. Include hydraulic calculations to determine the size, locations and type of all drainage pipes, inlets, and catch basins.

- A 31. Submit storm drain plans for required improvements to the City Engineer for review and approval. Indicate on the plans the location of any existing utility/facility which would affect construction of the improvements. Comply with City design standards as shown on the City's street and storm drain improvement checklist.

#### **MAP/DEDICATION/ANNEXATION**

- B 32. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 33. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.
- A 34. Dedicate corner property line cutoffs for all corner lots in accordance with City standards.
- A 35. Dedicate five-foot public utility easements and sidewalk easements on all interior streets.
- A\* 36. Dedicate drainage easements within Lot A as required by the City Engineer.
- A\* 37. Reserve private drainage easements for conveyance of landscape irrigation and storm runoff for the benefit of affected lots and/or upstream properties.
- A 38. Dedicate all public street rights-of-way and all necessary easements within the tract boundary by Final Map.
- A\* 39. Attempt to purchase the property northerly of Lots 15 and 16, and easterly of Lots 13 and 14, to eliminate the angles in the property line and perimeter wall. If the property cannot be purchased after a good faith verifiable effort has been made, the property line may remain as is.
- B\* 40. Establish a Homeowners Association (HOA) and secure a commitment from the HOA by means of an agreement with the City, and include in its By-laws and Covenants, Conditions and Restrictions, to maintain the park/water quality basin (Lot 47), landscaping and drainage ditches within Lots A and B, and the landscaped parkway areas along the Base Line project frontage.
- A\* 41. Apply to the City to annex the project into "shell" Consolidated Landscaping and Lighting District for improvements that are to be maintained by the HOA but may be potentially maintained by the City by means of the maintenance districts, if deemed necessary by the City. The areas subject to potential City maintenance include the park/water quality basin (Lot 47), Lot A, and the parkway areas along Base Line. Sign ballots prepared by the City agreeing to the annexation and amount of assessment.

- A\* 42. Apply to the City to annex the project into the City's Street and Drainage Maintenance District for maintenance of the emergency access and the public storm drains. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment.
- A\* 43. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting District for maintenance of street lights and median landscaping on Base Line. Sign a ballot prepared by the City agreeing to the annexation and amount of assessment.

## **FEES/PERMITS/BONDING**

- D\* 44. Make a cash payment for one year of maintenance of median landscaping on Base Line. Maintenance will be provided by the City through the Landscape Maintenance District after a one-year maintenance period provided by the developer and acceptance of the landscaping by the City. City Public Works staff and the City's Landscape Architect will perform inspections at the beginning and end of the one-year maintenance period.
- D 45. Pay appropriate engineering fees for bond processing, district annexations, grading and improvement plan check, hydrology report review, water quality management plan review, retaining wall calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- B 46. Obtain a permit from engineering prior to any on-site construction or construction within the City's right-of-way.
- E 47. Obtain coverage under the National Pollutant Discharge Elimination System General Construction Permit (GCP) for Storm Water Discharges Associated with Construction and Land Disturbance Activities. Submit a copy of the Waste Discharge Identification (WDID) receipt letter issued by the State Water Resources Control Board confirming coverage under the CGP.
- A 48. Post a deposit for monumentation based on an estimate of the cost to perform the work prepared by the project surveyor or engineer as approved by the City Engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.
- E 49. Post a deposit for erosion control based on an estimate of the cost to perform the work prepared by the project engineer as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.
- A 50. Submit bonds for all required street and drainage improvements, grading, and median landscaping, in accordance with the City's Municipal Code.
- A 51. Enter into an agreement for construction of improvements with the City using the adopted City form.



## UTILITIES/CONSTRUCTION

- C 52. Provide all utility services to each lot, including sanitary sewers, water, electric power, cable TV, internet, gas, and telephone. All utilities are to be underground.
- D 53. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C\* 54. Install underground electric burd transformers, telephone risers, and cable television and internet risers etc. located in the front yards of residential lots whenever the underground installation is an available option offered by the utility companies. If the underground installation is not available and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility structures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- D 55. 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 damage and slurry seal all interior streets if the final asphalt cap is done before the completion of all house construction.
- E 56. Obtain written permission from the adjoining property owner(s) for off-site grading or construction, if any.
- E 57. Submit a Storm Water Pollution Prevention Plan for review and acceptance by the City.
- B 58. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 59. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 60. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- D 61. Submit "Record Revisions" to construction plans which reflect the improvements as constructed, and any changes made during construction of public improvements such as streets, storm drains, parks, trails, public landscaping, etc. Provide original mylars and AutoCAD files.
- D 62. Comply with the City's Public Works Policies, Standards and Procedures prevailing at the time of permit issuance.

ATTACHMENT D

FIRE PREVENTION DIVISION

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City of Highland, **FIRE PREVENTION DIVISION**, Conditions of Approval.

**DATE** : December 9, 2015

**PAGE 1 OF** \_\_\_5\_\_\_

**APPLICANT** : Mastercraft: 'Highland Park'

**Address** : 29300 Baseline, Highland

**SITE LOCATION** : same 46 lot sub-division

**FILE / INDEX No.:** TTM 19915

THIS PROJECT IS PROTECTED BY THE CITY OF HIGHLAND FIRE DEPARTMENT / CAL-FIRE / CALIFORNIA DEPARTMENT of FORESTRY and FIRE PROTECTION.

**Fire Department Review of all projects is required.**

SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY** OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE (**2013 edition**) Along with amendments as adopted within the Highland Municipal Code (Ord. #387).

**Note:** All weather access roads (CFC 503.2.3) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

**Note:** The City of Highland has 2 areas within the '**FIRE SAFETY OVERLAY DISTRICT**' designated as **FR-1** and **FR-2**. Both areas may border or overlap areas identified by the State/CalFire as '**High Fire Severity Zone**' or '**Very High Fire Severity Zone**'. See **HMC Section 4905.4** for construction requirements.

**GENERAL.**

1. **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 CPTR 49 / CBC CPTR 7A**

2. **HF31:** APPROVED FIRE HYDRANT PAVEMENT MARKERS (BLUE DOTS) SHALL BE INSTALLED AT EVERY HYDRANT.
3. **HF50:** HIGH FIRE HAZARD AREAS FR-1 & FR-2: ONE-HOUR FIRE RESISTIVE CONSTRUCTION IS REQUIRED FOR EXTERIOR(S) WALL(S). **HMC 4905.4 / CBC Chapter. 7-A**
4. **HF51:** THE MAIN ELECTRICAL PANEL AND ALL SUB-PANEL(S) SHALL BE LABELED ON INSIDE COVER FOR ALL CIRCUITS. **CEC 408.4**
5. **HF52:** WATER HEATER (FUEL FIRED), SHALL BE PROPERLY VENTED TO EXTERIOR OF STRUCTURE. WATER HEATER SHALL BE SEISMIC STRAPPED TO WALL AND BE LOCATED 18" ABOVE A GARAGE FLOOR. **CBC**
6. **HF53:** A ONE-HOUR, SOLID CORE, SELF-CLOSING AND LATCHING DOOR (MINIMUM 1-3/8 INCH) SHALL BE INSTALLED BETWEEN AN ATTACHED GARAGE AND LIVING SPACE. **CBC**
7. **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 1/2" MAXIMUM OPENINGS. **CFC CHPTR 6; CBC; CMC**
8. **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.
9. **HF48:** A CLASS "A" ROOF COVERING STRUCTURE WITH "BIRD STOPS" SHALL BE INSTALLED.

#### **ACCESS:**

10. **HF7:** FIRE DEPARTMENT **EMERGENCY ACCESS** ROAD (SPECIFIC TO THIS PROJECT) SHALL MEET THE FIRE DEPT. MINIMUM UNOBSTRUCTED WIDTH OF TWELVE (12) FEET. **THIS STANDARD SHALL NOT LESSEN OTHER AGENCY REQUIREMENTS.** ACCESS ROADS SHALL BE PAVED (ASPHALT/CONCRETE) AND IN PLACE **PRIOR** TO OCCUPANCY OF FIRST HOME.
11. **HF8:** ALL ACCESS ROADS, PUBLIC, PRIVATE STREETS AND RESIDENTIAL DRIVEWAYS SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF THIRTEEN (13) FEET-SIX (6) INCHES. **CFC 503.2.1**
12. **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 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 **44 FEET**. **CFC 503.1.1 / APPENDIX D, D103.4, SBCO TRANSPORTATION STD 120/121**
13. **HF12:** FIRE DEPARTMENT ACCESS ROADWAY(S); PUBLIC/PRIVATE STREET(S) AND DRIVEWAYS SHALL NOT EXCEED 12% GRADE. **CBC 503.2.7 / APPENDIX D, D103.2 - HMC**

14. **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.
15. **HF14:** IN FR-1/FR-2 AREAS, STREETS ENDING IN A CUL-DE-SAC SHALL NOT EXCEED 350 FEET, IN ALL OTHER AREAS, NON CIRCULATING STREETS SHALL NOT EXCEED 600 FEET IN LENGTH AND SHALL PROVIDE AN APPROVED CUL-DE-SAC. **HMC**
16. **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. **CFC 506.6**
17. **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 503.3 - APPENDIX D, D103.6**

**WATER:**

18. **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. CFC APPENDIX B AND APPENDIX C**

**Note: Hydrants shall meet EVWD standards.**

19. **HF29:** FIRE HYDRANT SPACING SHALL BE :  
SINGLE FAMILY RESIDENTIAL: 600 FEET

**CFC 507 / APPENDIX B AND APPENDIX 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.**

20. **HF26:** TWO SETS OF WATER DELIVERY SYSTEM PLANS, DESIGNED TO MEET THE REQUIRED FIRE FLOW FOR THIS PROJECT AND/OR DEVELOPMENT, SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. **CFC 501.3**
21. **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 501.3**



22. **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 501.4 / CFC 3312.1**

**C**

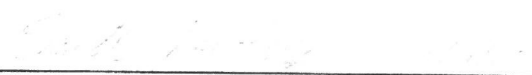
**ADDRESSING – IDENTIFICATION:**

23. **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 505.2** **Note:** Permanent signage shall meet City standards as required by Planning.
24. **HF17:** THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE IDENTIFIED WITH CITY APPROVED NAMES. **CFC 505.2**
25. **HF20:** **RESIDENTIAL** ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING STRUCTURES IN SUCH A MANNER AS TO BE **PLAINLY VISIBLE** AND LEGIBLE FROM THE ACCESS ROADWAY OR STREET. SINGLE FAMILY DWELLINGS SHALL HAVE NUMBERS OF **4"** HEIGHT, **3/8"** STROKE ON CONTRASTING BACKGROUND. ADDRESS NUMBERS SHALL BE LOW VOLTAGE, AUTOMATICALLY ELECTRICALLY ILLUMINATED WHERE STRUCTURE SETBACK EXCEEDS ONE HUNDRED (100) FEET FROM THE ACCESS ROADWAY OR STREET, ADDITIONAL NON-ILLUMINATED NUMBERS **4"** IN HEIGHT, **3/8"** STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE. **CFC 505.1**

**FIRE PROTECTION & ALARM SYSTEMS:**

26. **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.
27. 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. RESIDENTIAL SPRINKLER HEADS OF PROPER TEMPERATURE RATING SHALL BE INSTALLED IN ATTIC AND BUILT-UP STORAGE SPACES WHERE MECHANICAL EQUIPMENT (FAU, WATER HEATER, etc.) IS INSTALLED. **CFC CHPTR 9; CFC 903; CBC; & HMC 8.24; NFPA13D, CHAPT. 6 & 1.**
28. **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. **CFC 907; CBC**
29. **HF60:** 2013 CALIFORNIA FIRE CODE, CHAPTER 33, **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.

30. **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.
31. **HF63:** SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY** OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

  
\_\_\_\_\_  
Scott DeForge, Deputy Fire Marshal  
City of Highland Fire Department  
(909) 864-6861

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF HIGHLAND                    )

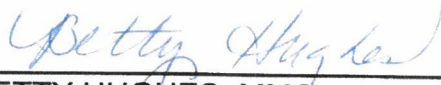
I, BETTY HUGHES, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2016-035 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 14th day of June, 2016, by the following vote:

AYES:       Lilburn, Racadio, Scott, Timmer

NOES:       None

ABSTAIN:   None

ABSENT:     McCallon

  
\_\_\_\_\_  
BETTY HUGHES, MMC  
CITY CLERK

## **Attachment No. 6**

### **Planning Commission Resolution for Extension of Time 2020-\_\_\_\_**

**RESOLUTION NO. 2020- \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THAT THE CITY COUNCIL APPROVE EXTENSION OF TIME APPLICATION NO. 20-001, FOR A ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 19915/14-004 AND CONDITIONAL USE PERMIT NO. 15-001 WHICH ESTABLISHED THE HIGHLAND PARK PLANNED DEVELOPMENT (SPR NO. 15-001) FOR 46 MEDIUM DENSITY LOTS AND A PARK/WATER QUALITY BASIN.**

**APPLICANT(S): 29300 Baseline Partners, LLC**

**A. RECITALS**

1. On June 14, 2016, the City of Highland City Council adopted Resolution No. 2016-034 approving Conditional Use Permit No. 15-001, the Highland Park Planned Development Document, and Resolution No. 2016-035 approving Tentative Tract Map No. 19915 to subdivide one (1) 7.6 acre parcel into 46 medium density residential lots and a park/water quality basin located at 29300 Base Line (APN: 0288-562-03). Both approvals expire on June 14, 2019.
2. On June 14, 2016, the City of Highland City Council adopted Resolution No. 2016-032, adopting a Mitigated Negative Declaration for the project.
3. On June 4, 2019, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Extension of Time Application and concluded the Hearing on that date.
4. On June 25, 2019, the City of Highland City Council adopted Resolution No. 2019-005 approving a One-year Time Extension for the Highland Park Planned Development Documents, which includes Tentative Tract Map No. 19915 to subdivide one (1) 7.6 acre parcel into 46 medium density residential lots and a park/water quality basin located at 29300 Base Line (APN No.: 0288-562-03).
5. On May 7, 2020, the Applicant filed Extension of Time Application (EOT No. 20-001) which is a request to extend Tentative Tract No. 19915/TTM No.14-004 and Conditional Use Permit No. 15-001, which established the Highland Park Planned Development (SPR No. 15-001), a residential subdivision of 7.6 acres into 46 medium density residential lots and a park/water quality basin.
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:



Section 1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the August 4, 2020, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

a. The Planning Commission finds that the Findings of Fact made in City Council Resolution No. 2016-034 and Resolution No. 2016-035 made on June 14, 2016, for Conditional Use Permit No. 15-001 and Tentative Tract No. 19915/TTM No. 14-004, are true and correct and are adopted herein by reference.

b. Granting of the extension will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because it will comply with all project conditions from the Planning, Building & Safety, and Engineering Divisions as established by Resolution Nos. 2016-034 and 2016-035.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends that the City Council approve Extension of Time Application No. 20-001, subject to the original conditions of approval, granting a one (1) year Extension of Time for and Tentative Tract No. 19915/TTM No. 14-004 and Conditional Use Permit No. 15-001, which established the Highland Park Planned Development Document (SPR No. 15-001) for a residential subdivision and associated amenities.

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 4<sup>th</sup> day of August, 2020.

ATTEST:

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Randall Hamerly, Chairman  
Planning Commission

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Lawrence A. Mainez,  
Community Development Director