

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

September 1, 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

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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/99572186646>
- Listen to the meeting by calling (669) 900-9128 and enter the Meeting ID: 995 7218 6646#

Toll free phone numbers:

(877) 853-5247 or (888) 788-0099
Meeting ID: 995 7218 6646#

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 September 1, 2020, to 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.

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 September 1, 2020, to 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.

PLANNING COMMISSION REGULAR MEETING AGENDA September 1, 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 August 4, 2020 Regular Meeting.

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

PUBLIC HEARING

Specific Plan Revision (SPR 20-001) proposing an amendment to the Greenspot Village and Marketplace Specific Plan (SPR 06-001) to reduce the minimum density in Planning Area 3 from a minimum of 25 dwelling units per acre to 18 dwelling units per acre and Design Review Application (DRA 20-006) proposing the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, Highland Townhome Apartments. (APN: 1200-041-02)

RECOMMENDATION: The Planning Commission adopt Resolution No.____, recommending the City Council:

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 and there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Adopt Ordinance No. _____, to amend the Greenspot Village and Marketplace Specific Plan (SPR 20-001);
- 3) Adopt City Council Resolution No. 2020 - _____, to approve Design Review Application (DRA 20-006), 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 25th of August by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: August 25, 2020



Camille Goritz, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 1, 2020

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the August 4, 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 _____		
			
Recording Secretary		Community Development Director	

MINUTES
PLANNING COMMISSION REGULAR MEETING
August 4, 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 6:01 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 21, 2020 Regular Meeting.

A MOTION was made by Haller, seconded by Vice Chair Gamboa, to approve the minutes, as submitted. Motion carried on a roll call vote, 5-0.

PUBLIC HEARING

1. 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)

Chair Hamerly opened the public hearing.

Associate Planner Quintanilla presented the staff report.

Vice Chair Gamboa stated when the Planning Commission did not approve the time extension last year, it had to go to the City Council, correct?

Associate Planner Quintanilla replied that is correct.

Commissioner Haller asked the status of weed abatement and if it was completed or not.

Associate Planner Quintanilla replied it was completed.

Chair Hamerly asked for clarification regarding the letters that were filed as a result of the public notice. The letters were not on the staff report, typically all public comments especially ones that come through letters are included in the staff packet.

Associate Planner Quintanilla replied the letters were not included in the packet because the staff report was already completed at that time.

Chair Hamerly stated one of the items that has come up was received through public comment last time due to the state of the property. There were also fire concerns with a lot of debris and I know the applicant started cleaning the debris up. The extension expired in June, is that correct and does that effect the entitlements?

Associate Planner Quintanilla stated yes it expired in June.

Assistant Community Development Director Stater stated it does not effect the entitlements. Our code requires to file at least 60 days in advance of the expiration, which they did. Staff was aware of the ongoing maintenance of this property is a concern of the community and the Planning Commission. Staff worked with the applicant to make sure the property was cleaned up in advance of the public hearing so it wouldn't be a concern during public hearing, which was the delay to getting them to the hearing. We wanted to make sure it was clean and in the appropriate condition for you to approve the extension.

Administrative Assistant Goritz read the public comment received from Fred Yauger.

Ray Dorame, Applicant stated we are still in escrow right now, unfortunately during the latter part of the year the market slowed down and pushed the closing out to February. About the time COVID-19 hit and they pushed the closing out a little bit farther. We are scheduled to close escrow at the end of the year. We have been working on it, we have just been little bit side tracked over the last 6-7 months on trying to get the project through the hoops. In terms of the fire, which is most unfortunate, we have four different projects that we have been maintaining one is about 100 or so acres and all three projects were scheduled for weed abatement. Unfortunately this one was scheduled a little bit later than the other ones.

Chair Hamerly asked what the time frame is with the builder for receiving the final design review items submitted.

Ray Dorame replied they want all the plans completed and reviewed by end of November or first of December.

Chair Hamerly stated based on that schedule do they feel that gives them enough time to prepare the technical documents and to be able to pull permits by June 2021?

Ray Dorame replied yes.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Haller, seconded by Commissioner Hall, to adopt Resolution No. 2020-004, recommending the City Council approve Extension of Time No. 20-001 subject to the Conditions of Approval and Findings of Fact. Motion carried on a roll call vote, 5-0.

RESOLUTION NO. 2020-004

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.

ANNOUNCEMENTS

JJ's Sports Bar and Grill has appealed the Planning Commissions denial of their ABC license for the outdoor patio and that will be heard by the City Council on August 25, 2020.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:21 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 1, 2020

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Specific Plan Revision (SPR 20-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to reduce the minimum density in Planning Area 3 from a minimum of 25 dwelling units per acre to 18 dwelling units per acre and Design Review Application (DRA 20-006) proposing the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, Highland Townhome Apartments.

LOCATION: A vacant 10.85 acre parcel of land located at the northwest corner of Greenspot Road and Webster Street.
Assessor's Parcel Number: 1200-041-02

OWNER / APPLICANT: Patrick Tritz, Rexco Development

RECOMMENDATION: The Planning Commission adopt Resolution No.____, recommending the City Council:

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Adopt Ordinance No. _____, to amend the Greenspot Village & Marketplace Specific Plan (SPR 20-001);

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

- 3) Adopt City Council Resolution No. 2020 – _____, to approve Design Review Application (DRA 20-006), subject to the Conditions of Approval and Findings of Fact.

FISCAL IMPACT: The Applicant submitted the required deposit fee for processing a Specific Plan Revision and Design Review Application. Staff time spent working on the applications will be charged to this fee.

PUBLIC NOTICE: As required by the City Council, notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the Highland Community News on August 21, 2020. No further notice is required.

DESCRIPTION OF SITE: The proposed Highland Townhome Apartments complex is located on a vacant 10.85 acre parcel at the northwest corner of Greenspot Road and Webster Street T-Junction. The majority of the land within Planning Area 3 of the Greenspot Village & Marketplace Specific Plan has remained vacant for many years except for the small Real Estate Office and Day Spa lot off of Webster Street. In the past, much of the vacant land was utilized for agricultural purposes including a strawberry grove and poultry farm in the early 2000s.

Surrounding Land Uses

North: Vacant Parcel

South: Edison Substation / Vacant Parcel

East: Gas Station / Shopping Center / Real Estate Office & Day Spa

West: Vacant Parcel

Location	General Plan	Zoning
North:	Planned Development (PD)	Greenspot Village & Marketplace Specific Plan (SPR 06-001)
South:	Planned Development (PD)	Planned Development (PD)
East:	General Commercial (CG)	General Commercial (GC) /
West:	Planned Development (PD)	Greenspot Village & Marketplace Specific Plan (SPR 06-001)

BACKGROUND: On January 7, 2020, the Applicant submitted a Specific Plan Revision and Design Review Application for review.

On February 13, 2020, staff provided the Applicant with all City departmental comments regarding the initial submittal and instructed the Applicant to resubmit revised plans with the noted revisions.

On April 9, 2020, the Applicant resubmitted the revised site plans with some of the noted revisions required by the City departments.

On April 28, 2020, staff instructed the Applicant to resubmit the revised plans with the remainder of the previously discussed revisions along with missing materials.

On June 11, 2020, staff mailed out the Agency Comment Form and Project Notices to the interested parties and property owners within the 600 foot radius.

On July 9, 2020, staff met with the Applicant to discuss further revisions to the site plan, landscaping, and elevations.

On August 11, 2020, staff met with the Applicant to discuss final conditions of approval and timeline for the public hearing.

PROJECT REVIEW/ANALYSIS: Rexco Development is requesting approval of Specific Plan Revision (SPR 20-001) to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to reduce the minimum density in Planning Area 3 from a minimum of 25 dwelling units per acre to 18 dwelling units per acre. They are also requesting the approval of Design Review Application (DRA 20-006) for the construction of a 200-unit multifamily residential complex at the northwest corner of Greenspot Road and Webster Street in Planning Area 3, Highland Townhome Apartments. The two-hundred (200) single-family attached homes are to be grouped in clusters of 4 and 8 with a total of 40 separate buildings situated on site. The proposed building density is proposed at 18.43 units per acre.

The Greenspot Village & Marketplace Specific Plan establishes standards by which commercial and residential developments are constructed. These development standards allow various clusters of units, the mixing of land uses, and design criteria with respect to certain features or conditions affecting a site.

In terms of residential development within the Greenspot Village & Marketplace Specific Plan, the proposed project must include site designs and architectural plans that abide by the approved types illustrated within the Specific Plan.

Specific Plan Revision

When Ordinance No. 380 for the Greenspot Village & Marketplace Specific Plan was adopted, it established a density range of 20-30 dwellings per acre for Planning Area 2 and 25-40 dwellings per acre for Planning Area 3. At a minimum of 25 dwellings per acre, 271 dwellings would be required on this 10.85 acre parcel. A development of that size would itself begin to approach the buildout of 300 dwelling units that has been planned for Planning Area 3. The total number of dwelling units within the Greenspot Village & Marketplace Specific Plan shall have a total anticipated buildout of 800. The

Specific Plan permits a range of 500-700 units in Planning Area 2 and 100-300 units in Planning Area 3 (Attachment 1 – Greenspot Village & Marketplace Specific Plan).

By adopting a new Ordinance that amends the density range from **25-40** to **18-40** dwelling-units per acre for Planning Area 3, the applicant will be able to adequately size 200 units onto the 10.85 acre parcel and abide by the Greenspot Village & Marketplace Specific Plan development standards. This would allow for the future construction of an additional 100 residential units by another land developer at another location within Planning Area 3.

The following modifications are proposed to the Greenspot Village & Marketplace Specific Plan. The “25 to 40 du/ac” for the density ranges on pages 21, 23, 25, 26, and 31 will be modified to “18 to 40 du/ac”. Additionally, the layout of Planning Area 3 on page 33 will be modified to resemble the layout of the proposed housing development. And lastly, the “DRB” on page 72 will be changed to “Planning Commission”, since the City of Highland no longer has a designated “Design Review Board” and instead presents all developments within the city to the Planning Commission.

Greenspot Streetscape

When the Greenspot Village & Marketplace Specific Plan was adopted in 2013, the underlying zoning for Planning Area 3 was Mixed Use and the Land Use Plan showed a variety of retail shops along the frontage of Greenspot with a potential for institutional or multi-family uses to the north (Attachment 3 – Existing Conceptual Site Plan). It has long been envisioned that Greenspot Road was the last large-scale opportunity for the City to provide retail and entertainment uses to the community and these would be found along the frontage. Furthermore, the City’s Redevelopment Agency consistent with the future vision of the Golden Triangle Policy Area, in which the northerly portion became the Greenspot Village and Marketplace Specific Plan, invested an estimated \$11 million in infrastructure improvements along the Greenspot Road and Boulder Avenue corridors as a means to attract retail and restaurant uses along the Greenspot Road corridor. As the Planning Commission is aware, those corridor improvements were completed in August of 2015. Since completion of those improvements, the Golden Triangle Policy Area has welcomed new retail uses, and the City continues to coordinate with development stakeholders anticipating to bring new retail uses to the Golden Triangle Policy Area. As the retail market reinvents itself due to the increase in on-line shopping and the COVID-19 Pandemic, it is important to understand the brick and mortar retail market is downsizing and will look a lot different than envisioned by the 2013 Greenspot Village and Marketplace Specific Plan.

That being the case, this proposal brings the residential component of a portion of the Greenspot Village and Marketplace Specific Plan forward to Greenspot Road. The Applicant has the support of other Greenspot Village and Marketplace stakeholders and also believes their proposal is in keeping with the residential uses found at the northeast

corners of Greenspot Road and Boulder Avenue and the Greenspot corridor to the east of Boulder. It is common in other locations of Highland and in other communities to find higher density residential uses along major corridors, such as a Town Home and Multi-Family configuration. The Applicant is asking the Planning Commission and City Council to consider this amendment with the understanding that there would remain an opportunity for non-residential uses along the remainder of Planning Area 1 and the northerly part of Planning Area 3.

Housing Density

Page 9 of the Greenspot Village & Marketplace Specific Plan states that the plan “serves as a mechanism to implement the City’s 2006-2014 Housing Element,” with Planning Area 2 identified as High Density Residential with 20-30 dwelling units per acre by-right which replaced the Residential High Density Special Zoning Overlay with 20-30 units per acre by right adopted by the City prior to the adoption of the Greenspot Village and Marketplace Specific Plan. There is no change proposed to Planning Area 2 with this application.

The Specific Plan called for Planning Area 3 to be mixed use, allowing residential uses at 25-40 units per acre with a range of 100 to 300 units as well as 174,000 square foot of non-residential uses. The Housing Element does not rely on Planning Area 3 to provide the bulk of housing needs allocation in the Specific Plan. Although the low range of the density is reduced from 25 to 18 units per acre, the high range of 40 units to the acre maximum would remain unchanged. The reduction to 18 dwelling units per acre is at the request of the Applicant to provide a quality project with meaningful amenities within their ownership. The remaining 20+/- acres in the Planning Area will have the opportunity to develop at the higher density range and there will be no net loss to the Planning Area of the Specific Plan.

Design Review Application

The Applicant proposes to utilize a combination of the Specific Plan’s ‘Single-Family Attached’ and ‘Multi-Family’ housing standards, as referenced on pages 97 & 105 of the Greenspot Village & Marketplace Specific Plan. This is a unique housing development that offers the benefits of a single-family home with the attached garage while also offering the community amenities such as parks, courtyards, recreation areas, and communal guest parking. The objective of the project is to provide a high-quality planned residential community that compliments the surrounding commercial land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities maintained by the management team that will satisfy the needs of its residents.

As depicted by the site plan, the layout of the 200-unit residential complex is divided into 40 buildings of four and eight units. There are a total of 30 buildings of four units and 10

buildings of eight units. Overall, the site has a density of 18.43 dwelling units per acre. The two-story floor plans offer approximately 915 and 920 square feet for the two types of one-bedroom units; 1,020 and 1,190 square feet for the two variations of two-bedroom units; and 1,430 square feet for the three-bedroom units. The 4-foot wide walking path through and around the perimeter of the property provides easy access for exercise and walkability within the complex and offers shared social activity amongst the neighbors and connectivity to the recreation areas. As indicated on the proposed site and landscape plan, each cluster of residences meets the setback required by the Single-Family Attached development standard in the Greenspot Village & Marketplace Specific Plan.

Access and Circulation

Primary access to the development will be provided from Calhoun Road, a private street, as it intersects with Greenspot Road. A secondary exit is proposed onto Greenspot Road just east of Calhoun Road. In addition, the installation of internal roads, curbs and gutters within the community will be in accordance with the Specific Plan standards for Single-Family Attached homes. The City of Highland will be responsible for maintaining public streets, street lighting and sidewalks within the public right-of-way. Meanwhile, the residential complex management shall be responsible for the internal roads, common open spaces, landscape buffers, and community recreation areas.

Elevations

The Applicant has also submitted architectural plans for the proposed residences. The architecture consists of Spanish influence with arched front patios, a light-brown tone concrete "S" tile roof, and a two-tone stucco exterior. The front elevations are a lighter tan around the entrances and doorways while the portions of the building that are set back are a light brown tone. As depicted by the architectural elevations, the color patterns of the buildings help to provide both aesthetic variety from different angles but also the appeal of a cohesive development.

Additionally, as specified by the plans, a decorative 5-foot high tubular-steel fence with 6-foot tall stone-faced pilasters will be placed around the perimeter of the development, a height that is compliant with the Specific Plan. Along the northeastern portion of the development is an existing Real Estate Office & Day Spa. While that development has already constructed a 6-foot tall CMU wall along that side of the property line, Rexco Development will continue with the 5-foot tall steel fence on its side as to not break the clean aesthetic appeal of a continuous fence. All fences and pilasters shall be designed and constructed to incorporate design features and colors that complement the decorative accents on the building clusters for the overall cohesiveness.

Landscaping

Perimeter landscaping along the street-adjacent portions of the side of the development will feature groundcover that is comparable to the flora found along the rest of the Greenspot Corridor. The western facing side along Calhoun Road will feature California Sycamore trees with Brisbane Box trees scattered within for aesthetic diversity. The southern facing side of the development along Greenspot Road will also feature large deciduous California Sycamore trees with African Sumac scattered within and a cluster of Olive trees around the second egress. The eastern facing side of the development along Webster Street will feature more California Sycamore trees with more Brisbane and Olive Trees scattered within to further continue with the pattern of deciduous trees with aesthetic variety. The primary entrance off of Calhoun Road along with the central common areas will be accented with Purple Magic Crape Myrtle, Italian Cypress, and Dwarf Southern Magnolia trees accordingly. Lastly, the interior and alleys of the central courtyards will be planted with Desert Museum Palo Verde Multi-Trunk Trees as well as Marina Strawberry Trees.

The responsibility and cost of ongoing maintenance of improvements is vital to the City of Highland. Rexco Development will be required to initiate the process to establish a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping in the median and right-of-way and frontage along Greenspot Road and Webster Street. The complex's residents shall be required to provide the costs to maintain the LMDs. The proposed outdoor landscape area with underground water quality infiltration system by the Calhoun Road entrance shall be maintained directly by the development.

Parking

As previously mentioned, the proposed project is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex, such as shared parking. Please see the table below for the Parking Regulations:

Residential Use	Required Number of Spaces		
Single-Family Attached	1 assigned stall within an enclosed garage and an additional 0.3 unassigned stalls per dwelling unit		
Multi-Family Attached	Covered	Uncovered	Guest
1 Bedroom	1	0.4	1 per 5 units
2 Bedroom	1	0.9	
3 Bedroom	1	1.1	

In compliance with the parking requirement for Single-Family Attached homes, there are 401 total spaces available in this 200 unit development, which translates to just about 2 total spaces allotted per unit, satisfying the required 1.3 total spaces per unit. Likewise,

in compliance with the parking requirement for Multi-Family Residential homes, the 1.66 spaces provided for the one-bedroom units satisfies the requirement of 1.4 spaces, the 2.16 spaces provided for the two-bedroom units satisfies the requirement of 1.9 spaces, and the 2.16 spaces provided for the three-bedroom units satisfies the requirement of 2.1 spaces.

Amenities

The proposed development offers a variety of amenities for the community. In addition to the walking trail that goes around the perimeter of the community, the complex offers a community pool and a gym inside the leasing office at the northwest corner of the property. Additionally, there is a bbq grill adjacent to the pool accompanied by a sitting area. There is also a secondary sitting/picnic area just south of the main entrance off of Calhoun Road. There are also courtyards with picnic tables in the central areas of the building clusters.

WQMP

The Conceptual Water Quality Management Plan addresses the topography, stormwater collection basins, and proposed water drainage paths for the development. The Site Aerial photo shows the current state of the vacant property as well as the surrounding parcels and boundary walls. The East Valley Water District sewer and water plans provide a map of the sewer and water pipelines for the overall area and the location the lines will feed into the proposed development.

ENVIRONMENTAL REVIEW: The Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively, anticipated the development of a medium-size, multi-family residential project in the Specific Plan at a density level between 25 to 40 dwelling units per acre.

Thus, the project is exempt from further environmental review under Government Code Section 65457 which provides that:

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

Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

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

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The project seeks to amend the Specific Plan to lower the minimum density of Planning Area 3 from 25 dwelling units per acre to 18 dwelling units per acre. This will allow for the construction of a residential project in Planning Area 3 that is lower in density than what was analyzed in the certified EIR and Supplemental EIR. A project with a density of 18 dwelling units per acre rather than 25 dwelling units per acre will necessarily bring less people and less traffic to the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

In compliance with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV 09-003 and ENV 19-002, a current project-specific Noise Study and Biological Resource Study were prepared as required by the MMRPs to provide details on sound levels and to check for the presence of the San Bernardino Kangaroo Rat.

Noise Study

The short term impacts of project-related noise will be relatively minor in nature and will be associated with construction activities. However, these short-term impacts shall not exceed a 65 dBA CNEL noise standard established in the Greenspot Village & Marketplace Specific Plan outside the allotted hours of 7am to 7pm. Additionally, no

excessive ground-borne vibration or noise would be created by the proposed residential development after completion.

Construction noise related to the development is considered a short-term impact and would be considered significant only if construction activities are continued past the allowable times of 7 am to 7 pm. Existing homes at the northeast corner of Greenspot Road and Boulder Avenue as well as the homes directly north of the project at Eucalyptus Avenue & Calhoun Road may be temporarily affected by short-term noise impacts associated with the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Noise reduction mitigation measures to further reduce construction noises via limited construction hours, limited equipment idling times, and rattling noise prevention have been addressed in the Greenspot Village & Marketplace Specific Plan Environmental Impact Reports and Mitigation Monitoring and Reporting Programs.

The noise study also took into consideration the impacts of the proposed project on the development's residents. The proposed project is located about 2 miles north east of from the San Bernardino International Airport (SBIA) and approximately 2.5 miles northwest of the Redlands Airport. While the Redlands Airport Runways are oriented in an east/west manner, the SBIA runways are oriented more southwest/northeast. While the parcel on which the project is proposed does partially fall in the outermost portion of the Airport Safety Overlay area, the proposed project would not be exposed to substantial noise from SBIA, as shown on Table 4-2 of the Noise Impact Analysis. The proposed project site is located outside of the 65 dBA CNEL noise level contour boundaries of the airport. Accordingly, people at the proposed project site would not be exposed to excessive noise levels from nearby airport operations.

Biological Resource Study

The Greenspot Village & Marketplace Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report had previously determined that the proposed development would not have a substantial impact on sensitive species including, but not limited to burrowing owl, California homes lark, or northwestern San Diego Pocket Mouse. The development would not pose a negative impact on the riparian habitat either. Since the Mitigation Measures for the Supplemental Environmental Impact Report included a Small Mammal Trapping Survey, a Biological Impact Analysis was issued after the project site was identified as a potential home for the San Bernardino Kangaroo Rat. The Small Mammal Trapping Survey was done the week of March 30, 2020 to April 3, 2020. During this survey period, no kangaroo rats were captured, however a total of 8 deer mice and 8 house mice were captured, neither of which are classified as endangered or threatened by the California Department of Fish and Wildlife.

SUMMARY: The proposed project is a residential development that is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. Decreasing the allowable minimum density for dwellings per acre within Planning Area 3 of the Greenspot Village & Marketplace Specific Plan will facilitate the construction of this housing development project. The Specific Plan amendment will not change the maximum allowable density, and thus will not lessen the intensity of housing in this area. Additionally, this project complies with the Specific Plan requirements and development standards for Single-Family Attached homes and provides a superior level of community amenities, walking trail, recreation areas, and more desirable living environment. Staff recommends the Planning Commission adopt a Resolution recommending the City Council approve Specific Plan Revision (SPR 20-001) and Design Review Application (DRA 20-006).

PUBLIC COMMENT: At the time of preparing this report, staff had not received any written comments.

Attachments: 1. Greenspot Village & Marketplace Specific Plan

2. Resolution No. 2020 – _____

A) Ordinance to amend the Greenspot Village & Marketplace
Specific Plan (SPR 20-001)

B) Resolution No. 2020 – _____ for Design Review Application
(DRA 20-006)

i. Conditions of Approval

3. Existing Conceptual Site Plan

4. Proposed Amendments

Exhibits: 1. Conceptual Site Plan

2. Floor plans

3. Elevations

4. Landscape Plan

5. Noise Study

6. Biological Resource Study

Attachment 1:
Greenspot Village & Marketplace
Specific Plan (Under Separate Cover)

Attachment 2:
Resolution No. 2020 – _____

RESOLUTION NO. 2020 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL: 1) ADOPT AN ORDINANCE TO AMEND THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (SPR 20-001) AND 2) APPROVE DESIGN REVIEW APPLICATION (DRA 20-006) PROPOSING THE CONSTRUCTION OF A 200-UNIT MULTIFAMILY APARTMENT COMPLEX AT THE NORTHWEST CORNER OF GREENSPOT ROAD AND WEBSTER STREET IN PLANNING AREA 3 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APN NO. 1200-041-02), AND MAKING A DETERMINATION THAT THE ADOPTION OF THIS ORDINANCE IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457.

A. RECITALS

1. On January 7, 2020, the Applicant submitted a Specific Plan Revision (SPR 20-001) application proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to reduce the minimum density in Planning Area 3 from the minimum of 25 dwelling units per acre to 18 dwelling units per acre and a Design Review Application (DRA 20-006) proposing the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, Highland Townhome Apartments (collectively referred to as "Subject Applications").
2. The Site has a Zoning Designation of Mixed Use, per Planning Area 3 of the Greenspot Village Specific Plan.
3. On August 21, 2020, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.
4. On September 1, 2020, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Subject Applications at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Subject Applications.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated September 1, 2020, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Highland.
3. Environmental Review: A Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan amendment was analyzed in compliance with CEQA. It is hereby determined that the project is exempt from further environmental review under Government Code Section 65457 which provides that:
 - a. Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

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

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The project seeks to amend the Specific Plan to lower the minimum density of Planning Area 3 from 25 dwelling units per acre to 18 dwelling units per acre. This will allow for the construction of a residential project in Planning Area 3 that is lower in density than what was analyzed in the certified EIR and Supplemental EIR. A project with a density of 18 dwelling units per acre rather than 25 dwelling units per acre will necessarily bring less people and less traffic to the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

4. Specific Plan Revision (SPR 20-001):

- a. Planning Area 3, where this development is proposed, currently allows for residential developments to have a density of 25-40 dwelling-units per acre. This would require the Applicant to develop a minimum of 271 dwellings on this 10.85 acre parcel to satisfy the minimum density requirement. A development of that size would itself begin to approach the buildout of 300 dwelling units that has been planned for Planning Area 3. The total number of dwelling units within the Greenspot Village & Marketplace Specific Plan shall have a total anticipated buildout of 800. The Specific Plan permits a range of 500-700 units in Planning Area 2 and 100-300 units in Planning Area 3.
- b. This Specific Plan amendment, which shall reduce the minimum density in Planning Area 3 from 25 to 18, will in fact allow the project to be developed, in large part because the development would be infeasible if the developer had to build at the current minimum density. To realistically achieve the current minimum of 25 dwelling units per acre, the units would be required to build a third story in order to minimize the floor area ratio, which in turn would require significantly higher fees related to fire safety. This would be cost prohibitive and would result in the proposed project not getting constructed. As such, the Specific Plan amendment will facilitate the construction of more housing in the City. The Specific Plan amendment will not change the maximum allowable density.

Thus, the Specific Plan amendment does not lessen the intensity of housing.

- c. Government Code section 65454 provides that a specific plan may not be amended unless the amendment is consistent with the General Plan. The Specific Plan amendment is consistent with the General Plan as the General Plan designation for this area is Planned Development. The proposed Specific Plan amendment to the overlaying Greenspot Village & Marketplace Specific Plan does not modify the planned total number of dwellings or planned uses within the Specific Plan.
- d. The proposed change of zone or revision is consistent with the goals, objectives, policies, and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan. This zone change will allow for a residential development to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. Decreasing the allowable density for dwellings per acre within Planning Area 3 of the Greenspot Village & Marketplace Specific Plan does not create unfavorable conditions for the future development as the 200 units proposed by this project still allows for an additional 100 units to be constructed within Planning Area 3 by another developer in the future.
- e. The proposed change of zone or revision will not adversely affect public health, safety, and welfare or result in an illegal land use pattern. Fire protection of people, property, and the natural environment are provided by the California Department of Forestry and Fire Protection (CalFire) through a cooperative agreement with the City of Highland. Impacts on Fire protection due to the adaptive reuse of the project are negligible as service connections are already provided. Law enforcement protection of the City's residents, visitors, businesses, and property from crime shall be provided to the City of Highland through its contract with the San Bernardino County Sheriff Department. Impacts on Police protection due to the adaptive reuse of the Project are negligible as service connections are already provided. While the project may overall result in an increase of residents to the City, the increase in traffic volumes as a result of the project will not reduce the surrounding streets to a less than acceptable Level of Service (LOS).
- f. The proposed change of zone or revision is consistent with the purpose and intent of the remainder of this title not under consideration. The proposed project would not have cumulatively considerable environmental impacts. Any potential significant impacts have been mitigated to a level of insignificance by the

previous Environmental Impact Reports. The project would have no additional cumulatively considerable environmental impacts.

- g. The potential environmental impacts of the proposed change of zone or revision are insignificant or there are overriding considerations which outweigh the potential impacts. As explained in the previous sections of the staff report, noise and biological studies had the only potentially significant impacts on human beings and were ultimately deemed to have a less than significant impact per the respective studies that were undertaken and provided by the applicant.

5. Design Review Application (DRA 20-006): Consistent with Highland Municipal Code section 16.08.090(G), the Planning Commission makes the following findings:

- a. That the proposed project is consistent with the Specific Plan because the Specific Plan identified that Planning Area 3 would be mixed-use, allowing residential uses ranging from 100 to 300 units as well as 174,000 square foot of non-residential uses. The proposed project seeks to construct a 200-unit apartment complex and thus is consistent with the Specific Plan.
- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located because the objective of the project is to provide a high-quality planned residential community that compliments the surrounding commercial land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities maintained by the management team that will satisfy the needs of its residents.
- c. That the proposed use is in compliance with city design and landscape standards and criteria because the development will be required to initiate the process to establish a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping in the median and right-of-way and frontage along Greenspot Road and Webster Street. The complex's residents shall be required to provide the costs to maintain the LMDs. The proposed outdoor landscape area with underground water quality infiltration system by the Calhoun Road entrance shall be maintained directly by the development.
- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare because the proposed project is a residential development that is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. The proposed project will be construction in

compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

6. Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council; 1) adopt the Proposed Ordinance (Attachment A) to amend the Greenspot Village & Marketplace Specific Plan (SPR 20-001) and 2) approve Design Review Application (DRA 20-006) proposing the construction of a 200-unit multifamily apartment complex at the northwest corner of Greenspot Road and Webster Street in Planning Area 3 of the Greenspot Village & Marketplace Specific Plan (APN No. 1200-041-02), subject to the conditions of approval.

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 1st day of September, 2020.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Attachment A:

Ordinance to amend the

Greenspot Village & Marketplace

Specific Plan (SPR 20-001)

ORDINANCE NO. ____

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

APPLICANT: REXCO DEVELOPMENT

WHEREAS, on January 7, 2020, the Applicant submitted a Specific Plan Revision Application for the Greenspot Village & Marketplace Specific Plan;

WHEREAS, the applicant is proposing to reduce the minimum density in Planning Area 3 from 25 dwelling units per acre to 18 dwelling units per acre;

WHEREAS, the approximate 30.6 acre portion of the Greenspot Village & Marketplace Specific Plan north of Greenspot Road and West of Webster Street is referred to as Planning Area 3;

WHEREAS, a re-evaluation of the Greenspot Village & Marketplace Specific Plan will be helpful for future developments, both residential and commercial in Planning Area 3;

WHEREAS, the Planning Commission did hold a duly noticed public hearing on September 1, 2020, at 6:00 P.M. to consider the environmental review and the proposed ordinance. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. ____ recommending to the City Council to introduce an ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001);

WHEREAS, on September 22, 2020, the City Council did hold a duly noticed public hearing, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against the Greenspot Village & Marketplace Specific Plan Amendment, and investigate the findings and recommendations in connection therewith.

WHEREAS, the City Council did hold a public hearing over videoconference on September 22, 2020, at 6:00 P.M. with a second reading held on October 13, 2020, and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Greenspot Village & Marketplace Specific Plan, and investigate the findings and recommendations in connection therewith; and amend said Specific Plan.

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

Section 1. Findings and Intent

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

Section 2. General Plan Consistency Finding

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

Section 3. Specific Plan Revision

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

1. The “25 to 40 du/ac” for the density ranges on pages 21, 23, 25, 26, and 31 will be modified to “18 to 40 du/ac”.
2. The layout of Planning Area 3 on page 33 will be modified to resemble the layout of the proposed housing development, attached hereto as Exhibit A.
3. The “DRB” on page 72 will be changed to “Planning Commission”, since the City of Highland no longer has a designated “Design Review Board” and instead presents all developments within the City to the Planning Commission.

Section 4. Specific Plan Revision Findings of Fact

a) The proposed change of zone or revision is consistent with the goals, objectives, policies, and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan. This zone change will allow for a residential development to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. Decreasing the allowable density for dwellings per acre within Planning Area 3 of the Greenspot Village & Marketplace Specific Plan does not create unfavorable conditions for the future development as the 200 units proposed by this project still allows for an additional 100 units to be constructed within Planning Area 3 by another developer in the future.

b) The proposed change of zone or revision will not adversely affect public health, safety, and welfare or result in an illegal land use pattern. Fire protection of people, property, and the natural environment are provided by the California Department of Forestry and Fire Protection (CalFire) through a cooperative agreement with the City of Highland. Impacts on Fire protection due to the adaptive reuse of the project are negligible as service connections are already provided. Law enforcement protection of the City’s residents, visitors, businesses, and property from crime shall be

provided to the City of Highland through its contract with the San Bernardino County Sheriff Department. Impacts on Police protection due to the adaptive reuse of the Project are negligible as service connections are already provided. While the project may overall result in an increase of residents to the City, the increase in traffic volumes as a result of the project will not reduce the surrounding streets to a less than acceptable Level of Service (LOS).

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

d) The potential environmental impacts of the proposed change of zone or revision are insignificant or there are overriding considerations which outweigh the potential impacts. As explained in the previous sections of the staff report, noise and biological studies had the only potentially significant impacts on human beings and were ultimately deemed to have a less than significant impact per the respective studies that were undertaken and provided by the applicant.

Section 5. Environmental Review

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

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

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

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

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The project seeks to amend the Specific Plan to lower the minimum density of Planning Area 3 from 25 dwelling units per acre to 18 dwelling units per acre. This will allow for the construction of a residential project in Planning Area 3 that is lower in density than what was analyzed in the certified EIR and Supplemental EIR. A project with a density of 18 dwelling units per acre rather than 25 dwelling units per acre will necessarily bring less people and less traffic to the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

Section 6. Publication and Posting

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

Section 7. Execution

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

PASSED, APPROVED and ADOPTED this 13th day of October, 2020

Larry McCallon, Mayor

ATTEST:

Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

Maricela E. Marroquin
City Attorney

Attachment B:

Resolution No. 2020 – ____ for

Design Review Application (DRA 20-006)

RESOLUTION NO. 20 – _____

A RESOLUTION OF THE CITY COUNCIL TO APPROVE DESIGN REVIEW APPLICATION (DRA 20-006) PROPOSING THE CONSTRUCTION OF A 200-UNIT MULTIFAMILY APARTMENT COMPLEX AT THE NORTHWEST CORNER OF GREENSPOT ROAD AND WEBSTER STREET IN PLANNING AREA 3 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APN NO. 1200-041-02), AND MAKING A DETERMINATION THAT THE ADOPTION OF THIS RESOLUTION IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457.

APPLICANT: REXCO DEVELOPMENT

A. RECITALS

1. On January 7, 2020, the Applicant submitted a Design Review Application (DRA 20-006) ("Application") for the construction of a 200-unit multifamily residential complex at the northwest corner of Greenspot Road and Webster Street in Planning Area 3 of the Greenspot Village Specific Plan.
2. The Site has a Zoning Designation of Mixed Use, per Planning Area 3 of the Greenspot Village Specific Plan.
3. On August 21, 2020, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.
4. On September 1, 2020, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the Design Review application. At the close of the public hearing, the Planning Commission adopted Resolution No. _____, recommending that the City Council approve Design Review Application (DRA 20-006).
5. On September 22, 2020, the City Council held a duly public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the Design Review Application.
6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order as follows:

1. The City Council finds that all of the facts set forth in the Recitals, Part “A” of this Resolution, are true and correct.
2. The City of Highland City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the City Council dated September 22, 2020, and which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Environmental Findings: A Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan amendment was analyzed in compliance with CEQA. It is hereby determined that the project is exempt from further environmental review under Government Code Section 65457 which provides that:
 - a. Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

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

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

- b. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The project seeks to amend the Specific Plan to lower the minimum density of Planning Area 3 from 25 dwelling units per acre to 18 dwelling units per acre. This will allow for the construction of a residential project in Planning Area 3 that is lower in density than what was analyzed in the certified EIR and Supplemental EIR. A project with a density of 18 dwelling units per acre rather than 25 dwelling units per acre will necessarily bring less people and less traffic to the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

4. Findings of Fact for DRA 20-006:

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

Response: That the proposed project is consistent with the Specific Plan because the Specific Plan identified that Planning Area 3 would be mixed-use, allowing residential uses ranging from 100 to 300 units as well as 174,000 square foot of non-residential uses. The proposed project seeks to construct a 200-unit apartment complex and thus is consistent with the Specific Plan. 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. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The proposed development plans for the Highland Townhome Apartments are consistent with the Greenspot Village & Marketplace Specific Plan and Title 16, Land Use and Development Code of the City of Highland. The proposed use as a 200 unit multi-family townhome project is in accordance with the objectives of the title and purpose of the land use district including those for Special Districts, General Development Standards and Parking Regulations. The land use district in which it is located, Planned Development, calls for superior development by allowing a greater degree of design and land use flexibility within the framework of a site specific development plan, in this case the Greenspot Village & Marketplace Specific Plan.

The multi-family development project is in accordance with the Specific Plan's standards including Land Use, Circulation and Infrastructure Plan, Land Use and Development Standards, as well as Design and Landscape Guidelines. The project implements the objectives, policies and guidelines to manage future growth as outlined in Title 16. It attains the physical, social and economic advantage resulting from comprehensive and orderly land use and resource planning.

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

Response: The proposed design and land use is suitable for Planning Area 3 which is designated for 'Mixed Use'. The development shall utilize a combination of the 'Single-Family Attached' and 'Multi-Family' housing standards, as this is a unique housing development that offers the privacy of a single-family home with the attached garage and the community aspect with the parks, courtyards, recreation areas, and communal guest parking. The objective of the project is to provide a high-quality planned residential community that compliments the surrounding commercial land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities that will meet the needs of its residents. Conditions have been placed on the project to ensure any potential impacts will be mitigated.

This is a vacant parcel with vacant land to the immediate north, west, and south. There are no designated state scenic highways in the vicinity of the project site. Therefore, the project does not have the potential to damage trees, rock outcroppings, or historic buildings within state scenic highways. No other scenic resources are located within the development area. The apartment complex features warm color tones and landscaping that is suitable for the general vicinity. The visual character of the project boasts various trees, bushes, and vines along the wrought iron perimeter fencing for added aesthetic variety. No significant impacts to the existing visual character, or quality of the site and its surroundings would occur as a result of the proposed project. Conditions of approval have been placed on the project to ensure the proposal would not impair the integrity, or character of the proposed district in which it is to be established.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The proposed project is a residential development that is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. The proposed project will be constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

There are also adequate water, public utilities and services in the vicinity of the Project to serve the proposed use and services to ensure public health and safety.

5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Design Review Application (DRA 20-006) to allow the construction of a 200-unit multifamily apartment complex in Planning Area 3 of the Greenspot Village Specific Plan, subject to the conditions of approval which are attached.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 22nd day of September, 2020.

Larry McCallon, Mayor

ATTEST:

Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

Maricela E. Marroquin
City Attorney

Attachment i:
Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 1, 2020

Applicant: Patrick Tritz, Rexco Development

File/Index: Specific Plan Revision (SPR 20-001) & Design Review Application (DRA 20-006) – Highland Townhome Apartments

Proposal: A revision of the Greenspot Village & Marketplace Specific Plan to reduce the minimum density in Planning Area 3 from 25 dwelling units per acre to 18 dwelling units per acre and construct a 200-unit multifamily apartment complex in Planning Area 3 of the Greenspot Village Specific Plan.

Location: A 10.85 acre parcel of land located at the Northwest Corner of Greenspot Road and Webster Street (APN: 1201-361-26).

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application (DRA 20-006) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. These entitlements shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this conditional use permit, design review and tentative tract map application have occurred within thirty-six (36) months from the approval date, this conditional use permit shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the

expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The proposed entitlements permit the development of a gated, 200-unit residential townhome/apartment complex. Submittal includes a site plan, architectural elevations, grading plans, and landscaping plans.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
8. If the property will remain undeveloped for longer than 18 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust control. Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.

9. The applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.
10. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.
11. The frontage and perimeter landscaping, paseos, perimeter walls, and recreational amenities shall be constructed in advance of the first residential Certificate of Occupancy.
12. Conceptual Landscape Plan submitted for review by the City's Landscape Architect shall include the following:
 13. The type and location of all trees, shrubs and groundcover.
 14. All garden and retaining walls noted on the project plans. All walls and fences shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-block face, columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence.
 15. Landscape plans in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code (HMC). A minimum of three (3) copies of the landscape plan shall be submitted to the Planning Division for plan check in conjunction with the construction plans, and landscaping shall be installed prior to final inspection. The landscape plans shall incorporate all requirements of HMC Chapter 16.40.390, including, but not limited to, the location of plants, plant species, spacing, and hydrozones and the Maximum Applied Annual Water Allowance (MAWA) calculations.
 16. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.
 17. Enhanced paving on Calhoun Road major entry shall extend to the Greenspot nose of the median island for consistency with the Greenspot Village Specific Plan.
 18. Calhoun Road shall feature a parkway between sidewalk and road on the eastern side.
 19. All heating, venting and air conditioning (HVAC) units shall be ground mounted and shall incorporate sufficient structural or landscape screening with shrubs and bushes, to the satisfaction of the Community Development Director.

20. Lighting shall be directed downward in order to minimize glare nuisances to surrounding properties. Fixtures shall be decorative and compatible with the overall project design theme.
21. The Development Impact Fees shall be paid in accordance with City policy.
22. The Project shall comply with the City's Inclusionary Housing Ordinance.
23. Security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.

Building and Safety Division Conditions of Approval

Date: June 29, 2020

Project: Highland Townhome Apartments

Site Location: Northwest Corner of Greenspot Road and Webster Street

DRA: 20-006

APN: 1201-361-26

1. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.
 - (3) Architectural Plans
 - (3) Structural Plans
 - (2) Structural Calculations
 - (3) Plot/Site Plans
 - (3) Electrical Plans
 - (3) Electrical Load Calculations
 - (3) Plumbing Plans/Isometrics
 - (3) Mechanical Plans
 - (3) HVAC Duct Layout Plans
 - (2) Roof and Floor Truss Plans
 - (2) Title 24 Energy Calculations
 - (2) Geology Report
 - (2) Soils Report
 - (3) Precise Grading Plans
 - (3) Site Disabled Access Plan
 - (2) Condition of Approval Packages
 - (3) Temporary Fence Plan
 - (1) Approved Health Department Plans
 - (2) Energy Commissioning Plan

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, basic wind speed 96 MPH, at exposure "C", and Energy Climate Zone 10.

3. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(Redlands or San Bernardino Unified School Districts)
4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
5. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
6. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
7. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
8. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
9. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
10. Building and Safety inspection requests must be made by 5:00 pm. on the previous City working day to receive a next day inspection. Please contact (909) 864-2136, Ext 228.
11. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

12. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.
13. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
14. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
15. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
17. Identify if a new gas meter service is to be installed or connection to the existing service meter.
18. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
19. All deferred plan items are to be identified on the plans cover sheet.
20. The dwelling's sewer is to be connected to the public sewer system when provided. When the public system is not available, an onsite septic system is to be installed. Obtain a septic system handout at the permit counter for requirement information.

The County of San Bernardino no longer permits and inspects on-site septic systems. The City of Highland is now the enforcing agency for systems within the City. Percolation test is required with report provided at time of septic system application.

21. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
22. Demolition of any onsite structures requires the following information or action.
 - a. Submit copies of the property title at permit submittal.
 - b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
 - c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.
23. All dead and removed trees and foliage is to be properly removed from the site.
24. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.
25. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Comments pertaining to the preliminary drawing plans:

- Note some of these comments can be addressed once plans are submitted for plan review. Comments that should be addressed prior to submitting for plan review are:
 - Conditions that change the layout of the units such as making units accessible and adaptable where the unit sizes may increase in size.
 - Conditions that reflect the overall parking area, which considers the number of accessible parking spaces.
 - Conditions that change the overall layout in order to comply with accessible path of travel to all facilities and making the facilities accessible. Facilities shall include, but not limited to trash enclosure, pool area, BBQ areas, fire pits, and playground areas.
- 26. (Recreational Building) Justify the number of plumbing fixtures and show locations in accordance with CPC Table 422.1.
- 27. Accessibility for the recreational building and swimming pool shall comply with CBC Chapter 11B, while the townhome units shall comply with CBC Chapter 11A.

28. Multi-family units without elevators:

- All dwelling units on the ground floor shall be adaptable. (see definition of adaptable, and requirements for adaptability) Clearly indicate on the plans. CBC sec. 1119A
- All dwelling units on the ground floor shall be located on an accessible route (when site tests are not a factor). CBC sec. 1107A.12, 1107A.13

29. Site development and grading shall be designed to provide access to all buildings or portions of buildings required to be accessible or adaptable. Accessible building entrances and exterior ground floor exits shall be located on an accessible route. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material.

30. When installing paver stones along the accessible path of travel, they shall comply with CBC Section 1111A. Please note with paver stones over time the stones may shift and move where they are no longer in compliance with CBC Section 1111A.

31. Provide and detail an accessible route to the play area and through the play area to play components. Ground surfaces within the play area shall be stable, firm and slip resistant. CBC sec. 1110A.1(2), sec. 1110A.3.

32. All common areas, which includes fire pits, BBQ areas shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.

33. Provide the minimum number of disabled accessible parking spaces for each building as follows:

- 2% of total number of units for residents
- 5% of total number of visitor parking spaces provided. (Identify on the site plan the number of visitor parking spaces to be provided & accessible parking spaces for visitors).
- Indicate van accessible parking. (ratio of 1 van accessible space for each 8 accessible parking spaces).
- Accessible parking spaces shall be dispersed throughout the site and dispersed between open parking areas and covered parking areas. CBC Section 1109A.5

34. Bathrooms within accessible dwelling units shall be designed to comply with Option 1 or Option 2 per CBC sec. 1134A.2.

- Specify which option is to be applied.
- Provide dimensioned details in compliance with CBC sec. 1130A to demonstrate compliance.
- Reference notes and details to the architectural floor plans. The bathroom on the ground floor accessible unit shall meet the following:
 - Adaptable bathrooms, provide a clear floor space of 48" parallel x 30" perpendicular at the side of the bathtub located from the foot/ control end of the bathtub. CBC sec. 1134A.5
 - A clear floor space of 30" x 48" shall be provided within the bathroom beyond the swing of the door. Sec. 1134A.4

- Dimension the required 36" clear floor space in front of the water closet. Sec. 1134A.7(1)
 - The minimum clear floor space (width) for a water closet is 36". Sec. 1134A.7, exception.
 - Provide details for grab bar support backing at bathtub and water closet. CBC sec. 1134A.5, sec. 1134A.7.
35. Bathrooms and bathing facilities located on the ground floor shall be adaptable. Provide dimensioned details on the plans. Address the following:
- a. Reference notes and details to the architectural floor plans.
 - b. Provide details for grab bar support backing at shower stalls, and water closets. CBC sec. 1134A.6(4) & sec. 1134A.7(2)
 - c. A clear floor space of 30" x 48" shall be provided within the bathroom beyond the swing of the door. CBC sec. 1134A.4
 - d. A clear floor space of 48" parallel x 30" perpendicular at the side of the shower stall. CBC sec. 1134A.6(3)
 - e. Provide a 36" clear floor space in front of the water closet. CBC sec. 1134A.7(1)
 - f. Provide a 48" clear floor space (width) for the water closet. CBC sec. 1134A.7(1)
 - g. Dimension lavatory counter top (plan view), maneuvering space, knee and toe clearances. CBC sec. 1134A.8
 - h. Provide shower stall floor type, & floor slope, threshold, controls, enclosure. CBC sec. 1134A.6
36. Adaptable bathrooms within dwelling units when using option #2, (one complying bathroom), all additional bathrooms shall comply with items 8 thru 12 per CBC sec. 1134A.2.
- a. Accessible route into and through the bathroom.
 - b. Accessible route shall be 36" in width. sec. 1130A.2
 - c. Landings at doors. sec. 1132A.5
 - d. 18" strike edge clearance on swing side of doors. sec. 1132A.5.2
 - e. Switches and outlets. sec. 1142A
 - f. Grab bar backing. sec. 1134A.5, thru 1134A.7.
37. Provide a range of 17" min. to 18" max. from the center line of the accessible water closet to the adjacent side wall or partition. Provide dimensions on plans and details. CBC sec. 1134A.7.
38. Provide a dimensioned, detailed bathroom(s) floor plan to demonstrate compliance with accessibility standards. Show/ dimension locations of all accessible plumbing fixtures such as: water closets, lavs, tub and shower compartment. Detail required fixture clearances, door clearances and minimum clear floor areas. (maneuvering space, sec. 1134A.4) CBC sec. 1134A
39. Provide notes, details, and dimensions for gates located on an accessible route as follows: CBC sec. 1126A
- a. Width and height
 - b. Maneuvering clearance/ Landings
 - c. Floor or Ground surfaces
 - d. Type of lock and latch

- e. Opening force
 - f. Smooth surface (kick plate) sec. 1126A.7
40. Provide notes, details, and dimensions for the accessible stairs on the plans. Address the following:
 - a. Rise and run of stairs. CBC sec. 1009.4.2
 - b. Open risers not permitted CBC sec. 1115A.2
 - c. Contrasting color strip on treads CBC Sec. 1115A.5
 - d. Handrails CBC Sec. 1115A.6.2.1, 1115A.6.2.3, 1115A.6.2.5
 - e. Guards CBC sec. 1013
 41. Kitchens shall be accessible. Provide details on the plans. Reference details to the floor plans. Kitchens shall comply with CBC sec. 1112 A
 42. Ten percent of multi-story dwelling units (3 minimum) shall be located on an accessible route and be adaptable. Identify the required adaptable units on the plans. CBC sec. 1102A.3.1
 43. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests per section 1119A.
 44. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route and shall comply with the provisions of sec. 1109A.
 45. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions of chapter 11A.
 46. Rooms or spaces located on the primary entry level and subject to chapter 11A may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
 47. When glazed openings are provided within rooms or spaces for operation by occupants (dwelling units) at least one glazed opening shall comply with 1138A.4. Provide notes / details on the plans. CBC sec. 1126A.8
 48. The trash enclosures shall be accessible to persons with disabilities and located on an accessible route. Detail accessibility on the plans. CBC Sec. 1110A.1(2)
 49. The trash enclosure door or gate shall be provided with a level area 60" in length in the direction of door or gate swing and a length of 48" in the opposite direction of door swing. CBC sec. 1126A.3.1
 50. Private garages shall comply with CBC Section 1109A.2.1.



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

DATE : August 13, 2020

Page 1 of 8

APPLICANT : Highland Townhome Apartments

APN : 1201-361-26

SITE LOCATION: NW Cor of Greenspot Road and Webster Street

FILE / INDEX No.: DRA 20-006, SPR 20-001

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance of the following items are a condition of **FINAL OCCUPANCY APPROVAL**. These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area. They will either assist in detection and extinguishment of the fire and/or facilitate the anticipated emergency operations.

This project is protected by the City of Highland Fire Department / Cal-Fire / California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the city of highland fire marshal office for verification of current fire protection development requirements. All new construction shall comply with the currently adopted California Fire Code and all applicable statutes, appendices, codes, ordinances, standards and policies of the City of Highland Fire Department/ Fire Prevention Division / Cal-Fire / California Department of Forestry and Fire Protection.

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
4. **HF49:** An alternative type of construction may be considered, if it provides an equivalent level of fire resistance. Contact the fire department or city building official for more information. **CFC, CBC**
5. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
6. **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**
7. **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**
8. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings. **CFC; CBC; CMC**
9. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
10. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

11. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**
12. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
13. **HF9:** Residential driveways shall be paved (asphalt/concrete) and shall provide a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 10% in grade. **HMC**
14. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
15. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
16. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
17. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
18. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**

19. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated “**KNOX**” padlock or box containing key to open the private lock. For **automatic** gates, a “**KNOX**” emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. “**KNOX BOX**” request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D**
Note: The city of Highland also requires an electronic “H” key system (Ord. #320) for multi-family, gated communities or secured storage facilities.
HMC
20. **HF24:** “**NO PARKING – FIRE LANE**” signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, “**NO PARKING – FIRE LANE**” on top, not face. **CFC - APPENDIX D**
21. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a “**KNOX BOX**” system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a ‘**KNOX**’ box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**
22. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

23. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:

RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.

COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.

System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet.

CFC APPENDIX B AND C

Note: Hydrants shall meet EVWD standards.

24. **HF29:** Fire hydrant spacing shall be:

Single family residential: 500 FEET

Multi-family residential: 300 FEET

High density residential: 300 FEET

Commercial retail: 300 FEET

CFC / APPENDIX B AND C.

Note: Existing fire hydrants (off-site) can be included if they meet spacing requirements. Hydrants shall not be located at the 'bulb' end of cul-de-sacs.

25. **HF26:** Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**

26. **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**

27. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

28. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

29. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved into within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

30. **HF21: Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8”** height, 3/4” stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12” height, 1” stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review. **HMC**
31. **HF23: Directory map.** An illuminated directory map shall be installed at each driveway entrance where the total number of units exceeds fifteen, (15) **CFC / HMC. FIRE AND PLANNING DEPARTMENTS SHALL APPROVE SIGNAGE PLAN.**
32. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC Note:** Permanent signage shall meet City standards as required by Planning.
33. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**
34. **HF20: Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4”** height, 1/4” stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4” in height, 1/4” stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

35. **HF35:** Automatic fire sprinklers shall be installed according to **NFPA 13R** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
36. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
37. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
38. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**
39. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
40. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year.
CFC; T-19

41. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**
42. **HF46: SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**
43. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
44. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
45. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.
46. Verify fire hydrants are not in the collapse zone of the adjacent building. Verify underground design with overhead fire sprinkler design and calculations.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248

City of Highland

Engineering Department
Conditions of Approval
(SPR 20-001 & DRA 20-006) Greenspot Apartments

- B - Required Prior to Building Permit/Construction
- C - Required Prior to Building Occupancy
- D - Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

GRADING

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- B 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- D 6. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- B 7. 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 8. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C* 9. Construct curb and gutter, match-up asphalt concrete, class II aggregate base, and sidewalk on Webster Street where the improvements do not exist between 7920 WEBSTER ST and the ECR of the existing curb ramp at Greenspot Road and Webster Street. Reconstruct the curb ramp and spandrel at Greenspot Road and Webster along project frontage to correct street grade and crossfall and drainage at ramp.
- C* 10. Construct a right-out egress only access to Greenspot Road at the existing commercial drive approach at Station 59+53.50. Construct the 26' wide private street improvements northerly from the existing commercial drive to first intersection including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter. Reconstruct full width raised landscape median where the existing westbound left turn access was provided, between 57+82.29 and 59+70.28, by the Greenspot Corridor Plans (STR 07-004) and as approved by the City Engineer.
- C 11. Construct a traffic signal utilizing a video detection system at the intersection of Greenspot Road and Access "C: as approved by the City Engineer. Connect to the fiber optic interconnect system on Greenspot Road to connect the traffic signals on Greenspot Road at the freeway ramps, the westerly access, Access "A", Access "C", and Boulder Avenue signals. Install any necessary hardware and software. Provide a coordinated timing analysis.
- C 12. Construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, (1) construct the private street improvements northerly to project boundary including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, a 10 -foot wide landscaped median, and a private lighting system. Construct a 250' southbound right-turn lane, a southbound through lane, and a 150' southbound left-turn lane. Align the entrance with the future development south of Greenspot Road. Access "C" shall be 71 feet wide from Greenspot Road to the northern boundary of the project. Modify Greenspot Road striping to provide a second eastbound left-turn pocket.
- E 13. Submit engineering plans for street improvements, traffic signal at Access "C", traffic signal interconnect, and striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.
- C* 14. In lieu of restriping the southbound approach to provide a left-turn lane, and a shared left/through/right-turn lane on the southbound freeway off ramp in accordance with Exhibit J of the traffic study (Interim Year Minimum Improvements) pay the equivalent dollar amount for the City's future use to construct the ultimate improvements at this location according to the City's Greenspot Road Master Plan. The equivalent dollar amount, as initially calculated and periodically updated by the City, shall be applicable to Phase 1 of Planning Area 3 of the Specific Plan and shall be paid incrementally based on the percentage of area of development within Phase 1.
- C 15. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

- B 16. Design public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
- C 17. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

- E 18. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- C* 19. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, a hydro-dynamic separator, underground infiltration system, and raised curb landscaped areas and parking lot islands. Runoff from the proposed entrance road shall be captured and conveyed to the proposed pretreatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 20. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 21. 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* 22. Construct on-site drainage system to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to the stubbed out existing Lateral U (48" RCP) storm drain.
- E* 23. Construct on-site grading to drain the entire site to the southwest. If entire site does not drain to the southwest then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings. Design the total peak discharge from Planning 2 and 3 into Lateral U (48" RCP) such that it does not exceed 50 cfs, which is the design flow rate used in the hydrology study of the existing storm drain in Greenspot Road constructed and stubbed out by the City at the southwest corner of this project.

- E* 24. Construct an on-site drainage system to intercept and convey the off-site tributary drainage from the PA 2 and PA 3 north of the project boundary.
- E 25. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the site for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- E 26. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ANNEXATION

- C* 27. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along Greenspot Road and Webster Street. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. Landscaping along the project frontages shall be maintained by the property owner. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- C* 28. Apply to the City to annex the project into the City's Street and Storm Drain Maintenance District for maintenance of the public storm drain, public water quality treatment BMPs, decorative pavers, median, and decorative bus stop shelters, within Greenspot Road. Sign a ballot prepared by to the City agreeing to the annexation and amount of assessment. Landscaping within the median will be maintained by the City utilizing LMD revenue.
- B* 29. Dedicate a 10-foot wide minimum landscape easement across the Greenspot Road and Webster Street frontage, in addition to the required street right-of-way, as approved by the City Engineer. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.
- B* 30. Acquire a private easement across Planning Area 3 if needed for construction and maintenance of offsite drainage facilities.
- E* 31. Grant a private easement in favor of Planning Area 2 and Planning Area 3 for drainage, utilities, parking, and pedestrian and vehicular access.
- E 32. Dedicate right-of-way across Webster Street frontage in accordance with a 33' half street width.
- E* 33. Acquire a public road easement from the owner of the property south of Greenspot Road necessary for construction and maintenance of the new traffic signal to be installed at the Access "C" intersection.
- E* 34. Establish a legal mechanism among the property owners of Planning Areas 1 thru 3 for maintenance of the on-site drainage system and project driveways, including decorative pavers located within and outside of the Greenspot Road right-of-way.

FEES/PERMITS

- C* 35. Pay Post 2030 fair share traffic mitigation fees for all locations inside or outside of the City of Highland impacted by development of the Specific Plan as identified in the traffic study prepared for the Specific Plan. The amount of mitigation fees required of the Specific Plan shall be based on (1) the percentage of project traffic as calculated in the traffic study, and (2) cost estimates of the improvements as initially calculated and periodically updated by the City. The amount of traffic mitigation fee applicable to each phase of development shall be calculated based on the area within that phase as a percentage of area within the entire Specific Plan, regardless of land use designation of said phase. Pay the traffic mitigation fee for the entire phase prior to occupancy of the first building located in that phase. Provide, for City review, updated tables in the traffic study showing the locations of the mitigation improvements and the project fair share percentage. Also include the Greenspot Road/Church Street intersection in the fair share calculation.
- C* 36. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 37. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 38. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 39. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- C* 40. Underground existing overhead utilities and remove utility poles along the Webster Street project frontage and within the project. The 66kv Edison transmission lines are not required to be undergrounded.
- B* 41. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.
- E 42. Obtain written permission from the adjoining property owners for offsite grading and/or construction.
- B 43. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 44. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall

be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.

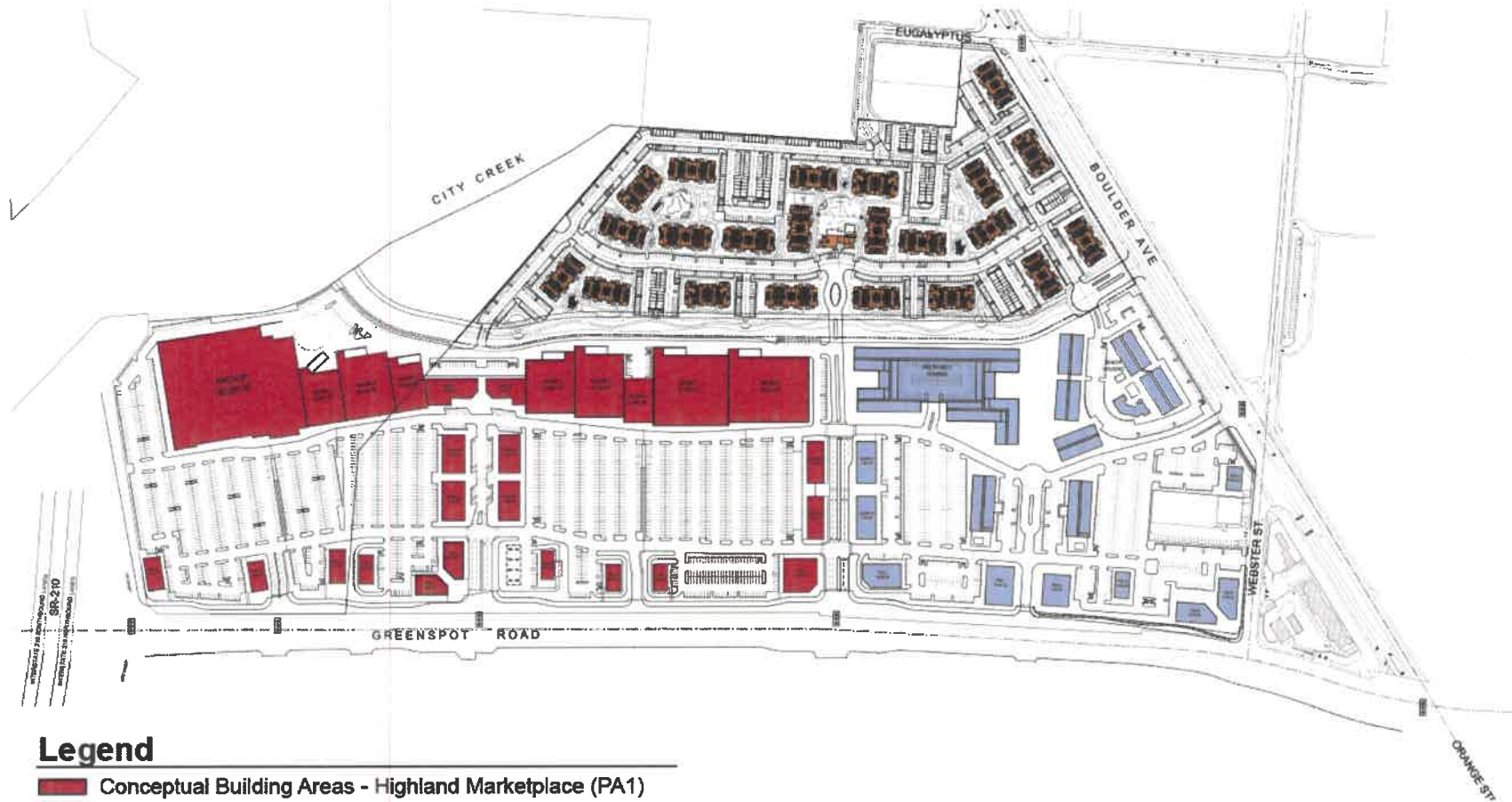
- C 45. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 46. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities are to be underground.
- E 47. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.
- B 48. 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 49. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 50. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

X:\030173033-SPR 020-001-GREENSPOT APTS - NWC GRNSPT RD & WBSTR ST\CONDITIONS\CONDITIONS\REXCO GREENSPOT APARTMENTS 8-4-2020.DOCX

Attachment 3:
Existing Conceptual Site Plan

Exhibit 2-3: Conceptual Site

LAND USE PLAN



Source: Architects Orange

Attachment 4:
Proposed Amendments

LAND USE PLAN

each individual recreation center are designed to meet the specific recreation and community facility needs of the neighborhood in which they are located.

2.3.3. Planning Area 3 - Village Center

The Specific Plan provides the opportunity for a mix of commercial, retail, office and residential uses within Planning Area 3 – Village Center:

- ✿ Planning Area 3 – Village Center permits a variety of retail, government, and commercial services, including but not limited to restaurants, offices, hotels, and entertainment uses. Residential uses (~~25~~ ¹⁸ to 40 dwelling units per gross acre) can be provided in the form of live-work, residential above commercial or in free-standing buildings with a maximum of 300 units to be developed in the Planning Area. Innovative housing options, integration with commercial and office uses, and pedestrian oriented design are encouraged within Planning Area 3.

Residential components within Planning Area 3 may include private neighborhood recreation centers that may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots.

2.3.4. Village Paseo

In order to provide local flood control to achieve storm water run-off quality standards, as well as to provide recreational amenities, the Specific Plan incorporates a centralized Village Paseo which bisects the Specific Plan area from east to west. The Village Paseo is located within



Planning Areas 2 and 3 may include features such as "pocket parks."

² This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed 800 units. For example, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed 500 units.



LAND USE PLAN

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

Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Non-Residential Gross Square Feet
1	Highland Marketplace	43.6	N/A	N/A	595,600 sf
2	Residential Villages Open Space / Parks	29.8	20 – 30 du/ac	500-700 du	N/A
3	Village Center	30.6	25 18 - 40 du/ac	100-300 du	174,000 sf
TOTAL		104 acres		Total shall not exceed 800 units	769,600 sf

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

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

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

2.4.2. Planning Area 1 - Highland Marketplace

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



LAND USE PLAN

maximum number of units to be developed in the entire Specific Plan area shall not exceed 800 units. For example, if 525 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 275 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 2.

Under Scenario One, existing single-family homes located off of Calhoun Street within this Planning Area will remain. These homes (south of Eucalyptus Avenue) and approximately 4-acres in the western portion of the Planning Area are within the Specific Plan boundary. The Zoning designation for these properties shall be changed to Specific Plan (SPR-006-001). Existing residential uses along the north side of Eucalyptus are within the Golden Triangle Policy Area and zoned PD. All future use of these properties will be subject to the City's PD Development Standards and procedures per Development Code Chapter 16, Section 16.12.010.

2.4.4. Planning Area 3 - Village Center

Planning Area 3 consists of approximately 31-acres and is located in the southeastern portion of the Specific Plan area. This Planning Area is bordered by Greenspot Road on the south, Boulder Avenue and Webster Street on the east, the Village Paseo on the north and Planning Area 1 on the west. Planning Area 3 is a mixed use area and may feature uses such as hotels, restaurants, retail, residential, and professional offices. Up to 174,000 gross square feet of commercial, retail, office and hotel uses may be developed within this Planning Area. Building heights shall not exceed sixty feet (60') to roofline. The density within the Village Center shall be ~~25~~ **18** to 40 dwelling units per gross acre. A maximum of 300 units may be developed in this Planning Area. However, the maximum number of units to be developed in the entire Specific Plan Area shall not exceed 800 units. For example, if 300 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed 500 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 3.





LAND USE PLAN

2.5. Conceptual Land Use Plan - Scenario Two

A second land use scenario is provided based on the possibility that approximately 21-acres may not be included in the Specific Plan Area. In land use Scenario Two, the Specific Plan allows development of approximately 83-acres of the 165-acre Golden Triangle Community Policy Area of the City of Highland. The site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses, as shown in Exhibit 2-2, Conceptual Land Use Plan, Scenario 2. Scenario Two allows up to 554,600 square feet of commercial space and 800 dwelling units. Proposed land uses and related development densities for the land use Scenario Two are summarized in Table 2-2, Planning Areas and Proposed Land Uses, Scenario 2.

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

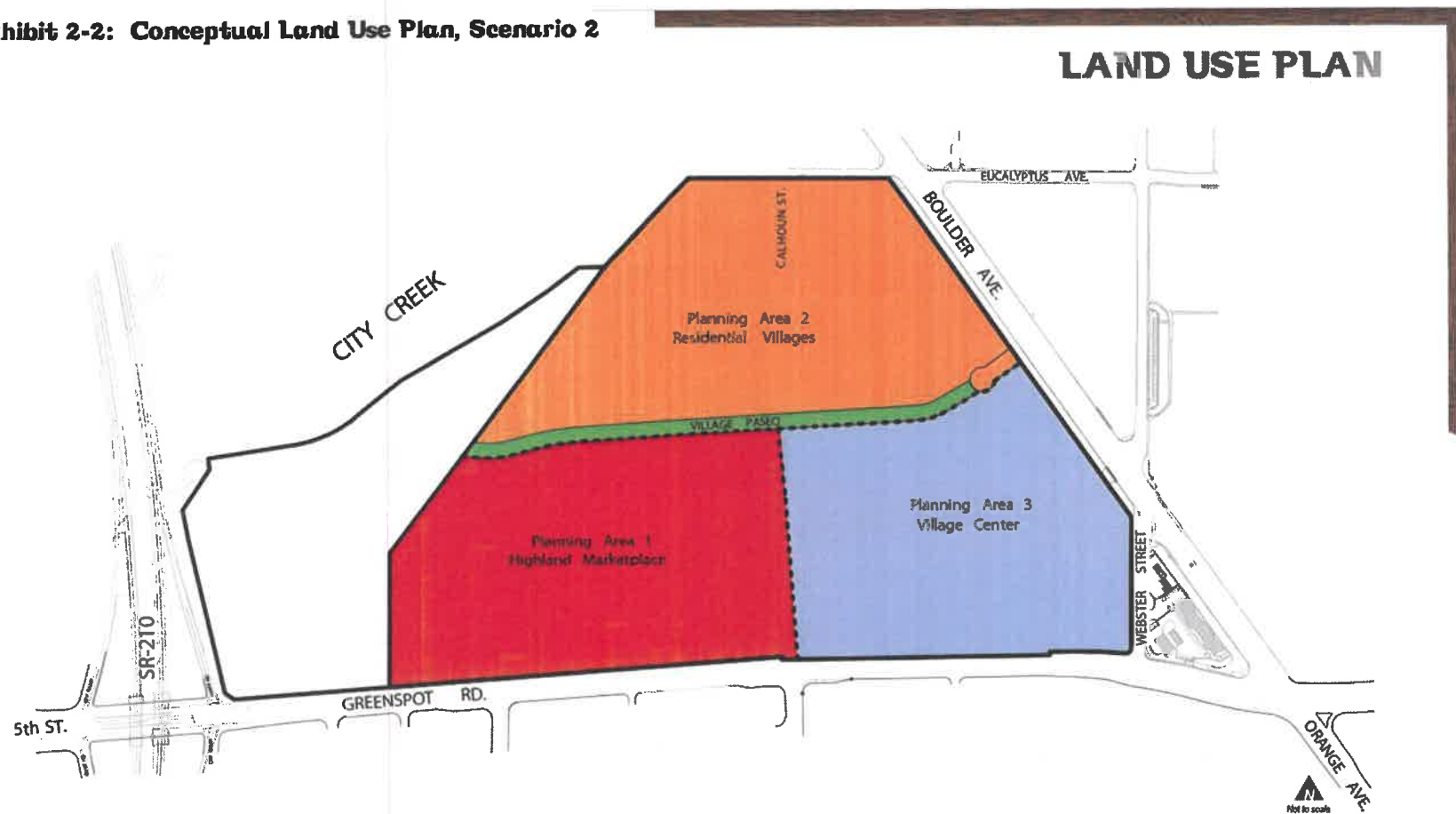
Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Gross Square Feet
1	Highland Marketplace	27.5	N/A	N/A	380,600 sf
2	Residential Villages Open Space / Parks	24.9	20 - 30 du/ac	500-700 du	N/A
3	Village Center	30.6	25 18 - 40 du/ac	100-300 du	174,000 sf
TOTAL		83 acres		Total shall not exceed 800 units	554,600 sf

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

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

The following provides a more detailed description of each Planning Area under land use Scenario Two.

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



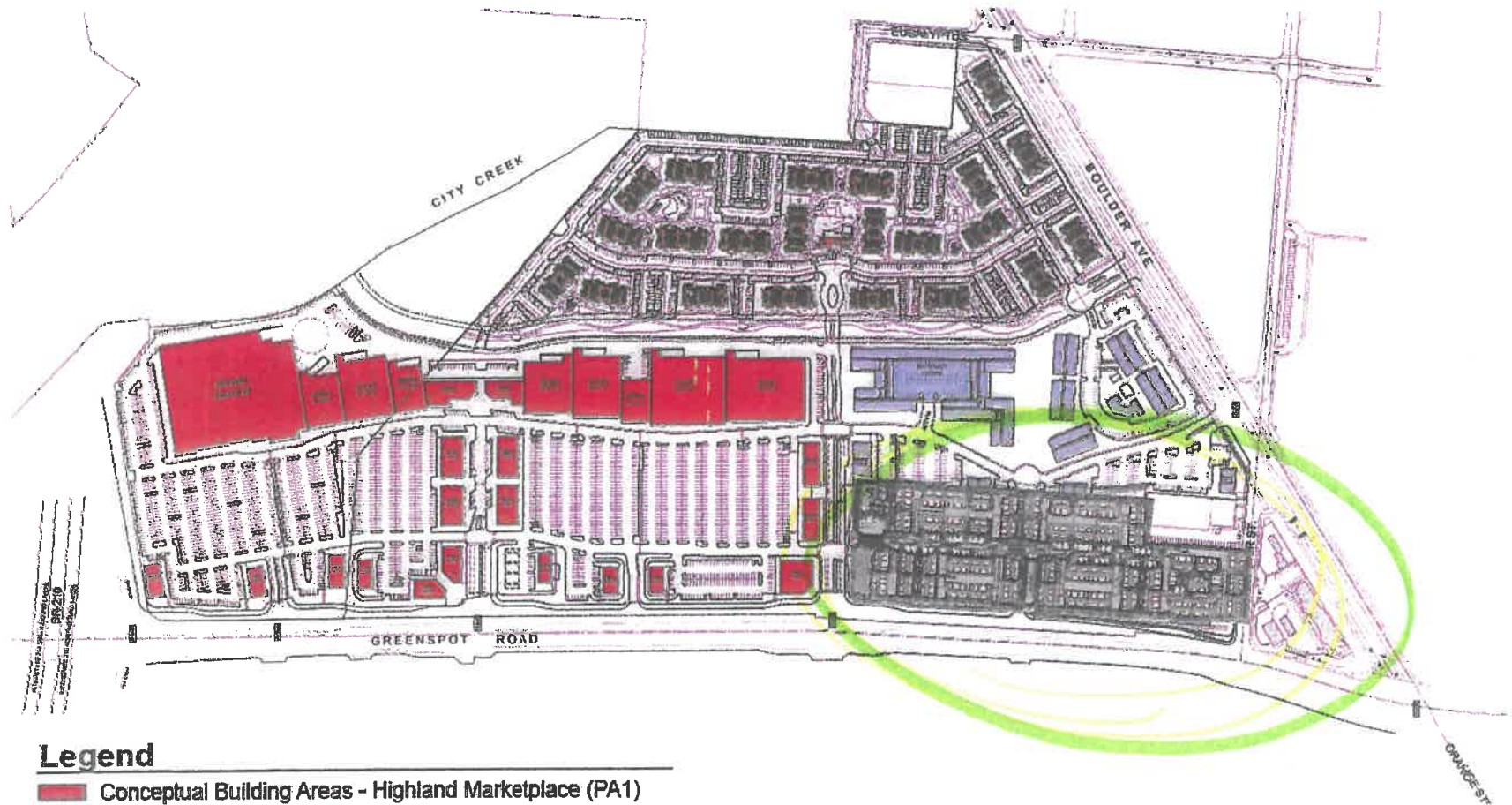
Scenario 2 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Density Range	Number of Dwelling Units	Gross Square Feet
1	Commercial	27.4 ac	N/A	N/A	380,600 sf
2	High Density Residential	22.5 ac	20-30 du/ac	500-700 du	N/A
	Open Space/Parks	2.4 ac	N/A	N/A	N/A
3	Mixed Use	30.6 ac	25-18-40 du/ac	100-300 du	174,000 sf
Total		83 ac		800 du¹	554,600 sf

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

Exhibit 2-3: Conceptual Site

LAND USE PLAN



Legend

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

Source: Architects Orange



USE AND DEVELOPMENT STANDARDS

If required, the ~~DRB~~ **Planning Commission** shall review the application for consistency with the Specific Plan with the intent of ensuring that each project conveys the desired Specific Plan objectives, character and quality, and complies with the standards set forth in this Specific Plan. In no instance shall proposed tenant improvements or new building constructions exceed the total building area or exceed 800 residential units.

5.4.1. Building Shells

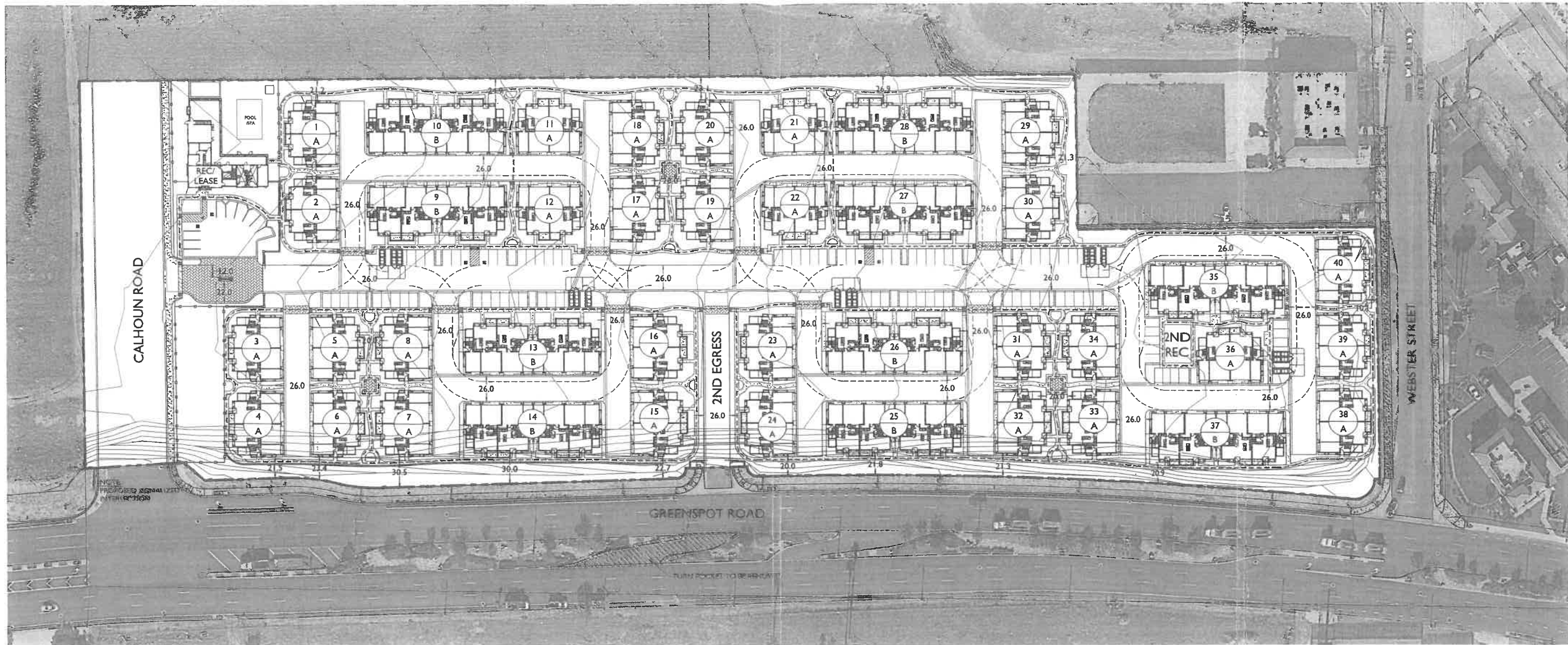
Development plans for building shells shall apply to any new building shell that is constructed within the Specific Plan area. The Specific Plan area consists of various building shells, some connected to other building shells and some freestanding. Development of the Specific Plan may require phased construction of building shells. A development plan shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director. Following the Community Development Director's review, the development plan must be reviewed by the City of Highland Planning Commission to ensure that the proposed building shell shall be arranged, designed, constructed and maintained to be compatible with the character of the Specific Plan area. The following outlines the review procedure for building shells.

5.4.1.1. Building Shell Plan check, Permit Issuance, and Completion

A. Plan check

1. After adoption of this Specific Plan, the City shall accept plans for each building shell for plan check and proceed with such plan check in a timely manner, including rechecks, without regard to the status of plans or plan check submittals for any other building shell or tenant improvements on the project site. In no event may the City require that plans for all or some combination of building shells be submitted simultaneously as a condition of plan check submittal and plan check review. Concurrent with the plan check review process, the development plans will also be reviewed by the City of Highland

Exhibit 1:
Conceptual Site Plan



LEGEND:

- BUILDING NUMBER 
- BUILDING TYPE 
- PATH OF TRAVEL - - - -

PROJECT SUMMARY
2-STORY TOWNHOMES

HOMES	200 UNITS
GROSS AREA	10.8 AC
NET AREA	10.1 AC
DENSITY	20 DU/AC
PARKING	406 SPACES

UNIT MIX

20	PLAN 1	1BD/1BA	915 SF
60	PLAN 2	1BD/1BA	920 SF
20	PLAN 3	2BD/2BA	1020 SF
80	PLAN 4	2BD/2.5BA	1190 SF
20	PLAN 5	3BD/2.5BA	1430 SF
200 TOTAL UNITS			

PARKING REQUIRED PER
MULTIFAMILY ATTACHED

80 1BD X 1.66 SP =	132.8 SPACES
100 2BD X 2.16 SP =	216 SPACES
20 3BD X 2.16 SP =	43.2 SPACES
TOTAL	392 SPACES

PARKING PROVIDED

GARAGE	300 SPACES
OPEN	101 SPACES
TOTAL	401 SPACES

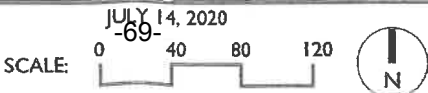
ACCESSIBLE PARKING

ASSIGNED	300 X 2% = 6 SPACES
UNASSIGNED	101 X 5% = 6 SPACES
REQUIRED	12 SPACES
PROVIDED	12 SPACES

HIGHLAND, CA

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

HIGHLAND TOWNHOME APTS



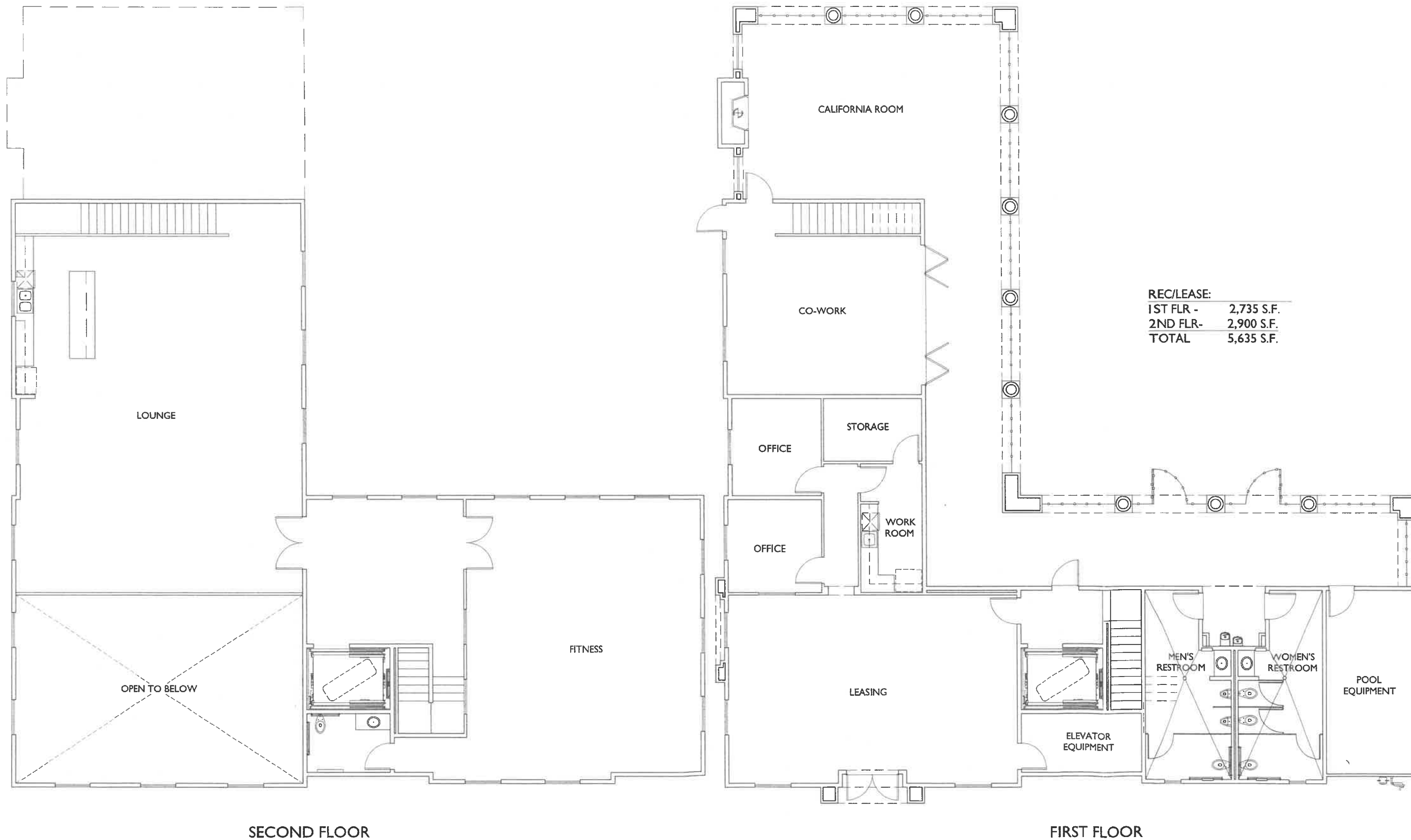
CONCEPTUAL SITE PLAN

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

Exhibit 2:

Floorplans



HIGHLAND, CA

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ORANGE, CA. 92867
951.898.1502

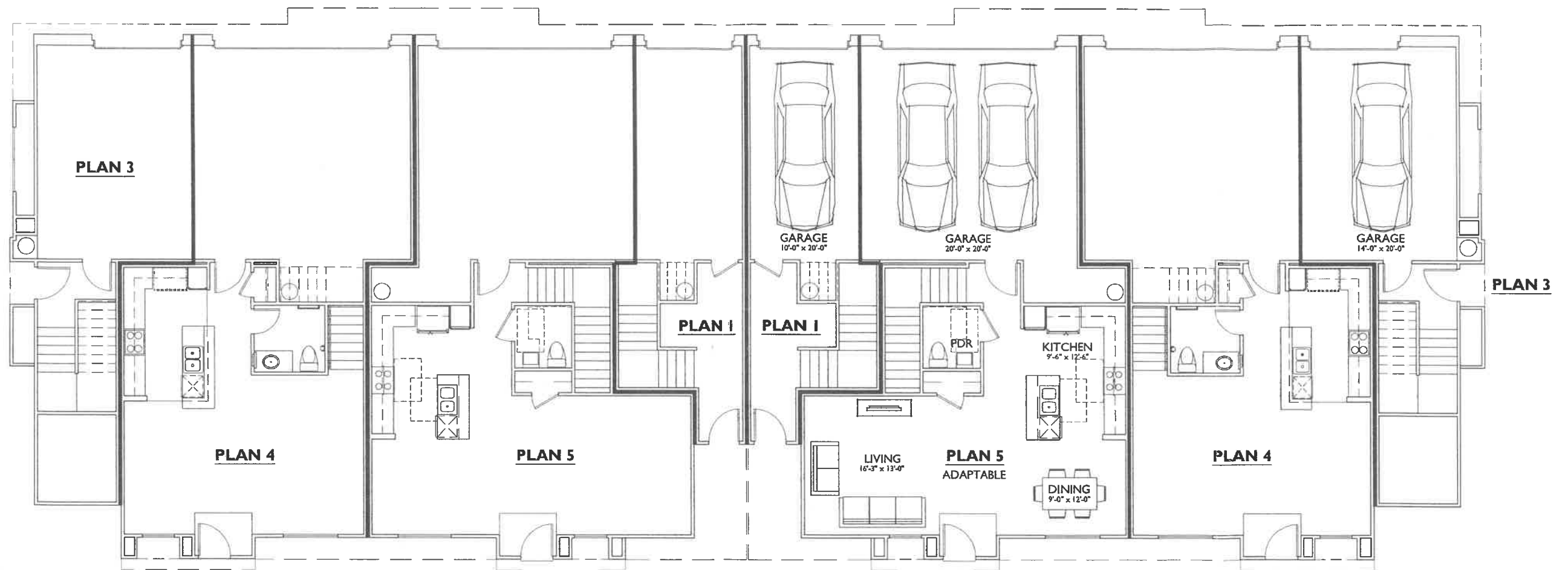
HIGHLAND TOWNHOME APTS

JULY 14, 2020
0'-7" 1'-4" 8" 12"
SCALE:

REC BUILDING



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
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PLAN 1:	1BD/1BA
1ST FLR -	175 S.F.
2ND FLR-	740 S.F.
TOTAL	915 S.F.

PLAN 5:	3BD/2.5BA
1ST FLR -	665 S.F.
2ND FLR-	765 S.F.
TOTAL	1430 S.F.

PLAN 3:	2BD/2BA
1ST FLR -	110 S.F.
2ND FLR-	910 S.F.
TOTAL	1020 S.F.

FIRST FLOOR

HIGHLAND, CA

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ORANGE, CA. 92867
951.898.1502

HIGHLAND TOWNHOME APTS

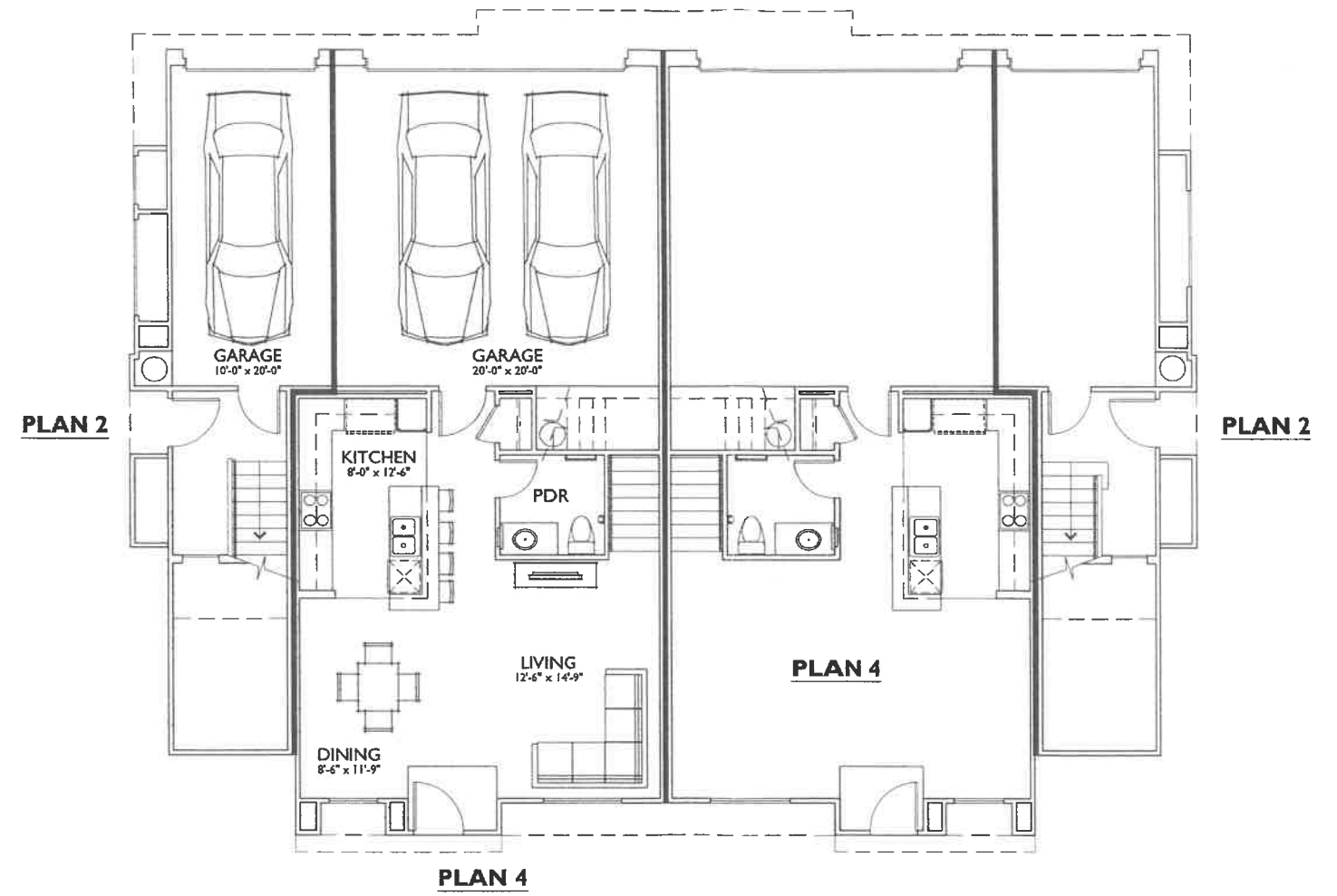
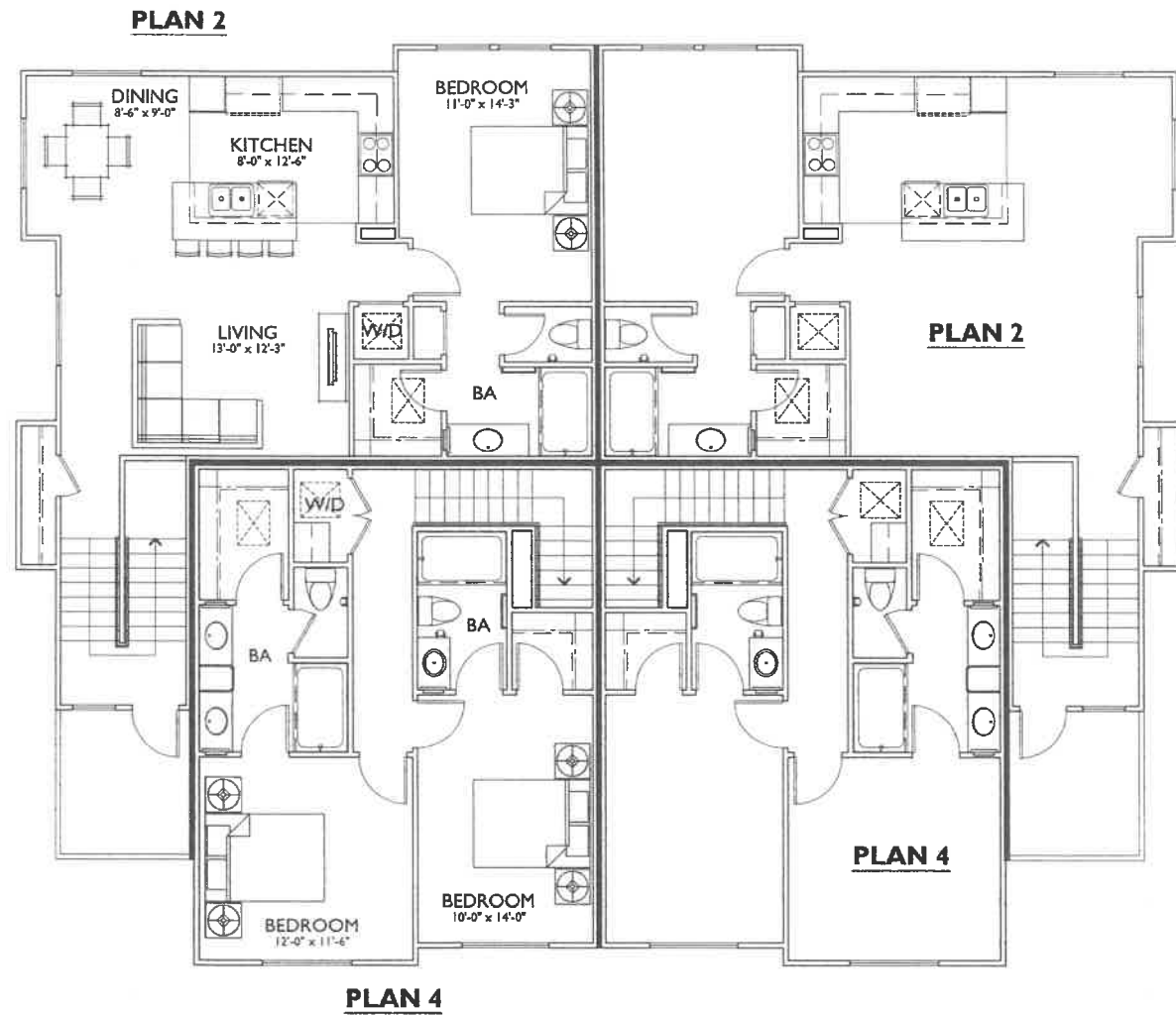
JULY 14, 2020
SCALE: 0'-72'-4" 8 12

BUILDING B COMPOSITE

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

PLAN 2:	1BD/1BA
1ST FLR -	110 S.F.
2ND FLR-	810 S.F.
TOTAL	920 S.F.



PLAN 4:	2BD/2.5BA
1ST FLR -	565 S.F.
2ND FLR-	625 S.F.
TOTAL	1190 S.F.

HIGHLAND, CA

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

HIGHLAND TOWNHOME APTS

JULY 14, 2020
SCALE: 0 - 73 - 4 8 12

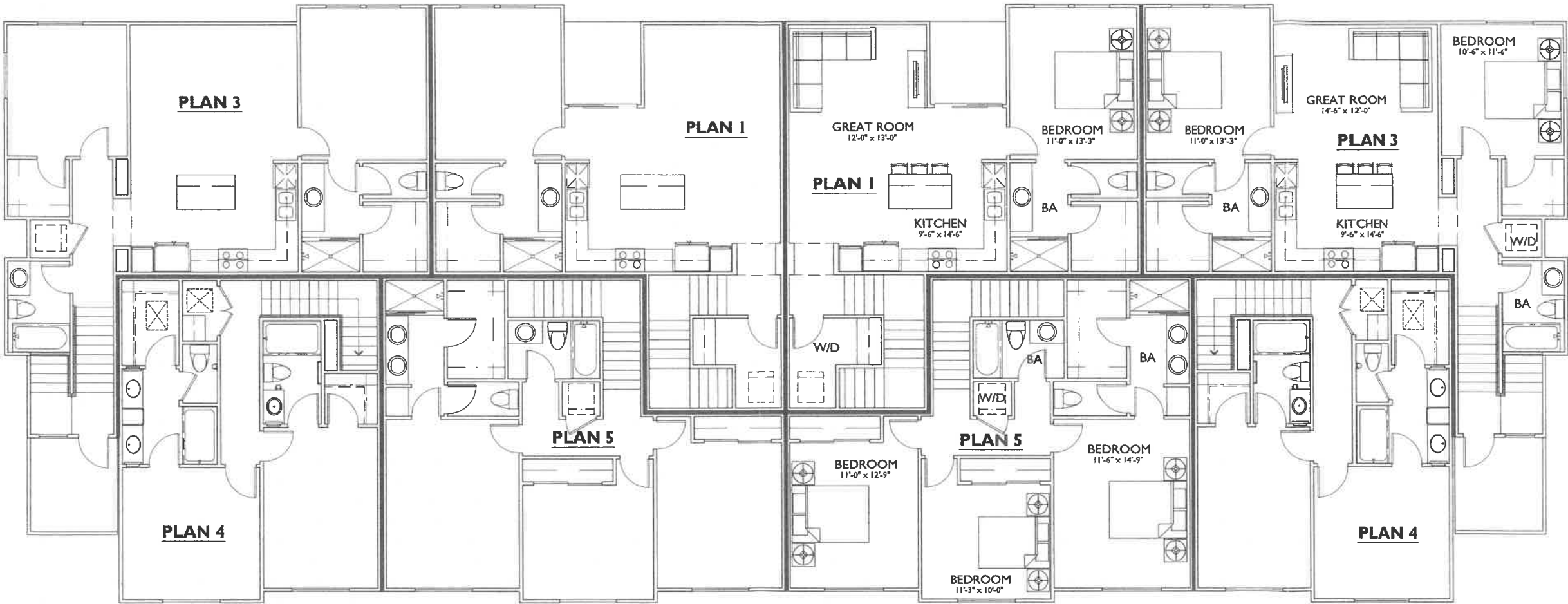
BUILDING A COMPOSITE

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

PLAN 1:	1BD/1BA
1ST FLR -	175 S.F.
2ND FLR-	740 S.F.
TOTAL	915 S.F.

PLAN 3:	2BD/2BA
1ST FLR -	110 S.F.
2ND FLR-	910 S.F.
TOTAL	1020 S.F.



PLAN 5:	3BD/2.5BA
1ST FLR -	665 S.F.
2ND FLR-	765 S.F.
TOTAL	1430 S.F.

SECOND FLOOR

HIGHLAND, CA

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
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HIGHLAND TOWNHOME APTS

JULY 14, 2020
SCALE: 0-74-4 8 12

BUILDING B COMPOSITE



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
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Exhibit 3: Elevations



REAR



RIGHT



LEFT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X 6 RESAWN WOOD
- 3 WALL - STUCCO
- 4 TRIM - 2 X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE SHUTTERS
- 7 DECORATIVE AWNING
- 8 DECORATIVE POTSHelf
- 9 DECORATIVE GABLE END DETAIL
- 10 DECORATIVE FOAM EAVE



FRONT

HIGHLAND, CA

HIGHLAND TOWNHOME APTS

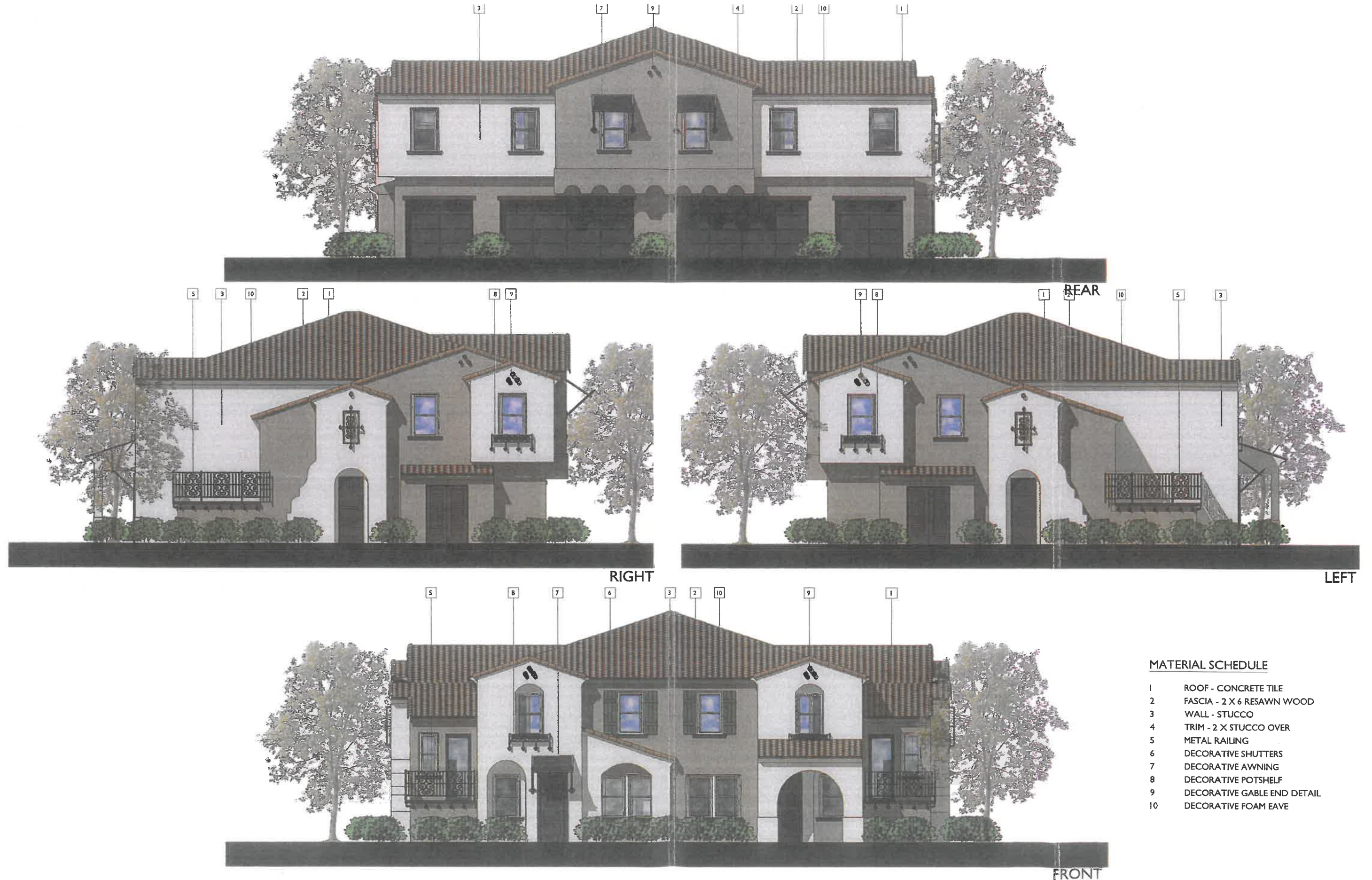
BUILDING B2 ELEVATIONS

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

JULY 14, 2020
SCALE 0'-76'-4" 8" 12"

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



HIGHLAND, CA

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

HIGHLAND TOWNHOME APTS

JULY 14, 2020

SCALE: 0 - 77' - 4" 8" 12"

BUILDING A2 ELEVATIONS

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X 6 RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - BRICK VENEER
- 5 TRIM - 2 X STUCCO OVER
- 6 DECORATIVE FOAM EAVE

HIGHLAND, CA

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92867
951.898.1502

HIGHLAND TOWNHOME APTS

JULY 14, 2020

SCALE: 0 - 78 - 4 8 12

REC ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



RIGHT



REAR

MATERIAL SCHEDULE

- | | |
|---|----------------------------|
| 1 | ROOF - CONCRETE TILE |
| 2 | FASCIA - 2 X 6 RESAWN WOOD |
| 3 | WALL - STUCCO |
| 4 | WALL - BRICK VENEER |
| 5 | TRIM - 2 X STUCCO OVER |
| 6 | DECORATIVE FOAM EAVE |

HIGHLAND, CA

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

HIGHLAND TOWNHOME APTS

JULY 14, 2020

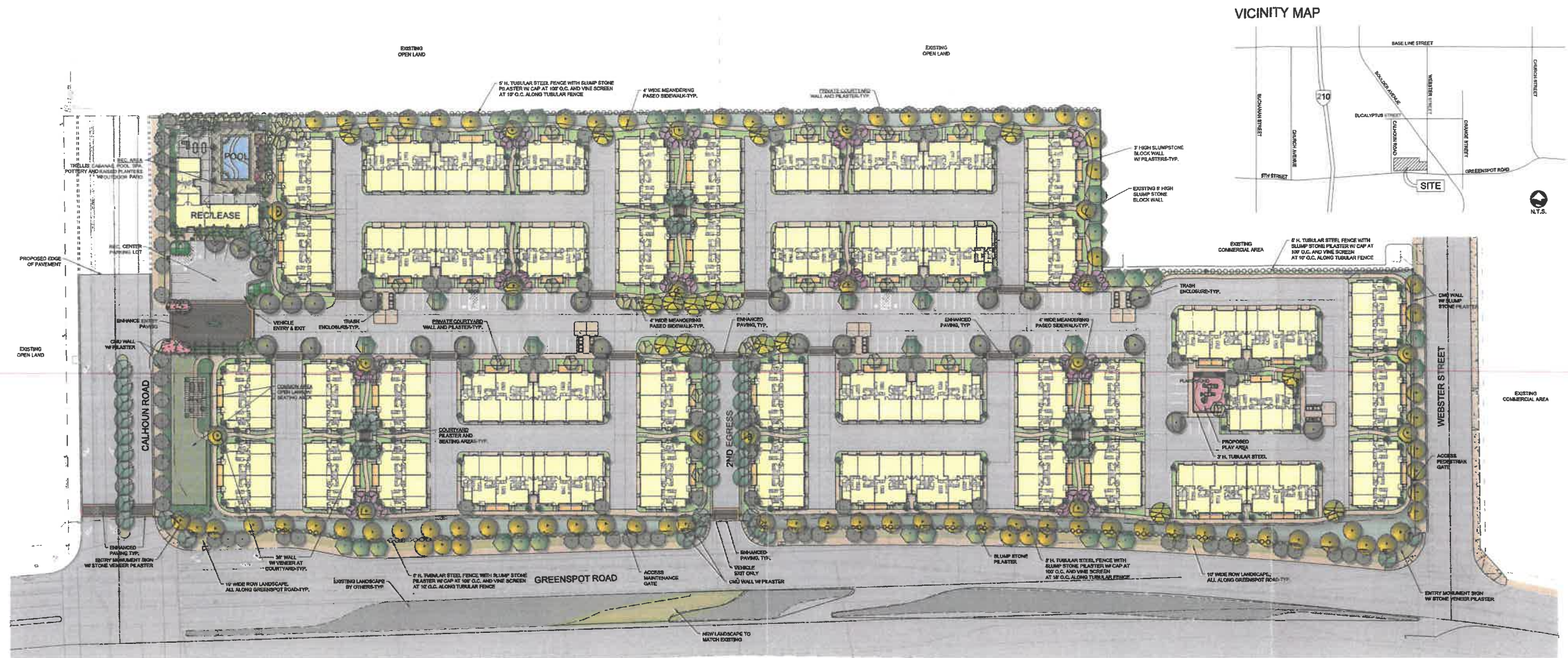
SCALE: 0'-79'-4" 8" 12"

REC ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

Exhibit 4:
Landscape Plan



VICINITY MAP



CONCEPT STATEMENT

LANDSCAPE CONCEPT:

This landscape will consist of climate adaptive and appropriate low and medium water use planting categories as described by the WUCOLS system. Plant material has been chosen to provide site wide coverage, slope stabilization, parking lot shade and accentuate entries to the site. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to current city of corona landscape guidelines.

IRRIGATION CONCEPT:

The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .81. Slopes will use rotors with an irrigation efficiency of .75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Highland Guidelines.

WATER EFFICIENT LANDSCAPE MANAGEMENT

PROJECT: Highland Townhome Apartments
Prepared by: Rexco Development and BMLA
Reference: City of Corona (2016) WUCOLS
DATE: 09/20/20

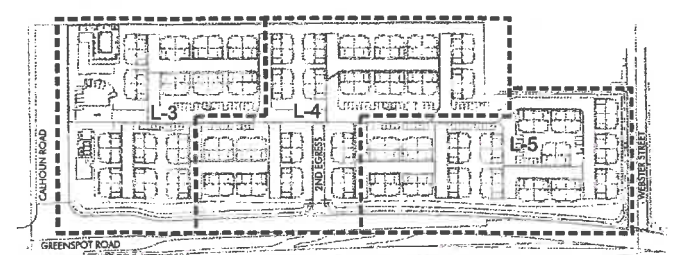
Planting Area	Area (sq ft)	Planting Density	Planting Material	Planting Date	Planting Method	Planting Notes
Planting Area 1	1000	100	100	100	100	100
Planting Area 2	2000	200	200	200	200	200
Planting Area 3	3000	300	300	300	300	300
Planting Area 4	4000	400	400	400	400	400
Planting Area 5	5000	500	500	500	500	500
Planting Area 6	6000	600	600	600	600	600
Planting Area 7	7000	700	700	700	700	700
Planting Area 8	8000	800	800	800	800	800
Planting Area 9	9000	900	900	900	900	900
Planting Area 10	10000	1000	1000	1000	1000	1000

Notes: 1. All plantings shall be done in accordance with the City of Corona WUCOLS guidelines. 2. All plantings shall be done in accordance with the City of Corona WUCOLS guidelines. 3. All plantings shall be done in accordance with the City of Corona WUCOLS guidelines.

Sheet List Table

Sheet Number	Sheet Title
L-1	OVERALL LANDSCAPE PLAN
L-2	PLANTING LEGENDS
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	FINISHES AND AMENITIES
L-7	SIGN, WALL & FENCE DETAILS

INDEX MAP



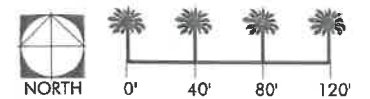
HIGHLAND TOWNHOME APTS



310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

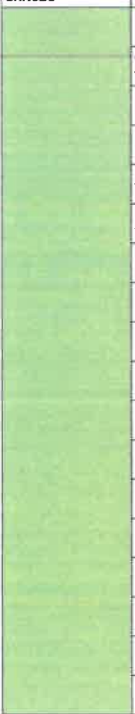
SEE SHEET L-2 FOR PLANTING LEGENDS

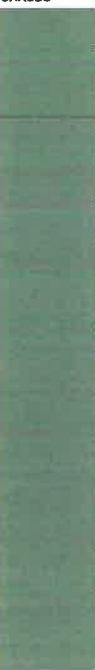
L-1



OVERALL CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR REXCO DEVELOPMENT

2516 NORTH SANTIAGO BLVD ORANGE, CA 92667 PH: (951) 878-1602
08/13/2020

PASEOS & BLDG PALETTE				
TREE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24"BOX	L	155
	LAGERSTROEMIA X 'PURPLE MAGIC' PURPLE MAGIC CRAPE MYRTLE	36"BOX	M	46
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	36"BOX	M	31
	OLEA EUROPAEA OLIVE TREE	16'X16", FIELD GROWN	L	26
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	36"BOX	L	16
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	M	21
	RHUS LANCEA AFRICAN SUMAC	24"BOX	L	15
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	M	42
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	AGAVE DESMETIANA 'VARIEGATA' VARIEGATED AGAVE	5 GAL @ 36" O.C.	L	
	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL @ 36" O.C.	L	
	ALOE STRIATA CORAL ALOE	5 GAL @ 24" O.C.	L	
	ANIGOZANTHOS X 'BUSH RANGER' BIG RED KANGAROO PAW	1 GAL @ 24" O.C.	L	
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL @ 24" O.C.	L	
	CALANDRINIA SPECTABILIS PINK CALANDRINIA	1 GAL @ 24" O.C.	L	
	CORDYLINE X 'BURGANDY SPIRES' BURGANDY SPIRE CORDYLINE	15 GAL	M	
	DIANELLA REVOLUTA 'VARIEGATED' VARIEGATED FLAX LILY	1 GAL @ 24" O.C.	L	
	DODONAEA VISCOSA 'PURPUREA' PURPLE LEAFED HOPSEED BUSH	15 GAL	M	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL @ 24" O.C.	L	
	JASMINUM POLYANTHUM PINK JASMINE	15 GAL	M	
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	15 GAL	L	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL @ 36" O.C.	L	
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY	1 GAL @ 36" O.C.	L	
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	15 GAL	M	
	PODOCARPUS ELONGATUS 'ICEE BLUE' TM ICEE BLUE YELLOW WOOD	15 GAL	M	
	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	5 GAL @ 36" O.C.	M	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL @ 36" O.C.	L	

REC CENTER / COMMON AREA PALETTE				
TREE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36"BOX	M	4
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24"BOX	L	10
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	36"BOX	M	10
	LAGERSTROEMIA INDICA 'TUSCARORA' CRAPE MYRTLE	36"BOX	M	4
	OLEA EUROPAEA OLIVE TREE	16'X16", FIELD GROWN	L	8
	PHOENIX DACTYLIFERA DATE PALM	12" BTH	L	16
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	M	9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL @ 36" O.C.	L	
	ALOE BAINESII ALOE	15 GAL	L	
	ALOE X 'BLUE ELF' ALOE	1 GAL @ 24" O.C.	L	
	ANIGOZANTHOS X 'YELLOW GEM' YELLOW GEM KANGAROO PAW	5 GAL @ 36" O.C.	L	
	CALLISTEMON X 'LITTLE JOHN' DWARF CALLISTEMON	5 GAL @ 36" O.C.	L	
	DIANELLA REVOLUTA 'LITTLE REV' SPREADING FLAX LILY	1 GAL @ 24" O.C.	L	
	DIETES BICOLOR FORTNIGHT LILY	5 GAL @ 24" O.C.	M	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL @ 24" O.C.	L	
	LAVANDULA STOECHAS 'OTTO QUAST' SPANISH LAVENDER	1 GAL @ 36" O.C.	L	
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GAL @ 36" O.C.	M	
	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI SHRUBBY YEW PODOCARPUS	15 GAL	L	
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL	M	
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL @ 36" O.C.	M	
	ROSA BANKSIAE 'LUTEA' BANKSIA ROSE	15 GAL	M	
	ROSA X 'NOARE' FLOWER CARPET RED GROUND COVER ROSE	1 GAL @ 24" O.C.	M	
	STRELITZIA NICOLAI GIANT BIRD OF PARADISE	15 GAL	M	
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL @ 48" O.C.	L	

VEGETATED BIOSWALE PALETTE				
TREE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	M	60
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	DIETES BICOLOR FORTNIGHT LILY	5 GAL @ 24" O.C.	M	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL @ 24" O.C.	L	
	LEYMUS CONDENSATUS 'CANYON PRINCE' NATIVE BLUE RYE	1 GAL @ 24" O.C.	L	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL @ 36" O.C.	M	

STREET TREE & ENTRY CORNER PALETTE				
TREE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	OLEA EUROPAEA OLIVE TREE	16'X16", FIELD GROWN	L	12
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	M	13
	RHUS LANCEA AFRICAN SUMAC	24"BOX	L	14
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	M	28
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	AGAVE AMERICANA CENTURY PLANT	15 GAL	L	
	AGAVE DESMETIANA 'VARIEGATA' VARIEGATED AGAVE	5 GAL @ 36" O.C.	L	
	BACCHARIS PILULARIS DWARF COYOTE BRUSH	1 GAL @ 48" O.C.	L	
	CALLISTEMON X 'LITTLE JOHN' DWARF CALLISTEMON	5 GAL @ 36" O.C.	L	
	LAURUS NOBILIS SWEET BAY	15 GAL	L	
	PRUNUS ILICIFOLIA LYONII CATALINA CHERRY	15 GAL	L	
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL @ 36" O.C.	M	
	ROSA X 'NOARE' FLOWER CARPET RED GROUND COVER ROSE	1 GAL @ 24" O.C.	M	
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	5 GAL @ 36" O.C.	L	
	SALVIA GREGGII AUTUMN SAGE	5 GAL @ 36" O.C.	L	
	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL @ 48" O.C.	L	
	STRELITZIA NICOLAI GIANT BIRD OF PARADISE	15 GAL	M	

PARKING LOT PALETTE				
TREE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	QUERCUS ILEX HOLLY OAK	36"BOX	L	24
	RHUS LANCEA AFRICAN SUMAC	24"BOX	L	8
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	AGAVE DESMETIANA 'VARIEGATA' VARIEGATED AGAVE	5 GAL @ 36" O.C.	L	
	CALLISTEMON X 'LITTLE JOHN' DWARF CALLISTEMON	5 GAL @ 36" O.C.	L	
	COTONEASTER APICULATUS 'TOM THUMB' TOM THUMB CRANBERRY COTONEASTER	1 GAL @ 36" O.C.	L	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM REGAL MIST PINK MUHLY GRASS	1 GAL @ 36" O.C.	L	
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' SENECIO	1 GAL @ 12" O.C.	L	



LAGERSTROEMIA INDICA 'TUSCARORA'
CRAPE MYRTLE



MAGNOLIA GRANDIFLORA 'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA



OLEA EUROPAEA
OLIVE TREE



ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE



PARKINSONIA X 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



CUPRESSUS SEMPERVIRENS
ITALIAN CYPRESS



PHOENIX DACTYLIFERA
DATE PALM



LAGERSTROEMIA X 'PURPLE MAGIC'
PURPLE MAGIC CRAPE MYRTLE



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



QUERCUS ILEX
HOLLY OAK



RHUS LANCEA
AFRICAN SUMAC



TRISTANIA CONFERTA
BRISBANE BOX

HIGHLAND TOWNHOME APTS



bmla
LANDSCAPE
ARCHITECTURE

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L-2
PLANTING LEGENDS
PREPARED FOR REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD ORANGE, CA 92667 P: (951) 898-1502
08/13/2020

Exhibit 5:

Noise Study

NOISE STUDY

Highland Townhome Apartments Residential Development City of Highland

Prepared For:

**Rexco Development
2518 North Santiago Boulevard
Orange, CA 92867**

Prepared by:

Ldm Consulting, Inc.

**42428 Chisolm Trail
Murrieta, CA 92562
760-473-1253**

July 14, 2020

Project: 20-52 Highland Apartments Noise

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GLOSSARY OF COMMON TERMS

Sound Pressure Level (SPL): a ratio of one sound pressure to a reference pressure (L_{ref}) of 20 μ Pa. Because of the dynamic range of the human ear, the ratio is calculated logarithmically by $20 \log (L/L_{ref})$.

A-weighted Sound Pressure Level (dBA): Some frequencies of noise are more noticeable than others. To compensate for this fact, different sound frequencies are weighted more.

Minimum Sound Level (L_{min}): Minimum SPL or the lowest SPL measured over the time interval using the A-weighted network and slow time weighting.

Maximum Sound Level (L_{max}): Maximum SPL or the highest SPL measured over the time interval the A-weighted network and slow time weighting.

Equivalent sound level (L_{eq}): the true equivalent sound level measured over the run time. L_{eq} is the A-weighted steady sound level that contains the same total acoustical energy as the actual fluctuating sound level.

Day Night Sound Level (LDN): Representing the Day/Night sound level, this measurement is a 24 –hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. This is primarily used in community noise regulations where there is a 10 dB “Penalty” for night time noise. Typically, LDN’s are measured using A weighting.

Community Noise Exposure Level (CNEL): The accumulated exposure to sound measured in a 24-hour sampling interval and artificially boosted during certain hours. For CNEL, samples taken between 7 pm and 10 pm are boosted by 5 dB; samples taken between 10 pm and 7 am are boosted by 10 dB.

Octave Band: An octave band is defined as a frequency band whose upper band-edge frequency is twice the lower band frequency.

Third-Octave Band: A third-octave band is defined as a frequency band whose upper band-edge frequency is 1.26 times the lower band frequency.

Response Time (F,S,I): The response time is a standardized exponential time weighting of the input signal according to fast (F), slow (S) or impulse (I) time response relationships. Time response can be described with a time constant. The time constants for fast, slow and impulse responses are 1.0 seconds, 0.125 seconds and 0.35 milliseconds, respectively.

EXECUTIVE SUMMARY

This noise study has been completed to determine the noise impacts to and from the proposed residential project. The proposed Highland Townhome Apartments Residential Development proposes the development of 200 multi-family residential units. The Project is located east of State Route 210 and west of Boulder Avenue, adjacent to Greenspot Road to the north in the City of Highland, CA.

Transportation Noise Levels – Onsite

The results of this analysis indicate that future vehicle noise from Greenspot Road is the principal source of community noise that could impact the site. The project proposes to provide outdoor usable areas at the community pool area, recreational area, and within courtyard areas throughout the site. Due to the shielding of the buildings and distance to the roadway, all residential units will comply with the City's 70 dBA CNEL standard.

Additionally, an interior noise assessment was conducted for all units. It was determined that an STC rating of 33 will be needed for the glass window assemblies for the units directly exposed to Greenspot Road to reduce the interior noise levels below 45 dBA CNEL. The noise levels diminish at the units that are not located adjacent to Greenspot Road. These remaining units on the site, shielded by with the proposed corridors and perimeter units, will comply with the 45 dBA CNEL standard with STC ratings of 28 for the glass assemblies. It should be noted: with a closed window condition, the units require a means of mechanical ventilation (e.g. air conditioning).

Airport Noise Levels

The San Bernardino International Airport Layout Plan Narrative Report dated September 22, 2010 was compared to the project site location. According to the report the project is located approximately one mile from the 65 dBA CNEL noise contour for the airport. Therefore, no impacts from the existing airport are anticipated at the project site.

1.0 PROJECT INTRODUCTION

The purpose of this Noise study is to determine noise impacts, if any, to the Project from off-site sources (i.e. traffic along Greenspot Road). Should impacts be determined, the intent of this study would be to recommend suitable mitigation measures to reduce impacts to below a level of significance.

The Project is located east of State Route 210 and west of Boulder Avenue, adjacent to Greenspot Road to the north in the City of Highland, CA. San Bernardino International Airport is located approximately 1.6 miles southwest of the project site. A general Project vicinity map is shown in Figure 1-1 on the following page.

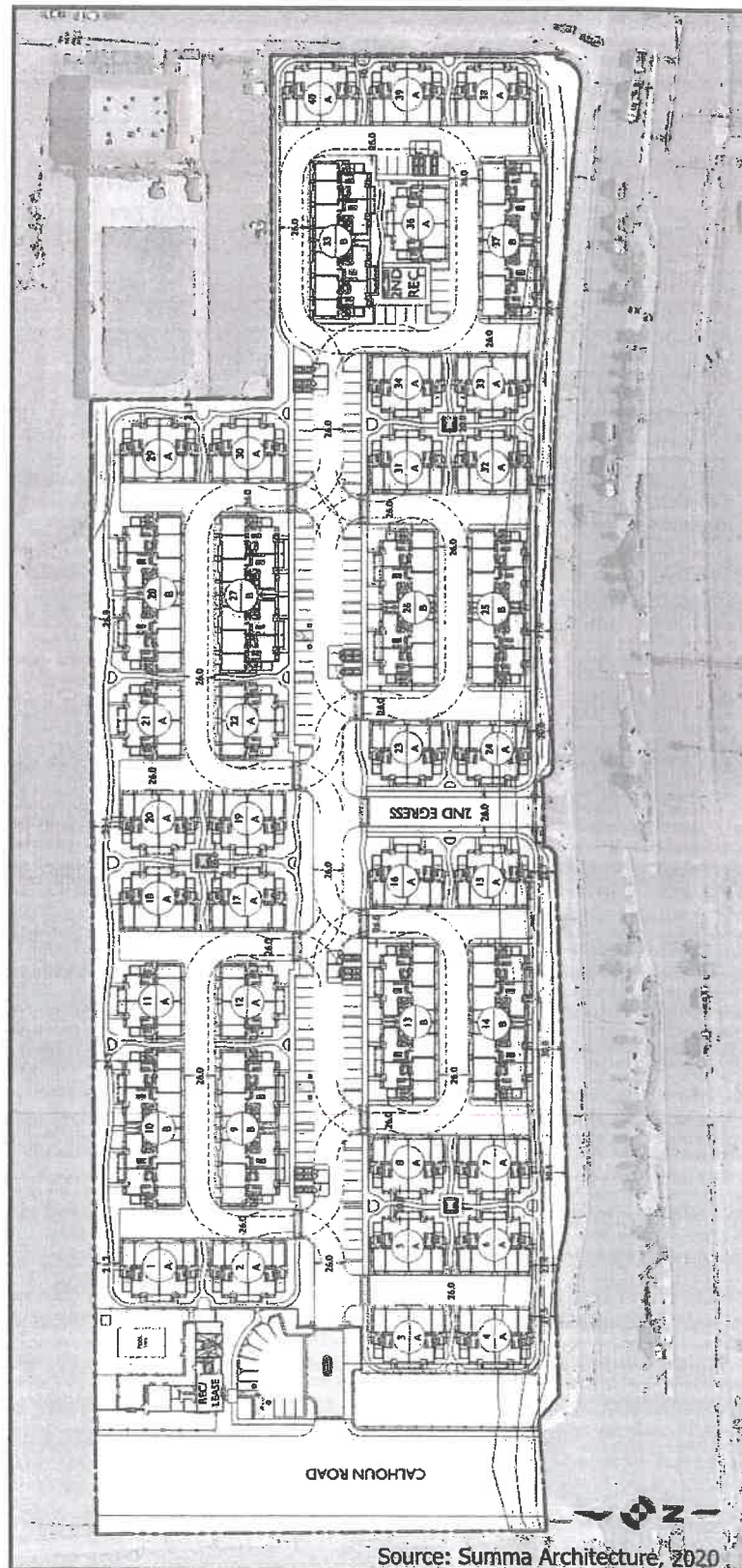
The proposed Highland Townhome Apartments Residential Development proposes the development of 200 multi-family residential units. The project site plan can be seen in Figure 1-2 on Page 3 of this report.

Figure 1-1: Project Vicinity Map



Source: Google Maps, 2020

Figure 1-2: Proposed Project Site Layout



2.0 ACOUSTICAL FUNDAMENTALS

Noise is defined as unwanted or annoying sound which interferes with or disrupts normal activities. Exposure to high noise levels has been demonstrated to cause hearing loss. The individual human response to environmental noise is based on the sensitivity of that individual, the type of noise that occurs, and when the noise occurs.

Sound is measured on a logarithmic scale consisting of sound pressure levels known as a decibel (dB). The sounds heard by humans typically do not consist of a single frequency but of a broadband of frequencies having different sound pressure levels. The method for evaluating all the frequencies of the sound is to apply an A-weighting to reflect how the human ear responds to the different sound levels at different frequencies. The A-weighted sound level adequately describes the instantaneous noise whereas the equivalent sound level depicted as L_{eq} represents a steady sound level containing the same total acoustical energy as the actual fluctuating sound level over a given time interval.

The Community Noise Equivalent Level (CNEL) is the 24-hour A-weighted average for sound, with corrections for evening and nighttime hours. The corrections require an addition of 5 decibels to sound levels in the evening hours between 7 p.m. and 10 p.m. and an addition of 10 decibels to sound levels at nighttime hours between 10 p.m. and 7 a.m. These additions are made to account for the increased sensitivity during the evening and nighttime hours when sound appears louder.

A vehicle's noise level is a combination of the noise produced by a vehicle's engine, exhaust, and tires. The cumulative traffic noise levels along a roadway segment are based on three primary factors: the amount of traffic, the travel speed of the traffic, and the vehicle mix ratio or number of medium and heavy trucks. The intensity of traffic noise is increased by higher traffic volumes, greater speeds, and increased number of trucks.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiate in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt, and hard pack dirt while soft site conditions exist in areas having slight grade changes, landscaped areas, and vegetation. Alternately, fixed/point sources radiate outward uniformly as it travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance.

The most effective noise reduction methods consist of controlling the noise at the source and

blocking the noise transmission with barriers. Any or all of these methods may be required to reduce noise levels to an acceptable level. To be effective, a noise barrier must have enough mass to prevent significant noise transmission through it and high enough and long enough to shield the receiver from the noise source. A safe minimum surface weight for a noise barrier is 3.5 pounds/square foot (equivalent to 3/4-inch plywood), and the barrier must be carefully constructed so that there are no cracks or openings.

Barriers constructed of wood or as a wooden fence must have minimum design considerations as follows: the boards must be $\frac{3}{4}$ inch thick and free of any gaps or knot holes. The design must also incorporate either overlapping the boards at least 1 inch or utilizing a tongue-and-groove design for this to be achieved.

3.0 SIGNIFICANCE THRESHOLDS AND STANDARDS

The City uses the Community Noise and Land Use Compatibility Guidelines for evaluating land use noise compatibility when reviewing proposed land use development projects. A "compatible" land use indicates that standard construction methods will attenuate exterior noise to an acceptable indoor noise level and people can carry out outdoor activities with minimal noise interference. Evaluation of land use that falls into the "conditionally compatible" noise environment should have an acoustical study prepared. The acoustical study should include, with consideration of the type of noise source, the sensitivity of the noise receptor, and the degree to which the noise source may interfere with speech, sleep, or other activities characteristic of the land use. Per the Noise Element of the General Plan, the "conditionally compatible" noise level at residential outdoor uses is 70 dBA CNEL.

California's Title 24 Noise Standards

The City of Highland Municipal Code sets forth the City's standards, guidelines and procedures concerning the regulation of noise use. Specifically, the Code includes Title 8, Health and Safety, which includes a chapter on noise control, and Title 16, Land Use and Development. Title 8 directly regulates noise while Title 16 lays out land use standards that indirectly regulate noise-generating and sensitive land uses. These regulations are intended to implement the goals, objectives and policies of the General Plan; protect property values and the health and general well-being of the public; and ensure that any negative effects of noise are minimized or completely avoided. Per Section 8.50 of the Municipal Code, interior noise levels at residential uses should be reduced to 45 dBA CNEL.

4.0 TRANSPORTATION NOISE LEVELS

Exterior Noise Levels

The primary source of noise impacts to the project site will be from vehicular noise from adjacent Greenspot Road. According to the City's General Plan Future Roadway Noise Contours, the future 70 dBA CNEL contour along Greenspot Road is located approximately 220 feet from the centerline of the roadway (Source: City of Highland General Plan Noise Element). The project is providing outdoor usable space from the community pool area, a second recreational area, and courtyard areas.

Typically, three decibels of attenuation is allowed for the first row of buildings when they block 40 to 65% of the line of sight to the noise source, and three to five decibels of attenuation is allowed when the buildings obstruct more than 65% of the line of sight (*Source: CALTRANS Technical Noise Supplement Section N-5515*). The line of sight to the outdoor receptors is blocked by more than 65%, therefore a factor of 5 dBA was taken into account.

The exterior noise levels will meet the City of Highland 70 dBA CNEL standard for multi-family residential developments at all proposed outdoor use areas without mitigation. The results of the unmitigated noise sensitive land uses are shown in Table 4-1 below.

Table 4-1: Future Exterior Noise Levels

Receptor Location	Distance to Receptor from Centerline (feet)	Noise Change due to Distance (dBA)	Noise Reduction from Buildings	Resultant Noise Level at Receptor (dBA)
Pool Area	440	-3.0	-5.0	62.0
Recreational Area	210	0.2	-5.0	65.2
Courtyards	175	1.0	-5.0	66.0
Façade (1 st Row)	100	3.4	0.0	73.4
Façade (2 nd Row)	180	0.9	-5.0	65.9
Façade (3 rd Row)	310	-1.5	-5.0	63.5

The San Bernardino International Airport Layout Plan Narrative Report dated September 22, 2010 was compared to the project site location. According to the report the project is located approximately one mile from the 65 dBA CNEL noise contour for the airport. Therefore, no impacts from the existing airport are anticipated at the project site.

Interior Noise Levels

The methodology used to determine the resultant interior noise levels is based upon the exterior noise level minus the sound transmission loss as identified in the American Society of Testing and Materials (ASTM) guidelines: E413 & E90. Standard building construction will provide a noise reduction of approximately 10 dBA with a windows open condition and a minimum 20 dBA noise reduction with the windows closed (Source: Federal Highway Administration Highway Traffic Noise Analysis and Abatement Policy and Guidance). The exterior noise levels at the proposed structures calculated in terms of dBA are converted to the six octave band sound pressure levels between: 125 - 4000 Hertz.

Acoustical modeling of the proposed project dwelling units was performed in accordance with these guidelines and include combining the transmission loss for each of the building components that will reduce the interior noise levels. Building components typically include the windows, exterior doors, and exterior walls. The total noise reduction is dependent upon the transmission loss of each building component, their subsequent surface area, quality of the building/construction materials, a building façade and angle correction.

The interior noise level is also dependent on the acoustical energy absorbed within the room based upon the Noise Reduction Coefficients (NRC). NRC is a scalar representation of the amount of sound energy absorbed upon striking a particular surface and the arithmetic value average of sound absorption coefficients indicating a material's ability to absorb sound. The absorption coefficients for individual surface areas such as carpet, drywall and furnishings are used to calculate the interior room effects. The calculated building noise reduction includes both the room absorption characteristics and the transmission loss from the exterior assembly. The interior noise reduction calculations were performed using Ldn's interior noise model. The model converts the exterior sound level to octave band frequencies and accounts for the transmission loss, correction factors and room absorption. The floor plans used for this analysis were provided by Summa Architecture, 2020. The following construction details were utilized for each of the building assemblies to determine the noise reduction characteristics:

Exterior walls and roof assemblies typically have a Sound Transmission Class (STC) rating of 46 or better. Exterior walls with this rating consist of 2"x 4" studs or larger, spaced 16" o.c. with R-13 insulation minimum and an exterior surface of cement plaster (stucco). Interior wall and ceiling surfaces shall be at least 1/2" thick gypsum or plaster. Roof assemblies should have a minimum of 1/2" sheathing, R-19 insulation and sealed to prevent noise leaks. Exterior entry doors should be of solid core construction having a minimum STC rating of 26. Glass assemblies should be dual-glazed and sealant applied around the exterior edges. The window assemblies are generally the weakest noise reducing component but are the most convenient and cost effective elements to change if additional attenuation is needed. The STC ratings for the glass assemblies was calculated in the interior noise model and provided in the findings below.

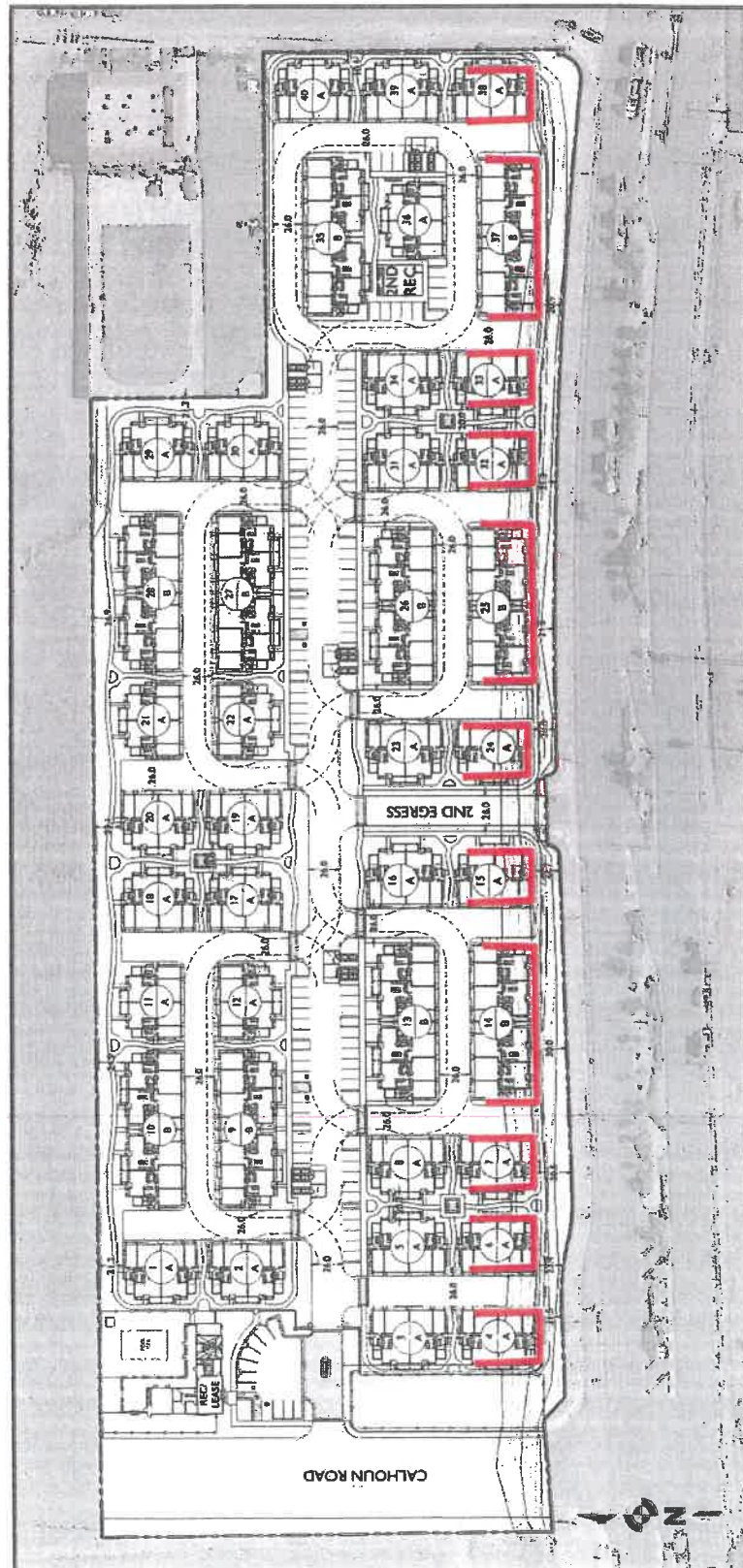
Bathrooms, kitchens, closets and corridors are not required to meet the 45 dBA CNEL standard and therefore were not modeled. All living areas where lower noise levels are essential for conversation and sleep should have carpeting installed; this includes bedrooms and living rooms. The exterior noise levels were determined to be as high as 74 dBA CNEL at the building facades closest to the roadway as identified above in Table 4-1. Windows open condition will reduce the interior noise levels 12-15 dBA CNEL and not provide adequate interior noise mitigation. To meet the 45 dBA CNEL interior noise standard, an overall minimum interior noise level reduction of an overall interior noise level reduction of 29 dBA CNEL is needed for the proposed project. Therefore, a closed window condition is required to reduce interior noise levels to comply with CBC Section 1207 and City of Chula Vista requirements. The windows closed condition requires that mechanical ventilation (i.e., HVAC) is installed to move air within the structure and control temperatures. The Project is proposing HVAC units and therefore conforms to the window closed conditions.

It was determined that an STC rating of 33 will be needed for the glass window assemblies for the units directly exposed to Greenspot Road to reduce the interior noise levels below 45 dBA CNEL. The units/facades requiring the upgraded assemblies are shown graphically in Figure 4-1. The noise levels diminish at the units that are not located adjacent to Greenspot Road. These remaining units on the site, shielded by with the proposed corridors and perimeter units, will comply with the 45 dBA CNEL standard with STC ratings of 28 for the glass assemblies. It should be noted: with a closed window condition, the units require a means of mechanical ventilation (e.g. air conditioning). The necessary Sound Transmission Class and transmission losses for the glass assemblies having direct line of sight to Greenspot Road are provided in Table 4-2. The modeled results with an anticipated interior noise level of 45 dBA CNEL or less are provided as **Attachment A** to this report.

Table 4-2: Sound Transmission Class Ratings

Buildings ¹	Assembly	STC Rating ²	Octave Band Transmission Loss (Hz)					
			125	250	500	1000	2000	4000
Buildings Facades adjacent to and facing Greenspot Road	Windows	33	23	24	29	34	37	37
	Fixed Windows	33	24	21	29	40	43	35
	Glass Doors	33	26	20	32	34	34	36
¹ Remainder of the Buildings will comply with standard STC 28 ratings.								
² STC Ratings used in Model								

Figure 4-1: Units Requiring Upgraded Glass Assemblies



ATTACHMENT A

**INTERIOR NOISE MODEL INPUT
AND OUTPUT FILES**

INTERIOR NOISE CALCULATIONS										
Project Name:	Highland Apartments							Ldn Consulting, Inc.		
Building (s)	All							Date: 7/12/20		
Floor Level	2									
Arch Plan:	1									
Room Type:	Great Room							Project # 18-50		
Exterior Noise Levels										
				dBA CNEL*	Frequency (Hz.)					
					125	250	500	1000	2000	4000
Exterior Noise Level (Traffic Spectrum)				74.0	60.0	64.7	67.5	69.8	66.7	61.0
Transmission Loss (TL)										
Exterior Assembly	Source	Area	STC	Transmission Loss (dB)						
				Frequency (Hz.)						
				125	250	500	1000	2000	4000	
Stucco	NBS W-50-71	243	46	27	42	44	46	49	54	
Windows	Milgard	0	33	23	24	29	34	37	37	
Fixed Window	Milgard	0	31	21	17	28	37	42	36	
Glass Doors	Milgard	48	33	26	20	32	34	34	36	
Exterior Door	NBS Monograph 77	0	28	16	14	23	30	36	26	
Room Absorption (RA)										
Interior Characteristics	Source		NRC	Absorption Coefficients						
				Frequency (Hz.)						
				125	250	500	1000	2000	4000	
Carpet	Army TM 5-805-4		0.28	0.15	0.17	0.12	0.32	0.52	0.30	
Furnishings	Army TM 5-805-4		0.45	0.32	0.29	0.42	0.58	0.60	0.48	
Drywall	Netwell		0.07	0.09	0.08	0.05	0.03	0.06	0.09	
Overall Absorption Factor (Furnished Room)			0.8	0.56	0.54	0.59	0.93	1.18	0.87	
Noise Reduction										
				125	250	500	1000	2000	4000	
Noise Reduction from Absorption based upon Floor Area				-23.6	-23.6	-23.6	-23.6	-23.6	-23.6	
Noise Level Increase for Defects and Exposed Surface Area				16.1	16.1	16.1	16.1	16.1	16.1	
Overall Reduction from Tranmission Loss + Room Absorption - Surface Exposure								29.4		
Building Façade Noise Level (dBA CNEL)								74.0		
Resultant Interior Noise Level (dBA CNEL)									45	

* Corrections for Façade Level was accounted for in the modeling.

INTERIOR NOISE CALCULATIONS

Project Name:	Highland Apartments	Ldn Consulting, Inc.
Building (s)	All	
Floor Level	2	Date: 7/12/20
Arch Plan:	2	
Room Type:	Great Room	Project # 18-50

Exterior Noise Levels

	dBA CNEL*	Frequency (Hz.)					
		125	250	500	1000	2000	4000
Exterior Noise Level (Traffic Spectrum)	74.0	60.0	64.7	67.5	69.8	66.7	61.0

Transmission Loss (TL)

Exterior Assembly	Source	Area	STC	Transmission Loss (dB)					
				Frequency (Hz.)					
				125	250	500	1000	2000	4000
Stucco	NBS W-50-71	396	46	27	42	44	46	49	54
Windows	Milgard	60	33	23	24	29	34	37	37
Fixed Window	Milgard	0	31	21	17	28	37	42	36
Glass Doors	Milgard	0	33	26	20	32	34	34	36
Exterior Door	NBS Monograph 77	0	28	16	14	23	30	36	26

Room Absorption (RA)

Interior Characteristics	Source	Area	NRC	Absorption Coefficients					
				Frequency (Hz.)					
				125	250	500	1000	2000	4000
Carpet	Army TM 5-805-4		0.28	0.15	0.17	0.12	0.32	0.52	0.30
Furnishings	Army TM 5-805-4		0.45	0.32	0.29	0.42	0.58	0.60	0.48
Drywall	Netwell		0.07	0.09	0.08	0.05	0.03	0.06	0.09
Overall Absorption Factor (Furnished Room)			0.8	0.56	0.54	0.59	0.93	1.18	0.87

Noise Reduction

	125	250	500	1000	2000	4000
Noise Reduction from Absorption based upon Floor Area	-23.9	-23.9	-23.9	-23.9	-23.9	-23.9
Noise Level Increase for Defects and Exposed Surface Area	16.4	16.4	16.4	16.4	16.4	16.4
Overall Reduction from Transmission Loss + Room Absorption - Surface Exposure						32.1
Building Façade Noise Level (dBA CNEL)						74.0
Resultant Interior Noise Level (dBA CNEL)						42

* Corrections for Façade Level was accounted for in the modeling.

INTERIOR NOISE CALCULATIONS										
Project Name:	Highland Apartments							Ldn Consulting, Inc.		
Building (s)	All							Date: 7/12/20		
Floor Level	2									
Arch Plan:	2									
Room Type:	Master Bedroom							Project # 18-50		
Exterior Noise Levels										
				dBA CNEL*	Frequency (Hz.)					
					125	250	500	1000	2000	4000
Exterior Noise Level (Traffic Spectrum)				74.0	60.0	64.7	67.5	69.8	66.7	61.0
Transmission Loss (TL)										
Exterior Assembly	Source	Area	STC	Transmission Loss (dB)						
				Frequency (Hz.)						
				125	250	500	1000	2000	4000	
Stucco	NBS W-50-71	117	46	27	42	44	46	49	54	
Windows	Milgard	30	33	23	24	29	34	37	37	
Fixed Window	Milgard	0	31	21	17	28	37	42	36	
Glass Doors	Milgard	0	33	26	20	32	34	34	36	
Exterior Door	NBS Monograph 77	0	28	16	14	23	30	36	26	
Room Absorption (RA)										
Interior Characteristics	Source		NRC	Absorption Coefficients						
				Frequency (Hz.)						
				125	250	500	1000	2000	4000	
Carpet	Army TM 5-805-4		0.28	0.15	0.17	0.12	0.32	0.52	0.30	
Furnishings	Army TM 5-805-4		0.45	0.32	0.29	0.42	0.58	0.60	0.48	
Drywall	Netwell		0.07	0.09	0.08	0.05	0.03	0.06	0.09	
Overall Absorption Factor (Furnished Room)			0.8	0.56	0.54	0.59	0.93	1.18	0.87	
Noise Reduction										
				125	250	500	1000	2000	4000	
Noise Reduction from Absorption based upon Floor Area				-20.7	-20.7	-20.7	-20.7	-20.7	-20.7	
Noise Level Increase for Defects and Exposed Surface Area				15.5	15.5	15.5	15.5	15.5	15.5	
Overall Reduction from Tranmission Loss + Room Absorption - Surface Exposure								32.4		
Building Façade Noise Level (dBA CNEL)								74.0		
Resultant Interior Noise Level (dBA CNEL)								42		

* Corrections for Façade Level was accounted for in the modeling.

INTERIOR NOISE CALCULATIONS									
Project Name:	Highland Apartments							Ldn Consulting, Inc.	
Building (s)	All							Date: 7/12/20	
Floor Level	2								
Arch Plan:	3								
Room Type:	Bedroom							Project # 18-50	
Exterior Noise Levels									
			dBA CNEL*	Frequency (Hz.)					
				125	250	500	1000	2000	4000
Exterior Noise Level (Traffic Spectrum)			74.0	60.0	64.7	67.5	69.8	66.7	61.0
Transmission Loss (TL)									
Exterior Assembly	Source	Area	STC	Transmission Loss (dB)					
				Frequency (Hz.)					
				125	250	500	1000	2000	4000
Stucco	NBS W-50-71	207	46	27	42	44	46	49	54
Windows	Milgard	40	33	23	24	29	34	37	37
Fixed Window	Milgard	0	31	21	17	28	37	42	36
Glass Doors	Milgard	0	33	26	20	32	34	34	36
Exterior Door	NBS Monograph 77	0	28	16	14	23	30	36	26
Room Absorption (RA)									
Interior Characteristics	Source		NRC	Absorption Coefficients					
				Frequency (Hz.)					
				125	250	500	1000	2000	4000
Carpet	Army TM 5-805-4		0.28	0.15	0.17	0.12	0.32	0.52	0.30
Furnishings	Army TM 5-805-4		0.45	0.32	0.29	0.42	0.58	0.60	0.48
Drywall	Netwell		0.07	0.09	0.08	0.05	0.03	0.06	0.09
Overall Absorption Factor (Furnished Room)			0.8	0.56	0.54	0.59	0.93	1.18	0.87
Noise Reduction									
				125	250	500	1000	2000	4000
Noise Reduction from Absorption based upon Floor Area				-19.6	-19.6	-19.6	-19.6	-19.6	-19.6
Noise Level Increase for Defects and Exposed Surface Area				15.9	15.9	15.9	15.9	15.9	15.9
Overall Reduction from Tranmission Loss + Room Absorption - Surface Exposure								29.8	
Building Façade Noise Level (dBA CNEL)								74.0	
Resultant Interior Noise Level (dBA CNEL)									44

* Corrections for Façade Level was accounted for in the modeling.

INTERIOR NOISE CALCULATIONS									
Project Name:	Highland Apartments							Ldn Consulting, Inc.	
Building (s)	All							Date: 7/12/20	
Floor Level	1								
Arch Plan:	4								
Room Type:	Great Room							Project # 18-50	
Exterior Noise Levels									
			dBA CNEL*	Frequency (Hz.)					
				125	250	500	1000	2000	4000
Exterior Noise Level (Traffic Spectrum)			74.0	60.0	64.7	67.5	69.8	66.7	61.0
Transmission Loss (TL)									
Exterior Assembly	Source	Area	STC	Transmission Loss (dB)					
				Frequency (Hz.)					
				125	250	500	1000	2000	4000
Stucco	NBS W-50-71	270	46	27	42	44	46	49	54
Windows	Milgard	40	33	23	24	29	34	37	37
Fixed Window	Milgard	0	31	21	17	28	37	42	36
Glass Doors	Milgard	0	33	26	20	32	34	34	36
Exterior Door	NBS Monograph 77	24	28	16	14	23	30	36	26
Room Absorption (RA)									
Interior Characteristics	Source		NRC	Absorption Coefficients					
				Frequency (Hz.)					
				125	250	500	1000	2000	4000
Carpet	Army TM 5-805-4		0.28	0.15	0.17	0.12	0.32	0.52	0.30
Furnishings	Army TM 5-805-4		0.45	0.32	0.29	0.42	0.58	0.60	0.48
Drywall	Netwell		0.07	0.09	0.08	0.05	0.03	0.06	0.09
Overall Absorption Factor (Furnished Room)			0.8	0.56	0.54	0.59	0.93	1.18	0.87
Noise Reduction									
				125	250	500	1000	2000	4000
Noise Reduction from Absorption based upon Floor Area				-24.2	-24.2	-24.2	-24.2	-24.2	-24.2
Noise Level Increase for Defects and Exposed Surface Area				17.3	17.3	17.3	17.3	17.3	17.3
Overall Reduction from Tranmission Loss + Room Absorption - Surface Exposure								29.2	
Building Façade Noise Level (dBA CNEL)								74.0	
Resultant Interior Noise Level (dBA CNEL)									45

* Corrections for Façade Level was accounted for in the modeling.

INTERIOR NOISE CALCULATIONS										
Project Name:	Highland Apartments							Ldn Consulting, Inc.		
Building (s)	All							Date: 7/12/20		
Floor Level	2									
Arch Plan:	4									
Room Type:	Master Bedroom							Project # 18-50		
Exterior Noise Levels										
				dBA CNEL*	Frequency (Hz.)					
					125	250	500	1000	2000	4000
Exterior Noise Level (Traffic Spectrum)				74.0	60.0	64.7	67.5	69.8	66.7	61.0
Transmission Loss (TL)										
Exterior Assembly	Source	Area	STC	Transmission Loss (dB)						
				Frequency (Hz.)						
				125	250	500	1000	2000	4000	
Stucco	NBS W-50-71	180	46	27	42	44	46	49	54	
Windows	Milgard	25	33	23	24	29	34	37	37	
Fixed Window	Milgard	0	31	21	17	28	37	42	36	
Glass Doors	Milgard	0	33	26	20	32	34	34	36	
Exterior Door	NBS Monograph 77	0	28	16	14	23	30	36	26	
Room Absorption (RA)										
Interior Characteristics	Source		NRC	Absorption Coefficients						
				Frequency (Hz.)						
				125	250	500	1000	2000	4000	
Carpet	Army TM 5-805-4		0.28	0.15	0.17	0.12	0.32	0.52	0.30	
Furnishings	Army TM 5-805-4		0.45	0.32	0.29	0.42	0.58	0.60	0.48	
Drywall	Netwell		0.07	0.09	0.08	0.05	0.03	0.06	0.09	
Overall Absorption Factor (Furnished Room)			0.8	0.56	0.54	0.59	0.93	1.18	0.87	
Noise Reduction										
				125	250	500	1000	2000	4000	
Noise Reduction from Absorption based upon Floor Area				-20.2	-20.2	-20.2	-20.2	-20.2	-20.2	
Noise Level Increase for Defects and Exposed Surface Area				15.6	15.6	15.6	15.6	15.6	15.6	
Overall Reduction from Tranmission Loss + Room Absorption - Surface Exposure									32.0	
Building Façade Noise Level (dBA CNEL)									74.0	
Resultant Interior Noise Level (dBA CNEL)									42	

* Corrections for Façade Level was accounted for in the modeling.

Exhibit 6:
Biological Resource Study



June 29, 2020
(2019-238)

Mr. Patrick Tritz
Rexco Development
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VIA E-MAIL: pat@rexcodev.com

Subject: Results of a Focused San Bernardino Kangaroo Rat Trapping Survey Conducted at an Approximately 10.5-acre Parcel (APN 120-136-126), in the City of Highland, California

Dear Mr. Tritz:

This letter report presents the results of a focused trapping survey for the San Bernardino kangaroo rat (SBKR; *Dipodomys merriami parvus*) (survey) conducted by ECORP Consulting, Inc. (ECORP), at a 10.5-acre project site in the city of Highland, San Bernardino County, California.

Site Location and Description

The property is located within the City of Highland, San Bernardino County, California, approximately 1/2 mile east of State Route 210, north of Greenspot Road and west of Webster Street (Figure 1). The property occurs in the western half of the southwest quarter of Section 4, Township 1 South, and Range 3 West of the 7.5-minute Redlands, California USGS quadrangle map (Figure 2). The site is flat, and the UTM (NAD 83) coordinates near the center of the property are 11S 482526 m E, 3774305 m N. The approximate elevation of the property is 1255 feet (ft) above mean sea level (amsl). The primary land uses adjacent to the property include open undeveloped land to the north and west, a small shopping center to the east, and Greenspot Road to the south. Within the Santa Ana River to the south, several populations of sensitive plant and wildlife species are associated with the alluvial habitat and associated open space. Sensitive small mammal species within the general SAR area include SBKR and LAPM, and the Bryant's woodrat (*Neotoma bryanti*) and San Diego pocket mouse (*Chaetodipus fallax fallax*).

Sensitive Species Information

San Bernardino kangaroo rat

The SBKR, a member of the rodent family Heteromyidae, is endemic to southwestern California. It is one of 19 subspecies of the Merriam's kangaroo rat (*Dipodomys merriami*), which is widely distributed throughout the western United States and northwestern Mexico. Populations of SBKR historically ranged throughout alluvial floodplains and adjacent upland habitats of the San Bernardino Valley in San Bernardino County, as well as southward to the Menifee and San Jacinto Valleys in Riverside County. Twenty-five separate SBKR locations were identified by McKernan (1997).

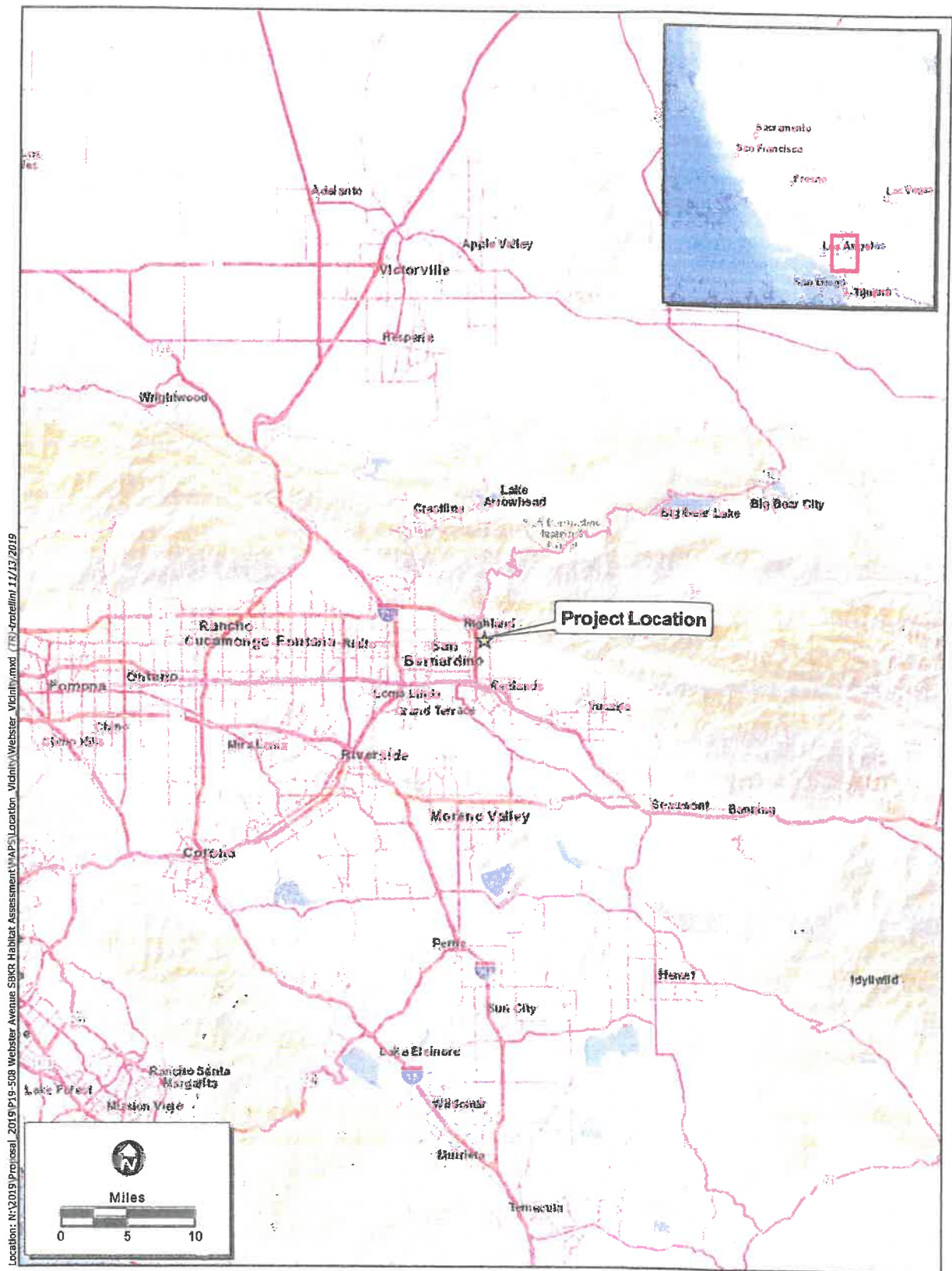


Figure 1. Project Vicinity
2019-238 Webster Ave Highland

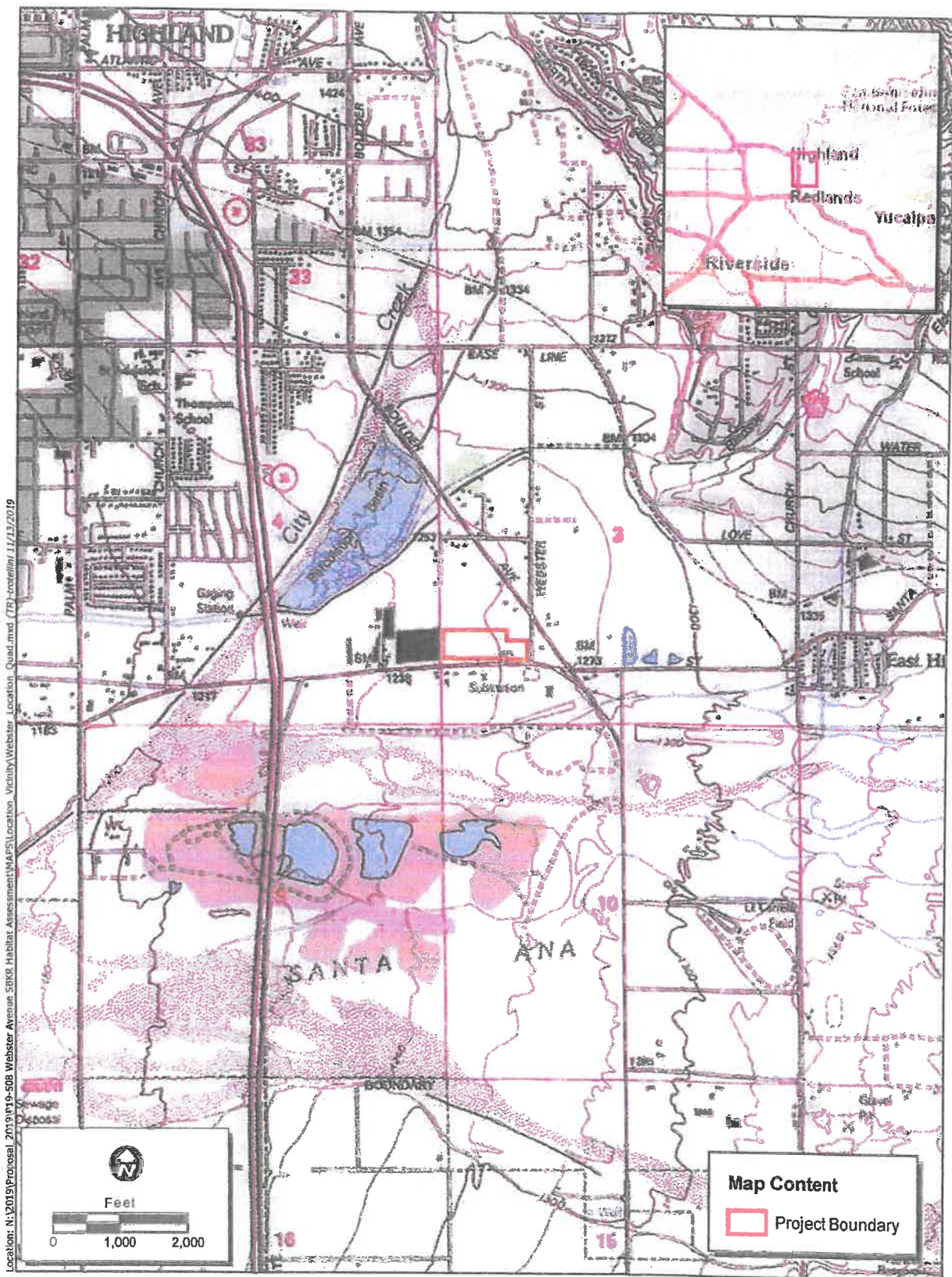


Figure 2. Project Location
2019-238 Webster Ave Highland

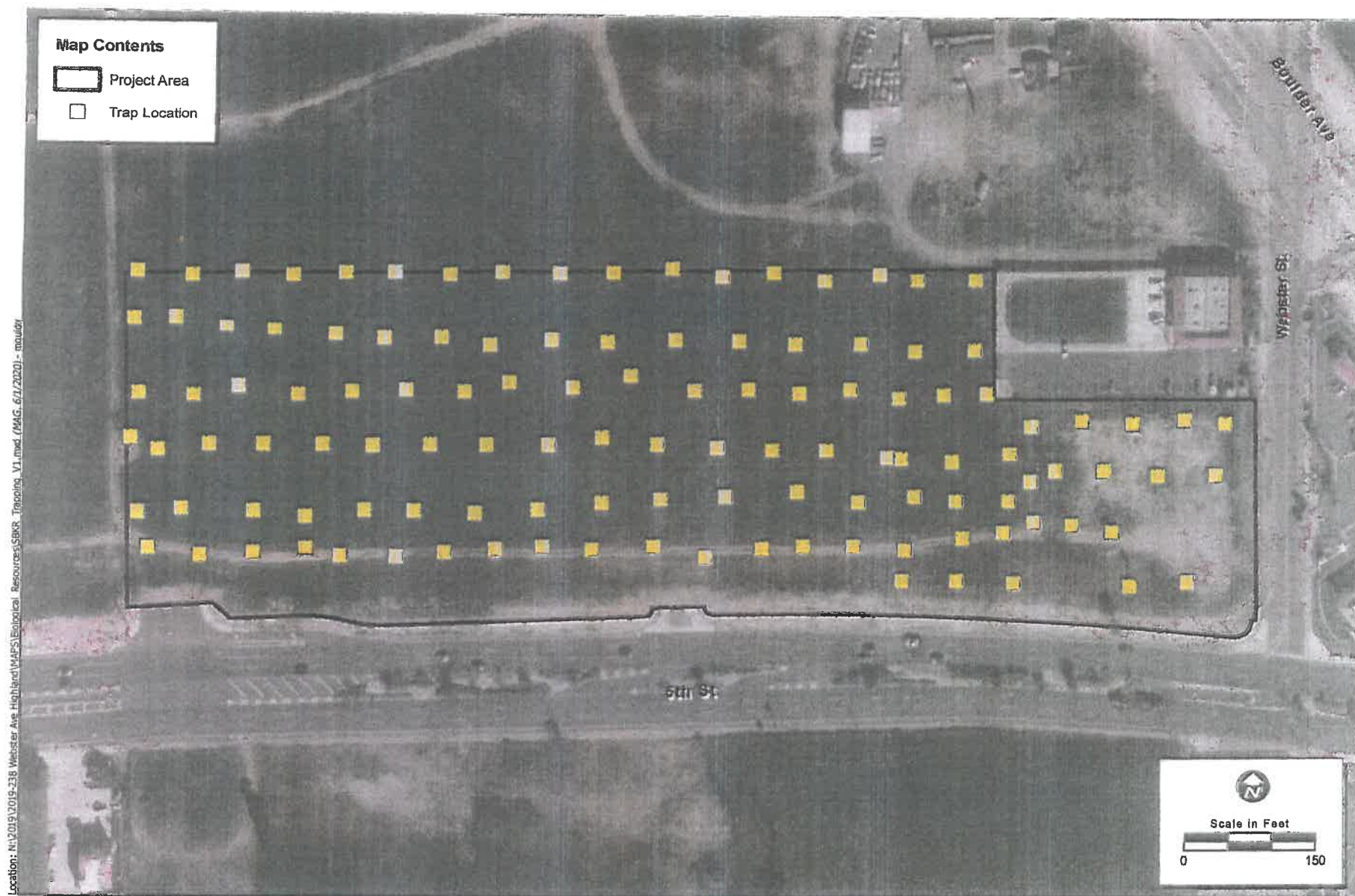
in San Bernardino and Riverside counties, four of which (City Creek, Etiwanda, Reche Canyon, and South Bloomington) supported only small remnant populations of the species. The Santa Ana River, Lytle and Cajon washes, and the San Jacinto River support the largest extant concentrations of SBKR and suitable habitat for this species (approximately 13,697 acres); however only 3,215 of the occupied acres are classified as early successional (pioneer) Riversidean alluvial fan sage scrub (RAFSS), which is the habitat type most preferred by SBKR. The remaining 10,482 acres are classified as more mature than the open pioneer stage of this vegetation type, making them relatively less suitable for SBKR (USFWS 1998a; USFWS 1998b; USFWS 2009).

SBKR occur primarily in the pioneer and intermediate phases of RAFSS, a plant community with coastal sage scrub and chaparral elements on alluvial terraces and braided river channels in southern California (McKernan 1997). SBKR also can occur in abandoned agricultural fields and orchards, but usually only when such habitats are near suitable natural habitats. SBKR abundance is greatest where there is sandy substrate with low-to-moderate perennial vegetative cover (less than 30 to 50 percent) and minimal dense non-native annual grass cover (McKernan 1997; MEC 2000). Root's (2008a and 2008b) extensive analysis of SBKR occurrence in the Santa Ana River Woolly Star Preserve Area similarly found that SBKR occupancy is negatively correlated with a dense cover of non-native grasses and areas where boulders and rocks dominate the surface, and positively correlated with sandy sparse ground cover and the perennial shrub scalebroom (*Lepidospartum squamatum*).

However, it has been found in stands of chaparral, in dense Riversidean alluvial fan sage scrub, in grasslands that are associated with Riversidean scrub, and even in a heavily disturbed former orange grove in Redlands, California (Dudek 2003; Montgomery 2015). Low elevation sandy terraces (also called benches) occurring at varying elevations adjacent to and outside of main flood zones are an important aspect of SBKR habitat in natural alluvial systems. Such terraces, when located considerable distances from the main flood channels, serve as refuges for SBKR during heavier flood events, and soft alluvial sandy soils allow SBKR to excavate burrows with ease (Brylski et al. 1998).

METHODS

The SBKR trapping survey was conducted according to established protocols described within the permitted biologist's federal 10(a)(1)(A) endangered species recovery permit for SBKR. To achieve ample coverage of the entire project site, traps were spaced approximately 10 meters apart in ten meandering north-south oriented lines (Figure 3). The survey was completed in one session of five consecutive nights of trapping. A total of 133 traps were opened and baited with a mixture of bird seed at dusk each day. Traps were then checked for captures and closed each morning near dawn. All captured animals were identified to species and released unharmed at the point of capture. Only 12-inch modified (i.e. with front door shortened slightly) collapsible Sherman live-traps were used during this survey. Notes and photographs were taken to document habitat conditions where traps were placed. Weather conditions at the time of the trapping study were also noted.



Location: N:\2019\2019-238 Webster Ave Highland\MAPS\Biological Resources\SBKR Trapping_V1.mxd (MAG_6/1/2020) - moudy

Map Date: 5/29/2020

Photo Source: Esri World Imagery



DRAFT

Figure X. Trap Locations
2019-238 Webster Ave Highland

RESULTS

Habitat

The habitat on the project site is disturbed and consists mainly of very dense disturbed annual grassland. Most of the project site exhibits evidence of historical disking, likely associated with routine weed abatement measures or historical agriculture. Besides a few solitary palm trees, the plant species observed on the project site were typical of disturbed grassland habitat and included Russian thistle (*Salsola tragus*), black mustard (*Brassica nigra*), and red stemmed filaree (*Erodium cicutarium*). Historical aerial images show the site as partially developed with multiple structures in 2006 and as active agriculture in 2002. Representative photographs of the project site are found in Attachment A, while a list of plants observed on the project site are found in Attachments B.

Conditions for SBKR are sub-optimal on the project site. Although the soils on the site are sandy, the historical disturbances and repeated disking has likely degraded the structure of the subterranean soil profile overtime. Such regular disturbances are destructive to the burrows that are critical to the long-term use of habitats by this species. Although this species has been confirmed in the near vicinity of the property, habitat conditions in the lands immediately surrounding the property are now either developed, have long been disturbed in similar fashions, or are otherwise not suitable for SBKR.

Focused Small Mammal Trapping Survey Results

The trapping survey was conducted by Phillip Wasz (TE-012973-12). Mr. Wasz is permitted to trap and handle SBKR under the authority of a USFWS 10(a)(1)(A) endangered species recovery permit. Trapping commenced with the setting and baiting of traps on the evening of March 29, 2019. Trapping continued through the morning of April 3, 2019.

Nighttime weather conditions during the five-night trapping session were generally mild and suitable for small mammal trapping, with nightly lows ranging between 50- and 55-degrees Fahrenheit and daytime highs ranging between 72- and 81-degrees Fahrenheit, wind speeds ranging from 1 to 10 mph, and cloud cover ranging from cloudy to mostly cloudy. No precipitation was recorded during the trapping period.

No SBKR were captured during the survey. A total of 600 trap-nights (one trap-night is one trap set for one night) yielded 16 animal captures, including two rodent species: deer mouse (*Peromyscus maniculatus*) and house mouse (*Mus musculus*) (Table 1). The two captured species are very common throughout San Bernardino County and are typically found in habitats like those identified on the project site.

Table 1. SBKR Trapping Survey Results

Date Traps Checked	Animals Captured		
	SBKR	PEMA	MUMU
3/30/2020	0	3	1
3/31/2020	0	2	0
4/1/2020	0	2	1
4/2/2020	0	0	2
4/3/2020	0	1	4
TOTALS	0	8	8
SBKR = San Bernardino kangaroo rat (<i>Dipodomys merriami parvus</i>) PEMA = deer mouse (<i>Peromyscus maniculatus</i>) MUMU = house mouse (<i>Mus musculus</i>)			

Discussion and Conclusions

The Santa Ana River to the south and City Creek to the west are known to harbor populations of SBKR and the species is known to occur in the vicinity of the project site. A query of the CDFW's California Natural Diversity Database (CNDDDB) revealed documented multiple occurrences of SBKR within five miles of the project site. The closest SBKR CNDDDB record (Occurrence No. 17) was documented in 2002 immediately south of Greenspot Road, within the Universal Self Storage facility property (CDFW 2020). However, that property is presently developed, and the animals present on that site either no longer exist or have taken up residence elsewhere. The project site occurs within designated critical habitat for SBKR.

Since no SBKR were captured on the property, no impacts to this species are expected to result from construction of the project within the next year. It also is extremely unlikely that impacts to this species will occur beyond that time period, since habitat conditions in the lands immediately adjacent to the property are developed, disturbed, and/or otherwise unsuitable for the species. Although the property occurs within SBKR Critical Habitat, (a) it is very small in size and narrow, (b) existing conditions on site are disturbed, (c) surrounding lands are developed, disturbed, and/or otherwise unsuitable. As a result, this property currently does not currently represent habitat that is suitable for the species.

Endangered/sensitive species surveys are formally valid for a period of one year from the date of the trapping. For this reason, the trapping survey may need to be updated if construction is delayed past one year from the date of the current trapping survey, or if noteworthy changes occur to the project's impact area.

No avoidance, minimization, and mitigation measures for SBKR are recommended at this time.

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2019-238
June 29, 2020
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Certification

Thank you for the opportunity to work on your project. If you have any questions regarding the contents of this letter report, please contact me at (909) 307-0046.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

SIGNED: _____



Phillip Wasz
Senior Wildlife Biologist
TE-012973-12
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DATE: May 22, 2020

Attachment A: Representative Site Photographs
Attachment B: Plant Species Compendium

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ATTACHMENT A
Representative Site Photographs



Photo 1: East side of project site looking west.



Photo 2: East side of project site looking north showing dense *Amsinckia menziesii*.



Photo 3: West side of project looking east toward Webster Street.



Photo 4: Middle of project site looking south towards Greenspot Road.



Photo 5: Middle of project site looking north.



Photo 6: Disturbed area along eastern border of project site adjacent to Webster Street.

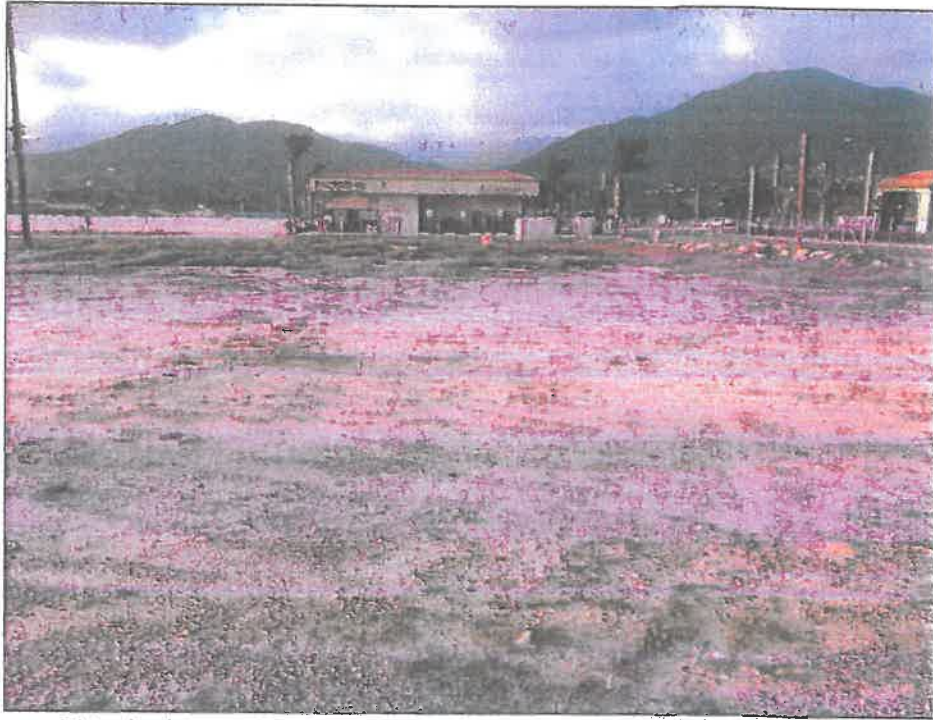


Photo 7: Disturbed area along eastern border of project site adjacent to Webster Street.

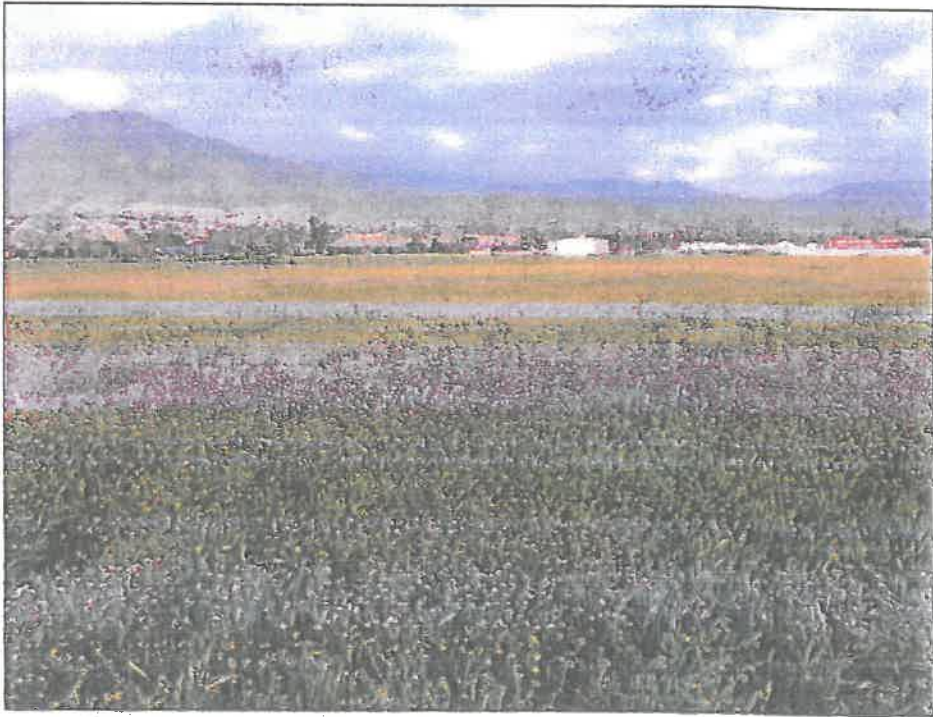


Photo 8: Representative photo of dense vegetation on project site.



Photo 9: Representative photo of trap in relation to dense vegetation.



Photo 10: Representative photo dense vegetation.

ATTACHMENT B**PLANT SPECIES COMPENDIUM**

SCIENTIFIC NAME	COMMON NAME
<i>Amsinckia menziesii</i>	small flowered fiddleneck
<i>Brassica nigra</i>	black mustard
<i>Brassica rapa</i>	common mustard
<i>Bromus madritensis</i>	red brome
<i>Bromus diandrus</i>	ripgut brome
<i>Bromus tectorum</i>	downey chess
<i>Datura wrightii</i>	jimsonweed
<i>Erodium cicutarium</i>	red-stemmed fillaree
<i>Festuca myuros</i>	rattail sixweeks grass
<i>Heterotheca grandiflora</i>	telegraph weed
<i>Hordeum murinum</i>	foxtail barley
<i>Syagrus romanzoffiana</i>	queen palm
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Salsola tragus</i>	Russian thistle