

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

REGULAR MEETING

April 20, 2021
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

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

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

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

This meeting is being held in person. Please be advised, facial coverings or masks must be worn in the Council Chambers. If you do not have a facial covering or mask, one will be provided to you. The number of persons permitted in the Council Chambers will be limited to the available seats in order to adhere to social distancing guidelines. Temperature checks will be taken prior to entering the Council Chambers.

If there are no available seats in the Council Chambers, accommodations will be made for members of the public to listen to the meeting outside the Council Chambers. Seating will not be provided outside the Council Chambers.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public 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 April 20, 2021 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.

Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
April 20, 2021 - 6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

To address the Planning Commission, please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each.

Comments received via email by April 20, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from the March 16, 2021 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

2. Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), and entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch. (Southwest corner of Church Street & Greenspot Road, APN: 1201-401-02, 1201-431-61)
RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 21-____, approving Extension of Time (EXT 20-002) subject to the Conditions of Approval and Findings of Fact.
3. Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96-acre parcel. (6909 Victoria Ave, APN:1191-351-01)
RECOMMENDATION: Staff recommends the Planning Commission:
 1. Adopt Resolution No. 21-____, approving Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center, subject to the Conditions of Approval and Findings of Fact;
 2. Direct Staff to file a Notice of Exemption with San Bernardino County Clerk of the Board of Supervisors.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 15th of April 2021 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: April 15, 2021



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: April 20, 2021

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the March 16, 2021 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
March 16, 2021 – 6:00 P.M.**

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

CALL TO ORDER

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

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jessica Sutorus

Absent:	Commissioner	Jarrold Miller
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
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 March 2, 2021 Regular Meeting.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Amaya, to approve the minutes, as submitted. Motion carried on a roll call vote, 4-0, with Commissioner Miller absent.

BUSINESS ITEMS

2. Review of the City's 2020 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

Assistant Community Development Director Stater presented the staff report.

Commissioner Sutorus asked questions regarding the general plan and housing element reports.

Assistant Community Development Director Stater answered questions regarding the general plan and housing element reports.

Chair Hamerly asked questions regarding the general plan and housing element reports.

Assistant Community Development Director Stater answered questions regarding the general plan and housing element reports.

Community Development Director Mainez clarified the housing elements laws and requirements for homelessness, shelters, and transitional housing within the city.

Commissioner Amaya asked questions regarding the general plan and housing element reports.

Assistant Community Development Director Stater answered questions regarding the general plan and housing element reports.

A MOTION was made by Chair Hamerly, seconded by Commissioner Sutorus, to receive and file the 2020 General Plan and Housing Element Annual Reports. Motion carried on a roll call vote, 4-0, with Commissioner Miller absent.

ANNOUNCEMENTS

The next Planning Commission regular meeting is scheduled April 20, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:20 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: April 20, 2021

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch.

LOCATION: Southwest corner of Church Street and Greenspot Road
Assessor's Parcel Numbers: 1201-401-02, 1201-431-61

PROPERTY OWNERS: S-P Deerfield, LLC

REPRESENTATIVE: Camille Bahri, Sunland Communities, LLC

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 21-____, approving Extension of Time (EXT 20-002) subject to the Conditions of Approval and Findings of Fact.

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

ENVIRONMENTAL REVIEW: A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for an amendment to the East Highlands Ranch Planned Development for the Blossom Trails community were adopted by the City Council on February 28, 2006 via Resolution No. 2006-007.

An Addendum to the adopted 2006 Mitigated Negative Declaration addressed changes to the original project and was approved by the Highland City Council in 2018 (Resolution

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

No. 2018-006). The Addendum discussed shifts in the residential market over the twelve (12) years and introduced a revised proposal for the Blossom Trails development to be reduced from 306 multi-family residential units to 137 single-family homes. It also compared the impacts identified in the 2006 Mitigated Negative Declaration with the projected impacts associated with the requested Planned Development amendment. The findings determined that no further detrimental effects would be triggered and that the anticipated impacts from the 2006 Mitigated Negative Declaration would continue to be addressed by the implemented mitigation measures or by present day regulations. The application for a One (1) year Extension of Time does not constitute additional environmental action.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On April 9, 2021, a legal advertisement was published in the Highland Community News. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site as well as those who previously requested notice.

PUBLIC COMMENT: Staff has not received any public comments in response to the project notice at the time of preparing this staff report.

DESCRIPTION OF THE SITE: The project site is currently vacant and contains only a few trees, primarily on the eastern portion, with onsite vegetation predominantly consisting of non-native grasses. To the east of the site is a boxed and open flood control channel and along the west side is a storm drain outlet approximately 300 feet south of Greenspot Road.

The Blossom Trails Planned Development is located along the south side of Greenspot Road and on the west side of Church Street (Attachment 1 – Project Location Aerial Map). To the north of the site across Greenspot Road are residential homes already constructed as part of the East Highlands Ranch. To the east of the site is the existing East Highland Village housing community. To the northeast of the site, across the Greenspot Road and Church Street intersection is a Stater Brothers shopping center. To the southwest of the property, is a vacant area that was last used as a gun shooting range. Also, along the southern boundary of the site is a 90-foot wide easement containing a major water line managed by the Metropolitan Water District (MWD). The project site has remained vacant since the City was incorporated in 1987.

Land Use and Zoning Table

Location	Current Use	Zoning
Site	Vacant Parcel	Planned Development (PD)
North	Single-Family Residential	Planned Development (PD)
South	Vacant Parcel	Open Space (OS)
East	Single-Family Residential	East Highland Village (EHV)
West	Vacant Parcel	Planned Development (PD)

PREVIOUS ACTION: On March 13, 2018, the City Council amended the Blossom Trails development upon recommendation by the Planning Commission. The Council adopted the following three (3) resolutions:

- Resolution No. 2018-006, adopting the Addendum to the Mitigated Negative Declaration and amending the Mitigation Monitoring and Reporting Program relating to Planning Areas 40 and 42 of the East Highlands Ranch.
- Resolution No. 2018-007, adopting Tentative Tract Map No. 20090 (TTM 17-001), a subdivision of 137 residential lots within Planning Areas 40 and 42 of the East Highlands Ranch.
- Resolution No. 2018-008, adopting Tentative Parcel Map No. 19958 (TPM 17-002), the configuration of 4 phased lots within Planning Area 40 and 42 of the East Highlands Ranch.

On March 27, 2018, the City Council held a second reading and adopted the following two (2) Ordinances:

- Ordinance No. 423, approving a Specific Plan Amendment (SPR 17-001), to amend the Development Agreement between the applicant and the City of Highland for the East Highlands Ranch.
- Ordinance No. 424, approving a Specific Plan Amendment (SPR 17-001), to amend the Development Impact Fee schedule between the applicant and the City of Highland.

BACKGROUND: On September 26, 2005, Spring Pacific Properties, LLC submitted development applications to amend the “1999 East Highlands Ranch (EHR) Planned Unit Development, Development Standards Report”. The specific area applicable to the Blossom Trails application pertains to Planning Areas 40 & 42 within the EHR. The applications proposed; 1) Amendments to the EHR Planned Unit Development Standards Report, which modified the Land Use Designation on Planning Areas 40 & 42 from Commercial Business Center to Medium Density Residential; 2) Amendments to the EHR Development Agreement; 3) Amendments to the EHR Development Impact Fees Agreement Revision to extend the deadline; and 4) Amendments to the EHR Planning Conditions of Approval.

On February 28, 2006, the City Council approved these proposed amendments.

These amendments modified the Design Standards and provided a new Land Use Designation for Planning Areas 40 & 42, the Blossom Trails Community. The adopted Blossom Trails Community – Detached and Attached Neighborhood Design Standards provided design requirements along with a variety of project amenities throughout the development.

However, these amendments to the EHR development for 306 potential multi-family dwelling units were approved in early 2006, at a time when the housing market was in decline. On October 30, 2017, S-P Deerfield explained in a letter to the City of Highland that there were new interests for housing types and that the approved concept would no longer be marketable to the general public. As previously noted, the Applicant then proposed: 1) Amendments to the Blossom Trails Community Detached and Attached Neighborhood Design Standards to establish a new land use category of the EHR development standards; 2) Amendments to the EHR Development Impact Fees Schedule to extend the deadline an additional five years; 3) Approval of Tentative Parcel Map No. 19958 (TPM 17-002) replacing the four lots approved lots in Tentative Parcel Map No. 17630 for four new phased lots within Planning Areas 40 & 42; and 4) Approval of Tentative Tract Map No. 20090 (TTM 17-001), reducing the 306 multi-family units to 137 single-family homes.

On March 27, 2018, the City Council approved these proposed amendments.

ANALYSIS: The Applicant explained in an Extension of Time Request Letter that while trapping for the San Bernardino Kangaroo Rat (SBKR), in compliance with the Mitigation Monitoring and Reporting Program, four SBKRs were caught on the property and the Applicant started the process of securing an Incidental Take Permit (ITP) with the United States Fish and Wildlife Service. However, securing the ITP will likely not be possible before Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002) expire (Attachment 2 – Extension of Time Request Letter).

The respective maps were approved on March 27, 2018, for a three (3) year span, set to expire on March 27, 2021. The Highland Municipal Code allows for the recordation deadline for both maps to be extended a total of three (3) years, but in one (1) year increments. This would push the expiration date of both maps to March 27, 2022, at which the Applicant would be eligible to request two (2) extensions if the maps are not recorded by then.

In concurrence with the proposed Extension of Time application, the Applicant proposes to amend several of the Tentative Tract Map Conditions of Approval for Planning and Engineering (Attachment 3 – Proposed Amendments to Conditions), as some logistics have changed for this project as a result of shifts in plans relating to adjacent developments.

Proposed Amendments to the Conditions of Approval for both Planning and Engineering Divisions:

Proposed Amendments to the Planning Division Conditions of Approval are shown in strikethrough for deletions and bold green for additions.

12. Prior to recordation of the final map submit the proposed names for approval by the ~~City's Street Naming Committee~~ **Planning Commission** prior to designating street names on tentative tract maps or installing street signs.

Explanation: The Applicant is proposing the amendment to this condition as the the Street Naming Committee's duties have been delegated to the Planning Commission.

21. Conceptual Landscape Plan shall be submitted for review by the City's Landscape Architect and Design Review Board. Said landscaping shall include the following:

- a. The type and location of the required street trees for each unit.
- b. A six foot (6') high split-face block or masonry wall (or as required by an acoustical analysis) shall be constructed, subject to Planning Commission review and approval along Greenspot Road. The boundary wall over drainage easements shall be designed and constructed in a way that drainage flow can be maintained at all times.

In addition, all walls or fences along street side yards shall be masonry fencing. If a wall should extend into any front yard setback area the maximum height shall be four feet (4'). On corner lots, the maximum wall height shall not exceed thirty inches (30") in the front yard setback (within the vision triangle).

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. **Vinyl fencing shall be allowed at property lines between lots, at house returns, and crossing side yards as exhibited on the approved Tentative Tract Map.**

- c. A Typical Front Yard Landscaping Plan shall be provided for each Floor Plan. The landscape material shall be appropriate for the design theme and architecture of each unit.

Explanation: The Applicant is proposing the amendment to the block wall requirement at certain locations. The Applicant explained that vinyl fencing within the community between residential lots and side yards will provide the same amount of privacy and security for residents at a fraction of the cost for the project and would be aesthetically pleasing at house returns.

29. In the event the diversion channel is installed across any portion of the site the disturbed area shall be hydro-seeded to limit wind and water erosion. **If the diversion channel occurs within the MWD easement area, then** the proposed seed mix shall be acceptable to Metropolitan Water District, the California Department of Fish and Wildlife, and or other agencies with oversight to control erosion.

Explanation: The Applicant has proposed the amendment to the hydro-seed requirement as the Metropolitan Water District (MWD) has specifically requested that the Applicant consult with MWD about any work/treatment, permanent or temporary, that the Applicant intends on doing on the existing MWD easement on the site.

32. ~~Multi-purpose trail development plan~~ **An access easement** across the Metropolitan Water District's parcel ~~and easement fee-owned property to the benefit of the City~~ shall be secured by the applicant/developer prior to development within Phase 2 **for the dedication of a multi-purpose trail. No physical improvements will be required by the project within the MWD parcel or along any portion of Pole Line Road.**

Explanation: The Metropolitan Water District has provided the City with a letter allowing the Applicant access to the easement area for the dedication of a multi-use trail. The City is requiring the Applicant to obtain legal recordation of this easement area.

34. Prior to the issuance of the 1st building permit, the applicant shall submit development plans for the multipurpose trails inclusive of amenities and signage to be provided at trail entries, forks, and interpretive stations within those sites. The plans shall be reviewed by the City's Landscape Architect, Community Trails Committee and Public Facilities Subcommittee. Trails shall be designed and constructed consistent with the Highland General Plan, and the Highland Development Policies, Standards and Procedures. **The existing trail within the MWD easement area shall remain as-is.**

Explanation: The Applicant has proposed the amendment to the trail construction requirement as the California Department of Fish and Wildlife (CDFW) and Metropolitan Water District (MWD) have specifically prohibited the Applicant from making any modifications, permanent or temporary, to the MWD easement and requested that the easement area remain as-is. While the easement may still be deemed a future walking trail, CDFW and MWD have advised the Applicant to ensure that the construction of any improvements including the block walls along the south side of the adjacent homes is outside the dedicated MWD easement area.

37. The ultimate height and design of the perimeter walls **and fences** adjacent to undeveloped areas considered sensitive and critical habitat shall be determined after consultation with U.S. Fish and Wildlife Department and the California Fish and Wildlife Service.

Explanation: The Applicant requested to amend this condition in complement to the proposed amendment to Planning Condition No. 21 requesting that vinyl fences be permitted between residential lots and side yards instead of the current requirement for block walls.

39. The Applicant shall construct the property boundary walls **and fences** prior to first occupancy in accordance with construction phasing plan, as approved by the Planning Commission in conjunction with the Design Review Application for home construction (if applicable).

Explanation: The Applicant requested to amend this condition in complement to the proposed amendment to Planning Condition No. 21 requesting that vinyl fences be permitted between residential lots and side yards instead of the current requirement for block walls.

45. Prior to commencement of project activities project applicant shall obtain either of the following: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project, **or evidence of avoidance of impacts on jurisdictional areas through the final design of the project per Engineering Condition No. 84 and a statement from the project's biologist and California Department of Fish and Wildlife approval.**

Explanation: The Applicant requested to amend this condition in complement to the proposed amendment to Engineering Condition No. 84 due to the fact the Woodbridge project west of the future alignment of Blossom Way has expired. There are no current approved plans for that Woodbridge development and the future road and drainage improvements have not been determined. The proposed alternative realignment of Blossom Way can provide the development's access to Greenspot Road and the future development to the west when that development proposes a new development plan and access to Greenspot Road via the realigned Blossom Way.

46. Prior to ~~recording of the final map~~ **the issuance of the first building permit**, two (2) copies of all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) or letters of advisement to future property owners shall be submitted to the Community Development Director for review and approved which identifies the following:
- a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
 - b. Provisions alerting the buyers of any lot that required construction of the dwelling to meet the City's interior noise standard for single-family residential development;

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- c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
 - d. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts;
 - e. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.
 - f. Disclosures of surrounding land uses or activities having the potential to disturb purchaser shall be provided as defined in correspondences on file with the City of Highland. These include, but may not be limited to, the following:
 - i. City of Redlands letter dated July 31, 2017, regarding the "Area of Special Compatibility Concern: the Redlands Municipal Airport;
 - ii. Located within the San Bernardino International Airport "Influence Area;"
 - iii. Cemex letter date May 30, 2017, regarding Tentative Tract Map 20090's close proximity to Property that is utilized for permitted quarry mining and processing operations;
 - iv. The existing gun club on the south side of the Santa Ana River;
 - v. Potential noise impacts associated with traffic along Greenspot Road;
 - vi. Disclosure of Metropolitan Water District's 144½ inch-diameter welded steel Inland Feeder Pipeline within its easement along the southern property boundary.

✦ *Explanation: The Applicant requested to amend this condition on the consideration that each of the listed provisions, notices, and disclosures are only of concern and applicable to the future home buyers within the community. The current deadline is not necessary as there are no buyers or owners prior to the recordation of the final map.*

47. The approved CC&Rs or letters of advisement shall be recorded ~~concurrently with the recordation of the final map~~ **prior the issuance of the first building permit, or as may be approved by the Community Development Director,** and a copy of the recorded documents shall be submitted to the Community Development Director within five (5) days after recordation.

Explanation: The Applicant requested to amend this condition in complement to the proposed amendment to Planning Condition No. 46 considering that each of the listed provisions, notices, and disclosures are only of concern and applicable to the future home buyers within the community. The current deadline is not necessary as there are no buyers or owners prior to the recordation of the final map.

48. ~~Prior to the issuance of building permits~~ **Pursuant to City Council Resolution, as may be amended from time to time**, the Owner/Developer shall pay all applicable Development Impact Fees per the East Highlands Ranch Development Impact Fees Development Agreement. The Development Impact Fees are calculated from the fee schedule in affect at the time of issuance of Building Permits.

Explanation: The Applicant requested to amend this condition on the basis that the City allows for the payment of Development Impact Fees per the relevant City Council Resolution.

Proposed Amendments to the **Engineering Division Conditions of Approval** are shown in strikethrough for deletions and bold for additions.

- A* 15 ~~Design Church Street to eliminate any existing low point along the street profile.~~ Remove existing interim drainage inlets on the west side of Church Street and construct roadway drainage system to convey street flows on Church Street to the Line C Channel as required by the City Engineer.

Explanation: The Applicant requested to amend this condition due to hydraulic conditions and constraints downstream.

- C* 18 ~~Construct a 12' wide public trail along the north side of Lot M and behind Lots 60 thru 92 and lots 136 thru 137 within the MWD easement. Construct the trail surface with decomposed granite.~~

Explanation: The Applicant has proposed the amendment to the trail construction requirement as the Metropolitan Water District (MWD) has specifically prohibited the Applicant from making any modifications, permanent or temporary, to the MWD easement and requested that the easement remain as-is. While the easement may still be deemed a future walking trail for Blossom Trails residents, MWD has advised the Applicant to ensure that the construction of the block walls along the south side of the adjacent homes is outside the dedicated MWD easement area.

- D* 20 **If and when warranted**, construct a traffic signal utilizing a video detection system at the Greenspot Road/Blossom Way intersection Install a fiber optic interconnect between the new signal and the existing signals at Church Street and Orange Street, including any necessary hardware and software. Provide a coordinated timing analysis for the traffic signals on Greenspot Road at Boulder Avenue, Orange Street, the new signal, Church Street, and the Greenspot Road entrance to the Village at East Highlands.

Explanation: Based on developed and developing conditions at this intersection, the Applicant requested to amend this condition review the warrants at this intersection.

C* 23 Construct walkways in Lots A, C, K, L, and N to provide connectivity with the proposed sidewalk on Greenspot Road and existing sidewalk on Church Street, and the proposed trails in Lots ~~M and N~~.

Explanation: The Applicant has proposed the amendment to the trail construction requirement within Lot M as the Metropolitan Water District (MWD) has specifically prohibited the Applicant from making any modifications, permanent or temporary, to the MWD easement and requested that the easement remain as-is. While the easement may still be deemed a future walking trail for Blossom Trails residents, MWD has advised the Applicant to ensure that the construction of the block walls along the south side of the adjacent homes is outside the dedicated MWD easement area.

D* 34 Prior to issuance of building permits for Lot 58, Lot 59 and Lot H in Phase 1, and any lots in Phases 2, construct the overflow channel located within Lots 68 thru 71 in Phase 3, Lot M, and within Lots 127 thru 137 in Phase 4 **or at an alternate location as approved by the City Engineer**. Obtain from FEMA its final determination on revising the effective FIRM removing these lots from Flood Hazard Zone A.

Explanation: The Applicant has proposed the amendment to the overflow channel requirement within Lot M as the final alignment of the overflow channel has not been determined but will be approved by the City Engineer for that alternate location.

D* 35 Prior to issuance of building permits for any lots in Phase 3, remove the westerly portion of the overflow channel from Lots 68 thru 71 in Phase 3, and extend the overflow channel along the south line of Lots 69 thru 71 within the MWD property, and connect the realigned overflow channel to the future overflow channel if it has been constructed as a part of development of Tentative Tract No 17604. **An alternate alignment may be submitted by the applicant for approval by the City Engineer**. If the future overflow channel has not been constructed by future development of Tentative Tract No. 17604 to allow for the realignment of the overflow channel, Phase 3 shall remain undeveloped.

Explanation: The Applicant has proposed the amendment in order to determine the appropriate overflow channel during final engineering and as approved by the City Engineer.

D* 36 Prior to issuance of building permits for any lots in Phase 4, remove the overflow channel from Lots 127 thru 137 in Phase 4 **or as may have been approved the City Engineer**, if San Bernardino County Flood Control District has completed construction of a project that improves drainage flows in the County's Elder Creek Channel and the City's Line "C" Channel, and FEMA has determined that an overflow channel is no longer needed for flood protection in Phase 4. Obtain written approval from FEMA prior to removal of the overflow channel.

Explanation: The Applicant has proposed the amendment to the overflow channel as the final alignment of the overflow channel has not been determined but will be approved by the City Engineer for that alternate location.

~~C* 39 Construct a catch basin on the south side of Greenspot Road easterly of the westerly project entrance.~~

Explanation: The Applicant has proposed the amendment as the existing road improvements and drainage conveyed along Greenspot Road will be conveyed along Greenspot Road to Orange Street.

C* 40. Prior to first occupancy in Phase 1, reconstruct and extend the existing storm drain, and reconstruct and relocate the existing outlet structure to a location west of the west project boundary, and construct additional drainage improvements at the westerly end of Promenade Way as needed to accommodate construction of full street improvements along Blossom Way and the Blossom Way/Promenade Way intersection within the project boundaries.

Explanation: Engineering Condition #40 provided for reference only, no changes proposed.

A* 47 **If applicable**, dedicate to the City a drainage easement for City storm maintenance of the overflow channel located within Phase 3, Phase 4 and Lot M. Secure a drainage easement from MWD to be dedicated to the City for City storm maintenance of the overflow channel located within MWD property adjoining the southwest corner of the tentative map. Provide non-storm maintenance of the overflow channel through a homeowner's association.

Explanation: The Applicant has proposed the amendment to the overflow channel as the final alignment of the overflow channel has not been determined but will be approved by the City Engineer for that alternate location.

A* 48 Dedicate to the City an easement, ~~and secure an easement from MWD for dedication to the City~~ for City maintenance of public trails located within Lots N and M, ~~and within the MWD property~~. Provide trail and landscape maintenance in Lots C, L and K through a homeowners association.

Explanation: The Applicant has proposed the amendment to the trail construction requirement within Lot M as the Metropolitan Water District (MWD) has specifically prohibited the Applicant from making any modifications, permanent or temporary, to the MWD easement and requested that the easement remain as-is. While the easement may still be deemed a future walking trail for Blossom Trails residents, MWD has advised the Applicant to ensure that the construction of the block walls along the south side of the adjacent homes is outside the dedicated MWD easement area.

A* 51 **If the existing drainage improvements are modified as described in condition no. 40**, acquire a drainage easement and an access easement from the property adjoining the west side of the tentative map to accommodate City maintenance of the public storm drain required to be reconstructed and relocated west of the Blossom Way/Promenade Way intersection. **This condition No. 51 shall not be applicable if condition No. 84 is implemented.**

Explanation: The Applicant requested to amend this condition in complement to the proposed amendment to Engineering Condition No. 84 due to the fact the Woodbridge project west of the future alignment of Blossom Way has expired. There are no current approved plans for that Woodbridge development and the future road and drainage improvements have not been determined. The proposed alternative realignment of Blossom Way can provide the development's access to Greenspot Road and the future development to the west when that development proposes a new development plan and access to Greenspot Road via the realigned Blossom Way.

C 84 As an alternative to constructing Blossom Way as shown on the tentative map, the developer may construct Blossom Way along an alignment that could avoid the need to extend the existing storm drain and relocate the existing outlet headwall to the property west of the tentative map, ~~as long as the developer obtains written concurrence from the west adjoining property owner acknowledging their willingness to construct the remaining street and drainage improvements along the west side of Blossom Way that would not be constructed by the developer as a result of the Blossom Way alternate alignment.~~ Include in the alternate design an 8'-wide median, full curb-to-curb width of 56' between Greenspot Road and the south end of the median, a minimum curb-to-curb width of 36" between the south end of the median and Promenade Way, 6' curbs and gutters on both sides, and 6'-wide sidewalks on the east side, Install roadway safety measures. Construct access to accommodate City maintenance of the existing storm drain and outlet on Blossom Way. Dedicate additional street right-of-way. Maintain capacity of the proposed water quality basin in Lot F and adjust the size of Lots No. 55 and 59 if necessary.

Explanation: The Applicant requested to amend this condition in complement to the proposed amendment to Planning Condition No. 45 due to the fact the Woodbridge project west of the future alignment of Blossom Way has expired. There are no current approved plans for that Woodbridge development and the future road and drainage improvements have not been determined. The proposed alternative realignment of Blossom Way can provide the development's access to Greenspot Road and the future development to the west when that development proposes a new development plan and access to Greenspot Road via the realigned Blossom Way.

Attachments:

1. Project Location Aerial Map
2. Extension of Time Request Letter
3. Proposed Amendments to Conditions
4. Tentative Tract Map No. 20090 (TTM 17-001)
5. Tentative Parcel Map No. 19958 (TPM 17-002)
6. City Council Resolution No. 2018-007 for approval of Tentative Tract Map No. 20090 (TTM 17-001)
7. City Council Resolution No. 2018-008 for approval of Tentative Parcel Map No. 19958 (TPM 17-002)
8. Planning Commission Resolution for Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001)
Exhibit A: Revised Conditions of Approval
9. Planning Commission Resolution for Extension of Time (EXT 20-002) for Tentative Parcel Map No. 19958 (TPM 17-002)

Attachment 1:

Project Location Aerial Map



Attachment 2:

Extension of Time Request Letter



10575 Oakdale Drive, Rancho Cucamonga, CA 91730 Phone: (951) 538-4140

December 28, 2020

**Ms. Kim Stater, Assistant Director of Community Development
City of Highland
27215 Base Line
Highland CA, 92346**

Re: Extension of Tentative Tract Map 20090 and Tentative Parcel Map 19958 approval.

Dear Kim,

As you are aware, the Blossom Trails project received its final approvals from the City Council on March 13, 2018. Since then, we have worked diligently with City Staff and other agencies to advance the project to implementation, starting with the preparation of the final engineering.

Unfortunately, while trapping for the San Bernardino Kangaroo Rat (SBKR) four individuals were caught on the property and the process of securing an Incidental Take Permit was immediately started with the United States Fish and Wildlife Service.

Also, in recent month the State of California accepted a petition to list the SBKR as endangered species and the California Department of Fish and Wildlife now requires separate mitigation measures under their own Incidental Take Permit.

While we are working diligently to secure the ITP's from both agencies it will not be possible to do so before the referenced approvals expire; the approvals of the TTM and the TPM expire on March 13, 2021.

We kindly request that the City of Highland grants the maximum allowable extension of the project approvals based on applicable California law in order to enable us to resolve the outstanding issues and proceed with the proceed.

Thank you very much for your assistance. Please let me know if you have any questions.

Sunland Communities, LLC

A handwritten signature in black ink, appearing to read "Camille G. Bahri".

Camille G. Bahri
President

Attachment 3:

Proposed Amendments to Conditions

ATTACHMENT A
CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: February 6, 2018
Applicant: S-P Deerfield, LLC
File/Index: *Blossom Trails* - Planned Unit Development Amendment (SPR 17-001), Tentative Tract Map 20090 (TTM 17-001) and Tentative Parcel Map 19958 (TPM 17-002), and Addendum to a Mitigated Negative Declaration (ENV 017-006).
Proposal: Amend those portions of East Highlands Ranch PUD 05-003 involving Planning Areas 40 and 42 with changes involving the reduction in dwelling unit count from 306 to 137 single-family units; the establishment of a new land use category and development standards; rescinding of the "Blossom Trails" design guidelines; subdividing 25.5 acres into a four-lot parcel map for phasing and a 137 residential lot subdivision with amenity areas; and a request to extend the EHR Development Impact Fee Agreement Term and additional five years.
Location: Southside of Greenspot Road west of Church St. (APNs: 1201-401-02, 1201-431-61) within the East Highland Ranch Planned Development

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

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

1. This Tentative Tract Map shall become null and void:

- a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this tentative tract map have occurred within thirty-six (36) months from the approval date, this tentative

tract map 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 operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
3. The subject property shall be developed in accordance with plans approved by the Planning Commission on February 6, 2018, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
4. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
5. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, 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.
6. No expansion of the project beyond the scope and nature described in the application, which would tend to increase the projected scale of the project, shall not be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.
7. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

8. Development standard not addressed in the East Highlands Ranch – Planned Unit Development shall comply with the Ordinances, Policy Resolutions, and Standards of the City, in effect at the time of development of this project site and shall be complied with as a condition of this approval.
9. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, multi-use trail connections, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, and landscaping on all applicable lettered lots.
10. Design and construction of all subdivision improvements shall be completed in accordance with the approved plan.
11. No permanent building construction shall commence until the tract map is recorded and the final grading and improvement plans have been approved, rough grading certified, and a building permit issued by the Building Division.
12. Prior to recordation of the final map submit the proposed names for approval by the City's ~~Street Naming Committee~~ prior to designating street names on tentative tract maps or installing street signs. 
13. Construction of improvements and structures shall occur substantially in sequence with the approved conceptual Phasing defined with Tentative Parcel Map 17640 as well as the approved construction phasing grading plan. Deviation from the phasing sequence, shall be approved by the Planning Commission.
14. 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.
15. 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.

Easements

16. A minimum 12-foot wide multi-purpose community trail easement shall be labeled and all locations defined on Tentative Tract Map 20090 prior to final map approval.

Site Design

17. All future development with East Highlands Ranch Planning Areas 40/42 shall comply with EHR-PUD's Single Family Detached – 3,600 SF (SFC-V) development standards, as shown in the 2018 amended Development Standards Report for the EHR-PUD, as may be amended from time to time.
18. The Applicant / Developer shall be required to file a Design Review Application, with the required filing fee, for review and approval by the Planning Commission prior to the issuance of any permits. The review shall include, but is not limited to: rough and precise grading plans, retaining/boundary walls, housing product mix, all building elevations, privacy fences, all landscaping, hardscape, common recreational area related plans, and model home complexes.
19. The landscape buffer along Greenspot Road shall be no less than seven (7) feet behind the right-of-way.
20. Additional landscape area shall be provided on each corner of Street D where it intersects with Greenspot Road to provide for the installation of an enhanced subdivision entry statement.
21. Conceptual Landscape Plan shall be submitted for review by the City's Landscape Architect and Design Review Board. Said landscaping shall include the following:
 - a. The type and location of the required street trees for each unit.
 - b. A six foot (6') high split-face block or masonry wall (or as required by an acoustical analysis) shall be constructed, subject to Planning Commission review and approval along Greenspot Road. The boundary wall over drainage easements shall be designed and constructed in a way that drainage flow can be maintained at all times.

In addition, all walls or fences along street side yards shall be masonry fencing. If a wall should extend into any front yard setback area the maximum height shall be four feet (4'). On corner lots, the maximum wall height shall not exceed thirty inches (30") in the front yard setback (within the vision triangle).

All walls and fences shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-block

Vinyl fencing shall be allowed at property lines between lots and at the house return, crossing side yards. Also, Vinyl fencing shall be allowed at the westerly boundary, the easterly boundary along Church Street, and at the southerly boundary along the north side of the MWD easement.

face, columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence

- c. A Typical Front Yard Landscaping Plan shall be provided for each Floor Plan. The landscape material shall be appropriate for the design theme and architecture of each unit

22. In addition to the standard landscaping conditions listed above, the following items shall be incorporated into the final landscaping plans for review and approval by the Planning Commission:

- a. Greenspot Road streetscape and median planting shall match existing Greenspot Road streetscape and median.
- b. The use of turf in parkways and frontyard is discouraged.
- c. Vines shall be planted at ten (10') feet on-center spacing along all exterior boundary block walls as designated through a Design Review Application. Consideration should be given to vine species and method of attachment with respect to the type of fence or wall.

23. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.

24. Modifications to approved landscape and irrigation plans, or landscaping requirements described in Specific Plan Section 8.2 Landscaping, resulting from federal, state or local mandates, shall be reviewed and approved by the City's Landscape Architect.

Grading

25. All slopes shall be limited to a maximum ratio of 2 to 1 and shall be a part of the downhill lot when located within or between individual lots.

26. Prior to issuance of a grading permit any designated sensitive areas shall be fenced or protected as recommend by oversight agencies prior to any demolition, grubbing, or grading permit issuance on site.

27. Prior to issuance of a grading permit, a tree removal application shall be reviewed and approved for removal of any on-site trees.

28. If a residential tract 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.

If the diversion channel occurs within the MWD easement area then...

Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.

29. In the event the diversion channel is installed across any portion of the site the disturbed area shall be hydro-seeded to limit wind and water erosion. The proposed seed mix shall be acceptable to Metropolitan Water District, the California Department of Fish and Wildlife, and or other agencies with oversight to control erosion.

Construction

30. The recreational center and fitness stations shall be installed prior to the issuance of the 50th building permit for production homes.

31. The multi-purpose trail along Church Street shall include a curb adjacent landscape buffer in the remaining area of the right-of-way. Development of this trail shall occur with development of Phase 1.

32. ~~Multi purpose trail development plan clearance across the Metropolitan Water District's parcel and easement fee-owned property shall be secured by the applicant/developer prior to development within Phase 2.~~

33. Prior to issuance of the 1st Certificate of Occupancy in each Phase, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.

34. Prior to the issuance of the 1st building permit, the applicant shall submit development plans for the multipurpose trails inclusive of amenities and signage to be provided at trail entries, forks, and interpretive stations within those sites. The plans shall be reviewed by the City's Landscape Architect, Community Trails Facilities Subcommittee. Trails shall be designed and with the Highland General Plan, and the Highland Development Policies, Standards and Procedures.

The trail link in the MWD easement area shall remain as is.

35. Prior to issuance of the 1st Certificate of Occupancy in each Planning Area, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.

36. All trails shall be open and accessible to the general public.

fencing

37. The ultimate height and design of the perimeter wall adjacent to undeveloped areas considered sensitive and critical habitat shall be determined after consultation with U.S. Fish and Wildlife Department and the California Fish and Wildlife Service.

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

- fencing
39. The Applicant shall construct the property boundary ~~walls~~ prior to first occupancy in accordance with construction phasing plan, as approved by the Planning Commission in conjunction with the Design Review Application for home construction (if applicable).
40. Housing unit elevations visible from the public right-of-way shall be enhanced with architectural elements used on the front elevations as approved by the Planning Commission.

Environmental

41. The East Highlands Ranch Planned Unit Development Final Environmental Impact Report Mitigation Measures and "Mitigation Monitoring Requirements" with the 1999 amendments, as they relate to PAs 40/42 are incorporated herein and made a condition of approval (See "Attachment A-1, Mitigation Monitoring Reporting Program"). Comply with all mitigation measures identified in the Program, the time in which it will be implemented and the responsible party for monitoring its implementation.
42. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
43. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, by no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
44. Based on the *Acoustical Analysis* by Christopher Jean & Associates, Inc, dated February 4, 2014, further analysis may be required to bring the then current Greenspot Road way noise of 72 dBA to the City's required interior noise levels of 45 dBA. The report list additional construction methods that could reduce the noise level further but the final mitigation method needs evaluating when a development plan for homes is proposed.
45. Prior to commencement of project activities project applicant shall obtain either of the following: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game

, or evidence of avoidance of impacts on jurisdictional areas through the final design of the project per Engineering condition no. 84 and a statement from the project's biologist.

Code is not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project.

Declaration of Conditions, Covenants and Restrictions / Homebuyer Notification

first occupancy

46. Prior to ~~recording of the final map~~, two (2) copies of all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) or letters of advisement to future property owners shall be submitted to the Community Development Director for review and approved which identifies the following:

- a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
- b. Provisions alerting the buyers of any lot that required construction of the dwelling to meet the City's interior noise standard for single-family residential development;
- c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
- d. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts;
- e. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.
- f. Disclosures of surrounding land uses or activities having the potential to disturb purchaser shall be provided as defined in correspondences on file with the City of Highland. These include, but may not be limited to, the following:
 - i. City of Redlands letter dated July 31, 2017, regarding the "Area of Special Compatibility Concern: the Redlands Municipal Airport;
 - ii. Located within the San Bernardino International Airport "Influence Area;"
 - iii. Cemex letter date May 30, 2017, regarding Tentative Tract Map 20090's close proximity to Property that is utilized for permitted quarry mining and processing operations;
 - iv. The existing gun club on the south side of the Santa Ana River.
 - v. Potential noise impacts associated with traffic along Greenspot Road;

- vi. Disclosure of Metropolitan Water District's 144½ inch-diameter welded steel Inland Feeder Pipeline within its easement along the southern property boundary.

prior to the first occupancy

47. The approved CC&Rs or letters of advisement shall be recorded ~~concurrently with the recordation of the final map~~ and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation.

Fees

Pursuant to City Council resolution, as may be amended from time to time,

48. ~~Prior to the issuance of building permits,~~ the Owner/Developer shall pay all applicable Development Impact Fees per the East Highlands Ranch Development Impact Fees Development Agreement. The Development Impact Fees are calculated from the fee schedule in affect at the time of issuance of Building Permits.

Attachment 4:

Tentative Tract Map No. 20090 (TTM 17-001)

Attachment 5:

Tentative Parcel Map No. 19958 (TPM 17-002)

IN THE CITY OF HIGHLAND TENTATIVE PARCEL MAP NO. 19958

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

AGUILAR CONSULTING INC.

OCTOBER, 2017

OWNER/APPLICANT:

S-P BIERFELD, LLC
31685 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92575
(949) 496-1316

ENGINEER/MAP PREPARER:

AGUILAR CONSULTING INC.
2155 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA 92507
PH: (951) 300-1431

NOTES:

- ASSESSOR'S PARCEL NUMBER: 1201-401-02 & 1201-431-81
- EXISTING ZONING IS MEDIUM DENSITY RESIDENTIAL.
- EXISTING AND PROPOSED LAND USE DESIGNATION IS P.U.D.
- GENERAL PLAN DESIGNATION IS P.D. (PLANNED DEVELOPMENT).
- THERE ARE 4 PARCELS PROPOSED WITHIN THIS DEVELOPMENT AND A REMAINDER PARCEL WHICH CONTAINS APPROXIMATELY 25.36 GROSS ACRES.
- THERE ARE APPROXIMATELY 5,102 LINEAL FEET OF PUBLIC STREET PROPOSED WITHIN THIS DEVELOPMENT.
- THERE ARE 11 TREES TO BE REMOVED AND MITIGATED AS PART OF THIS DEVELOPMENT.
- THERE ARE NO STRUCTURES TO BE REMOVED AS PART OF THIS DEVELOPMENT.
- LETTERED LOT "H" IS A COMMUNITY RECREATION FACILITY AND LOT "F" IS A WATER QUALITY BASIN FACILITY LOT. ALL LETTERED LOTS WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
- THIS PARCEL MAP IS INTENDED TO FACILITATE THE LAND SALE OF PHASES WITHIN EAST HIGHLANDS RANCH PLANNING AREA 40 AND 42.
- REMAINDER PARCEL IS FOR WHO AREA.

LEGEND

- - INDICATES EXISTING TREES.
- - INDICATES MASONRY WALL.
- - - - - INDICATES CHAIN LINK FENCE.
- - - - - INDICATES CONCRETE CURB ONLY.
- - - - - INDICATES CONCRETE CURB AND GUTTER.
- ■ ■ ■ ■ INDICATES PARCEL BOUNDARY.
- MH - INDICATES INDICATES MANHOLE.
- PH - INDICATES FIRE HYDRANT.
- AV - INDICATES AIR VAC ASSEMBLY.
- BO - INDICATES BLOW-OFF.
- VV - INDICATES WATER VALVE.
- PP - INDICATES POWER POLE.
- GW - INDICATES POWER POLE GUY WIRE.
- GV - INDICATES GAS VALVES.

NOTE:

- ALL PUBLIC AND PRIVATE STREETS ARE TO BE CONSTRUCTED AS PART OF THE FUTURE DEVELOPMENT OF EACH PARCEL.
- ROADWAY EASEMENTS TO BE DEDICATED FOR PROPOSED PUBLIC STREETS AS PART OF THIS MAP.

TREE REMOVAL NOTE:

- EXISTING TREES TO BE REMOVED AND MITIGATED PER TREE SURVEY AND ARBORIST REPORT FOR BLOSSOM TRAILS PROJECT PREPARED BY: GOLDEN STATE LAND AND TREE ASSESSMENT GEORGE J. WITTES, MS ISA CERTIFIED ARBORIST DATED MAY 1, 2017.



SITE VICINITY MAP
NOT TO SCALE



ACI
2155 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA 92507
PH: (951) 300-1431 FAX: (951) 300-1430

EASEMENT NOTES:

- SOUTHERN CALIFORNIA Edison COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN 5 FEET OF ALL FRONT LINES, ALSO WITHIN 3 FEET OF ALL SIDE LOT LINES, RECORDED MARCH 5, 1963, INSTRUMENT NO. 63-104768, OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA Edison COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN THE FRONT 5 FEET OF ALL LOTS ADJOINING ALL STREETS, RECORDED MARCH 3, 1984, INSTRUMENT NO. 83-104765, OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA Edison COMPANY, OWNERS OF A 4' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED AUGUST 6, 1987, INSTRUMENT NO. 87-272878, OFFICIAL RECORDS.
- CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227546, OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA Edison COMPANY, OWNERS OF A 15' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 1997, INSTRUMENT NO. 97-056207, OFFICIAL RECORDS.
- EAST VALLEY WATER DISTRICT, OWNER OF A 20' WIDE EASEMENT FOR PIPE LINE APPURTENANCES, RECORDED MARCH 18, 1997, INSTRUMENT NO. 97-081777, OFFICIAL RECORDS.
- CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227547, OFFICIAL RECORDS.

COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:

EAST VALLEY WATER DISTRICT
3634 HIGHLAND AVE, SUITE 18
HIGHLAND, CA 92346
PH: (909) 668-8905

POWER:

SOUTHERN CALIFORNIA Edison CO.
287 TENNESSEE STREET
REDLANDS, CA 92373
PH: (909) 307-8787

GAS:

SOUTHERN CALIFORNIA GAS CO.
155 SOUTH "C" STREET
SAN BERNARDINO, CA 92401
PH: (909) 335-7925

TELEPHONE:

ATT
2028 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA 92807
PH: (714) 889-5415

CABLE:

TIME WARNER CABLE
1722 ORANGEVIEW LANE
REDLANDS, CA 92374
PH: (909) 799-3598

SCHOOL DISTRICT:

REDLANDS UNIFIED SCHOOL DISTRICT
20 WEST LUGONIA AVENUE
REDLANDS, CA 92373
PH: (909) 793-2301

TRACT DATA:

GROSS AREA = 25.36 ACRES
RESIDENTIAL AREAS = PARCELS 1 THRU 4 = 23.00 ACRES
OPEN SPACE = REMAINDER PARCEL = 2.36 ACRES



Attachment 6:

**City Council Resolution No. 2018-007 for
approval of Tentative Tract Map No. 20090
(TTM 17-001)**

RESOLUTION NO. 2018-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING TENTATIVE TRACT MAP 20090 (TTM 17-001), A SUBDIVISION OF 137 RESIDENTIAL LOTS ON 25.5 ACRES WITHIN THE EAST HIGHLANDS RANCH PUD PLANNING AREA NOS. 40 & 42, SUBJECT TO THE FINDINGS OF FACTS AND CONDITIONS OF APPROVAL, LOCATED ON THE SOUTHSIDE OF GREENSPOT ROAD WEST OF CHURCH STREET (APNS: 1201-401-02, 1201-431-61).

APPLICANT: S-P DEERFIELD, LLC

A. RECITALS

1. The Applicant S-P Deerfield, LLC filed applications with the City of Highland, on May 4, 2017, proposing amendments (Specific Plan Revision SPR 17-001) to the East Highlands Ranch Planned Unit Development Amendment (EHR PUD), related to Planning Areas 40 and 42 (PA 40/42) only, by adopting the "East Highlands Ranch 2018 Amendment to the Development Standards Report" revising the "2006 Development Standards Report" for PUD 05-003 establishing a new land use designation [(Single Family Detached – 3,600 SF (SFD-V)] with changes involving the reduction in dwelling unit count from 306 to 137 single-family units, and a request for a five (5) year extension of the Development Impact Fee Agreement, approval of Tentative Tract Map 20090 (TTM 17-001) creating a 137 residential lot subdivision over 25.5 acres, Parcel Map 19958 (TPM 17-002) configuring four (4) lots for financing and phasing of the project; and a request to adopt an Addendum to the Mitigated Negative Declaration for PUD 05-003 (ENV 017-006).
2. Pursuant to the California Environmental Quality Act, an Addendum was prepared to determine whether the project would have a significant effect on the environment base on the revised dwelling unit count, as had been analyzed with the Initial Study and Mitigated Negative Declaration approved for PUD 05-003. The Addendum analyzed the potential for new environmental impacts on transportation and traffic, hazards and hazardous materials, hydrology and water quality, geology and soils, noise, air quality, aesthetics, agriculture and forest resources, biological, cultural, and mineral resources, greenhouse gas emissions, land use and planning, population and housing, public services, recreation, and utilities and service systems. It was determined that the project changes would not create any new impacts not previously addressed. As such, in accordance with the Guidelines for the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3, there was no need to circulate the Addendum.

3. The Project site, Planning Areas 40 and 42 (PAs 40/42), in question is presently vacant and undeveloped
4. The Land Use Element of the General Plan designates the subject Property as Planned Development and the Zoning Designation for the Property is Planned Development referring to the adopted East Highlands Ranch Planned Unit Development, PA 40/42
5. On February 6, 2018, the Planning Commission of the City of Highland conducted a public hearing on the subject applications at the Highland City Hall Council Chambers in Highland, California, at 6:00 p m , and concluded the hearing on that date.
6. On March 13, 2018, the City Council of the City of Highland, conducted a Public Hearing on the Application and concluded the hearing on that date.
7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

- Section 1 The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
- Section 2. Based upon substantial evidence presented to the City Council during the March 13, 2018, Public Hearing, including public testimony and written and oral Staff Reports, the City Council finds as follows:
- a. All necessary Public Meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
- Section 3 Tentative Tract Map Findings of Fact (TTM 17-001 / TTM 20090), covering PAs 40/42, pursuant to California Government Code Section 66474 the City Council hereby finds and determines that:
- a The proposed map is consistent with applicable General and planned developments as specified in Section 65451.

Response: The subdivision of 25.5 acres of land, comprising PA's 40/42 to create 137 single-family residential lots is desirable for the development of the community and consistent the surrounding development and with the types of uses envisioned by the existing General Plan Planned Development with a density equivalent to Medium Density Residential (6.1 - 12 dwelling units per acre) land use designation and also complies with the Planned Development Designation which allows any density that is

compatible with surrounding existing and planned uses as determined through the development review process. In addition, the map is consistent with the proposed planned development of the East Highlands Ranch Planned Unit Development.

- b. The design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans

Response: The proposed project establishes a new Land Use Standard *Single Family Detached* – 3,600 SF (SFD-V) for PA 40/42 comprised of 25.5 acres of land, which will be subdivided to create 137 numbered lots, multiple lettered lots, a water quality basins, and multi-purpose trails, that, along with the proposed street improvements complies with the development standards specified within the PUD and is complimentary with the adjacent single-family neighborhoods to the north and east and ultimately to the west. In addition, the project site will provide on-site amenities in the form of a community recreational area, fitness stations, and HOA maintained landscape area.

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

Response: The site is fairly flat without any unusual features and it is located within an urbanized area with existing services and infrastructure available to the Site. It is adjacent to existing single-family residential development to the north and east. In order to accommodate the development, the site will be cleared of a few trees and non-native plant. The site is comprised of 25.5 acres that can accommodate subdividing into 137 residential numbered lots, multiple lettered lots, and a community recreational area while ensuring the minimum building setbacks, parking, landscaping and other development guidelines are met as specified in the East Highlands Ranch Land Use standards for SFD-V

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

Response: Tentative Tract Map 20090 will permit residential development with recreational amenities at a density of approximately 6 dwelling units per acre. Again, the Map is consistent with the proposed EHR PUD Amendments for the property, and permitted by the site's Planned Development Designation in the General Plan and Zoning Code. The site is physically suitable for the proposed density of development.

The proposed planned development includes single-family residential and open space in the form of a community pool an recreation area, community landscape areas, multi-purpose trails, and fitness stations with an overall density of approximately 6 dwelling units per acre. As specified, the mapped lots met the East Highlands Ranch Land Use standards for SFD-V which allows a minimum 3,600 s.f. lot size for single-family detached dwelling units. The City's land use designation of Planned

Development allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. Given that the proposed project density is approximately 6 units per acre, which falls within the allowed density within the current land use and the type of development is compatible with the surrounding uses, the site is considered suitable for the density proposed.

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

Response: The project site is adjacent to existing single-family residential development on two sides and adjacent to property along its southern boundary with potentially sensitive habitat. Numerous biological assessments have been conducted over the project site with varying results over the past 15 years. Based on the results of the latest study in 2017, the applicant is working with the USWFS and other agencies to reconcile potential impacts to their satisfaction. The Addendum carried over or amended mitigation measures to reduce any potential impacts to a less than significant level and, therefore, the proposed project is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

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

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

- g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. All point of access to this property can be taken from the adjacent streets. The proposed design of the subdivision is conditioned so as not to conflict with any easements of record.

Section 4 Based on the Findings and Conclusions set forth above, the City Council hereby approves Tentative Tract Map 20090 (TTM 17-001) creating a 137 residential lot subdivision, over 25.5 acres, subject to the Conditions of Approval attached hereto and incorporated by reference as Attachments "A".

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 13th day of March, 2018.


Larry McCallon
Mayor

ATTEST:


Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:


Craig Steele
City Attorney

ATTACHMENT 1

CONDITIONS OF APPROVAL

EXHIBIT 1

BLOSSOM TRAILS PLANNED DEVELOPMENT PROJECT

CONDITIONS OF APPROVAL

Date: March 20, 2018

Applicant: S-P Deerfield, LLC

File/Index: *Blossom Trails* - Planned Unit Development Amendment (SPR 17-001), Tentative Tract Map 20090 (TTM 17-001) and Tentative Parcel Map 19958 (TPM 17-002), and Addendum to a Mitigated Negative Declaration (ENV 017-006).

Proposal: Amend those portions of East Highlands Ranch PUD 05-003 involving Planning Areas 40 and 42 with changes involving the reduction in the dwelling unit count from 306 to 137 single-family units; the establishment of a new land use category and development standards; rescinding of the "Blossom Trails" design guidelines; subdividing 25.5 acres into a four-lot parcel map for financing and phasing and a 137 residential lot subdivision with amenity areas; and a request to extend the EHR Development Agreement and Development Impact Fee Agreement Term and additional five years.

Location: Southside of Greenspot Road west of Church St. (APNs: 1201-401-02, 1201-431-61) within the East Highland Ranch Planned Development

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

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

ATTACHMENT A
CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: February 6, 2018
Applicant: S-P Deerfield, LLC
File/Index: *Blossom Trails* - Planned Unit Development Amendment (SPR 17-001), Tentative Tract Map 20090 (TTM 17-001) and Tentative Parcel Map 19958 (TPM 17-002), and Addendum to a Mitigated Negative Declaration (ENV 017-006).
Proposal: Amend those portions of East Highlands Ranch PUD 05-003 involving Planning Areas 40 and 42 with changes involving the reduction in dwelling unit count from 306 to 137 single-family units; the establishment of a new land use category and development standards; rescinding of the “Blossom Trails” design guidelines; subdividing 25.5 acres into a four-lot parcel map for phasing and a 137 residential lot subdivision with amenity areas; and a request to extent the EHR Development Impact Fee Agreement Term and additional five years.
Location: Southside of Greenspot Road west of Church St. (APNs: 1201-401-02, 1201-431-61) within the East Highland Ranch Planned Development

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

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

1. This Tentative Tract Map shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this tentative tract map have occurred within thirty-six (36) months from the approval date, this tentative

tract map 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 operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
3. The subject property shall be developed in accordance with plans approved by the Planning Commission on February 6, 2018, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
4. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
5. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, 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.
6. No expansion of the project beyond the scope and nature described in the application, which would tend to increase the projected scale of the project, shall not be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.
7. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

8. Development standard not addressed in the East Highlands Ranch – Planned Unit Development shall comply with the Ordinances, Policy Resolutions, and Standards of the City, in effect at the time of development of this project site and shall be complied with as a condition of this approval.
9. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, multi-use trail connections, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, and landscaping on all applicable lettered lots.
10. Design and construction of all subdivision improvements shall be completed in accordance with the approved plan.
11. No permanent building construction shall commence until the tract map is recorded and the final grading and improvement plans have been approved, rough grading certified, and a building permit issued by the Building Division.
12. Prior to recordation of the final map submit the proposed names for approval by the City's Street Naming Committee prior to designating street names on tentative tract maps or installing street signs.
13. Construction of improvements and structures shall occur substantially in sequence with the approved conceptual Phasing defined with Tentative Parcel Map 17640 as well as the approved construction phasing grading plan. Deviation from the phasing sequence, shall be approved by the Planning Commission.
14. 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.
15. 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.

Easements

16. A minimum 12-foot wide multi-purpose community trail easement shall be labeled and all locations defined on Tentative Tract Map 20090 prior to final map approval

Site Design

17. All future development with East Highlands Ranch Planning Areas 40/42 shall comply with EHR-PUD's Single Family Detached – 3,600 SF (SFC-V) development standards, as shown in the 2018 amended Development Standards Report for the EHR-PUD, as may be amended from time to time.
18. The Applicant / Developer shall be required to file a Design Review Application, with the required filing fee, for review and approval by the Planning Commission prior to the issuance of any permits. The review shall include, but is not limited to: rough and precise grading plans, retaining/boundary walls, housing product mix, all building elevations, privacy fences, all landscaping, hardscape, common recreational area related plans, and model home complexes.
19. The landscape buffer along Greenspot Road shall be no less than seven (7) feet behind the right-of-way.
20. Additional landscape area shall be provided on each corner of Street D where it intersects with Greenspot Road to provide for the installation of an enhanced subdivision entry statement.
21. Conceptual Landscape Plan shall be submitted for review by the City's Landscape Architect and Design Review Board. Said landscaping shall include the following:
 - a. The type and location of the required street trees for each unit.
 - b. A six foot (6') high split-face block or masonry wall (or as required by an acoustical analysis) shall be constructed, subject to Planning Commission review and approval along Greenspot Road. The boundary wall over drainage easements shall be designed and constructed in a way that drainage flow can be maintained at all times.

In addition, all walls or fences along street side yards shall be masonry fencing. If a wall should extend into any front yard setback area the maximum height shall be four feet (4'). On corner lots, the maximum wall height shall not exceed thirty inches (30") in the front yard setback (within the vision triangle).

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.

- c. A Typical Front Yard Landscaping Plan shall be provided for each Floor Plan. The landscape material shall be appropriate for the design theme and architecture of each unit

22. In addition to the standard landscaping conditions listed above, the following items shall be incorporated into the final landscaping plans for review and approval by the Planning Commission:

- a. Greenspot Road streetscape and median planting shall match existing Greenspot Road streetscape and median.
- b. The use of turf in parkways and frontyard is discouraged.
- c. Vines shall be planted at ten (10') feet on-center spacing along all exterior boundary block walls as designated through a Design Review Application. Consideration should be given to vine species and method of attachment with respect to the type of fence or wall.

23. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.

24. Modifications to approved landscape and irrigation plans, or landscaping requirements described in Specific Plan Section 8.2 Landscaping, resulting from federal, state or local mandates, shall be reviewed and approved by the City's Landscape Architect.

Grading

25. All slopes shall be limited to a maximum ratio of 2 to 1 and shall be a part of the downhill lot when located within or between individual lots.

26. Prior to issuance of a grading permit any designated sensitive areas shall be fenced or protected as recommend by oversight agencies prior to any demolition, grubbing, or grading permit issuance on site.

27. Prior to issuance of a grading permit, a tree removal application shall be reviewed and approved for removal of any on-site trees.

28. If a residential tract 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.

29. In the event the diversion channel is installed across any portion of the site the disturbed area shall be hydro-seeded to limit wind and water erosion. The proposed seed mix shall be acceptable to Metropolitan Water District, the California Department of Fish and Wildlife, and or other agencies with oversight to control erosion.

Construction

30. The recreational center and fitness stations shall be installed prior to the issuance of the 50th building permit for production homes.
31. The multi-purpose trail along Church Street shall include a curb adjacent landscape buffer in the remaining area of the right-of-way. Development of this trail shall occur with development of Phase 1.
32. Multi-purpose trail development plan clearance across the Metropolitan Water District's parcel and easement fee-owned property shall be secured by the applicant/developer prior to development within Phase 2.
33. Prior to issuance of the 1st Certificate of Occupancy in each Phase, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.
34. Prior to the issuance of the 1st building permit, the applicant shall submit development plans for the multipurpose trails inclusive of amenities and signage to be provided at trail entries, forks, and interpretive stations within those sites. The plans shall be reviewed by the City's Landscape Architect, Community Trails Committee and Public Facilities Subcommittee. Trails shall be designed and constructed consistent with the Highland General Plan, and the Highland Development Policies, Standards and Procedures.
35. Prior to issuance of the 1st Certificate of Occupancy in each Planning Area, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.
36. All trails shall be open and accessible to the general public
37. The ultimate height and design of the perimeter wall adjacent to undeveloped areas considered sensitive and critical habitat shall be determined after consultation with U.S. Fish and Wildlife Department and the California Fish and Wildlife Service.
38. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.

39. The Applicant shall construct the property boundary walls prior to first occupancy in accordance with construction phasing plan, as approved by the Planning Commission in conjunction with the Design Review Application for home construction (if applicable).
40. Housing unit elevations visible from the public right-of-way shall be enhanced with architectural elements used on the front elevations as approved by the Planning Commission.

Environmental

41. The East Highlands Ranch Planned Unit Development Final Environmental Impact Report Mitigation Measures and "Mitigation Monitoring Requirements" with the 1999 amendments, as they relate to PAs 40/42 are incorporated herein and made a condition of approval (See "Attachment A-1, Mitigation Monitoring Reporting Program"). Comply with all mitigation measures identified in the Program, the time in which it will be implemented and the responsible party for monitoring its implementation.
42. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
43. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, by no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
44. Based on the *Acoustical Analysis* by Christopher Jean & Associates, Inc, dated February 4, 2014, further analysis may be required to bring the then current Greenspot Road way noise of 72 dBA to the City's required interior noise levels of 45 dBA. The report list additional construction methods that could reduce the noise level further but the final mitigation method needs evaluating when a development plan for homes is proposed.
45. Prior to commencement of project activities project applicant shall obtain either of the following: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game

Code is not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project.

Declaration of Conditions, Covenants and Restrictions / Homebuyer Notification

46. Prior to recordation of the final map, two (2) copies of all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) or letters of advisement to future property owners shall be submitted to the Community Development Director for review and approved which identifies the following:

- a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
- b. Provisions alerting the buyers of any lot that required construction of the dwelling to meet the City's interior noise standard for single-family residential development;
- c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
- d. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts;
- e. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.
- f. Disclosures of surrounding land uses or activities having the potential to disturb purchaser shall be provided as defined in correspondences on file with the City of Highland. These include, but may not be limited to, the following:
 - i. City of Redlands letter dated July 31, 2017, regarding the "Area of Special Compatibility Concern: the Redlands Municipal Airport;
 - ii. Located within the San Bernardino International Airport "Influence Area;"
 - iii. Cemex letter date May 30, 2017, regarding Tentative Tract Map 20090's close proximity to Property that is utilized for permitted quarry mining and processing operations;
 - iv. The existing gun club on the south side of the Santa Ana River.
 - v. Potential noise impacts associated with traffic along Greenspot Road;

- vi. Disclosure of Metropolitan Water District's 144½ inch-diameter welded steel Inland Feeder Pipeline within its easement along the southern property boundary.

47. The approved CC&Rs or letters of advisement shall be recorded concurrently with the recordation of the final map and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation.

Fees

48. Prior to the issuance of building permits, the Owner/Developer shall pay all applicable Development Impact Fees per the East Highlands Ranch Development Impact Fees Development Agreement. The Development Impact Fees are calculated from the fee schedule in affect at the time of issuance of Building Permits.

SECTION 5.0

MITIGATION SUMMARY

5.1 OVERVIEW

The following Table 5.1-1, *Mitigation and Implementation Summary Matrix*, comprehensively presents mitigation measures incorporated in the 2005 IS/MND, and associated with the development of the Addendum Project described herein.

Within the “Mitigation Measures” column, Mitigation Measures that are no longer required are indicated by ~~strikeout font~~, new Mitigation Measures are indicated by ***bold italic text***. The “Remarks” column identifies status and applicability of Mitigation Measures. Retained or new mitigation measures presented at Table 5.1-1 will be implemented through Project Conditions of Approval or as otherwise deemed appropriate by the City.

At the discretion of the City Planning Director, any of the mitigation measures identified at Table 5.1-1 may be modified to respond to conditions and context as they may apply to development proposed by the Addendum Project. Any such discretionary modifications cannot result in any new significant environmental impacts; rather, modifications would ensure compliance and consistency with current City goals, policies, regulations, and development programs/plans

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
Aesthetics		
1-1 All lighting within the project sites, including outdoor, houses, streets, and courtyard lighting, shall be shielded, directed downward, and shall use the minimum wattage required to properly illuminate the private and community areas	Applicable to 2017 Addendum Project; incorporated in the 2017 Addendum as Mitigation Measure AES-1.	None
Air Quality		
3-1 Traffic Control Plan. Prior to construction of the proposed improvements, the project proponent will provide traffic control plans that will describe in detail safe detours around the project construction sites and provide temporary traffic control (i.e., flag person) during construction related truck hauling activities. Construction workers will have designated parking illustrated within the traffic control plans.	The 2017 Addendum Project-source air pollutant emissions would not exceed applicable SCAQMD regional or local thresholds. Nor would the Addendum Project otherwise generate or result in air pollutant emissions or air pollutant emissions concentrations that would result in potentially adverse impacts. No mitigation measures are necessary. As such, Mitigation Measures 3-1 through 3-8, as presented within the 2005 IS/MND, are not applicable to the 2017 Addendum Project.	None
3-2 Timing and Tuning of Construction Equipment. During construction of the proposed improvements, construction equipment will be properly maintained at an offsite location. This measure includes the proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction.		
3-3 Limit the Idling Time for All Construction Equipment. During construction of the proposed improvements, all contractors		

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
will be advised to limit the onsite idling of construction equipment to no more than 10 minutes.		
3-4 Provide Onsite Meals During construction of the proposed improvements, the project applicant will provide onsite meals to construction workers by arranging a lunch wagon to visit each of the construction sites during work breaks, including the lunch break.		
3-5 Fugitive Dust Plan Prior to construction of the proposed improvements, the project proponent will provide a Dust Control Plan that will describe the application of standard best management practices to control dust during construction. Best management practices will include: application of water on disturbed soils and unpaved roadways a minimum of two times per day; using track-out prevention devices at construction site access points, stabilizing construction area exit points, covering haul vehicles; restricting vehicle speeds on unpaved roads to 15 miles per hour (mph), and replanting disturbed areas as soon as practical and other measures, as deemed appropriate to the site, to control fugitive dust. The Fugitive Dust Control Plan shall be submitted to the City and South Coast Air Quality Management District for approval.		

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
3.6 Use of Low Volatile Organic Compound Paints and High Volume Low Pressure Spray Equipment. During construction of the proposed improvements, only low volatility paints and coatings as defined in South Coast Air Quality Management District Rule 1113 shall be used. All paints shall be applied using either high volume, low pressure spray equipment or by manual application.		
3.7 Use of Aqueous Diesel Fuel. During construction of the proposed improvements, onsite diesel fueled construction equipment will utilize aqueous diesel fuel when such fuel is available and practical for use. If aqueous diesel fuel is unavailable or impractical, contractors shall reduce the hours of operation for each piece of onsite diesel fueled equipment by 1 hour, 15 minutes per day.		
3.8 Use of Temporary Construction Power. During construction of the proposed improvements, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.		

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
Biological Resources		
4.1 Prior to issuance of a grading permit for Planning Areas 40 and 42, the developer shall retain a qualified biologist to conduct a current assessment for San Bernardino kangaroo rat and Santa Ana River woolly star on the project site. If the assessment indicates that the site still contains suitable habitat for either of these species, focused surveys shall be conducted by a qualified biologist to determine the presence or absence of the species. The biologist shall coordinate with the United States Fish and Wildlife Service (USFWS) to mitigate the loss of suitable habitat by the purchase of offsite mitigation land at a minimum 2:1 ratio as permitted by the USFWS. The surveys shall be conducted prior to grading, and the offsite mitigation land (if required) shall be purchased and transferred to an appropriate conservation organization prior to grading. This measure shall be implemented to the satisfaction of the City Community Development Director in consultation with and under the permitting requirements of the USFWS.	Given the dated information presented in the 2005 IS/MND, an updated site-specific Habitat Assessment has been conducted to assess the potential for the Addendum Project to impact sensitive or special status species. New mitigation is incorporated to ensure compliance with applicable California Department of Fish and Wildlife incidental take permit requirements and to mitigate potential impacts to SBKR and SBKR habitat. The Santa Ana River woolly star is not considered to be present or potentially present within the Project site	<i>BIO-1 The Applicant shall obtain requisite SBKR incidental take permit(s) from CDFW and USFWS.¹ Documentation of the approved take permit(s) shall be provided to the City, prior to the issuance of the first Project development permit. Any required compensation for, or mitigation for, impacts to SBKR and SBKR habitat stipulated in the permit(s) shall be completed prior to issuance of the first Project development permit, or within timeframe(s) mutually agreed to by USFWS, CDFW, the City and the Applicant.</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<i>BIO-2 The loss of occupied on-site SBKR Critical Habitat shall be mitigated at a ratio agreed to by both CDFW and USFWS through an agreement with the San Bernardino Valley Water Conservation District Upper SAR HCP area. Additionally, the Applicant shall reserve and improve on-site SBKR habitat as required by CDFW and USFWS along the Project site southerly boundary. The proposed on-site SBKR habitat area shall be improved with Primary Constituent Elements (PCEs) determined appropriate by CDFW/USFWS and the City. The proposed on-site SBKR habitat area shall be protected from disturbance by humans, domestic pets, etc. as required by CDFW/USFWS and the City. Location, configuration, and improvement of proposed on-site SBKR habitat areas shall be approved by CDFW/USFWS and the City prior to the issuance of the first Project development permit. To the satisfaction of CDFW/USFWS and the City, the Applicant shall provide for, or shall otherwise ensure maintenance and long-term management of the proposed on-site SBKR habitat areas.²</i>

² The Applicant is in consultation with the San Bernardino Valley Municipal Water District to ensure maintenance and long-term management of the on-site conservation areas as one component of the Upper Santa Ana River Habitat Conservation Plan (Upper SAR HCP), Wash Plan HCP

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		BIO-3 <i>The following additional measures shall be implemented to avoid or minimize potential direct and indirect impacts to SBKR and SBKR habitat:</i> • <i>Prior to the issuance of the first grading permit, a temporary SBKR Exclusionary Fence (Fence) shall be constructed along the westerly boundary of the Project site. Design of Fence shall comply with applicable USFWS standards. Precise location and orientation of the Fence shall be coordinated with the City. The Fence shall be inspected weekly and shall be repaired as necessary to preclude SBKR entry to the Project site;</i> • <i>To minimize potential inadvertent disturbance of off-site SBKR habitat, the Project site boundaries and construction limits shall be clearly identified and posted;</i> • <i>Construction staging areas shall be located outside critical habitat areas and as far away from occupied SBKR habitat as feasible;</i> • <i>The use of rodenticides, herbicides, insecticides, or other chemicals that could potentially harm SBKR is prohibited;</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		• <i>Construction personnel shall be informed of required SBKR habitat avoidance and conservation measures. Locations of SBKR habitat that must be avoided shall be identified on affected development plans;</i> • <i>Contractor pets are prohibited within and adjacent to construction areas;</i> • <i>To ensure compliance with the measures noted above, a biological monitor shall be present during clearing and grubbing of the Project site.</i>
None	Given the dated information presented in the 2005 IS/MND, an updated site-specific Habitat Assessment has been conducted to assess the potential for the Addendum Project to impact sensitive or special status species. New mitigation is incorporated to ensure monitored compliance with the Migratory Bird Treaty Act (MBTA) ensuring impacts to migratory birds would be less-than-significant.	<i>BIO-4 To the extent practical, all vegetation removal associated with Project development activities shall be conducted outside of the nesting season (February 1 to August 31) If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct nesting bird surveys of affected development sites no more than three (3) days prior to the removal of any vegetation with the potential to support nesting birds. If vegetation is not removed within three (3) days of a nesting bird survey, then the surveys shall be repeated. If no nests are found, the biologist conducting the clearance survey should document a negative survey with a report indicating that no impacts to active avian nests will occur. If active nests are identified, then the biologist shall establish an adequate buffer depending on the species and the</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<i>location of the nest (to be determined in consultation with CDFW), which shall be avoided until the nests are no longer active as determined by the biologist. A monitoring report shall be prepared and submitted to the City of Highland for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.</i>
None	Given the dated information presented in the 2005 IS/MND, an updated site-specific Habitat Assessment has been conducted to assess the potential for the Addendum Project to impact sensitive or special status species. New mitigation is incorporated to ensure that potential impacts to the Burrowing Owl would be less-than-significant.	<i>BIO-5 In accordance with CDFW's 2012 Staff Report on Burrowing Owl Mitigation, prior to any ground disturbing activities, two burrowing owl clearance surveys shall be conducted. One survey shall be conducted between 14 – 30 days prior to construction and the second 24 hours prior to the commencement of ground disturbing activities. These clearance surveys shall be conducted by a qualified biologist to document the continued absence of the burrowing owls from the Project site.</i>
4-2 Prior to issuance of building permits on PAs 40, 42, and 45, and if the trees have survived the impacts from the Line "C" construction on PAs 40 and 42, the	Mitigation included within the Addendum is more specific, reflecting the current (May 1, 2017) Tree Survey and Arborist Report. Measure 4-2 is replaced by Addendum	<i>BIO-6 All non-heritage living trees removed shall be replanted at a 1:1 ratio and heritage trees at a 2:1 ratio (or at the discretion of the City Planner). Any native species shall be</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
developer shall coordinate with the City of Highland Community Planning Director to mitigate the removal of any "Heritage Tree" contained within the project boundary.	Mitigation Measure BIO-6.	<i>replaced with native species. If feasible, removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from early February through August. Removal of all trees must be approved by the City's Planning Director.</i>
Cultural Resources		
5-1 In the event that any sub-surface paleontological resource is uncovered during the course of construction activities on PAs 39, 40, 42, and 45, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified paleontologist. As applicable, specimens shall be collected, curated and provided to the San Bernardino County Museum	Applicable to the 2017 Addendum Project, paraphrased and incorporated in the 2017 Addendum as Mitigation Measure CUL-1	<i>CUL-1 In the event that any subsurface paleontological resource is uncovered during the course of construction activities, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified paleontologist As applicable, specimens shall be collected, curated, and provided to the San Bernardino County Museum.</i>
5-2 Prior to the issuance of a grading permit for PAs 39, 40, 42, or 45, the developer shall retain a qualified archaeologist to monitor archeological resources during grading activities on these Planning Areas In the event that any sub-surface archaeological artifacts are uncovered, ground-disturbing activities shall be redirected and the archeologist shall determine the nature and extent of the find As applicable, specimens shall be collected, curated and provided to the San Bernardino County Museum The	Applicable to the 2017 Addendum Project, paraphrased and incorporated in the 2017 Addendum as Mitigation Measure CUL-2	<i>CUL-2 Prior to the issuance of a grading permit, the developer shall retain a qualified archeologist to monitor archeological resources during grading activities within the Addendum Project site. In the event that any subsurface archeological artifacts are uncovered, ground-disturbing activities shall be redirected and the archeologist shall determine the nature and extent of the find. As applicable, specimens shall be collected, curated, and provided to the San Bernardino County Museum. The archeologist shall also coordinate with local</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
archeologist shall also coordinate with local Native American groups as necessary if artifacts are found.		<i>Native American groups as necessary if artifacts are found.</i>
Geology and Soils		
6-1 Prior to issuance of a building permit for PAs 39, 40, and 42, the developer shall demonstrate that the proposed structures and foundations are consistent with the preliminary geotechnical evaluation and the soil engineering and geology investigation of the project site (LOR 2003 and LOR 2005). The developer shall implement the recommended appropriate foundation and other design criteria to effectively mitigate potential hazards as outlined in the two geologic studies mentioned herein. This measure shall be implemented to the satisfaction of the Public Works Director.	This Measure contains references to outdated studies. Pursuant to existing policy, the 2017 Addendum Project is required to implement recommendations of the final Project-specific Soil Engineering and Geology Investigation Update	None.
6-2 Prior to issuance of a building permit for the single residence on PA 45, the developer shall demonstrate that the proposed structures and foundations are consistent with the preliminary geotechnical evaluation and the soil engineering and geology investigation of the project site (Gary S. Rasmussen and Associates). The developer shall implement the recommended appropriate foundation and other design criteria to effectively mitigate potential hazards as outlined in	Planning Area 45 is not located within the Addendum Project site. This Measure is therefore not applicable to the 2017 Addendum Project.	None.

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
the geologic study mentioned herein. If the existing geotechnical studies are determined to be insufficient, the developer shall provide additional studies to adequately identify the location of the fault and appropriate building setbacks for PA 45. This measure shall be implemented to the satisfaction of the City Engineer in consultation with the County Geologist.		
Hazards and Hazardous Materials		
7-1 Prior to issuance of occupancy permits for PAs 39, 40 and 42, local homeowners and/or property owners, as appropriate, shall provide recorded deed notices and/or real estate disclosure statements to inform residents of their proximity to the SBIA and of any use or height restrictions related thereto. This measure shall be implemented to the satisfaction of the City Community Development Director.	Airport proximity disclosure is a mandated requirement pursuant to California Civil Code § 1103 4(c)(1), and should not be considered mitigation	None.
7-2 Prior to issuance of a grading permit for PAs 40 and 42, the developer shall document the status and remediation of any underground storage tanks or other potential sources of contamination on the site. This measure shall be implemented to the satisfaction of the Public Works Director.	Current onsite assessments indicate that Mitigation Measure 7-2 should be revised/updated. Relevant Hazards/Hazardous Materials impacts are globally addressed through implementation of Addendum Mitigation Measure HAZ-1.	<i>HAZ-1 Should evidence of septic systems, USTs, or the water well be observed during grading operations, site preparation in the vicinity shall be halted and an environmental geologist shall be contacted. The geologist shall provide specific recommendations and direction regarding the removal/abandonment of the septic system, UST, and/or the water well. Recommendations shall also include any necessary remediation of surrounding soils. The results of the analysis and</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<i>recommendations shall be reviewed and approved by the City Engineer; and as approved by the City shall be implemented by the Project Applicant.</i>
Hydrology and Water Quality		
8-1 Prior to issuance of a grading permit for PAs 39, 40, 42, and 45, the developer shall prepare and submit a Water Quality Management Plan (WQMP) to the Regional Water Quality Control Board for review and approval. The approved WQMP shall be submitted to the City Public Works Department, and the developer shall comply with all requirements of the plan, to the satisfaction of the Public Works Director.	Preparation of a WQMP is mandated, not considered mitigation	None.
None	New mitigation is included within the 2017 Addendum to address flood improvements requested by FEMA, subsequent to the approval of the 2005 IS/MND.	<i>HYD-1 Prior to the issuance of a building permit within delineated flood hazard areas, all floodplain improvements, as outlined within the CLOMR, shall be completed. Upon completion of the improvements, all forms, plans, analyses, and fees requested by FEMA, as set forth in their CLOMR Comment Document, shall be provided so that a final determination for map revision can be approved.</i>
Land Use and Planning		
9-1 Prior to issuance of a grading permit, the developer shall meet all the requirements and successfully process for a Planned Unit Development (PUD) Amendment for East Highlands Ranch to incorporate the	Land use amendments allowing for implementation of the 2017 Addendum Project are properly acknowledged as, and incorporated as Lead Agency Discretionary Actions. Please refer to 2017 Addendum,	None.

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
proposed changes to PAs 28, 39, 40, 42, and 45.	Section 2.0 <i>Project Description</i> , 2.6.1 <i>Lead Agency Discretionary Actions and Permits</i> .	
Noise		
11-1 Prior to the final design stage, the project developer of PAs 39, 40, and 42 shall include into the project design sound barriers which are consistent with all specifications designated in the Acoustical Analysis report by Gordon Bricken and Associates. In addition, all barriers shall meet the design standards for the PUD of the East Highlands Ranch, to the satisfaction of the City Engineer.	Off-site noise that may affect the Addendum Project is not a CEQA consideration, provided the Project does not substantively contribute to off-site noise sources – it does not. Noise attenuation barriers and noise attenuation performance standards are recommended as Project Conditions of Approval. Please refer to Addendum Checklist 12 <i>Noise</i> , and <i>Blossom Trails Acoustical Analysis</i> , City of Highland (Christopher Jean & Associates, Inc) February 14, 2014; 2017 Addendum Appendix I.	None
Public Services		
13-1 Prior to the issuance of occupancy permits for PAs 39, 40, 42, and 45, the developer shall pay all legally established development impact fees associated to public services as may be applicable to the East Highlands Ranch development. The developer shall also pay the applicable school fees to the East Highlands Ranch Development or be subject to the existing Community Facilities District established by the Redlands Unified School District with boundary covering the project site. The developer shall demonstrate payment of applicable fees prior to issuance of building or occupancy permits, as	Applicable to Addendum Project; incorporated in the 2017 Addendum as Mitigation Measure PS-1.	None

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
appropriate This measure shall be implemented to the satisfaction of the City Community Development Director		
13-2 Prior to the issuance of building permits for PAs 39, 40, 42, and 45, the applicant will consult with California Department of Forestry and Fire Protection and the East Valley Water District to ensure that the water system constructed on the project site will provide adequate fire flow	Applicable to Addendum Project, incorporated in the 2017 Addendum as Mitigation Measure PS-2.	None
Transportation/Traffic		
15-1 The developer shall provide the appropriate fair share fee established for the East Highlands Ranch	Applicable to Addendum Project, paraphrased and incorporated in the 2017 Addendum as Mitigation Measure TR-1	<i>TR-1 Prior to issuance of the first Building Permit, the Project Applicant shall remit transportation/traffic Development Impact Fees (DIF) established under the EHR.</i>
15-2 Prior to issuance of occupancy permits, the project shall make all required improvements relative to roads and intersections on or adjacent to the project site, including signage, to the satisfaction of the Public Works Director	Applicable to Addendum Project, paraphrased and incorporated in the 2017 Addendum as Mitigation Measure TR-2	<i>TR-2 Prior to issuance of the first Certificate of Occupancy, and to the satisfaction of the Public Works Director, the Project Applicant shall construct all site adjacent intersection, roadway, signage, and other improvements required pursuant to the Project Conditions of Approval.</i>
15-3 Prior to final map recordation, the applicant shall prepare a Traffic Signal Warrant Analysis that addresses the need, if any, for controlled access onto and from Greenspot Road. The analysis shall address any onsite or offsite improvements necessary. In the event improvements are required, the applicant shall contribute the fair share and/or construct such	Paraphrased and incorporated in the 2017 Addendum as Mitigation Measure TR-3.	<i>TR-3 At the City Engineer's discretion, the Project Applicant shall prepare a Traffic Signal Warrant Analysis that addresses the need, if any, for controlled access onto and from Greenspot Road. The analysis shall address any on-site or off-site improvements necessary.</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
improvements The analysis shall include the development of the vacant parcel located immediately west of this development and shall be submitted and approved by the City Engineer		
Tribal Resources		
None.	The topic of tribal resources is a recent addition to the CEQA checklist and was not evaluated as part of the 2005 IS/MND. New mitigation is included within the 2017 Addendum to address potential impacts in this regard.	<i>TB-1 In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians shall be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.</i>
None		<i>TB-2 If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the Project archaeologist shall develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<i>finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).</i> <i>b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during Project development.</i>
Utilities & Service Systems		
16-1 Prior to issuance of grading and building permits for PAs 39, 40, 42, and 45, the developer shall coordinate with the East Valley Water District (EVWD) to assure continued access to its facility on the project sites. This measure shall be implemented to the satisfaction of the City Public Works Director in consultation with the EVWD.	Applicable to Addendum Project, incorporated in the 2017 Addendum as Mitigation Measure US-1	None.

Sources: 2005 IS/MND, Applied Planning, Inc

Building and Safety Division Conditions of Approval

Date: 5-26-17
Applicant: S-P Deerfield, LLC
Address of Applicant: 31866 Camino Capistrano, SJC, CA 92675
Site Location: Southwest of Greenspot and Church
Telephone: 949-496-1316
APN 1201-401-02, 1201-431-61

1. Please provide three (3) sets of the following construction plans and documents listed below for review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive a plan review number at the time plans are submitted for Building & Safety's plan review. This plan review number is needed to obtain information regarding your project

- (3) Architectural Plans
- (3) Structural Plans
- (3) 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
- (3) Roof and Floor Truss Plans
- (3) Title 24 Energy Calculations
- (3) Geology Report
- (3) Soils Report
- (3) Precise Grading Plans
- (3) Site Disabled Access Plan
- (3) Condition of Approval Packages
- (3) Temporary Fence Plan
- (1) Approved Health Department Plans
- (2) 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 110 (ULT) MPH, at exposure "C."

3. Gas release is not provided until all final approvals are made and verified by City staff. Policy 295.
4. 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.
5. 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 and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
6. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services, need to obtain those permits prior to building permit issuance.
7. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.
8. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
9. Portable 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.
10. 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 Planning Division.
11. 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.

12. Fire Sprinklers are required by Ordinance 209. Submit fire sprinkler plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.
13. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. 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.
14. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety.
15. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
16. 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)
17. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
18. 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.
19. 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

City of Highland

Engineering Department
Conditions of Approval
TTM 17-001; PDA 17-001; TPM 17-002
Blossom Trails
SWC of Greenspot Road and Church Street

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

February 2nd, 2018

SOILS/GRADING

- A.** Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereto as approved by the City Engineer.
- B.** Design individual lot grading to drain the entire area of each lot directly to the adjacent street
- C.** Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the Grading Plan Checklist.
- A.** Design grading and on-site improvements to drain the entire site to the proposed Basin A at the northeast corner of Blossom Way and Promenade Way.
- E.** Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the Grading Plan Checklist.
- E.** The grading and landscaping plans must comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- A.** 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.
- B.** Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the site perimeter, and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D.** Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods,

utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 11. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENTS

- C* 12. Prior to first occupancy in Phase 1, construct street improvements along the entire project frontage on Greenspot Road including, but not be limited to, 8" curbs and gutters, 5'-wide parkway sidewalk, street lights, curb returns and handicap ramps at the intersections of Blossom Way and Street D. Align centerline of Blossom Way with that of the existing street on the north side of Greenspot Road.
- C* 13. Prior to first occupancy in Phase 1, reconstruct the existing landscaped median on Greenspot Road to accommodate a 75'-long westbound left turn pocket at Blossom Way. Construct pavement repairs as required by the City Engineer.
- C* 14. Prior to first occupancy in Phase 1, remove existing pavement and construct new street improvements along the entire project frontage on Church Street including the Church Street/Abbey Way intersection. Construct street improvements including, but no limited to: 6-inch curb and gutter located 18' west of the street centerline, asphalt concrete pavement from the lip of gutter to 14' east of centerline, class II aggregate base, redwood header at edge of pavement, and street lights.
- A* 15. Design Church Street to eliminate any existing low point along the street profile. Remove existing interim drainage inlets on the west side of Church Street and construct roadway drainage system to convey street flows on Church Street to the Line C Channel as required by the City Engineer.
- C* 16. Construct grading along both sides of the existing drainage box culvert located on the west side of Church Street north of Merris Street. Maintain grading with a maximum 2% slope between the east tract boundary wall and the west curb on Church Street. Construct drainage v-ditch to accommodate surface flow if necessary. Provide surface treatment on the top of the box culvert as necessary to accommodate pedestrian use over the box culvert.
- C* 17. Construct a public trail along both sides of the Line C Channel from Merris Street to the south boundary of the tentative map including a connection to the future trail along the south side of Abbey Way. Grade the trail with a maximum slope of 2% to drain toward the Line C Channel or Church Street. Remove existing chain-linked fence along the west side of the Line C Channel, and replace it with new vinyl split rail fencing decorative fencing, as approved by the City Engineer, the Community Development Director and the Community Trails Committee, a portion of which shall be removable as required by the City Engineer to accommodate City maintenance of the Channel. Improve the trail surface with decomposed granite along both sides of the Channel. Protect the existing chain-linked fence in place and construct a new vinyl split rail fencing along the east side of the Channel located at 4' from the proposed curb on Church Street. Install parkway landscaping and irrigation between the trail fencing and the curb as required by the City Planner. Install access control to trail entrances. Construct an access between the existing concrete maintenance ramp and the east end of Lot M to facilitate City channel maintenance operations and temporary stockpiling and storage of debris removed from maintenance activities. **(PC Amended 2/8/18)**

C*

18. Construct a 12'-wide public trail along the north side of Lot M and behind Lots 69 thru 92 and lots 136 thru 137 within the MWD easement .Construct the trail surface with decomposed granite.

C*

19. Prior to first occupancy in Phase 1, submit to the City Engineer a signal warrant analysis to determine the number of dwelling units within the tentative map that will trigger the need of a new traffic signal.to be constructed at the Greenspot Road/Blossom Way intersection. Construct the traffic signal within the time frame as required by the City Engineer.

D*

20. Construct a traffic signal utilizing a video detection system at the Greenspot Road/Blossom Way intersection Install a fiber optic interconnect between the new signal and the existing signals at Church Street and Orange Street, including any necessary hardware and software. Provide a coordinated timing analysis for the traffic signals on Greenspot Road at Boulder Avenue, Orange Street, the new signal, Church Street and the Greenspot Road entrance to the Village at East Highlands.

D*

21. Construct street improvements within the tentative map necessary to provide proper circulation for each phase of the development For Phase 1, construct Blossom Way, Promenade Way, Street F (north of Promenade Way), Street A, Street B, Street C and Street D (north of Promenade Way). For Phase 2, construct Street F (south of Promenade Way), Street E (to just west of Street F) and Street D (south of Promenade Way). For Phase 3, construct Street E (west of Street F).Street improvements shall include, but not be limited to: 6-inch curb and gutter, asphalt concrete pavement, class II aggregate base, 6-foot curb adjacent sidewalks, driveway approaches, and street lights in accordance with City of Highland Standards.

C*

22. Construct traffic calming devices along Promenade Way and Street D including signage and bulb-outs at street intersections as approved by the City Engineer.

C*

23. Construct walkways in Lots A, C, K, L, and N to provide connectivity with the proposed sidewalk on Greenspot Road and existing sidewalk on Church Street, and the proposed trails in Lots M and N.

C*

24. Adjust the proposed alignment of Street D so that adequate parkway landscaping can be accommodated at the proposed Street D/Greenspot Road intersection adjacent to the northwest corner of the EVWD parcel located easterly of Street D.

C*

25. Install during the first phase, City owned street lights (LS-3) along Church Street using light emitting diode (LED) luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Coordinate with Southern California Edison to energize the streetlights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the street lights.

D*

26. Install during each phase, City owned street lights (LS-3) on the local streets using light emitting diode (LED) luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Coordinate with Southern California Edison to energize the street lights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the street lights.

A

27. Submit street improvement plans to the City Engineer for review and approval. Indicate the

location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City of Highland design standards as shown on the Street and Storm Drain Plan and Profile Checklist.

A

28. Submit a thorough evaluation of the structural road section, for the private and public streets, from a soil engineer to the City Engineer. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes.

A

29. Design public improvements including sidewalk, drive approaches, and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Truncated domes shall be dark gray Armor-Tile Cast in Place System manufactured by Engineered Plastics, Inc.

C

30. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.

DRAINAGE/WATER QUALITY

- E 31. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

- E 32. Submit two (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

- C* 33. Prior to first occupancy in Phase 1, construct a water quality basin with the size, extent and scope of improvement in conformance with the F-WQMP and as required by the City Engineer. Maintain a maximum side slope of 4:1 or otherwise approved by the City Engineer. Construct a 12'-wide concrete maintenance access from Blossom Way to the basin bottom. Install fencing and landscaping along the top of, and within, the basin as required by the City Planner and the City Engineer.

- D* 34. Prior to issuance of building permits for Lot 58, Lot 59 and Lot H in Phase 1, and any lots in Phases 2, construct the overflow channel located within Lots 68 thru 71 in Phase 3, Lot M, and within Lots 127 thru 137 in Phase 4. Obtain from FEMA its final determination on revising the effective FIRM removing these lots from Flood Hazard Zone A.

- D* 35. Prior to issuance of building permits for any lots in Phase 3, remove the westerly portion of the

overflow channel from Lots 68 thru 71 in Phase 3, and extend the overflow channel along the south line of Lots 69 thru 71 within the MWD property, and connect the realigned overflow channel to the future overflow channel if it has been constructed as a part of development of Tentative Tract No 17604. If the future overflow channel has not been constructed by future development of Tentative Tract No. 17604 to allow for the realignment of the overflow channel, Phase 3 shall remain undeveloped.

- D* 36. Prior to issuance of building permits for any lots in Phase 4, remove the overflow channel from Lots 127 thru 137 in Phase 4 if San Bernardino County Flood Control District has completed construction of a project that improves drainage flows in the County's Elder Creek Channel and the City's Line "C" Channel, and FEMA has determined that an overflow channel is no longer needed for flood protection in Phase 4. Obtain written approval from FEMA prior to removal of the overflow channel.
- D* 37. Design the overflow channel in accordance with the approved FEMA Conditional Letter of Map Revision (CLOMR). Maintain a maximum side slope of 4:1. Construct additional improvements to the overflow channel as required by the City Engineer prior to acceptance by the City for maintenance. Alternatively, if the overflow channel is to be maintained by San Bernardino County Flood Control District, construct the overflow channel per District requirements
- B* 38. Obtain a Letter of Map Revision from FEMA prior to issuance of any building permits in Lots 58, 59 and H within Phase 1 and any lots within Phase 2, 3 and 4.
- C* 39. Construct a catch basin on the south side of Greenspot Road easterly of the westerly project entrance.
- C* 40. Prior to first occupancy in Phase 1, reconstruct and extend the existing storm drain, and reconstruct and relocate the existing outlet structure to a location west of the west project boundary, and construct additional drainage improvements at the westerly end of Promenade Way as needed to accommodate construction of full street improvements along Blossom Way and the Blossom Way/Promenade Way intersection within the project boundaries.
- E 41. Obtain written permission from the owner of the adjoining property west of the tentative map to accept the post-development flows from the tentative map. In case such written permission could not be obtained, design and construct the proposed drainage system and the water quality basin to release flows to the adjoining property in an amount not higher than the pre-development flows.
- A* 42. Design project entrances to minimize the possibility of off-site flows entering the site from Greenspot Road. Submit hydraulic calculations to verify the project entrances design.
- A 43. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated by the site. Include in the study hydraulic calculations to determine the extent, size and type of all drainage facilities.
- A 44. Prepare and submit drainage improvement plans to the City Engineer for review and approval. Indicate on final plans and profiles the location of any existing utility/facility which would affect construction. Comply with City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ANNEXATION

- A* 45. Apply to the City to annex the project into the City's drainage and trail maintenance districts for storm maintenance of the overflow channel in Lot M, and routine maintenance of public storm drains within the tentative map, and public trails within Lot M and along both sides of the Line C Channel. Sign ballots prepared by the City agreeing to the annexations and amounts of assessment. .
- A* 46. Maintain through a homeowners association the water quality basin (Lot F) and the outlet pipe between the basin and the Line A storm drain in Blossom Way, all letter lots including non-storm maintenance of Lot M, and parkway landscaping along all public streets including Greenspot Road and Church Street. Grant all lettered lots to the homeowners association (HOA) for ownership and landscape maintenance. Provide written documentation from the HOA agreeing to accept the lettered lots including the water quality basin
- A* 47. Dedicate to the City a drainage easement for City storm maintenance of the overflow channel located within Phase 3, Phase 4 and Lot M. Secure a drainage easement from MWD to be dedicated to the City for City storm maintenance of the overflow channel located within MWD property adjoining the southwest corner of the tentative map. Provide non-storm maintenance of the overflow channel through a homeowners association.
- A* 48. Dedicate to the City an easement, and secure an easement from MWD for dedication to the City for City maintenance of public trails located within Lots N and M, and within the MWD property. Provide trail and landscape maintenance in Lots C, L and K through a homeowners association.
- A* 49. Dedicate to the City an easement for City maintenance of the Line C Channel, public trails, and parkway landscaping within Lot N along the Church Street frontage of the tentative map.
- A* 50. Dedicate to the City street rights-of-way along the project street frontage on Greenspot Road and Church Street, if not previously dedicated.
- A* 51. Acquire a drainage easement and an access easement from the property adjoining the west side of the tentative map to accommodate City maintenance of the public storm drain required to be reconstructed and relocated west of the Blossom Way/Promenade Way intersection.
- A* 52. Dedicate a landscape easement for potential City maintenance of landscaping along Greenspot Road and Church Street through the City's Landscape Maintenance District.
- A 53. Coordinate with the utility companies to eliminate easements not required for any utility facilities.
- A 54. Record a Parcel Map and a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 55. Submit, at the time of Parcel Map and Final Map submittal: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculations will not be acceptable for plan check review.
- A 56. Dedicate on the Final Map public street right-of-way and all drainage, landscaping and community trail easements within the project.
- A 57. Dedicate corner property line cutoffs on public streets in accordance with City Standards.

- A 58. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.
- A 59. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- D 60. In the event the Applicant fails to acquire the required off-site property interests, the Applicant shall request the City acquire the off-site property interests. The Applicant shall provide evidence of attempts to acquire any required off-site property interests and shall enter into an agreement with the City committing to complete the improvements pursuant to Government Code Section 66462 after the City has acquired the property interests. Such agreement shall provide for payment by Applicant of all costs incurred by the City to acquire the off-site property interests. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the City, at the Applicant's cost.

FEES/PERMITS/BONDING

- E* 61. Obtain written permission from the Metropolitan Water District prior to any encroachment or construction within the District easement.
- B* 62. Pay traffic mitigation fees in the amount of \$252.71 per dwelling unit.
- A 63. Post a deposit for monumentation which shall not be released prior to completion of all on-site construction and submittal of written verification from the project engineer or land surveyor that the monuments have been set and payment for the work has been received. Submit an estimate of the deposit amount prepared by the project land surveyor.
- E 64. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 65. Post Faithful Performance, Labor and Material, and Warranty bonds for all required street, drainage, trail, and Landscape Maintenance District improvements. Post Faithful Performance, and Labor and Material bonds for all required grading, and private landscaping improvements.
- A 66. Enter into an agreement with the City of Highland for construction of public improvements using the adopted City form.
- D 67. Pay appropriate engineering fees for bond processing, plan check, hydrology report review, WQMP review, structural calculation review, traffic report review, assessment district annexations, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 68. Obtain a permit from Engineering prior to any on-site construction or construction within the City's right-of-way.
- E 69. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/CONSTRUCTION

- B* 70. Remove existing utility poles and overhead lines along the south side of Greenspot Road crossing the tentative map to the easterly side of Church Street, and on the west side of Church Street along the project frontage.
- C 71. Design and construct above ground and flush mount utility structures at locations where retaining walls are not necessary in accordance with the requirements of the utility companies. Prepare a Composite Utility Plan indicating locations of slopes and all above ground and flush mount utility structures, and submit the plan to the City for review prior to City issuance of utility permits. Utilize underground utility structures if necessary to avoid construction of retaining walls.
- C 72. Construct an extension of the public sewer from Street D easterly to a proposed sewer manhole in Church Street to accommodate connection of a sewer system serving the East Highlands Village neighborhood. Design and construct the sewer extension per EVWD requirements. If construction of the sewer extension requires removal of a portion of the City's Line "C" Channel, reconstruct the Channel as required by the City Engineer.
- D 73. Provide all utility services to each unit, including sanitary sewers, water, electric power, cable television, gas, and telephone. All utilities are to be underground.
- D 74. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- D 75. Obtain written permission from the adjoining property owner(s) for off-site grading and/or construction work, if any.
- D 76. Street pavement shall be constructed in lifts as directed by the City inspector. Final asphalt lifts shall be placed after all houses are built or within 12 months of the completion of each construction phase. Repair any pavement damage to the satisfaction of the City Engineer if the final asphalt cap is done before the completion of all house construction.
- C 77. After all houses are constructed, slurry seal the streets within the tract prior to final bond release or submit cash payment in lieu of slurry seal.
- E 78. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of existing pavement as determined by the City Engineer.
- E 79. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- B 80. 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 81. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- D 82. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

- D 83. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- C 84. As an alternative to constructing Blossom Way as shown on the tentative map, the developer may construct Blossom Way along an alignment that could avoid the need to extend the existing storm drain and relocate the existing outlet headwall to the property west of the tentative map, as long as the developer obtains written concurrence from the west adjoining property owner acknowledging their willingness to construct the remaining street and drainage improvements along the west side of Blossom Way that would not be constructed by the developer as a result of the Blossom Way alternate alignment. Include in the alternate design an 8'-wide median, full curb-to-curb width of 56' between Greenspot Road and the south end of the median, a minimum curb-to-curb width of 36" between the south end of the median and Promenade Way, 6' curbs and gutters on both sides, and 6'-wide sidewalk on the east side, Install roadway safety measures. Construct access to accommodate City maintenance of the existing storm drain and outlet on Blossom Way. Dedicate additional street right-of-way. Maintain capacity of the proposed water quality basin in Lot F and adjust the size of Lots No 55 and 59 if necessary.

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

DATE : May 31, 2017

PAGE 1 OF 6

APPLICANT :S-P Deerfield, LLC / Aguilar Consulting, Inc.

Address :

SITE LOCATION : SW Corner of Greenspot & Church

FILE / INDEX No.: 17-001 17-002

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

Fire Department Review of all projects is required.

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

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE (2016 edition) Along with amendments as adopted within the Highland Municipal Code (Ord. #387).

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

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

GENERAL.

1. **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 Chapter 49 & HMC**
2. **HF31:** APPROVED FIRE HYDRANT PAVEMENT MARKERS (BLUE DOTS) SHALL BE INSTALLED AT EVERY HYDRANT

3. **HF51:** THE MAIN ELECTRICAL PANEL AND ALL SUB-PANEL(s) SHALL BE LABELED ON INSIDE COVER FOR ALL CIRCUITS. **CEC 408.4**
4. **HF52:** WATER HEATER (FUEL FIRED), SHALL BE PROPERLY VENTED TO EXTERIOR OF STRUCTURE WATER HEATER SHALL BE SEISMIC STRAPPED TO WALL AND BE LOCATED 18" ABOVE A GARAGE FLOOR. **CBC**
5. **HF53:** A SELF-CLOSING AND LATCHING DOOR SHALL BE INSTALLED BETWEEN AN ATTACHED GARAGE AND LIVING SPACE. **CBC**
6. **HF55:** COMMERCIAL EXIT REQUIREMENTS:
 - A. REQUIRED EXIT DOORS SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES
 - B. REQUIRED EXIT DOORS SHALL SWING OUTWARD AND AWAY IN THE DIRECTION OF EXIT TRAVEL.
 - C. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF AN EXIT. EXITS SHALL NOT BE BLOCKED OR LOCKED SHUT OR OBSTRUCTED IN ANY MANNER DURING BUSINESS HOURS.
 - D. EXIT PATHS SHALL BE ILLUMINATED WHEN STRUCTURE IS OCCUPIED.
 - E. EXIT PATH ILLUMINATION SHALL BE SUPPLIED FROM TWO (2) SOURCES OF POWER WHEN OCCUPANT LOAD IS ONE HUNDRED (100) PERSONS OR MORE.
 - F. WHEN EXIT WAY/EXIT PATHWAY AND/OR EXIT DOORWAY IS NOT EASILY IDENTIFIED, ADDITIONAL EXIT SIGNS SHALL BE INSTALLED
7. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO LAMPS OR SHALL BE OF THE SELF-LUMINOUS TYPE. **CFC CHPTR 10; 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 CHPTR 6; 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 chapter 5, Sec 503**
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 503.2.1**

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 503.1.1 / APPENDIX D, D103.4
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 40 FEET, OR AS APPROVED BY THE FIRE MARSHAL. CUL-DE-SACS PROVIDING ACCESS TO PERIMETER EMERGENCY ACCESS ROADS SHALL HAVE A MINIMUM RADIUS OF 44 FEET. CFC 503.1.1 / APPENDIX D, D103.4, SBCO TRANSPORTATION STD 120/121
16. **HF12:** FIRE DEPARTMENT ACCESS ROADWAY(s), PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS SHALL NOT EXCEED 12% GRADE. CBC 503.2.7 / APPENDIX D, D103.2 - HMC
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 503.1.1
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 503.1.2 - APPENDIX D, Sec D104.3
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. CFC 506.6 – Appendix D 103.5 **Note:** The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC Chapter 15.56
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 503.3 - APPENDIX D, D103.6

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 506

WATER:

22. **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 APPENDIX C

Note: Hydrants shall meet EVWD standards.

23. **HF29:** FIRE HYDRANT SPACING SHALL BE
SINGLE FAMILY RESIDENTIAL: 600 FEET MAXIMUM
CFC 507 / APPENDIX B AND APPENDIX C.

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

24. **HF26:** TWO SETS OF WATER DELIVERY SYSTEM PLANS, DESIGNED TO MEET THE REQUIRED FIRE FLOW FOR THIS PROJECT AND/OR DEVELOPMENT, SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. CFC 501.3
25. **HF27:** APPLICANT-DEVELOPER SHALL PROVIDE A LETTER FROM THE WATER COMPANY SERVING THE PROJECT-DEVELOPMENT, VERIFYING FINANCIAL ARRANGEMENTS HAVE BEEN MADE AND BONDED FOR THE REQUIRED WATER IMPROVEMENTS. CFC 501.3
26. **HF28:** FIRE HYDRANTS SHALL BE INSTALLED, INSPECTED AND OPERATIONAL AS PER APPROVED WATER SYSTEM DELIVERY PLANS PRIOR TO ANY FRAMING, CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. CFC 501.4 / CFC 3312.1
27. **HF38:** APPROVED FIRE HYDRANT(s) CAPABLE OF SUPPLYING REQUIRED FIRE FLOW, SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE CONSTRUCTED OR MOVED WITHIN THE JURISDICTION WHEN ANY PORTION OF THE FACILITY OR BUILDING PROTECTED IS IN EXCESS OF 150 FEET FROM A FIRE HYDRANT ON A PUBLIC STREET, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ADDITIONAL FIRE HYDRANTS OR ON-SITE FIRE HYDRANTS, MEETING THE REQUIRED FIRE FLOW, SHALL BE PROVIDED. CFC APPENDIX B, C

ADDRESSING – IDENTIFICATION:

28. **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 PROVIDE ILLUMINATION. MINIMUM SIZE OF THE NUMERALS SHALL BE 8" HEIGHT, 3/8" STROKE, OR AS APPROVED BY THE FIRE MARSHAL. INDUSTRIAL OCCUPANCIES SHALL HAVE ADDRESS NUMBERS OF 12" HEIGHT, 1/2" STROKE AND SHALL BE 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.
CFC 505.1
29. **HF18:** STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ON ANY ROADWAY OR PHASE. TEMPORARY SIGNS MAY BE USED AS APPROVED BY THE FIRE MARSHAL. **CFC 505.2** **Note:** Permanent signage shall meet City standards as required by Planning.
30. **HF17:** THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE IDENTIFIED WITH CITY APPROVED NAMES **CFC 505.2**
31. **HF20:** RESIDENTIAL ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING STRUCTURES IN SUCH A MANNER AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ACCESS ROADWAY OR STREET. SINGLE FAMILY DWELLINGS SHALL HAVE NUMBERS OF 4" HEIGHT, 3/8" STROKE ON CONTRASTING BACKGROUND. ADDRESS NUMBERS SHALL BE LOW VOLTAGE, AUTOMATICALLY ELECTRICALLY ILLUMINATED WHERE STRUCTURE SETBACK EXCEEDS ONE HUNDRED (100) FEET FROM THE ACCESS ROADWAY OR STREET, ADDITIONAL NON-ILLUMINATED NUMBERS 4" IN HEIGHT, 3/8" STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE. **CFC 505.1**

FIRE PROTECTION & ALARM SYSTEMS:

32. **HF34:** RESIDENTIAL AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED ACCORDING TO NFPA 13D AND FIRE DEPARTMENT REQUIREMENTS. SUBMIT THREE (3) SETS OF SHOP PLANS WITH MATERIAL CUT SHEETS AND HYDRAULIC CALCULATIONS FOR FIRE DEPT. REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION SUBMIT COPY OF CALIFORNIA C-16 LICENSE.
33. THE WATER METER SUPPLYING A 13D SYSTEM SHALL BE OF SUFFICIENT SIZE (usually 1-inch) TO PROVIDE THE CALCULATED FLOW REQUIREMENTS OF THE 13D FIRE SPRINKLER SYSTEM. MINIMUM PIPE SIZE BEYOND THE WATER METER SHALL BE 1-INCH. **CFC CHPTR 9; CFC 903; CBC; & HMC 8.24; NFPA13D, CHAPT. 6 & 10**
34. **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 CHPTR 9; CFC 903; CBC; & HMC 8.24**

35. **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 912, 912.2**
36. **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 SFM SERVICE TAG ATTACHED. FIRE EXTINGUISHERS ARE TO BE SERVICED EVERY TWO YEARS AND INSPECTED & TAGGED EVERY YEAR **CFC 906; APPLICABLE NFPA STANDARDS.**
37. **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 907; CBC; & NFPA 72**
38. **HF46:** SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS, HARD WIRED IN SERIES WITH BATTERY BACK-UP, SHALL BE INSTALLED IN ALL SLEEPING AREAS AND IN ALL HALLWAYS AND AREAS/ROOMS LEADING TO SLEEPING AREAS. SMOKE DETECTORS SHALL BE INSTALLED AT THE TOP OF ALL STAIRWAYS. AT LEAST ONE SMOKE DETECTOR SHALL BE INSTALLED ON THE FIRST FLOOR LEVEL. **CFC 907; CBC**
39. **HF60:** 2016 CALIFORNIA FIRE CODE, CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, SHALL APPLY TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO MEET WITH THE FIRE MARSHAL TO DISCUSS REQUIREMENTS SPECIFIC TO THIS PROJECT
40. **HF63** SUBMIT TO FIRE MARSHAL'S OFFICE: ONE COPY OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention Department
(909) 864-6861 X 248

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

I, BETTY HUGHES, MMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2018-007 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 13th day of March, 2018, by the following vote:

AYES: Chavez, Lilburn, McCallon, Solano, Timmer

NOES: None

ABSTAIN. None

ABSENT: None

Dated this 14th day of March, 2018.



BETTY HUGHES, MMC
CITY CLERK

Attachment 7:

**City Council Resolution No. 2018-008 for
approval of Tentative Parcel Map No. 19958
(TPM 17-002)**

RESOLUTION NO. 2018-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING TENTATIVE PARCEL MAP 19958 (TPM 17-002) IN CONJUNCTION WITH PROPOSED AMENDMENTS IN SPECIFIC PLAN REVISION (SPR 17-001) TO THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT'S PLANNING AREAS NO. 40 AND 42, SUBJECT TO THE FINDINGS OF FACTS AND CONDITIONS OF APPROVAL, LOCATED ON THE SOUTHSIDE OF GREENSPOT ROAD WEST OF CHURCH STREET (APNS: 1201-401-02, 1201-431-61).

APPLICANT: S-P DEERFIELD, LLC

A. RECITALS

1. The Applicant S-P Deerfield, LLC filed applications with the City of Highland, on May 4, 2017, proposing amendments (Specific Plan Revision SPR 17-001) to the East Highlands Ranch Planned Unit Development Amendment (EHR PUD), related to Planning Areas 40 and 42 (PA 40/42) only, by adopting the "East Highlands Ranch 2018 Amendment to the Development Standards Report" revising the "2006 Development Standards Report" for PUD 05-003 establishing a new land use designation [(Single Family Detached – 3,600 SF (SFD-V)] with changes involving the reduction in dwelling unit count from 306 to 137 single-family units, and a request for a five (5) year extension of the Development Impact Fee Agreement; approval of Tentative Tract Map 20090 (TTM 17-001) creating a 137 residential lot subdivision over 25.5 acres; Parcel Map 19958 (TPM 17-002) configuring four (4) lots for financing and phasing of the project; and a request to adopt an Addendum to the Mitigated Negative Declaration for PUD 05-003 (ENV 017-006).
2. Pursuant to the California Environmental Quality Act, an Addendum was prepared to determine whether the project would have a significant effect on the environment base on the revised dwelling unit count, as had been analyzed with the Initial Study and Mitigated Negative Declaration approved for PUD 05-003. The Addendum analyzed the potential for new environmental impacts on transportation and traffic, hazards and hazardous materials, hydrology and water quality, geology and soils, noise, air quality, aesthetics, agriculture and forest resources, biological, cultural, and mineral resources, greenhouse gas emissions, land use and planning, population and housing, public services, recreation, and utilities and service systems. It was determined that the project changes would not create any new impacts not previously addressed. As such, in accordance with the Guidelines for the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3, there was no need to circulate the Addendum.

3. The Project site, Planning Areas 40 and 42 (PAs 40/42), in question is presently vacant and undeveloped.
4. The Land Use Element of the General Plan designates the subject Property as Planned Development and the Zoning Designation for the Property is Planned Development referring to the adopted East Highlands Ranch Planned Unit Development, PA 40/42
5. On February 6, 2018, the Planning Commission of the City of Highland conducted a public hearing on the subject applications at the Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and concluded the hearing on that date.
6. On March 13, 2018, the City Council of the City of Highland, conducted a Public Hearing on the Application and concluded the hearing on that date.
7. All legal prerequisites to the adoption of this Resolution have occurred

B. RESOLUTION

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

- Section 1. The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct
- Section 2. Based upon substantial evidence presented to the City Council during the March 13, 2018, Public Hearing, including public testimony and written and oral Staff Reports, the City Council finds as follows:
 - a. All necessary Public Meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
- Section 3. Tentative Parcel Map 19958 Findings of Fact (TPM 17-002 / TPM 19958), covering PAs 40/42, pursuant to California Government Code Section 66474 the City Council hereby finds and determines that:
 - a. The proposed map is consistent with applicable General and planned developments as specified in Section 65451

Response: The subdivision of 25.5 acres of land by TPM 19958 into four (4) parcels is intended to be a financing map defining the future phases of development for Tentative Tract Map 20090 which has proposed 137 single-family residential lots. This parcel map does not propose any development unto its self but aids developing the types of uses envisioned by the existing General Plan Planned Development of the East Highlands Ranch Planned Unit Development

- b. The design or improvement of the proposed subdivision is consistent with applicable General and planned developments.

Response: The proposed configuration of the parcel map coincides with proposed phasing of development for Tentative Tract Map 20090 and is consistent with the General Plan. The configuration of lots accounts for the required improvements of Greenspot Road along the subdivision boundary and complies with the Circulation Element of the General Plan. Lawful Conditions of Approval have been applied to the project to ensure compliance with applicable General Plan and Development Code provisions. Implementation of the Development Standards within the EHR PUD will further ensure consistency with the General Plan and EHR PUD. There are no Specific Plans affecting the Site.

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

Response: The site is fairly flat without any unusual features and is located within an urbanized area with existing services and infrastructure available to the Site. The proposed Parcel Map PM19958 (TPM 17-002) subdivides twenty-five (25.5) acres into four (4) separate parcels for financing that defines the phases of development based on the configured lots and roadway within Tentative Tract Map 20090.

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

Response: Parcel Map 19958, covering PAs 40/42, is not intended for development but it is intended to facilitate development in concert with Tentative Tract Map 20090 which will permit residential development with recreational amenities at a density of approximately 6 dwelling units per acre. The map is consistent with the proposed EHR PUD Amendments for the property, and permitted by the Planned Development Designation in the General Plan and Zoning Code. The site is physically suitable for the proposed density of development.

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

Response: The project site is adjacent to existing single-family residential development on two sides. The proposed Parcel Map 19958 does not propose or define development but rather defines phased development areas. It has been conditioned to comply with the City of Highland Municipal Code and EHR PUD Conditions of Approval and related Mitigation Measures. Subject to compliance with the Conditions of Approval, the design of the Subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

Response: The proposed Parcel Map 19958 is financing and to act as a development phasing map for TTM 20090 without the option for development, thus it will not cause public health problems.

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. No public access is currently taken over this project site. The proposed Parcel Map 19958) is financing and to act as a phasing map for TTM 20090 without the option for development.

Section 4 Based on the Findings and Conclusions set forth above, the City Council hereby approves Tentative Tract Map 19958 (TPM 17-002) configuring four (4) lots for financing and phasing of the project, subject to the Conditions of Approval attached hereto and incorporated by reference as Attachments "A".

C. ADOPTION OF RESOLUTION.

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

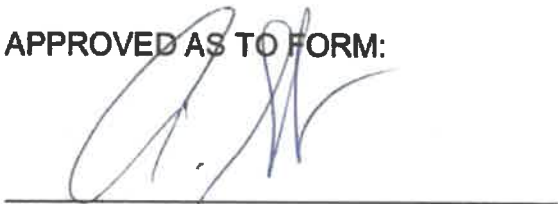
PASSED, APPROVED AND ADOPTED this 13th day of March, 2018.


Larry McCallon
Mayor

ATTEST:


Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:


Craig Steele
City Attorney

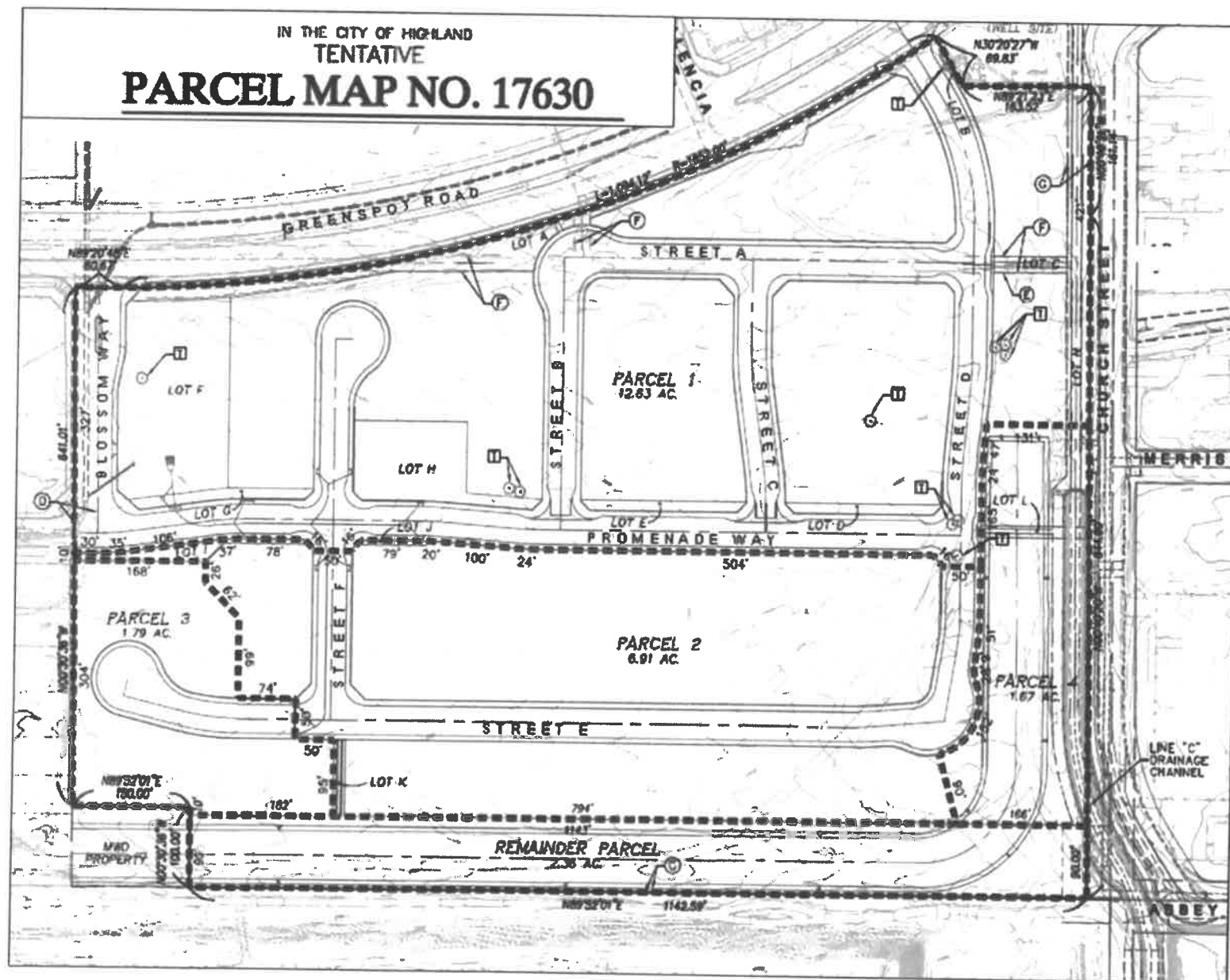


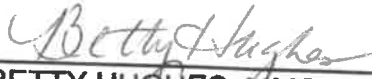
Exhibit 1 – Tentative Parcel Map 19958

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

I, BETTY HUGHES, MMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2018-008 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 13th day of March, 2018, by the following vote:

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

Dated this 14th day of March, 2018.



BETTY HUGHES, MMC
CITY CLERK

Attachment 8:

**Planning Commission Resolution for
Extension of Time (EXT 20-002) for
Tentative Tract Map No. 20090 (TTM 17-001)**

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 20-002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 20090 (TTM 17-001) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

APPLICANT: CAMILLE BAHRI, SUNLAND COMMUNITIES, LLC

A. RECITALS

1. On September 26, 2005, the Applicant submitted Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005) for review.
2. On February 7, 2006, the Planning Commission recommended approval of the Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005) to the City Council.
3. On February 28, 2006, the City Council adopted Resolutions No. 2006-007, 2006-008, 2006-009, and 2006-010, approving the Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005).
4. On October 30, 2017, the Applicant submitted Tentative Tract Map No. 20090 (TTM 17-001) to replace Tentative Tract Map No. 16448 (SUB 05-003), Tentative Parcel Map No. 19958 (TPM 17-002) to replace Tentative Parcel Map No. 17630 (MS 05-005), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006) to the East Highlands Ranch Planned Unit Development (PUD 05-003) for review.
5. On February 20, 2018, the Planning Commission recommended approval of the Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006) to the City Council.
6. On March 13, 2018, the City Council adopted Resolutions No. 2018-006, 2018-007, 2018-008, approving Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), the Addendum to the Mitigated Negative Declaration and the amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006).

7. On December 30, 2020, the Applicant submitted an Extension of Time Application (EXT-20-002) requesting a one (1) year extension for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002).

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

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the April 20, 2021, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

- a. The Planning Commission finds that the Findings of Fact made in Resolution No. 2021 - ____ on April 20, 2021 for Tentative Tract Map No. 20090 (TTM 17-001) are true and correct and uphold all previous findings as stated in the adopted Resolution No. 2018-007.
- b. Granting of the extension will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. In concurrence with the Extension of Time application, several of the Tentative Tract Map Conditions of Approval for Planning and Engineering have been amended as some logistics have changed for this project as a result of shifts in plans relating to adjacent developments.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time Application No. 21-____, subject to the amended conditions of approval, granting a one (1) year Extension of Time for Tentative Tract Map No. 20090 (TTM 17-001).

C. ADOPTION OF RESOLUTION.

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

Exhibit A comprises the revised Conditions of Approval

PASSED, APPROVED AND ADOPTED this 20TH day of April, 2021.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit A:

Revised Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: April 20, 2021

Owner: S-P Deerfield, LLC

File/Index: Tentative Tract Map No. 20090 (TTM 17-001)

Proposal: Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and amendments to the approved Tentative Tract Map Conditions of Approval related to the 137-unit Blossom Trails housing development in the East Highlands Ranch.

Location: Southwest corner of Church Street and Greenspot Road
Assessor's Parcel Numbers: 1201-401-02, 1201-431-61

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

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

1. This Tentative Tract Map shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this tentative tract map have occurred within thirty-six (36) months from the approval date, this tentative tract map 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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. 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 operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval

becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

3. The subject property shall be developed in accordance with plans approved by the Planning Commission on February 6, 2018, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
4. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
5. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, 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.
6. No expansion of the project beyond the scope and nature described in the application, which would tend to increase the projected scale of the project, shall not be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.
7. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
8. Development standard not addressed in the East Highlands Ranch – Planned Unit Development shall comply with the Ordinances, Policy Resolutions, and Standards of the City, in effect at the time of development of this project site and shall be complied with as a condition of this approval.
9. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, multi-use trail connections, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, and landscaping on all applicable lettered lots.
10. Design and construction of all subdivision improvements shall be completed in accordance with the approved plan.

11. No permanent building construction shall commence until the tract map is recorded and the final grading and improvement plans have been approved, rough grading certified, and a building permit issued by the Building Division.
12. Prior to recordation of the final map submit the proposed names for approval by the Planning Commission prior to designating street names on tentative tract maps or installing street signs.
13. Construction of improvements and structures shall occur substantially in sequence with the approved conceptual Phasing defined with Tentative Parcel Map 17640 as well as the approved construction phasing grading plan. Deviation from the phasing sequence, shall be approved by the Planning Commission.
14. 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.
15. 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.

Easements

16. A minimum 12-foot wide multi-purpose community trail easement shall be labeled and all locations defined on Tentative Tract Map 20090 prior to final map approval.

Site Design

17. All future development with East Highlands Ranch Planning Areas 40/42 shall comply with EHR-PUD's Single Family Detached – 3,600 SF (SFC-V) development standards, as shown in the 2018 amended Development Standards Report for the EHR-PUD, as may be amended from time to time.
18. The Applicant / Developer shall be required to file a Design Review Application, with the required filing fee, for review and approval by the Planning Commission prior to the issuance of any permits. The review shall include, but is not limited to: rough and precise grading plans, retaining/boundary walls, housing product mix, all building elevations, privacy fences, all landscaping, hardscape, common recreational area related plans, and model home complexes.
19. The landscape buffer along Greenspot Road shall be no less than seven (7) feet behind the right-of-way.
20. Additional landscape area shall be provided on each corner of Street D where it intersects with Greenspot Road to provide for the installation of an enhanced subdivision entry statement.
21. Conceptual Landscape Plan shall be submitted for review by the City's Landscape Architect and Design Review Board. Said landscaping shall include the following:

- a. The type and location of the required street trees for each unit.
- b. A six foot (6') high split-face block or masonry wall (or as required by an acoustical analysis) shall be constructed, subject to Planning Commission review and approval along Greenspot Road. The boundary wall over drainage easements shall be designed and constructed in a way that drainage flow can be maintained at all times.

In addition, all walls or fences along street side yards shall be masonry fencing. If a wall should extend into any front yard setback area the maximum height shall be four feet (4'). On corner lots, the maximum wall height shall not exceed thirty inches (30") in the front yard setback (within the vision triangle).

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. Vinyl fencing shall be allowed at property lines between lots, at house returns, and crossing side yards as exhibited on the approved Tentative Tract Map.

- c. A Typical Front Yard Landscaping Plan shall be provided for each Floor Plan. The landscape material shall be appropriate for the design theme and architecture of each unit

22. In addition to the standard landscaping conditions listed above, the following items shall be incorporated into the final landscaping plans for review and approval by the Planning Commission:

- a. Greenspot Road streetscape and median planting shall match existing Greenspot Road streetscape and median.
- b. The use of turf in parkways and front yard is discouraged.
- c. Vines shall be planted at ten (10') feet on-center spacing along all exterior boundary block walls as designated through a Design Review Application. Consideration should be given to vine species and method of attachment with respect to the type of fence or wall.

23. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.

24. Modifications to approved landscape and irrigation plans, or landscaping requirements described in Specific Plan Section 8.2 Landscaping, resulting from federal, state or local mandates, shall be reviewed and approved by the City's Landscape Architect.

Grading

25. All slopes shall be limited to a maximum ratio of 2 to 1 and shall be a part of the downhill lot when located within or between individual lots.
26. Prior to issuance of a grading permit any designated sensitive areas shall be fenced or protected as recommend by oversight agencies prior to any demolition, grubbing, or grading permit issuance on site.
27. Prior to issuance of a grading permit, a tree removal application shall be reviewed and approved for removal of any on-site trees.
28. If a residential tract 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.
29. In the event the diversion channel is installed across any portion of the site the disturbed area shall be hydro-seeded to limit wind and water erosion. If the diversion channel occurs within the MWD easement area, then the proposed seed mix shall be acceptable to Metropolitan Water District, the California Department of Fish and Wildlife, and or other agencies with oversight to control erosion.

Construction

30. The recreational center and fitness stations shall be installed prior to the issuance of the 50th building permit for production homes.
31. The multi-purpose trail along Church Street shall include a curb adjacent landscape buffer in the remaining area of the right-of-way. Development of this trail shall occur with development of Phase 1.
32. An access easement across the Metropolitan Water District's parcel to the benefit of the City shall be secured by the applicant/developer prior to development within Phase 2 for the dedication of a multi-purpose trail. No physical improvements will be required by the project within the MWD parcel or along any portion of Pole Line Road.
33. Prior to issuance of the 1st Certificate of Occupancy in each Phase, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.
34. Prior to the issuance of the 1st building permit, the applicant shall submit development plans for the multipurpose trails inclusive of amenities and signage to be provided at trail entries, forks, and interpretive stations within those sites. The plans shall be reviewed by the City's Landscape Architect, Community Trails Committee and Public Facilities Subcommittee. Trails shall be designed and constructed consistent with the Highland General Plan, and the Highland Development Policies, Standards and Procedures. The existing trail within the MWD easement area shall remain as-is.

35. Prior to issuance of the 1st Certificate of Occupancy in each Planning Area, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.
36. All trails shall be open and accessible to the general public.
37. The ultimate height and design of the perimeter walls and fences adjacent to undeveloped areas considered sensitive and critical habitat shall be determined after consultation with U.S. Fish and Wildlife Department and the California Fish and Wildlife Service.
38. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.
39. The Applicant shall construct the property boundary walls and fences prior to first occupancy in accordance with construction phasing plan, as approved by the Planning Commission in conjunction with the Design Review Application for home construction (if applicable).
40. Housing unit elevations visible from the public right-of-way shall be enhanced with architectural elements used on the front elevations as approved by the Planning Commission.

Environmental

41. The East Highlands Ranch Planned Unit Development Final Environmental Impact Report Mitigation Measures and "Mitigation Monitoring Requirements" with the 1999 amendments, as they relate to PAs 40/42 are incorporated herein and made a condition of approval (See "Attachment A-1, Mitigation Monitoring Reporting Program"). Comply with all mitigation measures identified in the Program, the time in which it will be implemented and the responsible party for monitoring its implementation.
42. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
43. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, by no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
44. Based on the *Acoustical Analysis* by Christopher Jean & Associates, Inc, dated February 4, 2014, further analysis may be required to bring the then current Greenspot

Road way noise of 72 dBA to the City's required interior noise levels of 45 dBA. The report list additional construction methods that could reduce the noise level further but the final mitigation method needs evaluating when a development plan for homes is proposed.

45. Prior to commencement of project activities project applicant shall obtain either of the following: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project, or evidence of avoidance of impacts on jurisdictional areas through the final design of the project per Engineering Condition No. 84 and a statement from the project's biologist and California Department of Fish and Wildlife approval.

Declaration of Conditions, Covenants and Restrictions / Homebuyer Notification

46. Prior to the issuance of the first building permit, two (2) copies of all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) or letters of advisement to future property owners shall be submitted to the Community Development Director for review and approved which identifies the following:
- a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
 - b. Provisions alerting the buyers of any lot that required construction of the dwelling to meet the City's interior noise standard for single-family residential development;
 - c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
 - d. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts;
 - e. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.
 - f. Disclosures of surrounding land uses or activities having the potential to disturb purchaser shall be provided as defined in correspondences on file with the City of Highland. These include, but may not be limited to, the following:
 - i. City of Redlands letter dated July 31, 2017, regarding the "Area of Special Compatibility Concern: the Redlands Municipal Airport;
 - ii. Located within the San Bernardino International Airport "Influence Area;"

- iii. Cemex letter date May 30, 2017, regarding Tentative Tract Map 20090's close proximity to Property that is utilized for permitted quarry mining and processing operations;
- iv. The existing gun club on the south side of the Santa Ana River.
- v. Potential noise impacts associated with traffic along Greenspot Road;
- vi. Disclosure of Metropolitan Water District's 144½ inch-diameter welded steel Inland Feeder Pipeline within its easement along the southern property boundary.

47. The approved CC&Rs or letters of advisement shall be recorded prior to the issuance of the first building permit, or as may be approved by the Community Development Director, and a copy of the recorded documents shall be submitted to the Community Development Director within five (5) days after recordation.

Fees

48. Pursuant to City Council Resolution, as may be amended from time to time, the Owner/Developer shall pay all applicable Development Impact Fees per the East Highlands Ranch Development Impact Fees Development Agreement. The Development Impact Fees are calculated from the fee schedule in effect at the time of issuance of Building Permits.

Building and Safety Division Conditions of Approval

Date: 5-26-17
Applicant: S-P Deerfield, LLC
Address of Applicant: 31866 Camino Capistrano, SJC, CA 92675
Site Location: Southwest of Greenspot and Church
Telephone: 949-496-1316
APN 1201-401-02, 1201-431-61

1. Please provide three (3) sets of the following construction plans and documents listed below for review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive a plan review number at the time plans are submitted for Building & Safety's plan review. This plan review number is needed to obtain information regarding your project.

- (3) Architectural Plans
- (3) Structural Plans
- (3) 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
- (3) Roof and Floor Truss Plans
- (3) Title 24 Energy Calculations
- (3) Geology Report
- (3) Soils Report
- (3) Precise Grading Plans
- (3) Site Disabled Access Plan
- (3) Condition of Approval Packages
- (3) Temporary Fence Plan
- (1) Approved Health Department Plans
- (2) 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 110 (ULT) MPH, at exposure "C."

3. Gas release is not provided until all final approvals are made and verified by City staff. Policy 295.
4. 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.
5. 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 and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
6. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services, need to obtain those permits prior to building permit issuance.
7. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.
8. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
9. Portable 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.
10. 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 Planning Division.
11. 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.

12. Fire Sprinklers are required by Ordinance 209. Submit fire sprinkler plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.
13. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. 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.
14. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety.
15. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
16. 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)
17. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
18. 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.
19. 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.

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

DATE : May 31, 2017

PAGE 1 OF 6

APPLICANT :S-P Deerfield, LLC / Aguilar Consulting, Inc.

Address :

SITE LOCATION : SW Corner of Greenspot & Church

FILE / INDEX No.: 17-001 17-002

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

Fire Department Review of all projects is required.

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

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE (2016 edition) Along with amendments as adopted within the Highland Municipal Code (Ord. #387).

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

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

GENERAL.

1. **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 Chapter 49 & HMC**
2. **HF31:** APPROVED FIRE HYDRANT PAVEMENT MARKERS (BLUE DOTS) SHALL BE INSTALLED AT EVERY HYDRANT.

3. **HF51:** THE MAIN ELECTRICAL PANEL AND ALL SUB-PANEL(s) SHALL BE LABELED ON INSIDE COVER FOR ALL CIRCUITS. **CEC 408.4**
4. **HF52:** WATER HEATER (FUEL FIRED), SHALL BE PROPERLY VENTED TO EXTERIOR OF STRUCTURE. WATER HEATER SHALL BE SEISMIC STRAPPED TO WALL AND BE LOCATED 18" ABOVE A GARAGE FLOOR. **CBC**
5. **HF53:** A SELF-CLOSING AND LATCHING DOOR SHALL BE INSTALLED BETWEEN AN ATTACHED GARAGE AND LIVING SPACE. **CBC**
6. **HF55:** COMMERCIAL EXIT REQUIREMENTS:
 - A. REQUIRED EXIT DOORS SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES
 - B. REQUIRED EXIT DOORS SHALL SWING OUTWARD AND AWAY IN THE DIRECTION OF EXIT TRAVEL.
 - C. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF AN EXIT. EXITS SHALL NOT BE BLOCKED OR LOCKED SHUT OR OBSTRUCTED IN ANY MANNER DURING BUSINESS HOURS.
 - D. EXIT PATHS SHALL BE ILLUMINATED WHEN STRUCTURE IS OCCUPIED.
 - E. EXIT PATH ILLUMINATION SHALL BE SUPPLIED FROM TWO (2) SOURCES OF POWER WHEN OCCUPANT LOAD IS ONE HUNDRED (100) PERSONS OR MORE.
 - F. WHEN EXIT WAY/EXIT PATHWAY AND/OR EXIT DOORWAY IS NOT EASILY IDENTIFIED, ADDITIONAL EXIT SIGNS SHALL BE INSTALLED.
7. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO LAMPS OR SHALL BE OF THE SELF-LUMINOUS TYPE. **CFC CHPTR 10; 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 CHPTR 6; 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 chapter 5, Sec 503**
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 503.2.1**

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 503.1.1 / APPENDIX D, D103.4**
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 40 FEET**. OR AS APPROVED BY THE FIRE MARSHAL. CUL-DE-SACS PROVIDING ACCESS TO PERIMETER EMERGENCY ACCESS ROADS SHALL HAVE A MINIMUM RADIUS OF 44 FEET. **CFC 503.1.1 / APPENDIX D, D103.4, SBCO TRANSPORTATION STD 120/121**
16. **HF12:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS SHALL NOT EXCEED 12% GRADE. **CBC 503.2.7 / APPENDIX D, D103.2 - HMC**
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 503.1.1**
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 503.1.2 - APPENDIX D, Sec D104.3**
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. **CFC 506.6 – Appendix D 103.5** **Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC Chapter 15.56**
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 503.3 - APPENDIX D, D103.6**

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 506**

WATER:

22. **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 LOOPE 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 APPENDIX C

Note: Hydrants shall meet EVWD standards.

23. **HF29:** FIRE HYDRANT SPACING SHALL BE
SINGLE FAMILY RESIDENTIAL: 600 FEET MAXIMUM
CFC 507 / APPENDIX B AND APPENDIX C.

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

24. **HF26:** TWO SETS OF WATER DELIVERY SYSTEM PLANS, DESIGNED TO MEET THE REQUIRED FIRE FLOW FOR THIS PROJECT AND/OR DEVELOPMENT, SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. **CFC 501.3**
25. **HF27:** APPLICANT-DEVELOPER SHALL PROVIDE A LETTER FROM THE WATER COMPANY SERVING THE PROJECT-DEVELOPMENT, VERIFYING FINANCIAL ARRANGEMENTS HAVE BEEN MADE AND BONDED FOR THE REQUIRED WATER IMPROVEMENTS. **CFC 501.3**
26. **HF28:** FIRE HYDRANTS SHALL BE INSTALLED, INSPECTED AND OPERATIONAL AS PER APPROVED WATER SYSTEM DELIVERY PLANS PRIOR TO ANY FRAMING, CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. **CFC 501.4 / CFC 3312.1**
27. **HF38:** APPROVED FIRE HYDRANT(s) CAPABLE OF SUPPLYING REQUIRED FIRE FLOW, SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE CONSTRUCTED OR MOVED WITHIN THE JURISDICTION. WHEN ANY PORTION OF THE FACILITY OR BUILDING PROTECTED IS IN EXCESS OF 150 FEET FROM A FIRE HYDRANT ON A PUBLIC STREET, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ADDITIONAL FIRE HYDRANTS OR ON-SITE FIRE HYDRANTS, MEETING THE REQUIRED FIRE FLOW, SHALL BE PROVIDED. **CFC APPENDIX B, C**

ADDRESSING – IDENTIFICATION:

28. **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 PROVIDE ILLUMINATION. MINIMUM SIZE OF THE NUMERALS SHALL BE 8" HEIGHT, 3/8" STROKE, OR AS APPROVED BY THE FIRE MARSHAL. INDUSTRIAL OCCUPANCIES SHALL HAVE ADDRESS NUMBERS OF 12" HEIGHT, 1/2" STROKE AND SHALL BE 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.
CFC 505.1
29. **HF18:** **STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ON ANY ROADWAY OR PHASE. TEMPORARY SIGNS MAY BE USED AS APPROVED BY THE FIRE MARSHAL. CFC 505.2** **Note:** Permanent signage shall meet City standards as required by Planning.
30. **HF17:** **THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE IDENTIFIED WITH CITY APPROVED NAMES. CFC 505.2**
31. **HF20:** **RESIDENTIAL ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING STRUCTURES IN SUCH A MANNER AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ACCESS ROADWAY OR STREET. SINGLE FAMILY DWELLINGS SHALL HAVE NUMBERS OF 4" HEIGHT, 3/8" STROKE ON CONTRASTING BACKGROUND. ADDRESS NUMBERS SHALL BE LOW VOLTAGE, AUTOMATICALLY ELECTRICALLY ILLUMINATED WHERE STRUCTURE SETBACK EXCEEDS ONE HUNDRED (100) FEET FROM THE ACCESS ROADWAY OR STREET, ADDITIONAL NON-ILLUMINATED NUMBERS 4" IN HEIGHT, 3/8" STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE. CFC 505.1**

FIRE PROTECTION & ALARM SYSTEMS:

32. **HF34:** **RESIDENTIAL AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED ACCORDING TO NFPA 13D AND FIRE DEPARTMENT REQUIREMENTS. SUBMIT THREE (3) SETS OF SHOP PLANS WITH MATERIAL CUT SHEETS AND HYDRAULIC CALCULATIONS FOR FIRE DEPT. REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION. SUBMIT COPY OF CALIFORNIA C-16 LICENSE.**
33. **THE WATER METER SUPPLYING A 13D SYSTEM SHALL BE OF SUFFICIENT SIZE (usually 1-inch) TO PROVIDE THE CALCULATED FLOW REQUIREMENTS OF THE 13D FIRE SPRINKLER SYSTEM. MINIMUM PIPE SIZE BEYOND THE WATER METER SHALL BE 1-INCH. CFC CHPTR 9; CFC 903; CBC; & HMC 8.24; NFPA13D, CHAPT. 6 & 10**
34. **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 CHPTR 9; CFC 903; CBC; & HMC 8.24**

35. **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 912, 912.2**
36. **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 SFM SERVICE TAG ATTACHED. FIRE EXTINGUISHERS ARE TO BE SERVICED EVERY TWO YEARS AND INSPECTED & TAGGED EVERY YEAR. **CFC 906; APPLICABLE NFPA STANDARDS.**
37. **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 907; CBC; & NFPA 72**
38. **HF46:** SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS, HARD WIRED IN SERIES WITH BATTERY BACK-UP, SHALL BE INSTALLED IN ALL SLEEPING AREAS AND IN ALL HALLWAYS AND AREAS/ROOMS LEADING TO SLEEPING AREAS. SMOKE DETECTORS SHALL BE INSTALLED AT THE TOP OF ALL STAIRWAYS. AT LEAST ONE SMOKE DETECTOR SHALL BE INSTALLED ON THE FIRST FLOOR LEVEL. **CFC 907; CBC**
39. **HF60:** 2016 CALIFORNIA FIRE CODE, CHAPTER 33, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, SHALL APPLY TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO MEET WITH THE FIRE MARSHAL TO DISCUSS REQUIREMENTS SPECIFIC TO THIS PROJECT.
40. **HF63:** SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.**

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention Department
(909) 864-6861 X 248

City of Highland

Engineering Department
Conditions of Approval
TTM 17-001; PDA 17-001; TPM 17-002
Blossom Trails
SWC of Greenspot Road and Church Street

03017-544

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

April 20th, 2021

SOILS/GRADING

- A 1. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereto as approved by the City Engineer.
- A 2. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.
- A 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the Grading Plan Checklist.
- A 4. Design grading and on-site improvements to drain the entire site to the proposed Basin A at the northeast corner of Blossom Way and Promenade Way.
- E 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the Grading Plan Checklist.
- E 6. The grading and landscaping plans must comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- A 7. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- A 8. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the site perimeter, and straw bale barriers, sandbag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 9. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods,

utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 11. Submit original wet signed and stamped final grading certification from the grading engineer to the City Engineer.

STREET IMPROVEMENTS

- C* 12. Prior to first occupancy in Phase 1, construct street improvements along the entire project frontage on Greenspot Road including, but not be limited to, 8" curbs and gutters, 5'-wide parkway sidewalk, streetlights, curb returns and handicap ramps at the intersections of Blossom Way and Street D. Align centerline of Blossom Way with that of the existing street on the north side of Greenspot Road.
- C* 13. Prior to first occupancy in Phase 1, reconstruct the existing landscaped median on Greenspot Road to accommodate a 75'-long westbound left turn pocket at Blossom Way. Construct pavement repairs as required by the City Engineer.
- C* 14. Prior to first occupancy in Phase 1, remove existing pavement and construct new street improvements along the entire project frontage on Church Street including the Church Street/Abbey Way intersection. Construct street improvements including, but no limited to: 6-inch curb and gutter located 18' west of the street centerline, asphalt concrete pavement from the lip of gutter to 14' east of centerline, class II aggregate base, redwood header at edge of pavement, and street lights.
- A* 15. Remove existing interim drainage inlets on the west side of Church Street and construct roadway drainage system to convey street flows on Church Street to the Line C Channel as required by the City Engineer.
- C* 16. Construct grading along both sides of the existing drainage box culvert located on the west side of Church Street north of Merris Street. Maintain grading with a maximum 2% slope between the east tract boundary wall and the west curb on Church Street. Construct drainage v-ditch to accommodate surface flow if necessary. Provide surface treatment on the top of the box culvert as necessary to accommodate pedestrian use over the box culvert.
- C* 17. Construct a public trail along both sides of the Line C Channel from Merris Street to the south boundary of the tentative map including a connection to the future trail along the south side of Abbey Way. Grade the trail with a maximum slope of 2% to drain toward the Line C Channel or Church Street. Remove existing chain-linked fence along the west side of the Line C Channel, and replace it with new vinyl split rail fencing decorative fencing, as approved by the City Engineer and the Community Development Director, a portion of which shall be removable as required by the City Engineer to accommodate City maintenance of the Channel. Improve the trail surface with decomposed granite along both sides of the Channel. Protect the existing chain-linked fence in place and construct a new vinyl split rail fencing along the east side of the Channel located at 4' from the proposed curb on Church Street. Install parkway landscaping and irrigation between the trail fencing and the curb as required by the City Planner. Install access control to trail entrances. Construct an access between the existing concrete maintenance ramp and the east

end of Lot M to facilitate City channel maintenance operations and temporary stockpiling and storage of debris removed from maintenance activities. **(PC Amended 2/8/18)**

- C* 18. Prior to first occupancy in Phase 1, submit to the City Engineer a signal warrant analysis to determine the number of dwelling units within the tentative map that will trigger the need of a new traffic signal to be constructed at the Greenspot Road/Blossom Way intersection. Construct the traffic signal within the time frame as required by the City Engineer.
- C* 19. If and when warranted, construct a traffic signal utilizing a video detection system at the Greenspot Road/Blossom Way intersection. Install a fiber optic interconnect between the new signal and the existing signals at Church Street and Orange Street, including any necessary hardware and software. Provide a coordinated timing analysis for the traffic signals on Greenspot Road at Boulder Avenue, Orange Street, the new signal, Church Street and the Greenspot Road entrance to the Village at East Highlands.
- D* 20. Construct street improvements within the tentative map necessary to provide proper circulation for each phase of the development. For Phase 1, construct Blossom Way, Promenade Way, Street F (north of Promenade Way), Street A, Street B, Street C and Street D (north of Promenade Way). For Phase 2, construct Street F (south of Promenade Way), Street E (to just west of Street F) and Street D (south of Promenade Way). For Phase 3, construct Street E (west of Street F). Street improvements shall include, but not be limited to: 6-inch curb and gutter, asphalt concrete pavement, class II aggregate base, 6-foot curb adjacent sidewalks, driveway approaches, and street lights in accordance with City of Highland Standards.
- C* 21. Construct traffic calming devices along Promenade Way and Street D including signage and bulb-outs at street intersections as approved by the City Engineer.
- C* 22. Construct walkways in Lots A, C, K, L, and N to provide connectivity with the proposed sidewalk on Greenspot Road and existing sidewalk on Church Street, and the proposed trail in Lot N.
- C* 23. Adjust the proposed alignment of Street D so that adequate parkway landscaping can be accommodated at the proposed Street D/Greenspot Road intersection adjacent to the northwest corner of the EVWD parcel located easterly of Street D.
- C* 24. Install during the first phase, City owned streetlights (LS-3) along Church Street using light emitting diode (LED) luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Coordinate with Southern California Edison to energize the streetlights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the streetlights.
- D* 25. Install during each phase, City owned streetlights (LS-3) on the local streets using light emitting diode (LED) luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Coordinate with Southern California Edison to energize the streetlights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the streetlights.
- A 26. Submit street improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles.

Comply with the City of Highland design standards as shown on the Street and Storm Drain Plan and Profile Checklist.

- A 27. Submit a thorough evaluation of the structural road section, for the private and public streets, from a soil engineer to the City Engineer. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes.
- A 28. Design public improvements including sidewalk, drive approaches, and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Truncated domes shall be dark gray Armor-Tile Cast in Place System manufactured by Engineered Plastics, Inc.
- C 29. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.

DRAINAGE/WATER QUALITY

- E 30. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- E 31. Submit two (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C* 32. Prior to first occupancy in Phase 1, construct a water quality basin with the size, extent and scope of improvement in conformance with the F-WQMP and as required by the City Engineer. Maintain a maximum side slope of 4:1 or otherwise approved by the City Engineer. Construct a 12'-wide concrete maintenance access from Blossom Way to the basin bottom. Install fencing and landscaping along the top of, and within, the basin as required by the City Planner and the City Engineer.
- D* 33. Prior to issuance of building permits for Lot 58, Lot 59 and Lot H in Phase 1, and any lots in Phases 2, construct the overflow channel located within Lots 68 thru 71 in Phase 3, Lot M, and within Lots 127 thru 137 in Phase 4 or at an alternate location as approved by the City Engineer. Obtain from FEMA its final determination on revising the effective FIRM removing these lots from Flood Hazard Zone A.

- D* 34. Prior to issuance of building permits for any lots in Phase 3, remove the westerly portion of the overflow channel from Lots 68 thru 71 in Phase 3, and extend the overflow channel along the south line of Lots 69 thru 71 within the MWD property, and connect the realigned overflow channel to the future overflow channel if it has been constructed as a part of development of Tentative Tract No 17604. An alternate alignment may be submitted by the applicant for approval by the City Engineer. If the future overflow channel has not been constructed by future development of Tentative Tract No. 17604 to allow for the realignment of the overflow channel, Phase 3 shall remain undeveloped.
- D* 35. Prior to issuance of building permits for any lots in Phase 4, remove the overflow channel from Lots 127 thru 137 in Phase 4 or as may have been approved the City Engineer, if San Bernardino County Flood Control District has completed construction of a project that improves drainage flows in the County's Elder Creek Channel and the City's Line "C" Channel, and FEMA has determined that an overflow channel is no longer needed for flood protection in Phase 4. Obtain written approval from FEMA prior to removal of the overflow channel.
- D* 36. Design the overflow channel in accordance with the approved FEMA Conditional Letter of Map Revision (CLOMR). Maintain a maximum side slope of 4:1. Construct additional improvements to the overflow channel as required by the City Engineer prior to acceptance by the City for maintenance. Alternatively, if the overflow channel is to be maintained by San Bernardino County Flood Control District, construct the overflow channel per District requirements.
- B* 37. Obtain a Letter of Map Revision from FEMA prior to issuance of any building permits in Lots 58, 59 and H within Phase 1 and any lots within Phase 2, 3 and 4.
- C* 38. Prior to first occupancy in Phase 1, reconstruct and extend the existing storm drain, and reconstruct and relocate the existing outlet structure to a location west of the west project boundary, and construct additional drainage improvements at the westerly end of Promenade Way as needed to accommodate construction of full street improvements along Blossom Way and the Blossom Way/Promenade Way intersection within the project boundaries.
- E 39. Obtain written permission from the owner of the adjoining property west of the tentative map to accept the post-development flows from the tentative map. In case such written permission could not be obtained, design and construct the proposed drainage system and the water quality basin to release flows to the adjoining property in an amount not higher than the pre-development flows.
- A* 40. Design project entrances to minimize the possibility of off-site flows entering the site from Greenspot Road. Submit hydraulic calculations to verify the project entrances design.
- A 41. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated by the site. Include in the study hydraulic calculations to determine the extent, size and type of all drainage facilities.
- A 42. Prepare and submit drainage improvement plans to the City Engineer for review and approval. Indicate on final plans and profiles the location of any existing utility/facility which would affect construction. Comply with City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ANNEXATION

- A* 43. Apply to the City to annex the project into the City's drainage and trail maintenance districts for storm maintenance of the overflow channel in Lot M, and routine maintenance of public storm drains within the tentative map, and public trails within Lot M and along both sides of the Line C Channel. Sign ballots prepared by the City agreeing to the annexations and amounts of assessment.
- A* 44. Maintain through a homeowners association the water quality basin (Lot F) and the outlet pipe between the basin and the Line A storm drain in Blossom Way, all letter lots including non-storm maintenance of Lot M, and parkway landscaping along all public streets including Greenspot Road and Church Street. Grant all lettered lots to the homeowners association (HOA) for ownership and landscape maintenance. Provide written documentation from the HOA agreeing to accept the lettered lots including the water quality basin.
- A* 45. If applicable, dedicate to the City a drainage easement for City storm maintenance of the overflow channel located within Phase 3, Phase 4 and Lot M. Secure a drainage easement from MWD to be dedicated to the City for City storm maintenance of the overflow channel located within MWD property adjoining the southwest corner of the tentative map. Provide non-storm maintenance of the overflow channel through a homeowners association.
- A* 46. Dedicate to the City an easement for City maintenance of public trails located within Lot N. Provide trail and landscape maintenance in Lots C, L and K through a homeowners association
- A* 47. Dedicate to the City an easement for City maintenance of the Line C Channel, public trails, and parkway landscaping within Lot N along the Church Street frontage of the tentative map.
- A* 48. Dedicate to the City street rights-of-way along the project street frontage on Greenspot Road and Church Street, if not previously dedicated.
- A* 49. If the existing drainage improvements are modified as described in condition No. 38, acquire a drainage easement and an access easement from the property adjoining the west side of the tentative map to accommodate City maintenance of the public storm drain required to be reconstructed and relocated west of the Blossom Way/Promenade Way intersection. This condition No. 49 shall not be applicable if condition No. 82 is implemented.
- A* 50. Dedicate a landscape easement for potential City maintenance of landscaping along Greenspot Road and Church Street through the City's Landscape Maintenance District.
- A 51. Coordinate with the utility companies to eliminate easements not required for any utility facilities.
- A 52. Record a Parcel Map and a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 53. Submit, at the time of Parcel Map and Final Map submittal: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculations will not be acceptable for plan check review.
- A 54. Dedicate on the Final Map public street right-of-way and all drainage, landscaping and community trail easements within the project.
- A 55. Dedicate corner property line cutoffs on public streets in accordance with City Standards.

- A 56. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.
- A 57. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- D 58. In the event the Applicant fails to acquire the required off-site property interests, the Applicant shall request the City acquire the off-site property interests. The Applicant shall provide evidence of attempts to acquire any required off-site property interests and shall enter into an agreement with the City committing to complete the improvements pursuant to Government Code Section 66462 after the City has acquired the property interests. Such agreement shall provide for payment by Applicant of all costs incurred by the City to acquire the off-site property interests. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the City, at the Applicant's cost.

FEES/PERMITS/BONDING

- E* 59. Obtain written permission from the Metropolitan Water District prior to any encroachment or construction within the District easement.
- B* 60. Pay traffic mitigation fees in the amount of \$252.71 per dwelling unit.
- A 61. Post a deposit for monumentation which shall not be released prior to completion of all on-site construction and submittal of written verification from the project engineer or land surveyor that the monuments have been set and payment for the work has been received. Submit an estimate of the deposit amount prepared by the project land surveyor.
- E 62. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 63. Post Faithful Performance, Labor and Material, and Warranty bonds for all required street, drainage, trail, and Landscape Maintenance District improvements. Post Faithful Performance, and Labor and Material bonds for all required grading, and private landscaping improvements.
- A 64. Enter into an agreement with the City of Highland for construction of public improvements using the adopted City form.
- D 65. Pay appropriate engineering fees for bond processing, plan check, hydrology report review, WQMP review, structural calculation review, traffic report review, assessment district annexations, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 66. Obtain a permit from Engineering prior to any on-site construction or construction within the City's right-of-way.
- E 67. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/CONSTRUCTION

- B* 68. Remove existing utility poles and overhead lines along the south side of Greenspot Road crossing the tentative map to the easterly side of Church Street, and on the west side of Church Street along the project frontage.
- C 69. Design and construct above ground and flush mount utility structures at locations where retaining walls are not necessary in accordance with the requirements of the utility companies. Prepare a Composite Utility Plan indicating locations of slopes and all above ground and flush mount utility structures and submit the plan to the City for review prior to City issuance of utility permits. Utilize underground utility structures if necessary, to avoid construction of retaining walls.
- C 70. Construct an extension of the public sewer from Street D easterly to a proposed sewer manhole in Church Street to accommodate connection of a sewer system serving the East Highlands Village neighborhood. Design and construct the sewer extension per EVWD requirements. If construction of the sewer extension requires removal of a portion of the City's Line "C" Channel, reconstruct the Channel as required by the City Engineer.
- D 71. Provide all utility services to each unit, including sanitary sewers, water, electric power, cable television, gas, and telephone. All utilities are to be underground.
- D 72. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- D 73. Obtain written permission from the adjoining property owner(s) for off-site grading and/or construction work, if any.
- D 74. Street pavement shall be constructed in lifts as directed by the City inspector. Final asphalt lifts shall be placed after all houses are built or within 12 months of the completion of each construction phase. Repair any pavement damage to the satisfaction of the City Engineer if the final asphalt cap is done before the completion of all house construction.
- C 75. After all houses are constructed, slurry seal the streets within the tract prior to final bond release or submit cash payment in lieu of slurry seal.
- E 76. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of existing pavement as determined by the City Engineer.
- E 77. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- B 78. 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 79. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- D 80. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

- D 81. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- C 82. As an alternative to constructing Blossom Way as shown on the tentative map, the developer may construct Blossom Way along an alignment that could avoid the need to extend the existing storm drain and relocate the existing outlet headwall to the property west of the tentative map. Include in the alternate design an 8'-wide median, full curb-to-curb width of 56' between Greenspot Road and the south end of the median, a minimum curb-to-curb width of 36" between the south end of the median and Promenade Way, 6' curbs and gutters on both sides, and 6'-wide sidewalks on the east side, Install roadway safety measures. Construct access to accommodate City maintenance of the existing storm drain and outlet on Blossom Way. Dedicate additional street right-of-way. Maintain capacity of the proposed water quality basin in Lot F and adjust the size of Lots No. 55 and 59 if necessary.

Attachment 9:

**Planning Commission Resolution for
Extension of Time (EXT 20-002) for
Parcel Map No. 19958 (TPM 17-002)**

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 20-002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

APPLICANT: CAMILLE BAHRI, SUNLAND COMMUNITIES, LLC

A. RECITALS

1. On September 26, 2005, the Applicant submitted Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005) for review.
2. On February 7, 2006, the Planning Commission recommended approval of the Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005) to the City Council.
3. On February 28, 2006, the City Council adopted Resolutions No. 2006-007, 2006-008, 2006-009, and 2006-010, approving the Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005).
4. On October 30, 2017, the Applicant submitted Tentative Tract Map No. 20090 (TTM 17-001) to replace Tentative Tract Map No. 16448 (SUB 05-003), Tentative Parcel Map No. 19958 (TPM 17-002) to replace Tentative Parcel Map No. 17630 (MS 05-005), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006) to the East Highlands Ranch Planned Unit Development (PUD 05-003) for review.
5. On February 20, 2018, the Planning Commission recommended approval of the Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006) to the City Council.
6. On March 13, 2018, the City Council adopted Resolutions No. 2018-006, 2018-007, 2018-008, approving Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), the Addendum to the Mitigated Negative Declaration and the amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006).

7. On December 30, 2020, the Applicant submitted an Extension of Time Application (EXT-20-002) requesting a one (1) year extension for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002).

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

B. RESOLUTION

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the April 20, 2021, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3. Findings of Fact

a. The Planning Commission finds that the Findings of Fact made in Resolution No. 2021-____ on April 20, 2021 for Parcel Map No. 19958 (TPM 17-002) are true and correct and uphold all previous findings as stated in the adopted Resolution No. 2018-008.

Section 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Extension of Time Application No. 21-____, subject to the amended conditions of approval, granting a one (1) year Extension of Time for Tentative Parcel Map No. 19958 (TPM 17-002).

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 20TH day of April, 2021.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

IN THE CITY OF HIGHLAND
TENTATIVE
PARCEL MAP NO. 19958

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

AGUILAR CONSULTING INC.

OCTOBER, 2017

OWNER/APPLICANT:

S-P DEERFIELD, LLC
31865 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675
(949) 496-1316

ENGINEER/MAP PREPARER:

AGUILAR CONSULTING INC.
2155 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA 92507
PH: (951) 300-1431

NOTES:

1. ASSESSOR'S PARCEL NUMBER: 1201-401-02 & 1201-431-61
2. EXISTING ZONING IS MEDIUM DENSITY RESIDENTIAL.
3. EXISTING AND PROPOSED LAND USE DESIGNATION IS P.U.D.
4. GENERAL PLAN DESIGNATION IS P.D. (PLANNED DEVELOPMENT).
5. THERE ARE 4 PARCELS PROPOSED WITHIN THIS DEVELOPMENT AND A REMAINDER PARCEL WHICH CONTAINS APPROXIMATELY 25.36 GROSS ACRES
6. THERE ARE APPROXIMATELY 5,102 LINEAL FEET OF PUBLIC STREET PROPOSED WITHIN THIS DEVELOPMENT.
7. THERE ARE 11 TREES TO BE REMOVED AND MITIGATED AS PART OF THIS DEVELOPMENT.
8. THERE ARE NO STRUCTURES TO BE REMOVED AS PART OF THIS DEVELOPMENT.
9. LETTERED LOT "H" IS A COMMUNITY RECREATION FACILITY AND LOT "F" IS A WATER QUALITY BASIN FACILITY LOT. ALL LETTERED LOTS WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
10. THIS PARCEL MAP IS INTENDED TO FACILITATE THE LAND SALE OF PHASES WITHIN EAST HIGHLANDS RANCH PLANNING AREA 40 AND 42.
11. REMAINDER PARCEL IS FOR MWD AREA.

LEGEND

- - INDICATES EXISTING TREES.
- - INDICATES MASONRY WALL.
- - - - - INDICATES CHAIN LINK FENCE.
- - - - - INDICATES CONCRETE CURB ONLY.
- - - - - INDICATES CONCRETE CURB AND GUTTER.
- ■ ■ ■ - INDICATES PARCEL BOUNDARY
- MH - INDICATES INDICATES MANHOLE.
- FH - INDICATES FIRE HYDRANT.
- AV - INDICATES AIR VAC ASSEMBLY.
- BO - INDICATES BLOW-OFF.
- WP - INDICATES WATER VALVE.
- PP - INDICATES POWER POLE.
- GW - INDICATES POWER POLE GUY WIRE.
- GV - INDICATES GAS VALVES.

NOTE:

- 1) ALL PUBLIC AND PRIVATE STREETS ARE TO BE CONSTRUCTED AS PART OF THE FUTURE DEVELOPMENT OF EACH PARCEL.
- 2) ROADWAY EASEMENTS TO BE DEDICATED FOR PROPOSED PUBLIC STREETS AS PART OF THIS MAP.

TREE REMOVAL NOTE:

- EXISTING TREES TO BE REMOVED AND MITIGATED PER TREE SURVEY AND ARBORIST REPORT FOR BLOSSOM TRAILS PROJECT PREPARED BY: GOLDEN STATE LAND AND TREE ASSESSMENT GEORGE J. WRITES, MS ISA CERTIFIED ARBORIST DATED MAY 1, 2017.

TRACT DATA:

GROSS AREA = 25.36 ACRES
RESIDENTIAL AREAS = PARCELS 1 THRU 4 = 23.00 ACRES
OPEN SPACE = REMAINDER PARCEL = 2.36 ACRES

COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:

EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE. SUITE 18
HIGHLAND, CA 92344
PH: (909) 888-8988

POWER:

SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA 92373
PH: (909) 307-8787

GAS:

SOUTHERN CALIFORNIA GAS CO.
150 SOUTH "C" STREET
SAN BERNARDINO, CA 92401
PH: (909) 335-7628

TELEPHONE:

ATT
2828 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA 92807
PH: (714) 666-5415

CABLE:

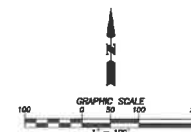
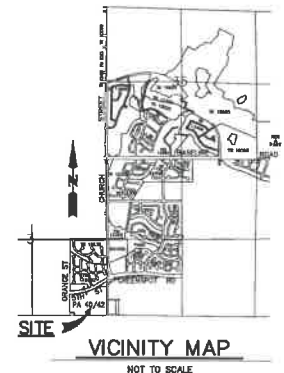
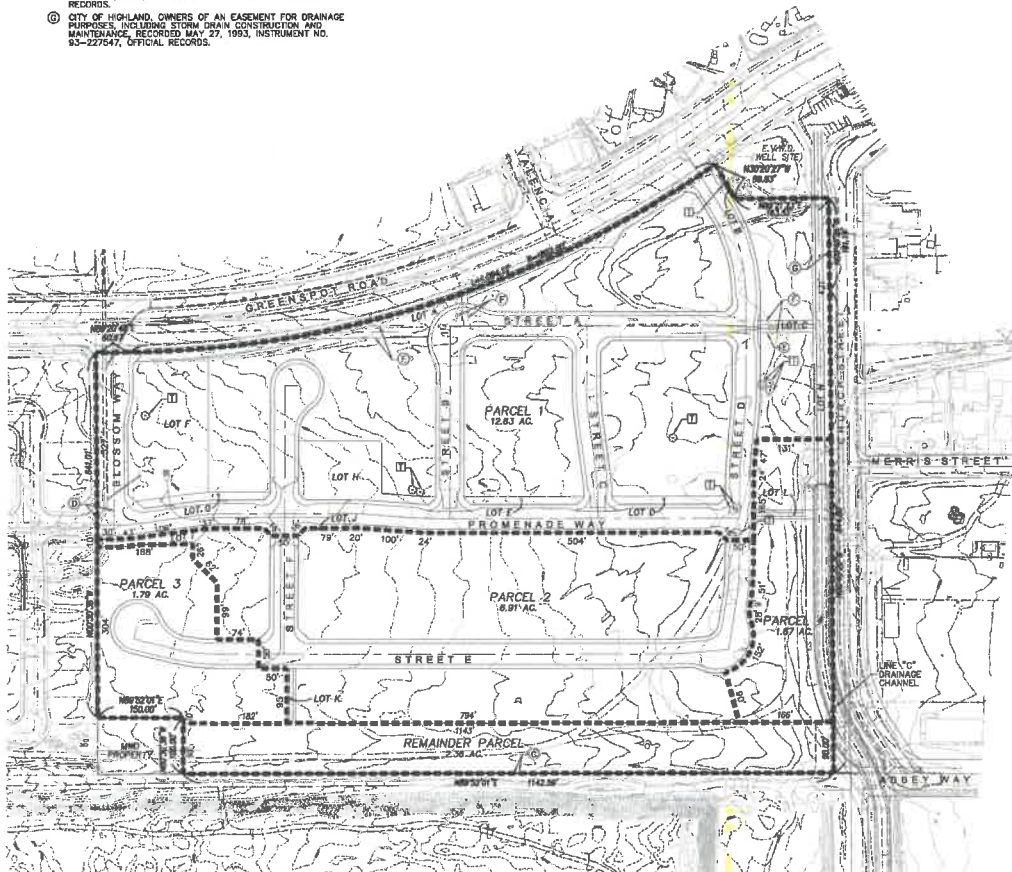
TIME WARNER CABLE
1722 ORANGE TREE LANE
REDLANDS, CA 92374
PH: (909) 798-3588

SCHOOL DISTRICT:

MEDLANDS UNIFIED SCHOOL DISTRICT
20 WEST LUCOMA AVENUE
REDLANDS, CA 92373
PH: (909) 793-2301

EASEMENT NOTES:

- A SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN 5 FEET OF ALL FRONT LINES, ALSO WITHIN 5 FEET OF ALL SIDE LOT LINES, RECORDED MARCH 9, 1993, INSTRUMENT NO. 93-108786, OFFICIAL RECORDS.
- B SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN THE FRONT 5 FEET OF ALL LOTS ADJOINING ALL STREETS, RECORDED MARCH 3, 1994, INSTRUMENT NO. 93-108165, OFFICIAL RECORDS.
- C SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF A 4' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS ON BOTH AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1997, INSTRUMENT NO. 97-075976, OFFICIAL RECORDS.
- D CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227546, OFFICIAL RECORDS.
- E SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF A 15' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS ON BOTH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 1997, INSTRUMENT NO. 97-050207, OFFICIAL RECORDS.
- F EAST VALLEY WATER DISTRICT, OWNER OF A 20' WIDE EASEMENT FOR PIPE LINE ABUTTEMENTS, RECORDED MARCH 10, 1997, INSTRUMENT NO. 97-091777, OFFICIAL RECORDS.
- G CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227547, OFFICIAL RECORDS.





STAFF REPORT

TO THE PLANNING COMMISSION

DATE: April 20, 2021

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96 acre parcel.

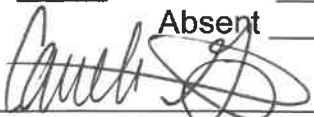
LOCATION: 6909 Victoria Ave Highland, CA 92346
Southeast corner of Victoria Avenue and Pacific Street
Assessor's Parcel Number: 1191-351-01

APPLICANT: Mike Khorshidi

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 21-____, approving Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center, subject to the Conditions of Approval and Findings of Fact;
2. Direct Staff to file a Notice of Exemption with San Bernardino County Clerk of the Board of Supervisors.

FISCAL IMPACT: The Applicant submitted the required deposit for processing a Conditional Use Permit and related applications. Staff time spent working on the applications will be charged to that deposit. Impacts from development of the project will be mitigated with the payment of Development Impact Fees.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

PUBLIC NOTICE: As required by City Council Resolution, Notice of the Public Hearing was published in the Highland Community News on April 9, 2021. Notice was also posted at the City's three designated locations, on the City's Website, and mailed to interested agencies and property owners within 300 feet of the site on April 8, 2021.

DESCRIPTION OF SITE: The project site is located at the southeast corner of Victoria Avenue and Pacific Street. Consisting of a single parcel spanning 1.96 acres, the site is relatively clear of vegetation and has remained vacant since prior to the City's incorporation in 1987 (Attachment 1 – Area Map).

Land Use

The General Plan designates the site as Planned Development (PD), a Land Use that offers developers the freedom to propose uses and development standards unique to each individual project. Planned Development projects however are to still be compatible with adjacent existing and future lands uses and complement the immediate vicinity of the site. In particular, the Victoria Avenue Corridor encourages the development of concentrated commercial uses at prominent intersections along Victoria Avenue, such as the Pacific Street intersection, to complement the residential developments found mid-block.

Zoning Designation

The Zoning Designation for the site is also Planned Development (PD). The Municipal Code requires that Planned Development projects attain approval through a Planned Development Document, a Conditional Use Permit or Development Plan. In the case with this project, the applicant has proposed a commercial development that will be adopted via the approval of a Conditional Use Permit.

The surrounding land uses are:

<i>Location</i>	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
North	Single Family Residence	Planned Development (PD)	Planned Development (PD)
South	Single Family Residence(s)	Planned Development (PD)	Planned Development (PD)
West	Multi Family Apartment Complex	Medium Density (MD)	Two Family Residential (R-2)
East	Single Family Residence	Planned Development (PD)	Planned Development (PD)

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

PROJECT REVIEW: The Applicant is proposing a Conditional Use Permit and a Design Review Application for the construction of a 22,000 square foot commercial shopping center with appropriate parking, landscaping, and on-and-off-site improvements. The Applicant proposes to apply the Municipal Code standards established for the existing "Planned Commercial" Zone (Attachment 2 – Proposed Development Standards).

Conditional Use Permit

The objective of the project is to create a visually appealing commercial center through the application of architectural standards that complement the nearby residential development and provide safe and convenient pedestrian access. As mentioned, the Applicant has proposed to use the standards established for the "Planned Commercial" Zone and provided Staff with a letter that lists each potential use and the corresponding level approval required. Per the Highland Municipal Code, the Planned Commercial Zone does not specify established requirements for lot size, setbacks, building height, or floor area ratio. Thus, the applicant has proposed a site design with said standards for the Planning Commission's review.

Proposed Site Development Standards:

<i>Requirement</i>	<i>Proposed</i>
Site area	1.42 Acres
Site width	285 Feet
Site depth	300 Feet
Front building setback	25 Feet
Street side building setback	25 Feet
Floor area ratio	0.36
Max building height	32 feet

Again, while the Planned Commercial Zone does not specify any of these requirements, the proposed standards are in conformance with the objectives of the City's General Plan, including the City's design goals and principles for commercial development.

Site Plan

The shopping center building is to be positioned along the interior sides of the parcel with the parking lot in front and accessible from both Victoria Avenue and Pacific Street. Constructed in an “L-formation”, the west wing of the building is approximately 255 feet in length while the north wing is 270 feet. Both wings of the shopping center are setback 25 feet from respective property lines to the west and to the north and provide a 5 foot wide fire corridor to the south and to the east property lines (Attachment 3 – Site Plan).

Trash Enclosure

There are three (3) trash enclosures proposed on the site, all located within the interior parking islands. The enclosure to the north features an ADA accessible route from the north wing of the shopping center while the two (2) enclosures within the parking island to the south feature an ADA accessible route from the west wing.

Access

Access to the site will be provided through two (2) proposed 30-foot wide driveways along Victoria Avenue and Pacific Street, respectively. Both driveways will allow left and right turns from and onto each of the roadways as both driveways are located 150 feet from the intersection, satisfying the minimum requirement of 50 feet.

Parking

The use of this site as a commercial shopping center, with retail, office, and dining space, triggers a variety of different parking requirements. The Applicant has proposed a 2,500 square foot restaurant with 750 square feet of designated dining space within the shopping center. Per the City’s parking regulations, 1 parking space is required per 75 square feet of dining area. Thus, 10 parking spaces shall be dedicated toward the restaurant use. The Applicant has also proposed approximately 9,750 square feet of retail suites within the shopping center. Per the established parking standards, 1 space is required per 250 square feet of retail area. To satisfy this requirement, 39 spaces shall be appropriately dedicated to retail use. Lastly, the Applicant has proposed the remaining 9,750 square feet of space within the center as office use. Since the parking standards require the dedication of 1 parking space per 250 square feet, the applicant has appropriately dedicated 39 spaces for office use as well. With a total of 94 parking spaces on the site, the requirement for 88 total spaces and loading zones by the three proposed uses has been satisfied by the proposed design. Additionally, per the City’s Municipal Code, a landscape island shall be constructed between every eight (8) consecutive parking spaces.

Design Review

The building elevations and landscaping comply with the Planned Development District Land Use Guidelines. The elevations present an aesthetic appeal compatible with adjacent existing and planned land uses and complement natural features around the site.

Building Elevations

The north side and west side of the shopping center, which face Pacific Street and Victoria Avenue respectively, consist of Dunn Edwards brand “Cedar Chest” brown stucco. The storefronts of the individual suites feature a variety of elevations and materials that include “Kraft Paper” beige and “Copper Lake” brown stuccos embellished by Coronado Stone Veneer trims. The storefronts are also accentuated by “Dangerous Robot” off-white colored columns as well as “Roxy Brown” doors and window frames. To provide additional aesthetic variety along the roofline of the building, the “Roxy Brown” roof cornice features “Red Craft” pitch metal roofs atop a select number of suites. While the Victoria Avenue and Pacific Street intersection does not feature any properties that were developed after the City was incorporated in 1987, the color scheme and building elevations proposed by the applicant offer a contemporary/craftsman allure that is appropriate for a new commercial development in this area (Attachment 4 – Elevations).

Conceptual Landscape Plan

The Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers will be planted throughout the perimeter and parking lot area. Along the Victoria Avenue frontage, as well as the two rows of parking islands at the interior of the lots, are 24-inch box Holy Oak trees. Meanwhile, along the Pacific Street frontage are a series of 24-inch box Canry Island Pines. Dispersed amongst the landscape planters within the parking lot are Fruitless Chinese Pistache while the south side landscape buffer, driveways from Victoria Avenue and Pacific Street, and corner statement area are decorated with Crape Myrtle trees. The groundcover along the 20-foot perimeter landscape buffer will feature Pidgeon Point Coyote Brush with Lavender Lantana accents around the access points. Lastly, the interior landscape buffers and parking islands will feature a combination of Pink Australian Racer and Decomposed Granite for durability and easier maintenance (Attachment 5 – Landscape Plan).

The Conceptual Landscape Plan has been reviewed by the City's Landscape Architect who provided the following comments:

- (a) Trees planted adjacent to existing overhead utility wires shall be subject to the height and clearance restrictions set in place by the applicable utility providers. Tree species requiring hard pruning to maintain utility clearance once trees are mature shall be avoided.

- (b) Ensure that right-of-way trees are spaced in a manner where they do not obstruct clear sight lines.
- (c) On-site trash enclosures should incorporate overhead trellises (if permitted by the City's Public Services Division). Also, self-clinging vines must be provided at the exterior side of all Trash Enclosure walls.
- (d) Trash enclosures shall be located in a manner that maximizes parking area sight lines and minimizes parking lot crossing distance to accessible entrance point of enclosures.
- (e) Planters between parking lot and storefronts shall be protected from foot traffic by a perimeter curb, or potentially, raised planters at seat wall height.
- (f) Perimeter walls on service side of buildings shall incorporate self-clinging vines facing toward public view or another graffiti deterrent measure acceptable to the City.
- (g) If applicable, landscape layout shall allow full visibility to corner statement signage.

Signs

The Applicant has proposed a corner statement at the Victoria Avenue and Pacific Street intersection that features the "City of Highland" seal and scripture as well as "Victoria Square" in bold lettering (Attachment 6 – Corner Statement). In regard to the building mounted signage, the Applicant has not determined size or surface area limits yet as the size of the interior suites have not been determined. The Applicant will submit elevations and a completed Sign Program application at a later date for review by the Planning Commission.

Photometrics

The applicant provided a comprehensive photometric and lighting fixture plan. Staff's review finds that it meets the City established standards, however the project has been conditioned to require photometric and lighting plans to conform with the commercial shopping center standards (Attachment 7 – Photometric Plan).

ANALYSIS: As mentioned above, the Applicant is proposing the construction of a 22,000 square foot commercial shopping center with a variety of retail, dining, and office uses on this 1.96 acre Planned Development zone parcel. The Applicant has provided a letter explaining the intention of applying the Municipal Code standards established for the existing "Planned Commercial" Zone to this property.

This proposal is a permitted use and a logical choice for this vacant parcel at a rather prominent intersection within the City of Highland. The site plan presents appropriate vehicular circulation and pedestrian access. The exterior elevations portray

contemporary architectural treatments such as stucco, anodized metal and stone veneer accents that uplift the otherwise aging surrounding area.

The individual projects applications, which include Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009), meet the City's General Plan vision and Municipal Code requirements. Staff recommends approval of this proposed project, subject to the Conditions of Approval and Findings of Fact.

ATTACHMENTS:

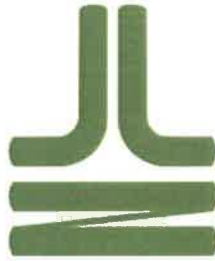
1. Area Map
2. Proposed Development Standards
3. Site Plan
4. Elevations
5. Landscape Plan
6. Corner Statement
7. Photometric Plan
8. Resolution No. 2021 – _____ for Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009)
Exhibit A: Conditions of Approval

Attachment 1:

Area Map



Attachment 2:
Proposed Development Standards



JONATHAN L. ZANE
ARCHITECT

958 North La Cadena Drive
Colton, CA 92324
(909) 825-7500 (909) 825-7624 fax

August 30th, 2019

6909 Victoria Ave

Highland, CA. 92346

APN: 1191-351-01

Planning Review- Plan Development

PLAN REVIEWER(S): Ash

Per Highland Municipal Code (HMC), Chapter 16.20, the information provided is regarding the character and location of the commercial uses and developments for a proposed commercial shopping center on 6909 Victoria Ave. Highland, CA. 92346, APN 1191-351-01; This project pertains to the Planned Commercial (PC) District, which provides a means for the development of mixed use commercial/office projects which recognize and accommodate site-specific constraints (HMC 16.20.020). The proposed commercial shopping center includes possible occupancies such as retail, office, and restaurant use. Identified in Table 16.20.030 of the HMC are land uses or activities that are/aren't permitted within the Planned Commercial (PC) District; When the use or activity is permitted within the commercial zone designation it is subject to either staff review(SR) permit application or conditional use(C) permit application. Provided in the next section of this letter is a list of uses and activities permitted/not permitted within the Planned Commercial District. According to the Uses Permitted/Unpermitted List the proposed commercial shopping center on 6909 Victoria Ave. Highland, CA. is permitted to have occupancies such as retail, office, and restaurant use under SR and C Permit application.

Permitted subject to SR application

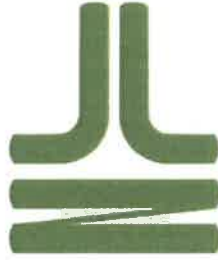
1. Administrative and executive offices
2. Artist and photographic studios; not including the sale of equipment or supplies
3. Artist and photographic studios; including the sale of equipment or supplies
4. Clerical and professional offices
5. Financial services and institutions
6. Medical, dental and related health services for humans, including laboratories, clinics, and the sale of articles clearly incidental to the services provided
7. Prescription pharmacies, when located within a building containing the offices or medical practitioners.
8. Agricultural
9. Adult entertainment (subject to Chapter 16.72 HMC)
10. Antique Shops
11. Apparel stores(sales)
12. Art, music, dance, studios, photographic studios, and supply stores
13. Appliance stores and repair. Large appliances.
14. Application stores and repair, small appliances.



JONATHAN L. ZANE
ARCHITECT

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Colton, CA 92324
(909) 825-7500 (909) 825-7624 fax

15. Athletic and health clubs
16. Auto repair, minor
17. Auto supply store
18. Automotive washing (full-service)
19. Automotive washing (self-service)
20. Automotive rental agencies (excluding outdoor storage)
21. Automotive-paint and body (major engine overhaul)
22. Automotive and light truck sales /minor repair
23. Auto sales
24. Bakeries(retail)
25. Barber and beauty shops
26. Bicycle shops(nonmotorized)
27. Blueprint and photocopy services
28. Book, gift, and stationary stores
29. Building materials sales (masonry, sand, gravel)
30. Camera shops
31. Candle shops
32. Candy stores and confectioneries
33. Catering establishments
34. Cleaning and pressing establishments
35. Clothing and costume rental
36. Commercial recreational facilities(indoor)
37. Convenient stores (including alcohol sales)
38. Convenient stores (no alcohol sales)
39. Department Stores
40. Drapery and decorating shops
41. Dress-making shops
42. Drugstores/pharmacies
43. Electronic coin-operated games (operated for compensation)-less than five games
44. Floral shops
45. Food stores and supermarkets
46. Floor covering stores (may include incidental repair)
47. Furniture stores, repair, and upholstery
48. General Retail stores
49. Hardware
50. Hobby Shops
51. Home improvement (indoor)
52. Home improvement (outdoor)
53. Hotels and motels
54. Insurance services
55. Investigation services
56. Jewelry stores
57. Kiosks (parking lot film processing and key shops)



JONATHAN L. ZANE
ARCHITECT

958 North La Cadena Drive
Colton, CA 92324
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58. Mortgage services
59. Motorcycle shop (sales and service)
60. Locksmith shops
61. Music stores
62. Newspaper and magazine stores
63. Miniature golf courses
64. Nurseries and garden supply stores (provided all equipment and supplies are kept within a building or fences enclosed area)
65. Office and business machines store
66. Paint stores
67. Pet shops
68. Political or philanthropic headquarters
69. Pottery sales
70. Printing and copy shops (other than newspaper)
71. Plumbing shops and supplies
72. Real estate services
73. Shoes stores(repairs)
74. Service stations (automotive, without convenience sales)
75. Sporting goods stores
76. Shoes stores(sales)
77. Stamp and coin shops
78. Stationary stores
79. Statue shops
80. Sign painting shops within completely enclosed buildings
81. Surveying services
82. Swimming pool supplies
83. Tailor shops
84. Taxidermists (no processing)
85. Television (radio sales and repair)
86. Tire sales and services
87. Toy stores
88. Travel agencies
89. Trophy store
90. Upholstery shops (automotive)
91. Variety stores
92. Veterinary offices and animal hospitals excluding exterior kennels, pens, or runs.
93. Wall covering store
94. Weight reduction center
95. Fire and police stations
96. Public administration buildings and civic centers
97. Public libraries and museums
98. Public Parks and recreation facilities (public or private)



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- 99. Public utilities and public service substations, reservoirs, pumping plants and similar installations not including public utility offices
- 100. Post offices
- 101. Public utility services offices (residential mixed uses)
- 102. Attached mixed use structures (accessory uses)
- 103. Accessory structures and uses located on the same site as a permitted use subject to issuance of a department review permit.
- 104. Temporary uses as prescribed in HMC 16.08.120 are permitted subject to issuance of a temporary use permit.

Permitted subjected to C Application

- 1. Auto Repair Major (engine overhaul)
- 2. Automotive paint and body (major engine overhaul)
- 3. Automotive and light truck sales/minor repair
- 4. Auto sales (major repair)
- 5. Cemetery (human)
- 6. Cocktail lounges/bars, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license)
- 7. Communication and telecommunication facilities (radio and television, not including wireless telecommunication facilities)
- 8. Commercial recreational facilities (outdoor)
- 9. Driving schools
- 10. Extreme value detail
- 11. Fast food restaurants
- 12. All other drive-in/thru businesses including theatres
- 13. Fixed price retail
- 14. Liquor stores
- 15. Massage establishments
- 16. Mortuaries
- 17. Mini storage (for public use)
- 18. Odd-lot/close-out retail
- 19. Parking facilities(off-site)
- 20. Restaurants other than fast foods:
 - a. With entertainment and/or serving alcoholic beverages, including upgrading and existing ABC license (e.g., beer and wine to hard liquor license.
 - b. Without entertainment and/or serving alcoholic beverages
 - c. Shopping centers
- 21. Service stations (automotive, w/ convenience store, w/ or w/o alcoholic
- 22. Theatres, including both motion picture and live performing arts (excludes open air)
- 23. Transportation facilities
- 24. Veterinary offices and animal hospitals including exterior kennels, pens or runs.
- 25. Wireless telecommunication facilities (Major and Minor)
- 26. Auditoriums
- 27. Day nurseries, nurse schools, and childcare facilities in CG (General Commercial District), subject to a commercial use permit.



JONATHAN L. ZANE
ARCHITECT

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(909) 825-7500 (909) 825-7624 fax

28. Hospitals
29. Convalescent homes
30. Convention Halls, tradeshow, exhibit buildings with incidental food services.
31. Community facilities and religious institutions
32. Clubs, lodges, fraternities and sororities
33. Communication and telecommunication facilities (not including radio and television)
34. Educational institutions (including public or private vocational schools)
35. Residential care facilities (per state law)
36. Accessories structures and uses located on the site as conditional use (temporary uses)

Activities not permitted in Zone

1. Ambulance Service
2. Arcades
3. Auction Houses
4. Bail Bond Services
5. Boat and camper (sales only)
6. Check Cashing
7. Dairy Product Stores
8. Feed Tack Stores
9. Ice Machines
10. Janitorial Services and supplies
11. Laundry pick-up and delivery agencies and self-service laundries (includes diaper services)
12. Meat Markets
13. Recycling collections facilities: reverse vending machines, small collection facilities (refer to HMC 16.44.170)
14. Secondhand stores/pawn shops
15. Swimming pool sales/services, outdoor display
16. Telegraph offices

END OF RESPONSE

Thank You,

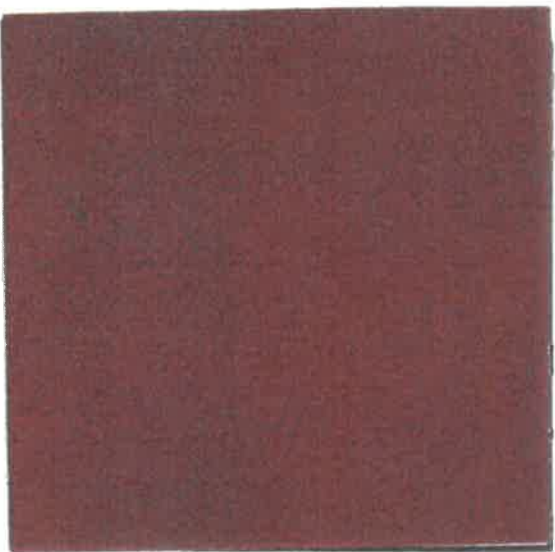
Jonathan L. Zane, Architect
C-11,046

Attachment 3:

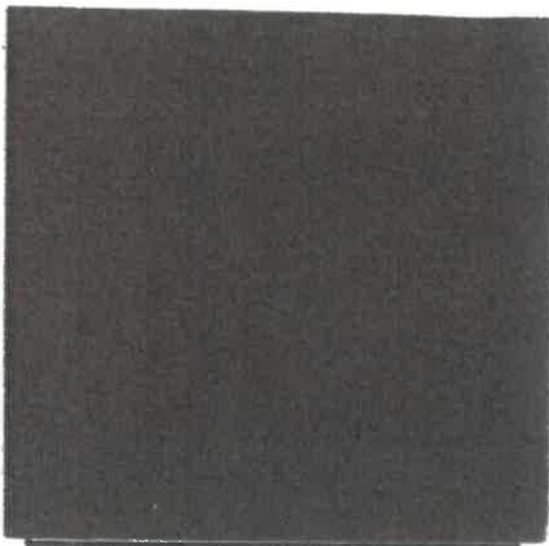
Site Plan

Attachment 4:

Elevations



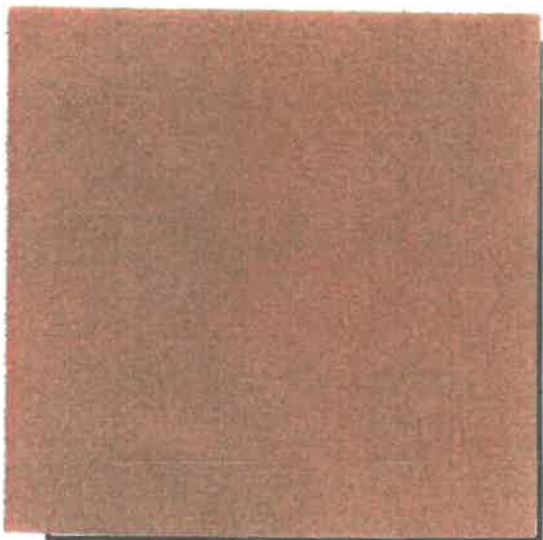
1 NEW METAL ROOF, STANDING SEAM, COLOR RED CRAFT # DET423 FROM DUNN-EDWARDS PAINTS.



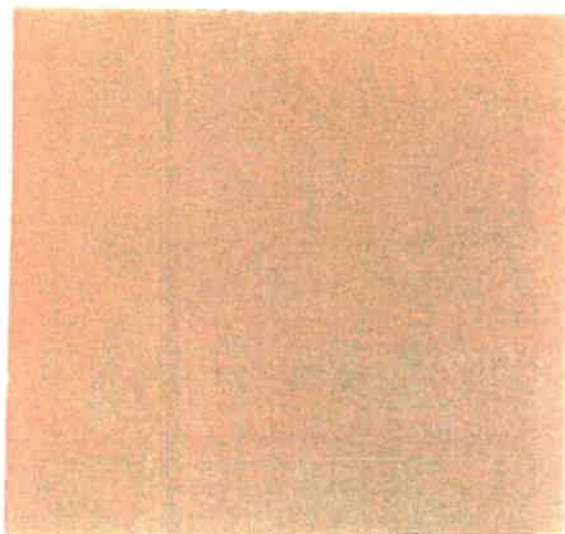
2 ROOF CORNICE, SMOOTH PLASTERED, COLOR ROXY BROWN # DE6064 FROM DUNN-EDWARDS PAINTS.



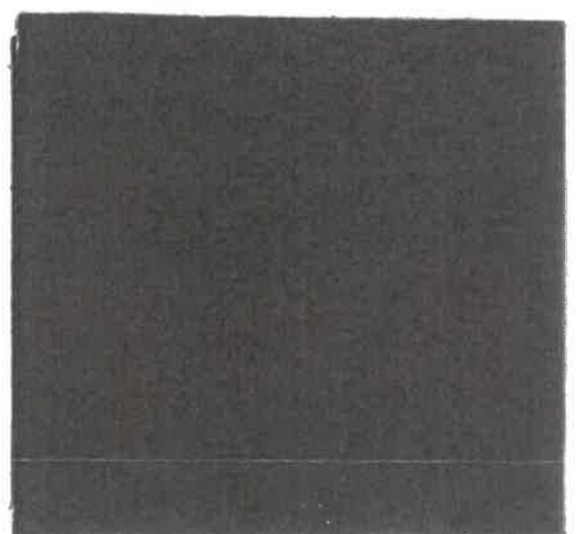
3 EXT. WALLS, STUCCO "LA HABRA" CEDAR CHEST # DE6112, FROM DUNN-EDWARDS PAINTS.



4 ACCENT WALLS, STUCCO "LA HABRA", COLOR COPPER LAKE # DE6103 FROM DUNN-EDWARDS PAINT.



5 CONTRASTING WALLS, STUCCO "LA HABRA", COLOR KRAFT PAPER # DE6109 FROM DUNN-EDWARDS PAINT.



6 DOOR & WINDOW FRAME, STOREFRONT, COLOR ROXY BROWN # DE6084 FROM DUNN-EDWARD PAINTS.



7 COLUMNS, COLOR DANGEROUS ROBOT # DE6387 FROM DUNN-EDWARD PAINTS.



8 CORONADO STONE VENEER



JONATHAN L. ZANE
ARCHITECTURE

JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
458 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7800

SAMPLE BOARD FOR:

Project :

Victoria Square

LOCATED AT:

6909 Victoria Ave.
Highland, CA. 92346
APN: 1191-351-01



1 : 100



1 : 100

 $1 \cdot 10^6$ 

Owner
MIKE

KORSHIDI
VICTORIA &
PACIFIC

Project number	Project Number
----------------	----------------

Date	Issue Date
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Drawn by	Author
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Checked by	Checker
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4









Attachment 5:

Landscape Plan

Vertical Evergreen Conifer

Botanical name: *Pinus canariensis*
Common Name: Canary Island Pine
Graceful, slender, arching needles. Vertical conifer. Medium green with reddish-brown bark. Moderate to low water requirements, drought resistant and long lived tree with ease of maintenance. Native hybrid understory groundcover-Pidgeon Point Coyote brush. Low growing ground cover up to 24" bright green color, extremely drought resistant easy to maintain and a fast prostrate grower.

Flowering Deciduous Canopy

Botanical name: *Lagerstroemia hybrid 'Commanche'*
Common Name: Commanche Crape Myrtle
Broad Dome summer flowering deciduous trees to provide shade, deep coral pink flowers, orange to red to purple fall foliage color. Non invasive root system causing no damage to driveways. Medium to low water requirements, drought resistant, long lived tree and ease of maintenance. Low growing Lantana groundcover (purple) to provide a colorful low maintenance, low water use groundcover.

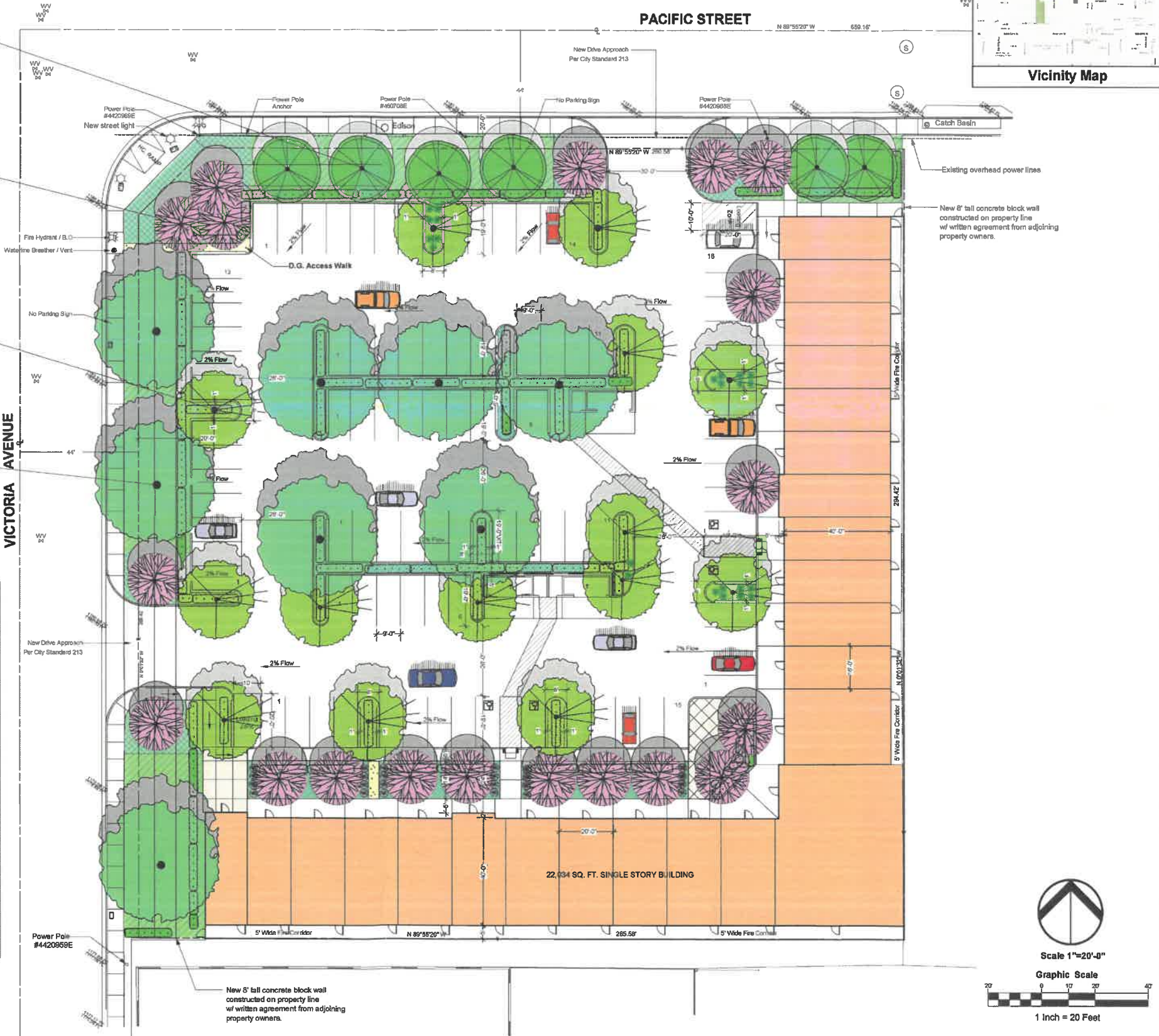
Deciduous Canopy

Botanical name: *Pistacia chinensis 'Keith Davey'*
Common Name: Chinese Pistache
Colorful deciduous tree. Umbrella-like crown. Autumn leaf colors range from brilliant orange-crimson to scarlet. Non-fruiting variety. Deep rooted. Drought tolerant, requires little water. Low maintenance and pest free. Understory groundcovers-Purple Lantana, Australian Pink Racer.

Broad Dome Evergreen Shade Canopy

Botanical name: *Quercus ilex*
Common Name: Holly Oak
Evergreen shade street trees with glossy dark green upper leaves with white underleaf. Deep rooted and strong branching tree and fast grower. Moderate to low water requirements, drought resistant and long lived tree with ease of maintenance. Native hybrid understory groundcover-Pidgeon Point Coyote brush. Low growing ground cover up to 24" bright green color, extremely drought resistant easy to maintain and a fast prostrate grower.

Plant Legend					Sunset Zone 18 WUCOLS Region No. 4 CIMIS ETo zone 9 ET0-55.1	
Symbol	Botanical Name	Common Name	Size	WUCOLS		
(T-L) Trees						
T-L	<i>Lagerstroemia indica x fauriei 'Natchez'</i>	Crape Myrtle	24" Box	M		
T-PC	<i>Pinus canariensis</i>	Canary Island Pine	24" Box	M		
T-P	<i>Pistacia chinensis 'Keith Davey'</i>	Fruitless Chinese Pistache	24" Box	M		
T-Q	<i>Quercus ilex</i>	Holly Oak	24" box	L		
(A) Shrubs						
A	<i>Agapanthus 'Storm Cloud' (blue flower)</i>	Storm Cloud Agapanthus	5 gal.	M		
D	<i>Diets indioides 'John's Runner'</i>	African Lily	5 gal.	M		
L	<i>Lavandula angustifolia 'Hidcote Blue'</i>	Lavender (Purple flower)	5 gal.	L		
M	<i>Myrtus communis 'Compacta'</i>	Myrtle	5 gal.	M		
N	<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	5 gal.	M		
R	<i>Rhaphiolepis indica 'Ballerina'</i>	Indian Hawthorn	5 gal.	M		
(V-M) Vines						
V-M	<i>Marcadeya unguis-cati</i>	Cat's Claw Vine	1 gal.	L		
(G-B) Groundcovers						
G-L	<i>Baccharis pilularis 'Pidgeon Point'</i>	Pidgeon Point Coyote Brush	flats	L		
G-M	<i>Lantana montevidensis</i>	Lavender Lantana	flats	L		
G-M	<i>Mycoporum parvifolium 'Pink' (prostratum)</i>	Pink Australian Racer	flats	L		
G-DG	Decomposed Granite 'Brimstone'		cy			



REVISIONS

DATE	BY

Owner(s)

Mike Khorshidi
8060 Loma Vista
Beverly Hills, CA 90210

Project:

**A New Shopping Center
Victoria Square**
S.E. Corner of Victoria Blvd. at Pacific Street
Highland, CA
A.P.N.: 1191-351-01

Sheet Title:

Landscape Concept Plan

Job:

#1621907

Date :

8-5-2019

Scale:

As Noted

Drawn:

LS/KS

Reviewed by:

Sheet:

LC

of 1

Pacific Landscape Design

Landscape Architects Lic. #1931
27031 Hoffman Ln. Menifee, CA 92584
T. (951) 921-8121 C. (951) 331-3339

Landscape Concept Plan

Attachment 6:
Corner Statement

3	ROOF CORNICE	SMOOTH PLASTERED	"DUNN EDARDS"	ROXY BROWN	(DE6064)
4	EXTERIOR WALLS	STUCCO	"LA HABRA"	CLEAR CHEST	(DE6112)
15	STONE VENEER		"CORONADO STONE VENEER"		(DE6103)



CITY OF HIGHLAND MONUMENT SIGN



Attachment 7:
Photometric Plan

NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only, and are the sole property of Jonathan L. Zane, Architect. These designs are not to be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Equip	Number Lamps	Flumens	Notes
	S1	4	Lithonia Lighting	DSKI LED P3 30K TPTM MVOLT	DSKI LED P3 30K TPTM MVOLT	LED	1	DSKI LED P3 30K TPTM MVOLT	
	S2	3	Lithonia Lighting	DSKI LED P3 30K TSS MVOLT	DSKI LED P3 30K TSS MVOLT	LED	1	DSKI LED P3 30K TSS MVOLT	
	S3	14	Lithonia Lighting	DSXVI LED 10C 1000 30K TPTM MVOLT	DSXVI LED WITH (1) 10C 1000 30K TPTM OPTIC, 3000K, @ 1000mA	LED	1	DSXVI LED 10C 1000 30K TPTM MVOLT	

SITE EXTERIOR PHOTOMETRIC PLAN
SCALE 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Footcandle	+	1.8 f	3.1 f	0.1 f	3.1/0.1	1.8/0.1
Footcandle	+	1.7 f	6.6 f	0.5 f	13.2/1	3.4/1
Footcandle	+	0.5 f	4.0 f	0.0 f	N/A	N/A
Footcandle	+	0.3 f	4.9 f	0.0 f	N/A	N/A
Footcandle	+	0.0 f	0.0 f	0.0 f	N/A	N/A
Footcandle	+	0.0 f	0.0 f	0.0 f	N/A	N/A

APPLICABLE CODES:
2015 CBC
2015 LBC
2015 UBC
2015 NBC
2015 IBC
2015 FBC
2015 EBC
2015 GBC
2015 HBC
2015 JBC
2015 KBC
2015 LBC
2015 MBC
2015 NBC
2015 OBC
2015 PBC
2015 QBC
2015 RBC
2015 SBC
2015 TBC
2015 UBC
2015 VBC
2015 WBC
2015 XBC
2015 YBC
2015 ZBC

DATE : 08/15/2018
SCALE : 1" = 20'-0"
DRAWN :
JOB : 1827
SHEET :

E-1

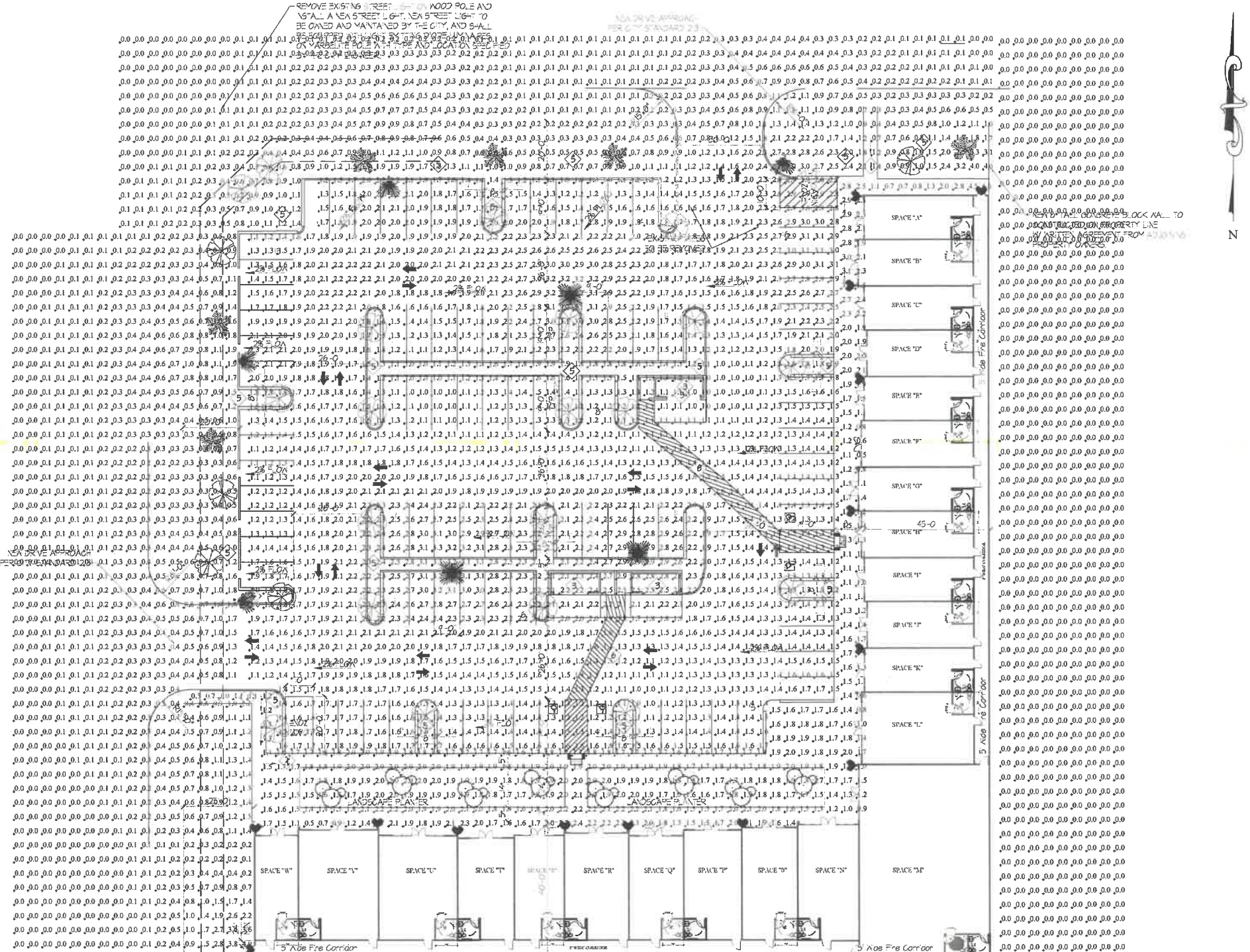
A NEW SHOPPING CENTER
VICTORIA SQUARE
LOCATED AT:
S.E. CORNER OF VICTORIA BLVD. & STACIFIC STREET
HIGHLAND, CA.
A.P.N. 1191-351-01

DATE : 05/01/2018
SUBMITTALS
DATE : PHASE
RE 00/100A SUBMITTAL-1



JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
950 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 520-4620

REVISIONS	
DATE:	BY:
001/00/19	me



Attachment 8:

Resolution No. 2021 – ____ for

Conditional Use Permit (CUP 19-001) &

Design Review Application (DRA 19-009)

RESOLUTION NO. 2021 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 19-001) AND DESIGN REVIEW APPLICATION (DRA 19-009) FOR THE CONSTRUCTION OF A 22,000 SQUARE FOOT SHOPPING CENTER WITH RETAIL, OFFICE, AND DINING SPACE ON A 1.96 ACRE PARCEL SOUTHEAST CORNER OF VICTORIA AVENUE AND PACIFIC STREET. ASSESSOR PARCEL NUMBERS: 1191-351-01

PROPERTY OWNER/APPLICANT: MIKE KHORSHIDI

A. RECITALS

1. The Applicant filed applications with the City of Highland requesting approval of Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96 acre parcel within the Planned Development land use designation and zone.
2. Pursuant to the California Environmental Quality Act, the project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:
 - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - (c) The project site has no value as habitat for endangered, rare or threatened species.
 - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - (e) The site can be adequately served by all required utilities and public services.
3. The subject site is located at 6909 Victoria Ave Highland, CA 92346. Assessor's Parcel Number: 1191-351-01.
4. On April 20, 2021, the Planning Commission conducted a public hearing for the project at Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and concluded the hearing on that date.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

Section 2. Pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), the City of Highland Planning Commission hereby certifies that the Notice of Exemption prepared for the project has been completed in compliance with the California Environmental Quality Act (CEQA) and that the Planning Commission has reviewed and considered the information contained in the document, and the comments received during the public review process, prior to approving the project.

Section 3. Based upon substantial evidence presented to the Planning Commission during the April 20, 2021 Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 4. Findings of Fact for Conditional Use Permit (CUP 19-001)

- a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland general plan, and with the applicable development policies and standards of the city:

Response: The proposed project is a 22,000 square foot commercial shopping center with retail, office, and dining space. The development complements the surrounding vicinity and residential areas. According to the General Plan, the Planned Development zone does not have any fixed development standards. Thus, the project will implement the established standards for the City’s “Planned Commercial” zone. Within the Planned Commercial zone, shopping centers are permitted with the approval of a Conditional Use Permit. More specifically, as mentioned in the report, the uses proposed within the shopping center, retail, dining, and office space, are all permitted with the approval of a design review application.

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

Response: The proposed project is a commercial shopping center on a 1.96 acre vacant parcel. The majority of the developments, both residential and commercial, in this area were constructed in the 1950s and 60s, well before the City's incorporation in 1987. The color scheme and building elevations proposed by the applicant offer a contemporary/craftsman allure that is appropriate for a new commercial development in this area. With regard to the proposed uses within the shopping center, the dining, general retail, and office space are all permitted with the approval of a design review application and provide much need access to commercial goods and services to the adjacent residences. There is also adequate access from Victoria Avenue and Pacific Street as well as parking onsite to meet the requirement for each of the proposed uses.

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

Response: The proposed project is located at the southeast corner of Pacific Street and Victoria Avenue. Currently, the site is vacant and has remained so since prior to the City's incorporation in 1987. According to the General Plan, the vision for the Victoria Avenue corridor is for residential complexes mid-block with medium size commercial developments at the prominent intersections. This proposed shopping center will provide a variety of retail shops, small offices, and dining options within walking distance for many of the nearby homes and apartment complexes. There is also left and right turn access from and onto both Victoria Avenue and Pacific Street as well as an appropriate number of parking spaces onsite to satisfy the parking requirement for each of the proposed retail, dining, and office uses within the shopping center.

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

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

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

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

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

Response: Pursuant to the California Environmental Quality Act, this project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

Section 5. Findings of Fact for Design Review Application (DRA 19-009)

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

Response: The proposed project is located at the southeast corner of Pacific Street and Victoria Avenue. Currently, the site is vacant and has remained so since prior to the City's incorporation in 1987. According to the General Plan, the vision for the Victoria Avenue Policy Area is for residential complexes mid-block with medium size commercial developments at the prominent intersections. This proposed shopping center at the Pacific Street and Victoria Avenue intersection will provide a variety of retail shops, small offices, and dining options within walking distance for many of the nearby homes and apartment complexes.

- 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: As mentioned above, according to the General Plan, the vision for the Victoria Avenue corridor is for residential complexes mid-block with medium size commercial developments at the prominent intersections. This proposed shopping center at the Pacific Street and Victoria Avenue intersection will provide a variety of retail shops, small offices, and dining options within walking distance for many of the nearby homes and apartment complexes.

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

Response: The project site is currently vacant and has been since prior to the City's incorporation in 1987. At 1.96 acres in size, the parcel is appropriate for a medium size shopping center. As mentioned in the Staff Report, there is appropriate parking, landscaping, setbacks, and access to the site from both Victoria Avenue to the west and Pacific Street to the north. While the Victoria Avenue and Pacific Street intersection or nearby vicinity does not feature any properties that were developed after the City was incorporated in 1987, the color scheme and building elevations proposed for this project offer a contemporary/craftsman allure that is appropriate for a new commercial development in this area.

- 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 has been reviewed by Planning, Engineering, Building and Safety, Fire, and the Police Department. With implementation of certain conditions of approval that are necessary to safeguard and protect the public health, safety, and welfare, the approval of this design review application for the proposed project is warranted.

Section 6. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009).

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 20th day of April, 2021

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: April 20, 2021

Applicant: Mike Khorshidi

File/Index: Conditional Use Permit (CUP 19-001) & Design Review Application (DRA 19-009)

Proposal: Construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96 acre parcel.

Location: 6909 Victoria Ave Highland, CA 92346
Southeast corner of Victoria Avenue and Pacific Street
Assessor's Parcel Number: 1191-351-01

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 Engineering, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

This Conditional Use Permit and Design Review Application are 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) This Conditional Use Permit and Design Review Application shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Conditional Use Permit.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

- 2) The subject Conditional Use Permit and Design Review Application permit the construction of a 22,000 square foot shopping center with retail, office, and dining space. Design Review approval includes the Site Plan, Building Elevations, and Conceptual Landscape Plan attached hereto and modified per the conditions of approval
- 3) The project shall implement the development standards and uses currently established for the "Planned Commercial" zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) The shopping center shall feature a minimum of 15 percent of the site shall be landscaped including a 25 foot setback area along Victoria Avenue and Pacific Street. Landscape planters shall be surrounded by masonry or concrete curbs and so arranged as to prevent motor vehicles from driving onto or over them.
 - a. Trees planted adjacent to existing overhead utility wires shall be subject to the height and clearance restrictions set in place by the applicable utility providers. Tree species requiring hard pruning to maintain utility clearance once trees are mature shall be avoided.
 - b. Ensure that right-of-way trees are spaced in a manner where they do not obstruct clear sight lines.
 - c. On-site trash enclosures should incorporate overhead trellises (if permitted by the City's Public Services Division). Also, self-clinging vines must be provided at the exterior side of all Trash Enclosure walls.
 - d. Trash enclosures shall be located in a manner that maximizes parking area sight lines and minimizes parking lot crossing distance to accessible entrance point of enclosures.
 - e. Planters between parking lot and storefronts shall be protected from foot traffic by a perimeter curb, or potentially, raised planters at seat wall height.
 - f. Perimeter walls on service side of buildings shall incorporate self-clinging vines facing toward public view or another graffiti deterrent measure acceptable to the City.
 - g. If applicable, landscape layout shall allow full visibility to corner statement signage.
- 6) The trash enclosure shall be screened on at least three sides from public view by a solid decorative wall not less than five feet in height as well as a solid roof. Permanent opaque panel gates shall be installed on all openings to the trash area. Exterior finish materials shall match those of the approved building elevations.

- a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.
 - b. Trash areas shall not be used for storage. The premises shall be kept in neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.
- 7) Permanent automobile parking spaces shall be paved with asphalt, or concrete and painted with clearly painted lines.
 - a. Each permanent parking space shall be no less than nine (9) feet wide and nineteen (19) feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle, except where compact car spaces have been authorized as follows:
 - b. Compact car parking spaces shall be not less than seven and a half (7.5) feet wide and less than fifteen (15) feet deep and shall be clearly marked and/or posted with signs stating "Compact Cars Only". Compact spaces shall not exceed 25% of the required parking.
 - c. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting should not exceed 0.5 foot candles of illumination beyond the property boundary.
 - d. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.
 - e. Loading Zones shall be properly striped and signed.
- 8) All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining Building's architectural design.
- 9) All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
- 10) Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - a. In no case should illumination exceed 0.5 footcandles measured at the property line.

- b. All lighting fixtures shall be adjusted or designed to shine downwards to avoid spillover and glare on the surrounding community.
 - c. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.
 - d. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.
 - e. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - f. Parking lot light standards and building mounted fixtures shall not extend above building eaves.
- 11) The Applicant / Developer shall submit three (3) copies of a Final Landscape / Irrigation Plan along with appropriate fees, to the City Planning Division for plan check.
- a. All landscaping shall be provided with a permanently maintained irrigation system.
 - b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the Site.
 - c. Landscape Plans shall exhibit any proposed walls or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.
- 12) All trees in planter islands, or within six feet (6) of hardscape, shall be planted with root barriers.
- 13) Shrubs located in front of parking stalls shall be planted approximately two feet (2) from the curb face to prevent possible damage from vehicle overhang.
- 14) The Development Impact Fees shall be calculated and paid in accordance with City policy.
- 15) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.

- 16) 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.
- 17) In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval. The Applicant shall reimburse the City, its agents, officers, or employees for any court costs and attorney's fees, which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

City of Highland
Engineering Department
Conditions of Approval
Design Review Application (DRA 19-009)
6909 Victoria Avenue - Victoria Square

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

SOILS/GEOLOGY/GRADING

- E 1. Submit a 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 2. Design on-site grading to drain the new site improvements to the proposed WQMP BMPs, and to accommodate overflows as necessary.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. The grading and landscaping plans must comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 7. Design short term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 8. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- B 9. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 10. Submit original wet signed and stamped final grading certification from the grading engineer to the City Engineer.
- E 11. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties.
- E 12. Submit structural design and location of any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 13. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.

WATER QUALITY/DRAINAGE

- E 14. 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 commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- C 15. 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* 16. Construct on-site drainage system to drain the new site improvements to the proposed WQMP BMPs in accordance with the Preliminary Water Quality Management Plan and construct necessary drainage overflow facilities.
- C* 17. Register the proposed underground chambers with the EPA as a Class V Injection Well.
- B* 18. Conduct two new infiltration tests using a double ring infiltrometer at the proposed camber system subgrade elevation at the time of construction to confirm the design rate.

DEDICATIONS/ANNEXATIONS

- B* 19. Dedicate to the City, via an irrevocable offer of dedication document, (1) an additional 8' of street right-of-way along the east side of Victoria Avenue project frontage, (2) additional street right-of-way at the southeast corner of Victoria Avenue/ Pacific Street intersection in order to accommodate the City's future relocation/ reconstruction of curb return, curb ramp and sidewalk, and (3) a temporary construction easement granting permission for the City to enter the property, and to construct street widening, landscape restoration and other related work.
- C* 20. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along Victoria Avenue and Pacific Street. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. The landscaping along the project frontages shall be maintained by the property owner. The City will maintain the landscaping along the project frontages, 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* 21. Apply to the City to annex into the City's LMD for future maintenance of a landscaped median to be located on Victoria Avenue. Submit a ballot to the City agreeing to the annexation and amount of assessment. When the Victoria Avenue landscaped median is constructed by the City in the future, landscaping in the median will be maintained by the City utilizing LMD revenue.
- C* 22. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping. Submit a ballot to the City agreeing to the annexation and amount of assessment. Landscaping in the future median, to be constructed by the City, will be maintained by the City utilizing LMD revenue. Assessment for the median landscaping maintenance will begin after the median has been constructed.
- C* 23. Dedicate a 4.5' sidewalk easement as per City Standard 213 where new drive approaches are to be constructed.

FEES/PERMITS/BONDING

- E 24. Obtain a grading and/or construction permit from the City Engineer prior to any on-site grading or construction within the City's right-of-way.
- D 25. Pay appropriate City fees for district annexations, improvement plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map update, microfilming and storage of maps and plans, and other required fees.
- E 26. Post a cash deposit to guarantee installation and maintenance of required property corner monumentation. The amount of deposit shall be as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.

- E 27. Post a cash deposit to guarantee installation and maintenance of required erosion control measures. The amount of deposit shall be as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.
- C* 28. Underground existing overhead utilities located within the public right-of-way along the south side of Pacific Street frontage or pay an undergrounding in lieu fee as directed by the City Engineer.

UTILITIES/CONSTRUCTION

- E 29. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 30. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 31. Provide necessary utility services to the proposed building, including sanitary sewers, water, electric, cable, internet, gas, and telephone. All utilities are to be underground.
- C 32. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of damaged pavement as determined by the City Engineer.
- E 33. 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.
- C 34. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 35. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- C 36. Install electric burd transformers, and telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- D 37. Obtain a permit prior to any on site construction or construction within the City's right-of-way.
- D 38. Obtain written permission from adjoining property owners prior to start of any grading, removal or construction work located with the affected properties.

STREET IMPROVEMENTS

- B* 39. Install new street lights along the east side of Victoria Avenue and south side of Pacific Street. The new street lights, electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months.
- B 40. Design public improvements including sidewalk, drive approach with curb returns and access ramps in accordance with the State of California Accessibility Standards, Title 24 of the California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- B. 41. Remove the existing sidewalk and curb and gutter on Victoria Avenue and Pacific Street necessary to construct new driveway approaches per City Standard 213 at the project entrances.
- C 42. Submit "Record Revisions" to all design plans to reflect the improvements as constructed, and any changes made during construction.

Building and Safety Division Conditions of Approval

Date: February 10, 2021

Project: Victoria Square - Commercial shopping center

Applicant: UNK

Site Location: 6909 Victoria Ave. Highland Ca 92346

APN: 1191-351-01-0000

Project Numbers **CUP:** 19-001 **DRA:** 19-009

1. Please provide three (3) sets of the following construction plans and documents listed below for review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive a plan review number at the time plans are submitted for Building & Safety's plan review. This plan review number is needed to obtain information regarding your project.

- (3) Architectural Plans
- (3) Structural Plans
- (3) 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
- (3) Roof and Floor Truss Plans
- (3) Title 24 Energy Calculations
- (3) Geology Report
- (3) Soils Report
- (3) Precise Grading Plans
- (3) Site Disabled Access Plan
- (3) Condition of Approval Packages
- (3) Temporary Fence Plan
- (2) Commissioning Plans

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code.
3. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. See City Policy 295.
4. 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.

5. 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.
6. 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 and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
7. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services, interceptors or connection to public waste systems, need to obtain permits from those agencies prior to City building permit issuance.
8. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.
9. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
10. Portable 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 NPDES stormwater requirements.
11. 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 Planning Division.
12. 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.

13. Fire Sprinklers are required by Ordinance 209. Submit fire sprinkler plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.
14. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
15. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety.
16. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino Unified School Districts)
17. All construction projects shall comply with the NPDES Stormwater Best Management Program.
18. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
19. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
20. 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.
21. At the time of the project plan submittal for plan review, submit a Commissioning Plan pursuant to (Section 5.410.2 and Section 5.410.2.3) of the California Green Building Standards Code. The Commissioning Plan shall include the following:
 - a. General project information
 - b. Commissioning goals
 - c. Systems to be commissioned
 - d. An explanation of the original design intent
 - e. Equipment and systems to be tested, including the extent of the test
 - f. Functions to be tested.
 - g. Conditions under which the test shall be performed
 - h. Measurable criteria for acceptable performance
 - i. Commissioning team information
 - j. Commissioning process activities, schedules and responsibilities.
 - k. Plans for the completion of the commissioning shall be included.



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

DATE : March 29, 2021

Page 1 of 7

APPLICANT : Mike Khorshidi

ADDRESS : 6909 Victoria Avenue

SITE LOCATION: S.E. Cor of Victoria and Pacific Avenues

FILE / INDEX No.: DRA 19-009, CUP 19-001

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

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

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

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

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. **HF6:** Prior to delivery of combustible building materials, the entire fuel modification zone, as approved by the fire department shall be completed. Any phased implementation of the fuel modification zone shall be done only with **prior** approval of the fire department. **CFC / CBC / HMC**
3. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
4. **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**
5. **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**
6. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
7. **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**
8. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
9. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

10. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
11. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC**, **T-19** and city codes and ordinances.
12. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

13. **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**
14. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
15. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
16. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
17. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
18. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**

19. **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**
20. **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**
21. **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**
22. **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**
23. **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:

24. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
COMMERCIAL; GPM Shall be determined by the 2019 California Fire Code Appendix 'B'.

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.

25. **HF29:** Fire hydrant spacing shall be determined by California Fire Code Appendix 'C' **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.

26. **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**

27. **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**

28. **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**

29. **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

30. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

31. **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

32. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, **3/4"** stroke, on contrasting background. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

33. **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**

34. **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**

35. **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**

36. **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**
37. **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
38. **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**
39. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with a class i standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.
40. **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.
41. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
42. **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.
43. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

Botanical name: *Pinus carolinensis*
Common Name: *Censay Island Pine*
Graceful, slender, arching needles. Vertical conifer. Medium green with reddish-brown bark. Moderate to low water requirements, drought resistant and long lived tree with ease of maintenance. Native hybrid understory groundcover-Pidgeon Point Coyote brush. Low growing ground cover up to 24" bright green color, extremely drought resistant easy to maintain and a fast prostrate grower.

Botanical name: Lagerstroemia hybrid 'Comanche'
Common Name: Comanche Crape Myrtle
Broad Dense summer flowering deciduous trees to provide shade, deep coral pink flowers, orange to red to purple fall foliage color. Non invasive root system causing no damage to driveways. Medium to low water requirements, drought resistant, long lived tree and ease of maintenance. Low growing Lantana groundcover (purple) to provide a colorful low maintenance, low water use groundcover.

Botanical name: *Pistacia chinensis* 'Keith Davy'
Common Name: Chinese Pistache
Colorful deciduous tree. Umbrella-like crown. Autumn leaf colors range from brilliant orange-crimson to scarlet. Non-fruiting variety. Deep rooted. Drought tolerant, requires little water. Low maintenance and pest free. Understory groundcovers-Purple Lantana, Australia Pink Racer.

Botanical name: *Quercus illex*
Common Name: Hicory Oak
 Evergreen shade street trees with glossy dark green upper leaves with white underleaf. Deep rooted and strong branching live and fast grower. Moderate to low water requirements, drought resistant and long lived tree with ease of maintenance. Native hybrid understorey groundcover-'Pidgeon Point' Coyote brush. Low growing ground cover up to 24" bright green color, extremely drought resistant easy to maintain and a fast prostrate grower.

Botanical Name		Common Name		Size	Weight
T-1	<i>Agave americana</i> (Century Plant)	Century Plant		24" H	M
T-2	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-3	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-4	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-5	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-6	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-7	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-8	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-9	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-10	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-11	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-12	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-13	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-14	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-15	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-16	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-17	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-18	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-19	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-20	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-21	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-22	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-23	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-24	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-25	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-26	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-27	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-28	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-29	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-30	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-31	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-32	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-33	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-34	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-35	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-36	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-37	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-38	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-39	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-40	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-41	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-42	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-43	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-44	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-45	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-46	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-47	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-48	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-49	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-50	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-51	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M
T-52	<i>Pinus densata</i>	Chinese Laurel Pine		24" H	M



REVISIONS	
DATE	BY:



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8060 Loma Vista
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**A New Shopping Center
Victoria Square**
S.E. Corner of Victoria Blvd. at Pacific Street
Highland, CA
A.P.N.: 1191-351-01

Project:	
Sheet Title:	Landscape Concept Plan

Job#	#1821007
Date:	8-5-2010
Scale:	As Noted
Dream:	LS/KS

Revised by:

Sheet:

LC

Pacific
Landscape
Design

Landscapes Are Murders 111 # 5911
73671, Hatcher on 1st Mile Ave. 7/5/91/584
T 45 ft 112" 4 21" 4 95" 111" 1039