

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

July 5, 2022
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
Ash Syed, Associate Planner
Angela Tafolla, Assistant Planner
Angelica Martinez, 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

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.

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 July 5, 2022 to publiccomment@cityofhighland.org.

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

**PLANNING COMMISSION
REGULAR MEETING AGENDA
July 5, 2022 - 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 July 5, 2022, 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 May 3, 2022 Regular Meeting.

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

PUBLIC HEARING

2. Specific Plan Revision (SPR 22-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count from 800 dwelling units to 946 dwelling units and Design Review Application (DRA 22-004)

proposing the construction of 546 multi-family residential units, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site. (APN: 1201-341-30)

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2022-____, recommending the City Council:

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of considerable importance that would require the preparation of a subsequent Environmental Impact Report and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Adopt Ordinance No. _____, to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)
- 3) Adopt City Council Resolution No. 2022-_____ to approve Design Review Application (DRA 22-004), subject to the Conditions of Approval and Findings of Fact.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 1st of July 2022 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: July 1, 2022



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 5, 2022

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the May 3, 2022 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	

PLANNING COMMISSION REGULAR MEETING MINUTES
May 3, 2022 – 6:00 P.M.

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

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

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Gary Chamber, Code Enforcement Officer
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect
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 April 19, 2022 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Commissioner Amaya, to approve the minutes as submitted. Motion carried, 5-0.

PUBLIC HEARING

A MOTION was made by Chair Hamerly, seconded by Commissioner Miller to present Item No. 3 on the agenda before Item No. 2. Motion carried, 5-0.

2. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Properties generally located at 25046 3rd St., San Bernardino, CA 92410, Tax Assessor's Parcel Numbers 0279-141-67 and 0279-151-40. (Continued from April 19, 2022)

Code Enforcement Officer Chambers presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Amaya asked do we know how long the tractor trailer parking has been there prior to this?

Code Enforcement Officer Chambers stated I can't give you a certain date but based on research through Google Earth they started to appear sometime after August 2019.

Bill Lemon, Representative stated on behalf of the Feles Family. Your chronology was pretty good. The property actually is owned portion by Mr. Feles Sr, the father and another portion is owned by the son. I've become involved with the family in the last 60 or 90 days trying to work through this issue and other issues regarding the property. We have terminated the arrangement with the individual that was facilitating the tractors and the trucks that are coming into the site. The only problem we have now is thrown by different people and we've got to get him out one by one, so we're committed to doing that. If there is an administrative obligation to find that has not been paid, we certainly can do that. I know that we're here today just to move this forward with the nuisance, but what I would ask is that you give us a reasonable amount of time to move these vehicles. Your staff has been very gracious returning phone calls to me and discussing this, and I appreciate that. And we will continue with that line of communication.

Chair Hamerly asked when was the arrangement vacated?

Bill Lemon stated we met with the individual today to vacate the arrangement. Now his job is to take all the people that have the vehicles to get them off the property. I can't guarantee it's going to happen in 5 or 10 days, but we are going to move him out just as quickly as we can.

Chair Hamerly stated this is the first direct contact you've had with that individual in a year.

Bill Lemon stated that's correct. I only became involved in the last 90 days or so, so I've been driving this process in the last 90 days to terminate the arrangement.

Vice Chair Thomas stated what time frame are you anticipating?

Bill Lemon stated I can get back with you and let you know when we hear from our so-called tenant there but if you give us 120 days, I'm reasonably certain that we'll have most, if not hopefully all the vehicles off the property.

Chair Hamerly stated if there were a public nuisance that was declared officially by the board, it would help your cause in communicating stating that the city is going to come down on us, and if they lock the yard up, your equipment is going to be impounded.

Bill Lemon stated we made that point to these individuals. I would just ask for enough time to give us time to work through this, but I've explained to him that it is a serious issue and that it is going to cause us all a lot of trouble if we don't move on and get it done.

Commissioner Miller stated it sounded like the city reached out initially in April, do you know why it has taken since April?

Bill Lemon stated I really can't tell you that. It has been there for many years, it's an ongoing, thriving business.

Community Development Director Mainez stated it is in the responsibility of this board. They set that time, whatever is reasonable. There was a comment about maybe bringing it back for updates and there is no provision in the code for that. So, once you determine today it goes on to the next step, which would be appeal this to City Council within 10 days and then we can do court proceedings from there. we are recommending 60 days. Mr. Lemon is requesting 120 more days total.

Commissioner Sutorus stated I think 60 days is ample time after having over a year to get that taken care of.

Chair Hamerly stated unfortunately it does not sound like anything whatsoever was done in the 360 days leading up to where this was noticed as a public nuisance.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Vice Chair Thomas, to adopt Appeals Board Resolution No. 2022-011, declaring the existence of a public nuisance of Properties generally located at 25046 3rd St, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland) and order the abatement, therefore. Motion carried, 5-0.

RESOLUTION NO. 2022-011

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTIES IDENTIFIED AS APN's 0279-141-67-0000 and 0279-151-40-0000, GENERALLY LOCATED AT 25046 3rd ST., SAN BERNARDINO, CA 92410 (WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HIGHLAND), AND ORDERING THE OWNERS OF THE PROPERTIES TO ABATE THE NUISANCE CONTAINED THEREON.

3. Development of a 34-unit single family home tract constituting Phase 2 of a mixed-use project; Tentative Tract Map No. 20387 / TTM 22-001, Conditional Use Permit No. CUP 22-001, and Design Review Application No. DRA 22-001 (APN No: 1200-421-34) (Continued from April 19, 2022).

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Sutorus stated I wasn't clear when I was reading the conditions if there was an HOA or if it was not decided yet.

Assistant Community Development Director Stater stated there will be an HOA.

Commissioner Miller stated assuming the Baseline improvements go through, will the surrounding infrastructure be up to the level that was assumed for the analysis that supported the general plan?

Assistant Community Development Director Stater stated the addition of the Marinita project traffic signal light is going to improve it even further than was originally planned for

in the general plan. It will be better given operational characteristics of the commercial businesses existing and proposed.

Chair Hamerly stated regarding the Conditions of Approval on page 60, item 12A, I am assuming that these are our directives to the rules and regulations, but item A stated, "architectural control shall be provided and shall include but not limited to, establishing the requirement to obtain approval from City of Highland for any additions, patios, accessory buildings and structures on lots 1-34 and established minimum design guidelines." My concern is if there are rear yards being the only reasonable patch of dirt where they could put any kind of an accessory structure. How viable is that? There would essentially be no rear yard setback but understanding the state's disposition towards Accessory Dwelling Units (ADU). How do we address the rear yards that are an average of 10 to 14 feet?

Assistant Community Development Director Stater stated with ADUs you need at least 1,600 square feet, there's a minimum. They'd be hard pressed to split these lots to get to that minimum. This is meant to be similar to what we did in East Highlands Ranch. We have this type of product type, what is reasonable for a little porch patio cover? An accessory structure could have a setback less than the 10 feet.

Chair Hamerly stated on page 65, item 17 in the Planning Conditions of Approval is talking about should the project convert to a for rent development, that would be the nexus for triggering a security system camera plan. I'd recommend that requirement for the safety of the neighborhood that we might want to include that regardless because there is no line of sight between except for one of the units. There is no line of sight between the street and the main entries to the residences.

Assistant Community Development Director Stater stated did you want to split the camera from the crime free multifamily housing requirement?

Chair Hamerly stated if it's converted to a for rent development, I'm saying that there's probably the same security risk, whether it's an owned or a rented development.

Assistant Community Development Director Stater stated understood, I'd recommend is we leave the first part the same, stating "should the applicant desire to convert the project to a for rent development, all tenants must be vetted through the city's crime free multifamily housing program. Add Item No. 18 and remove the word additionally and state security system camera plan would be required to be submitted to the city and reviewed by the City's Police Department.

Community Development Director Mainez stated on page 65, Item No. 17, the first sentence indicates all tenants must be vetted, I would like to strike that to say that project shall go through the crime free housing program, we do not vet the tenants. We review the project with the manager, and we look at the tenant's contract and lease agreement to make sure there's clauses in there that can easily evict the problem tenants.

Chair Hamerly stated I'm not reading that condition as if the city has a responsibility to do that, it states that if you're going to do this, you need to go through this program.

Assistant Community Development Director Stater stated we could say should the applicant desire to convert the project to a for rent development the project must comply with the crime free multifamily housing.

Community Development Director Mainez stated that is fine.

Chair Hamerly stated Item 5 on the Engineering Conditions of Approval is talking about sight triangles. I believe that's a 25-foot leg on each side of a corner to avoid blind corners. There is 5-foot front yard setbacks and I'm wondering if that's possible with the fencing plan and with the plotting plan that we have within this.

Assistant Public Works Director Bennett stated I have not seen that put down on an engineering plan, grading detail or otherwise. For the exterior street there could be some interior challenges to that line of sight.

Chair Hamerly stated regarding Fire Condition No. 1, I was wondering if the fuel break of 100 feet applies to an infill lot because it's an infill development. The site is going to be basically cleared which fulfills that requirement, but the fuel break is something that rough grading is going to take care of, but the way it's written is maintaining a fuel break between any stored materials or could be combustible in the surrounding area.

Assistant Community Development Director Stater stated we will check with the Fire Marshal and if it needs to be modified, we can certainly do that.

Chair Hamerly stated Item No. 4 is talking about water heaters. The plans show in the garage that there are wall mounted water heaters. It does not seem to apply to what is being designed into the project for the tankless water heaters.

Assistant Community Development Director Stater stated I will have to ask the applicant before we strike that.

Commissioner Miller stated regarding soils and grading No. 3, states design, grading, and on-site improvements to drain the entire side to the proposed infiltration system, locate all proposed slopes outside of existing and future street right of way. Based on the current plan, you do have the area at the ingress, egress where you have the great break in high point. That area is draining into a filtered trench drain and it discharges out to the city storm drain system. We could modify condition No. 3 to allow for that condition that's currently being shown on the plan.

Assistant Public Works Director Bennett asked which high point are you speaking of?

Commissioner Miller stated the west side entrance coming in there, typical high point. There's a high point grade break between lot 26 and 27 and that results in that area at the ingress, egress to drain out to a filtered trench drain. Which then bypasses the basin and drains out to the storm drain system.

Assistant Public Works Director Bennett stated it's been a bit of time, but I think there was some conversation to that trench drain coming down to the landscaping along Church Ave to have some ability to bio treatment. There is grade across the east to the west, and so at some point there was going to be a break. The southwest corner has a curbside outlet drain.

Amanda Zimmerman, Applicant stated we are here to answer any other questions that you guys might have and address the residential questions. We do think that this project will add a lot of value to the community and to the City of Highland with increasing housing prices and with having private roads and nice architecture for the community, will add a lot of value.

Chair Hamerly stated have you read the Conditions of Approval, and do you agree with the changes?

Amanda Zimmerman stated yes, I do.

Jesus Nolaso, Public Speaker stated this development is in front of my home and I would like to address the following concerns of my family. There are 34 units on approximately 2.9 acres would be considered. The single-family homes around this development are approximately 1/5 of an acre each. Now, 34 units assuming three vehicles per unit minimum is 102 vehicles, plus visitors assuming one visitor per day, that's 34. A total of 146 vehicles will be entering and exiting in front of my home. What provisions will the developer or the city provide to reduce the overwhelming noise in traffic? Higher density housing creates traffic congestion, parking problems and possibly more crime. The proposed 24 guest parking spaces, in our opinion, are not sufficient. Visitors will occupy the existing off-street parking already being used by existing residents in the neighborhood. How will the city or developer make sure that only one family per unit will be occupying these proposed single-family units? Please help us protect the overdevelopment of our neighborhood.

Chair Hamerly stated we will now proceed to the Architectural Site Plan. The original vision or scope for the Town Center project was to have an integration which provides for an interconnectedness amongst several parcels within the Town Center. Could the applicant illustrate or describe how this project is being integrated or how pedestrian flow between this residential development and the surrounding commercial retail projects is enhanced or facilitated.

Mark Zimmerman, Applicant stated as it relates to the interconnectivity between the commercial development and the residential development, we have created this buffer back on the landscape plan. We eliminated two of the potential homes that we could have theoretically put there to create this pedestrian area. We purposely are leaving that open to the community and we'll be installing sidewalks on both Church Ave and Buckeye Street so that connectivity unfortunately does not work well directly south to north between the Smart and Final because of the loading dock.

Chair Hamerly asked how do you envision encouraging a pedestrian flow between your site and the surrounding commercial retail establishments?

Mark Zimmerman stated we don't have any actual crossing currently planned with Tractor Supply, that would go directly across Church Ave, so there's no pedestrian access that I'm aware of that was going to be planned. A pedestrian would be required to walk from the sidewalk up to Church Ave to the crosswalk to get to either one of those projects. In the long run we were not able to create exactly that perfect symbiotic kind of idea where we were going to have that connectivity.

Chair Hamerly asked would the rules and regulations have set restrictions that there will be no streetside parking within the internal streets?

Mark Zimmerman stated I intend that and there will be some design guidelines in the actual HOA document that's recorded. If there's going to be any modification of that, and we'll work with staff on that. We have not presented the rules and regulations yet to staff, but we'll certainly have design and paint guidelines. We want it to be consistent, we do want some continuity between them.

Chair Hamerly stated regarding the civil engineering drawings, pertaining to the proposed wall/fence at the northern edge of the property, there is an existing fence at the rear yard of the existing homes. Is your anticipation in vacating that fence and reconstructing a single to avoid a double fence on the northern perimeter?

Mark Zimmerman stated there's a Southern California Edison easement for those telephone poles. We meet and spoke with each one of the four neighbors that are behind us, and to make sure that there is no gap between a new fence and the existing fence, to create vagrancy. So, what we've done is communicated with all of neighbors and we've shown them that they can gain more yard and a couple of them have asked me to enhance their side and so we'll work with those adjacent neighbors.

Commissioner Miller stated the basin down in the southwest corner, the outlet is shown on the grading plan is called out as an 8-inch overflow pipe. Based on the Conditions of Approval, it looked like our drainage systems were going to be designed to accommodate Q 100-year flows. I think in eight inches and overflow, is a little bit small especially when we start thinking about debris or other items left in that park that could and clog that drain.

Ed Eckard, Representative stated for this design we did we didn't do a complete hydrology. It was an approximate, so we can upsize the pipe if we if it shows that we need to. I'd have to look at having an open drain and I understand your concern.

Commissioner Miller stated regarding the sensitivity of this space and being dual use, it's going to be retaining and infiltrating stormwater as well as being used for recreational uses so that drawdown time becomes important. I think it would be a good idea to add a maintenance port.

Ed Eckard stated we had some testing done previously which showed the infiltration rate was significantly high enough to allow for the draw down and when we did the WQMP we were limited on how much infiltration the infiltration rate would be.

Chair Hamerly stated I'd like to compliment you on the plant pallet selection and the landscaping plan is impressive, aggressive plan. Are the are the potential homeowners going to be able to select which of the fruit trees are going to go in their rear yards or those are just going to be random?

Mark Zimmerman stated no, we're not going to allow that. We did want this project to be homogeneous. Once the homes are sold the homeowner would maintain the backyard and the HOA would maintain the front yard.

Chair Hamerly asked if the front yard is technically the edge between the paving and front of garage?

Mark Zimmerman stated we would define that most likely the edge of the garage of the edge of the fence. I'm envisioning that you would see something like on page 29 where you'd have an example of the three units.

Commissioner Sutorus stated regarding the species of trees, I think in the Conditions of Approval, the landscape architect specified removing the Crape Myrtle tree for a different species.

Chair Hamerly stated yes, its screening between Smart and Final and in the park areas. You will have a line of sight and see the building over the top of those little trees.

Assistant Community Development Director Stater stated that is how it reads; it is just Church Ave and Buckeye Street. During plan check we will address the issue.

Chair Hamerly stated regarding the architectural and the three colors for the garage doors and I wondering if there's any style changes of the garage doors?

Mark Zimmermann stated our plan was essentially have three separate garage door styles that would match those plans, I think the renderings ended up showing two separate styles. We have been speaking to several different garage door manufacturers about that and it's going to be difficult to match the exact paint colors and not necessarily that we wanted to match them exactly to the trim color, but something that's complementary to that palette.

Chair Hamerly stated the streetscape within the interior of the project is garage doors, and so that's why I think that having unique garage doors, that establish an identity for each residence to ensure they do not all look the same. The only comment I had on the floor plan was on 1A, it looks like an enclosed stair on the first floor and since real estates at a premium and the interior here, you may want to open that up.

Building Official Wirz stated regarding the solar panels, in 2016 California building code required future solar. In 2019 the code cycle update that brought in January of 2020, the requirement for all new single family residential structures must have solar.

Chair Hamerly stated staff will modify Conditions 17 and 18 and clarifying fire code issues with the Fire Marshal.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Sutorus, seconded by Commissioner Thomas, to:

1. Adopt Resolution No. 2022 – 012 Approving the 'Highland Heights' 34-unit single family development including Tentative Tract Map No. 20387 to subdivide a single parcel into 34 numbered lots one open lot; Conditional Use Permit No. 22-001 and Design Review Application No. 22-001 for the Development's Architectural Site Plan, Building Elevations, Conceptual Landscape Plan and Preliminary Grading Plan;
2. Direct Staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board of Supervisors. Motion carried, 5-0.

PC RESOLUTION NO. 2022 – 012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING TENTATIVE TRACT MAP NO. 20387 / TTM 22-001, CONDITIONAL USE PERMIT CUP 22-001 AND DESIGN REVIEW APPLICATION DRA 22-001 RELATED TO THE SUBDIVISION AND DEVELOPMENT OF 'HIGHLAND HEIGHTS', A 34-UNIT SINGLE FAMILY TRACT INCLUDING THE TRACT MAP, ARCHITECTURAL SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPE PLAN AND PRELIMINARY GRADING PLAN FOR A 2.9 ACRE LOT LOCATED 425' NORTH OF BASE LINE AND EAST OF CHURCH AVENUE. ASSESSOR'S PARCEL NUMBER 1200-421-34.

ANNOUNCEMENTS

Assistant Community Development Director Stater announced that there will not be a meeting scheduled on May 17, 2022.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:04 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: July 5, 2022

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *[Signature]*

PREPARED BY: Ash Syed, Associate Planner *[Signature]*

SUBJECT: Specific Plan Revision (SPR 22-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count from 800 dwelling units to 946 dwelling units and Design Review Application (DRA 22-004) proposing the construction of 546 multi-family residential units, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site.

LOCATION: A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-30

APPLICANT: Alliance Residential California

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

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of considerable importance that would require the preparation of a subsequent Environmental Impact Report and further finding that the project is exempt from further environmental review under Government Code Section 65457;

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

- 2) Adopt Ordinance No. _____, to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)
- 3) Adopt City Council Resolution No. 2022-_____ to approve Design Review Application (DRA 22-004), subject to the Conditions of Approval and Findings of Fact

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

PUBLIC NOTICE: As required by the City Council, a notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the SB Sun on June 24, 2022. No further notice is required.

DESCRIPTION OF SITE: The proposed Alliance Residential apartment complex is located on a vacant site of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue (Exhibit A – Area Map). Much of the land within Planning Area 2 of the Greenspot Village & Marketplace Specific Plan has remained vacant for many years with the exception of a recently approved 200-unit multi-family residential development by TREH Partners, LLC. Prior to the entitlement of the Greenspot Village & Marketplace Specific Plan, much of the vacant land was utilized for agricultural purposes that included a strawberry grove and poultry farm until the early 2000s.

Surrounding Land Uses

North: Existing Rural Residential Homes along Calhoun Road and Eucalyptus Avenue
South: Vacant Land & Several Commercial Structures fronting Boulder Avenue
East: United States Postal Service Facility east of Boulder Avenue
West: Vacant Land (200 Multi-family units approved in 2021) adjacent to the 210 Freeway

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

PREVIOUS ACTION: In 2014, the City Council approved the Greenspot Village & Marketplace (GVMP) Specific Plan, creating a zoning designation specific to the 105-acres located on the north side of Greenspot Road, between the 210 Freeway and Boulder/Webster Avenues. The Specific Plan outlines the permitted land uses and development standards for residential and commercial development within GVMP. Concurrently, the Council considered a Design Review Application for Planning Area 2 on the northern boundary for a 3-story, 546 multi-family unit project. Due to unresolved concerns regarding fire protection services, the project was “denied without prejudice.” The project being considered at this time is similar in nature. The fire protection issues have been resolved and no additional fees or services will be required by the project related to multi-storied structures.

More recently, on October 13, 2020, the City Council approved a Specific Plan Amendment and Design Review Application for Rexco Development at the southeast corner to accommodate a 200-unit townhome development. This project is currently under construction. On June 8, 2021 the Council approved a Specific Plan Amendment, Conditional Use Permit and Design Review Applications by TREH Partners, LLC for a 85,316 square foot multi-tenant commercial development and a 200-unit multi-family apartment project. This project is anticipated to be under construction before the end of the year.

PROJECT REVIEW/ANALYSIS: On March 17, 2022, Alliance Residential submitted numerous land use applications to accommodate the development of a 546-unit multi-family housing project. Specifically, Alliance is requesting approval of a Specific Plan Revision (SPR 22-001) to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count within the Specific Plan from 800 dwelling units to 946 dwelling units. They are also requesting the approval of Design Review Application (DRA 22-004) for the construction of a 546-unit Multi-Family residential complex on the north side of Greenspot Road between the SR 210 and Boulder Avenue, within Planning Area 2 (Exhibit B – Site Plan). The 546 Multi-Family residences comprise of two types of developments: ‘Townhomes’ and ‘Garden Flats.’ The Townhomes development consists of 144 units of one, two, and three bedroom layouts while the Garden Flats development consists of 402 units of one and two bedroom layouts.

The Greenspot Village & Marketplace Specific Plan establishes standards by which commercial and residential developments are constructed. These development standards allow various clusters of units, the mixing of land uses, and design criteria with respect to certain features or conditions affecting a site. With regard to a residential development within the Greenspot Village & Marketplace Specific Plan, the proposed project must include site designs and architectural plans consistent with the approved designs within the Specific Plan.

Specific Plan Revision

The Greenspot Village & Marketplace Specific Plan requires a density range of 20-30 dwellings per acre for Planning Area 2, a designated high density overlay designated in the City's Housing Element discussed below. At a minimum of 20 dwellings per acre, 500 dwellings would be required to be constructed on this 25 acre parcel to achieve the minimum density within the Planning Area if the entire site were to be utilized as multi-family housing and not another permitted use such as recreation or residential-service related. In addition, the Greenspot Village & Marketplace Specific Plan has a total anticipated buildout of 800 dwelling units. Currently, the Specific Plan permits a range of 500-700 units in Planning Area 2 and 100-300 units in Planning Area 3 (Attachment 1 – Greenspot Village & Marketplace Specific Plan). At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences.

By adopting a new Ordinance that amends the maximum dwelling unit count range from 500-~~700~~ to 500-**746** within Planning Area 2 and increases the total buildout number from ~~800~~ to **946** for the entire Specific Plan, the Applicant will be able to adequately size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards. This would then require the remaining 20+/- acres within Planning Area 3 to be completed with commercial and retail developments as originally envisioned for the Specific Plan.

Page 9 of the Greenspot Village & Marketplace Specific Plan states that the document "serves as a mechanism to implement the City's 2006-2014 Housing Element," with Planning Area 2 featuring a High Density Residential overlay with 20-30 dwelling units per acre by right. This is an incorporation of the High Density Residential Special Zoning Overlay for 20-30 dwelling units per acre by right that was in place prior to the adoption of the Greenspot Village and Marketplace Specific Plan.

The following modifications to the Greenspot Village & Marketplace Specific Plan are being proposed. The "800 units" will be modified to "946 units" on pages 5, 19, 20, 21, 22, 23, 24, 25, 26, 29, 31, 72, and 269. Additionally, the "700 units" will be modified to "746 units" on page 20, 24, 26, and 31. And lastly, the conceptual site plan on page 33 will incorporate the proposed 546 multi-family home layout in Planning Area 2.

Design Review Application

The Applicant proposes to utilize a combination of the Specific Plan's 'Single-Family Attached' and 'Multi-Family' housing standards, as referenced on pages 97 & 105 of the Greenspot Village & Marketplace Specific Plan. The objective of the project is to provide a high-quality planned residential community that compliments the nearby commercial

land uses while creating an attractive, cohesive combination of architectural styles and landscaping with amenities maintained by the management team that will satisfy the needs of its residents.

As previously discussed, the layout of the 546-unit residential complex is divided into 144 Townhomes and 402 Garden Flats. Offering a variety of two-story and three-story floorplans, the Townhomes development features 51 one-bedroom units, 60 two-bedroom units, and 33 three-bedroom units while the Garden Flats development features 204 one-bedroom units and 198 two-bedroom units (Exhibit C – Floorplans). Both types of developments are multi-family rental products with the primary difference being the Townhomes offering direct access attached garages and Garden Flats featuring traditional external carports with a select few detached garages. The 10-foot wide Village Paseo on the southern end of the property provides access for exercise and walkability for residents. As indicated on the proposed site and landscape plans, each cluster of residences satisfies the 10-foot front setback and 20-foot interior courtyard setback as required by the Single-Family Attached development standards as well as the 75-foot front setback requirement for Multi-Family residential developments. Additionally, the 50-foot distances between buildings and 26-foot wide internal drive aisles satisfy the respective requirements of 30 feet and 26 feet for Single-Family Attached development. No such requirements have been established for Multi-Family attached projects (Greenspot Village & Marketplace Specific Plan, Page 97- Exhibit 5-6: Single-Family Attached, Page 105 - Exhibit 5-9: Multi-Family Attached).

Access and Circulation

Primary access to the development will be provided through Access "C", a future private street that will be signalized at Greenspot Road by the Rexco Development project. A secondary access point is proposed onto Boulder Avenue at the end of the Village Paseo, toward the southeast corner of the site. Additionally, the construction of interior roads, curbs and gutters within the community will be in accordance with the Specific Plan standards for both Single-Family Attached homes and Multi-Family residences. The City of Highland will be responsible for maintaining the new traffic signal at Eucalyptus Avenue and Boulder Avenue, lighting and public right-of-way and landscaped median along Boulder Avenue. Meanwhile, the complex management team shall be responsible for the internal roads, common open spaces, landscape buffers, parkway landscaping along Boulder Avenue, the Village Paseo, and community recreation areas.

Elevations

The Applicant has also submitted architectural plans for the proposed residences. The architecture consists of Spanish influence with a combination of arched front patios wrought iron balcony railings, a reddish-brown tone concrete "S" tile roof, and a two-tone stucco exterior. The primary elevations are an off white color while the

portions around the lower level windows and doorways are accented by a contrasting dark taupe tone (Exhibit D – Building Elevations). As depicted by the architectural elevations, the color patterns of the buildings help to provide both aesthetic variety within the development but also a complement to the architecture found within the Rexco Development complex to the south, creating a cohesive feel within the Specific Plan.

Lastly, as specified by the plans, a decorative 6-foot high tubular-steel fence with stone-faced pilasters will be placed around the perimeter of the development, a design that is compliant with the Specific Plan.

Landscaping

Perimeter landscaping along the street-adjacent portions of the side of the development will feature groundcover that is comparable to the flora found along the rest of the Greenspot Corridor. The easterly side along Boulder Avenue will feature Crape Myrtle trees with Evergreen Pear trees scattered within for aesthetic diversity. The southerly portion along with the Village Paseo will be adorned with California Sycamore trees with Coast Live Oak trees and Afghan Pine Trees scattered within and clusters of Raywood Ash Trees for additional floral diversity. The westerly and northerly boundaries of the complex will feature primarily Chinese Flame trees with clusters of Evergreen Pear and Bloodgood London Plan Trees along the existing residential developments to the north. The primary access from Calhoun Road along will be lined with Fruitless Olive Trees and additional Coast Live Oak trees at the entrance. Likewise, the Boulder Avenue access will feature Coast Live Oak Trees along both sides as well as the median (Exhibit E – Conceptual Landscape Plan).

The responsibility and cost of ongoing maintenance of improvements is vital to the City of Highland. Alliance Residential will be conditioned to initiate the process of establishing a Community Facilities District (CFD) prior to occupancy for maintenance and upkeep of the landscaping in the median and right-of-way and frontage along Boulder Avenue. The complex's residents shall be required to provide the costs to maintain the CFD.

Parking

As previously mentioned, the proposed project is designed to offer the privacy aspect of living in a Single-Family home, with Townhomes offering attached two-car garages, while also offering the communal benefits of living in a Multi-Family complex, with Garden Flats featuring external unassigned carports and open stalls. The table below explains Parking Regulations for the Greenspot Village & Marketplace Specific Plan:

Residential Use	Required Number of Spaces			
	Covered	Uncovered	Guest	Total
Multi-Family Attached				
1 Bedroom	1	.4	.2	1.6
2 Bedroom	1	.9	.2	2.1
3 Bedroom	1	1.1	.2	2.3

The required number of parking spaces for the project is 1,026; 546 covered spaces, and 480 uncovered spaces including guests. The project provided 639 covered spaces (267 garages and 372 carports) and 371 uncovered spaces; a total of 1,010. While the project substantially exceeds the required number of covered spaces, it is short overall by 21 spaces. These would fall into the uncovered category.

The Specific Plan allows a reduction in the number of spaces if it can be demonstrated that the number provided is suitable for the proposed residential complex. Staff's analysis of the site layout, circulation, and land use can be adequately supported by the 1,010 spaces proposed.

Amenities

The proposed development offers a variety of amenities for the community. In addition to the Village Paseo that spans the entire southern portion of the community, the complex offers two (2) community pools and a gym inside the clubhouse at the center of the property. Additionally, there are two (2) tot lots, two (2) dog parks, an entertainment terrace featuring bbq grills on the west end of the site as well as a dining terrace, citrus garden, and game lawn around the central club house. Per the development standards for Multi-Family Attached dwellings, there is a requirement of 50 square feet of private open space per unit and an additional requirement for public open space measuring 40% of the respective setback distances. The proposed design of the residences satisfies this requirement by providing private patios ranging in size from approximately 72 square feet to 79 square feet for the Garden Flats and approximately 56 square feet to 62 square feet for the Townhomes, depending on unit location. Regarding public open space around the perimeters of the building clusters, the Applicant has provided 15 feet of landscaping around each building and adjacent to the interior walkways of the complex, satisfying the requirement for 40% of the 20-foot setback areas to be landscaped. Lastly, per the Greenspot Village & Marketplace Specific Plan, the Paseo along the southern portion of the site may be utilized to fulfill the landscape requirement at the front of the property. Thus, the landscaping and open space provided along the walking trail satisfies the requirement that 40% of this 75-foot setback area be landscaped.

Water Quality Management Plan

The Conceptual Water Quality Management Plan (WQMP) was approved on February 10, 2022. The City's Public Works Division has deemed the proposed site and landscape plans to be in substantial conformance with the Water Quality Management Plan (WQMP) originally approved for Planning Area 2 of the Greenspot Village and Marketplace Specific Plan on February 1, 2013.

ENVIRONMENTAL REVIEW: The Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre. The 2019 SEIR addressed updated information regarding the potential presence of the endangered San Bernardino kangaroo rat.

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

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

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

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

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

The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

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

Noise Study

As required by the Greenspot Village & Marketplace Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report, the Applicant will be required to conduct a site specific Noise Study prior to the issuance of building permits. Per the two (2) EIRs, short term impacts of project-related noise shall not exceed a 65 dBA CNEL noise standard outside the allotted construction hours of 7am to 7pm. Additionally, no excessive ground-borne vibration or noise may be generated by the proposed residential development after completion.

Existing homes to the north of the project site may be temporarily affected by short-term noise impacts associated with the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Noise reduction mitigation measures to further reduce construction noises via limited construction hours, limited equipment idling times, and rattling noise prevention have also been addressed in the Greenspot Village & Marketplace Specific Plan Environmental Impact Reports and Mitigation Monitoring and Reporting Programs.

Biological Resource Study

The Greenspot Village & Marketplace Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report had previously determined that the proposed development would not have a substantial impact on sensitive species including, but not limited to burrowing owl, California homes lark, or northwestern San Diego Pocket Mouse. The development would not pose a negative impact on the riparian habitat either. However, Biological Resource Mitigation Measures for the Supplemental Environmental Impact Report include conducting a Small Mammal Trapping Survey to determine the presence of the San Bernardino Kangaroo Rat. Per the Supplemental EIR, this survey shall be conducted and completed prior to the issuance of grading permits.

SUMMARY: The proposed project is a residential development that is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. Increasing the maximum dwelling count from 500-**700** to 500-**746** within Planning Area 2 and the total buildout number from **800** to **946** for the whole Specific Plan will allow for the residential density with Planning Area 2 to remain at 20-30 du/ac. Moreover, this project complies with the Specific Plan requirements and development standards for Single-Family Attached homes and provides a superior level of Multi-Family residential amenities, a walking trail, and recreation areas. Staff recommends the Planning Commission adopt a Resolution recommending the City Council approve Specific Plan Revision (SPR 22-001) and Design Review Application (DRA 22-004).

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

EXHIBITS:

- A) Area Map
- B) Site Plan
- C) Floorplans
- D) Building Elevations
- E) Conceptual Landscape Plan

ATTACHMENTS:

- 1) Greenspot Village & Marketplace Specific Plan
- 2) Planning Commission Resolution No. 2022-____
 - A) City Council Ordinance No. ____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)
 - Exhibit 1: Proposed Specific Plan Amendments

- B) City Council Resolution No. 2022-_____ to approve Design Review Application (DRA 22-004)
 - Exhibit 1: Conditions of Approval (DRA 22-004)
 - Exhibit 2: Mitigation Monitoring & Reporting Program

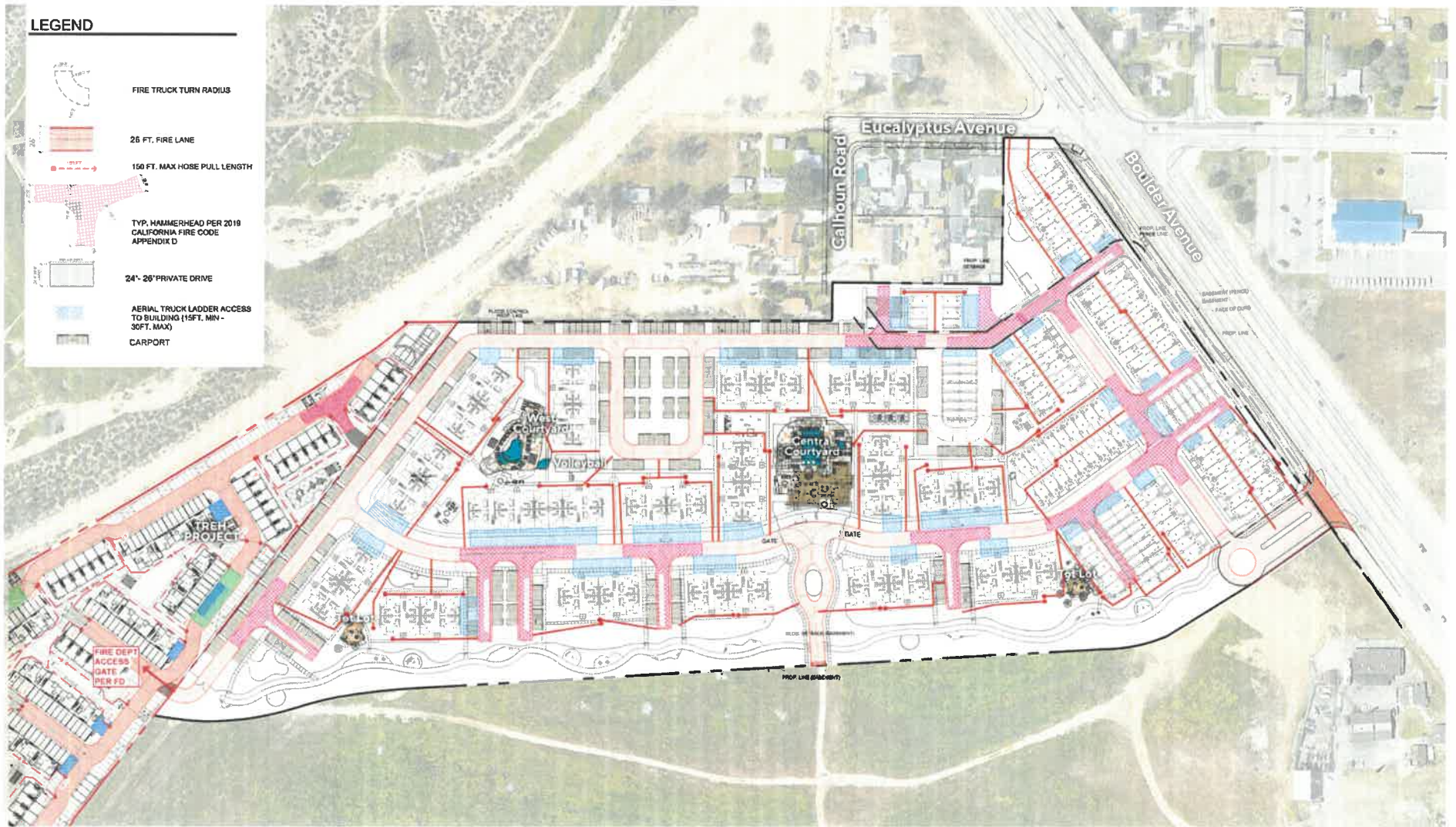
Exhibit A:

Area Map



Exhibit B:

Site Plan



GREENSPOT VILLAGE - PA2
 Highland, California
ALLIANCE RESIDENTIAL CALIFORNIA

**FIRE ACCESS
 Site Plan**

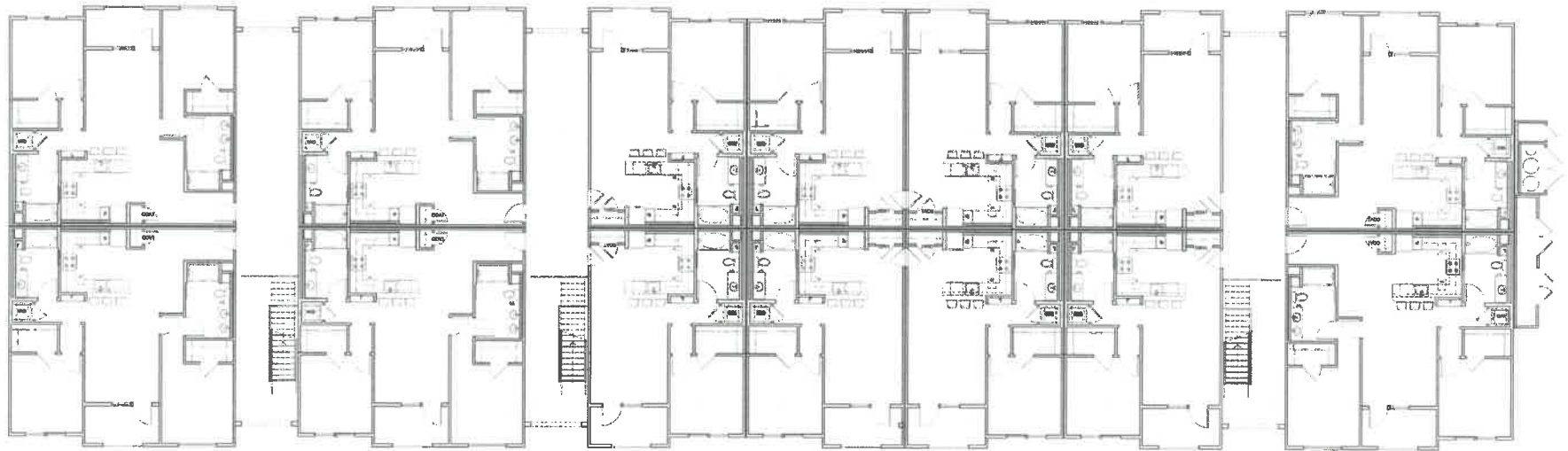


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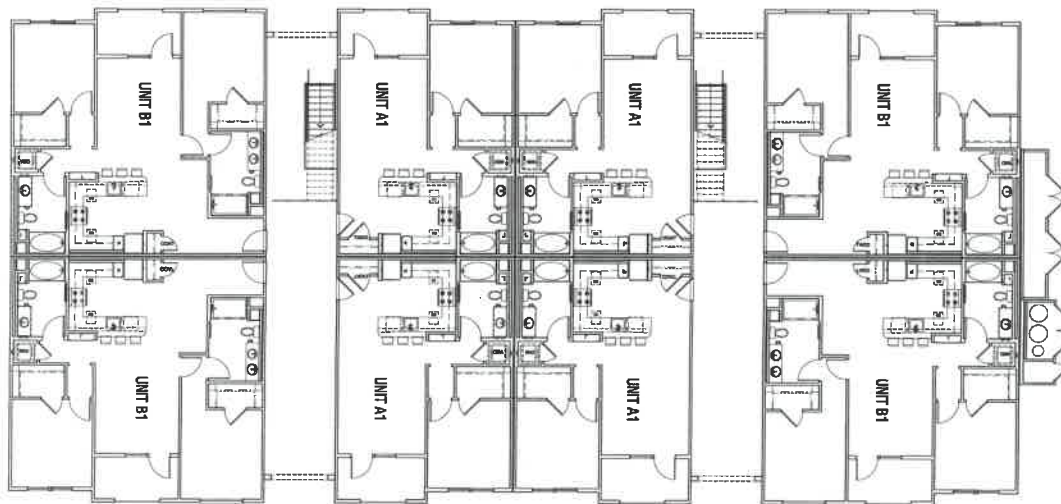
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 Date 03-04-2023

Exhibit C:

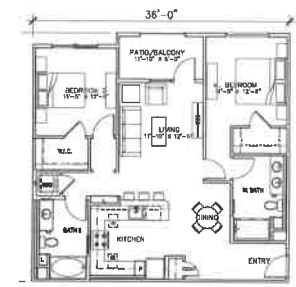
Floorplans



APARTMENT TYPE 1
BUILDING B



APARTMENT TYPE 1
BUILDING A

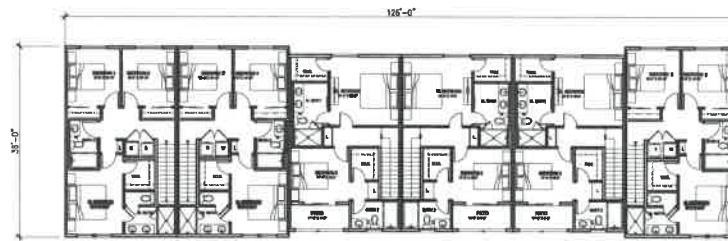


APARTMENT TYPE 1
BUILDING A & B
Building & Unit Plans

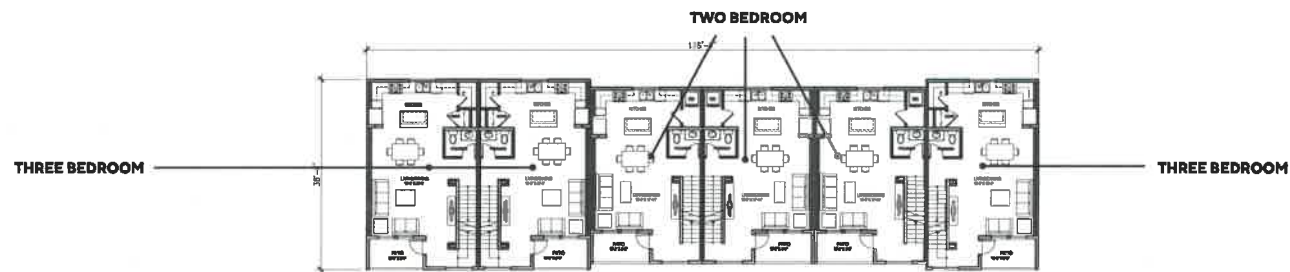
AO Architecture.
Design.
Relationships.

05

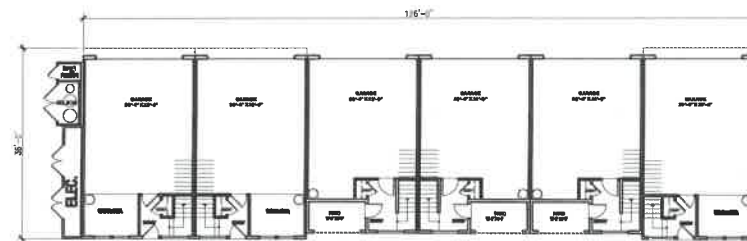
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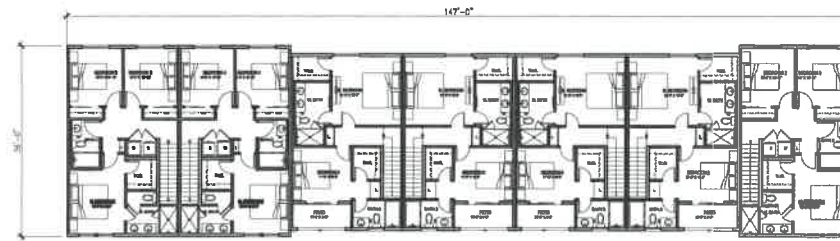
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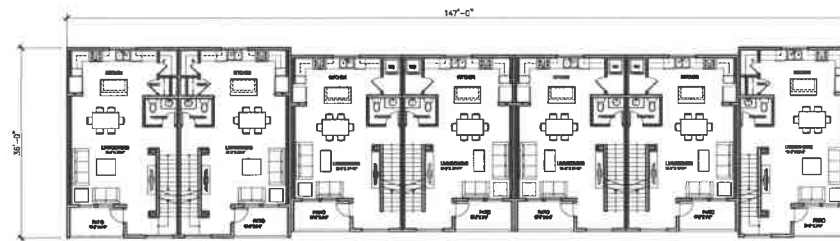
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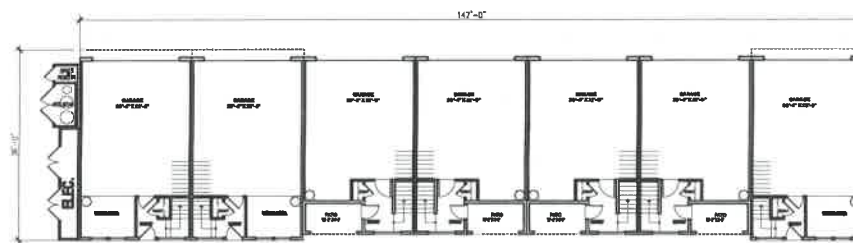
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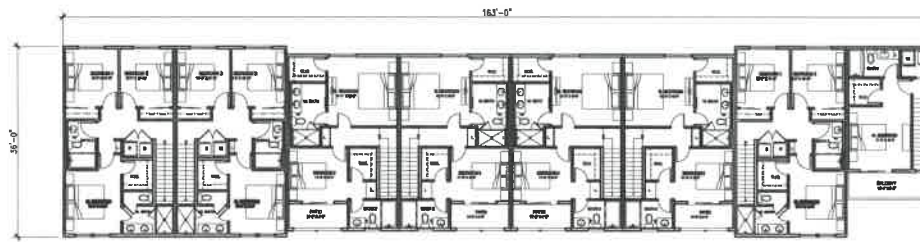
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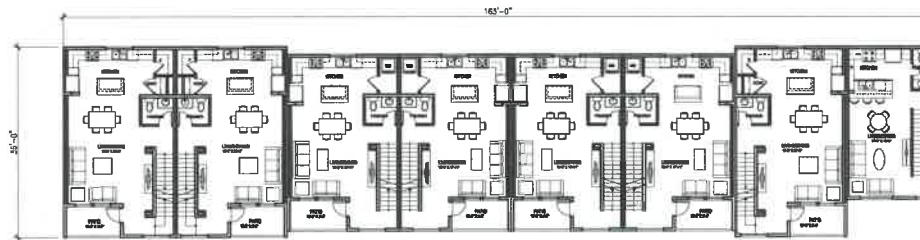
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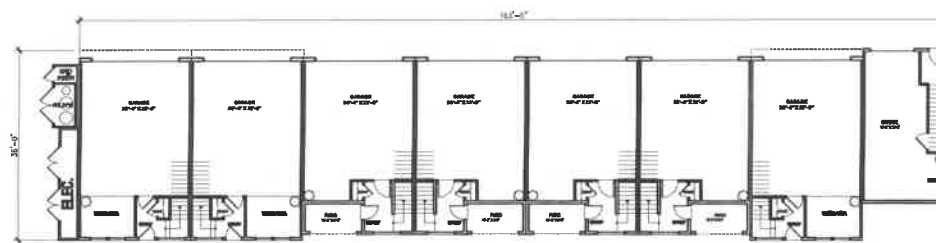
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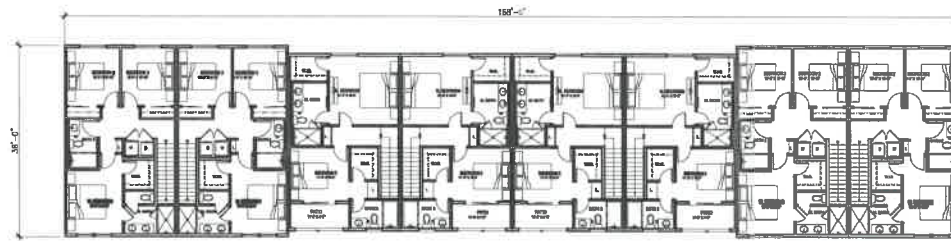
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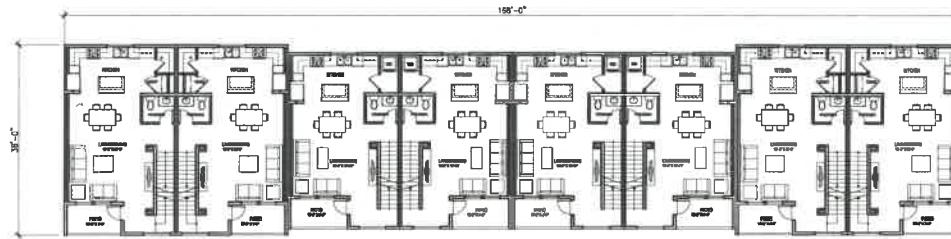
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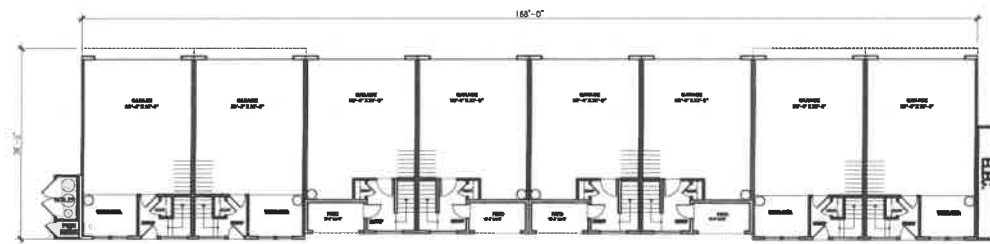
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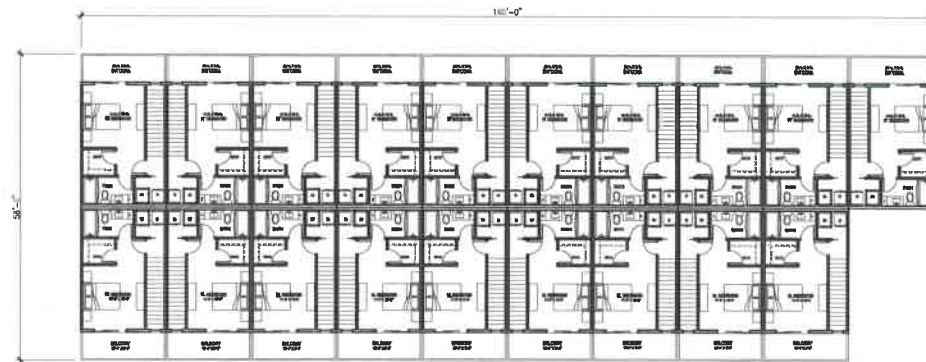
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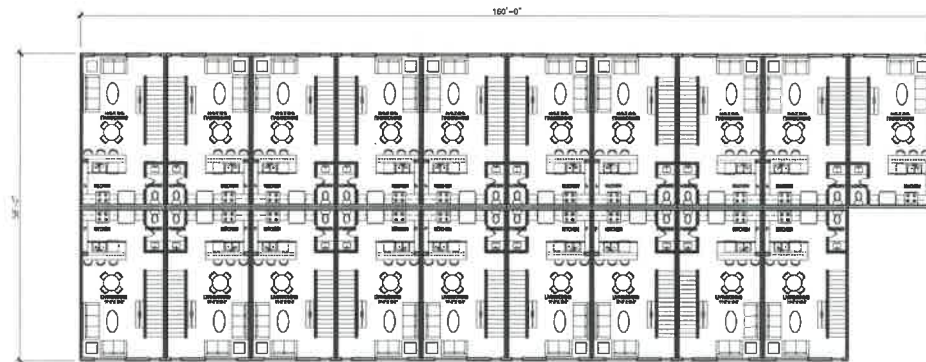
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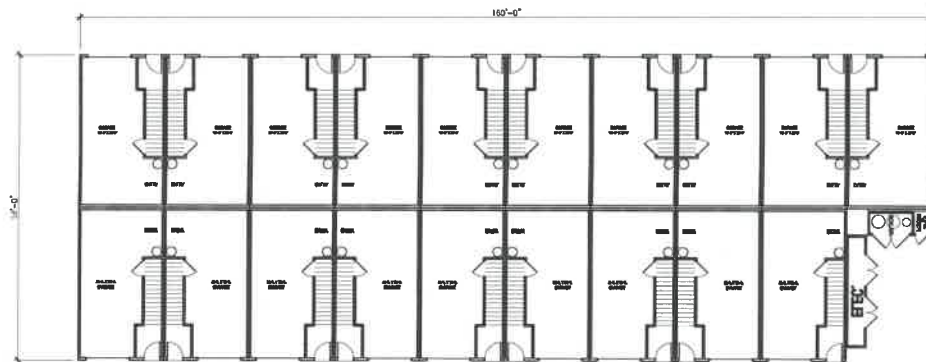
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3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN



1ST LEVEL FLOOR PLAN

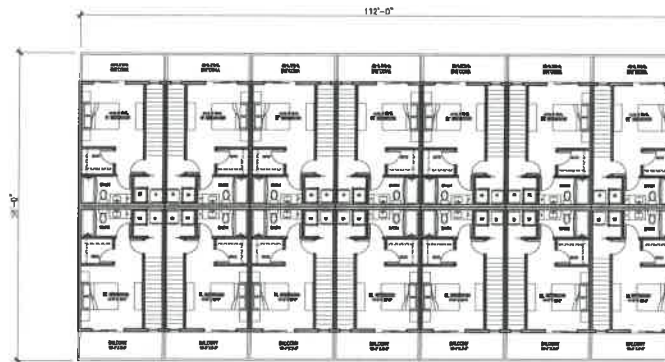
APARTMENT TYPE 2
BUILDING D
Floor Plans

AO Architecture.
Design.
Relationships.

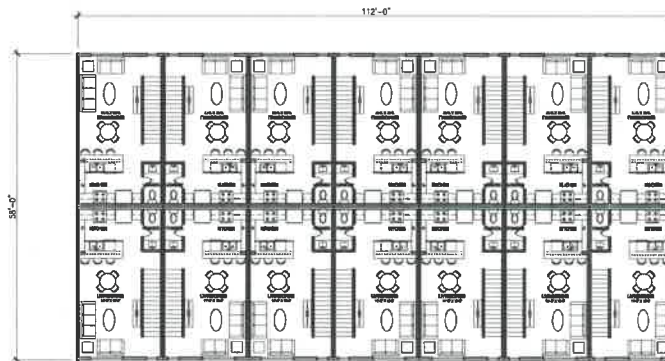
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Job No. 2015-043
Date 03-14-2022

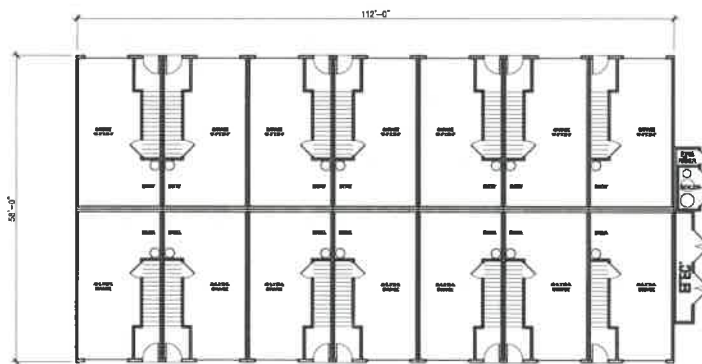
GREENSPOT VILLAGE - PA2
Highland, California
ALLIANCE RESIDENTIAL CALIFORNIA



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN

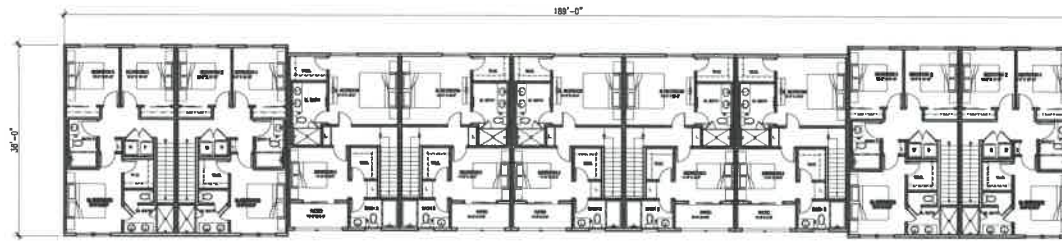


1ST LEVEL FLOOR PLAN

GREENSPOT VILLAGE - PA2
 Highland, California
ALLIANCE RESIDENTIAL CALIFORNIA

**APARTMENT TYPE 2
 BUILDING G
 Floor Plans**

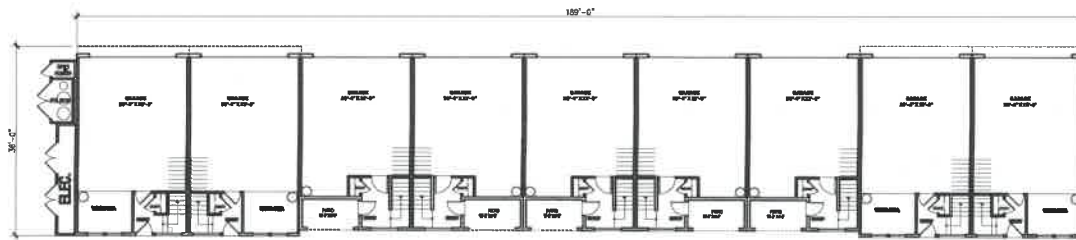




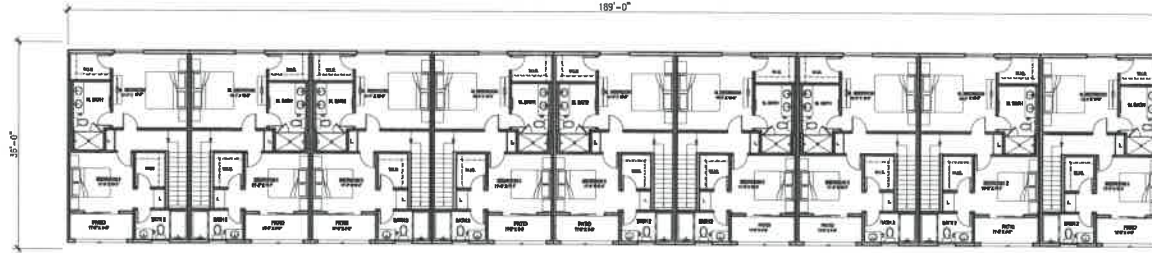
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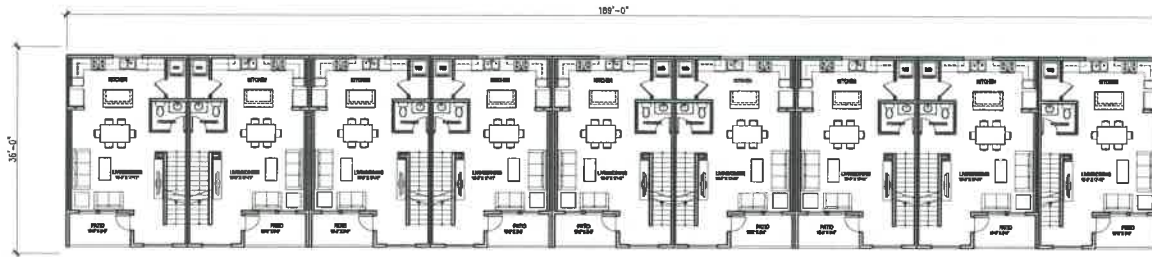
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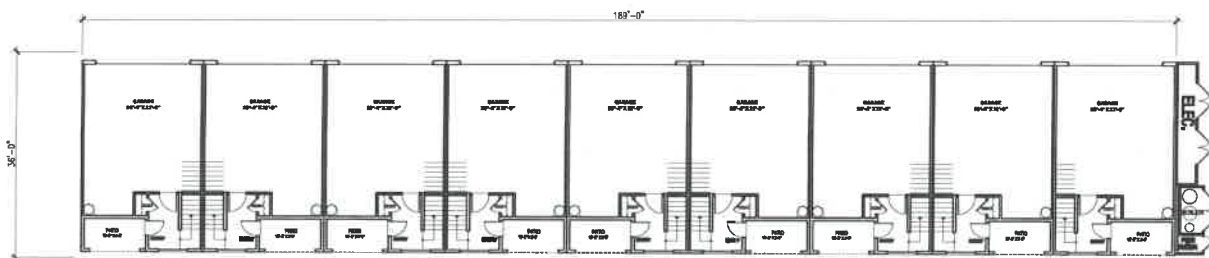
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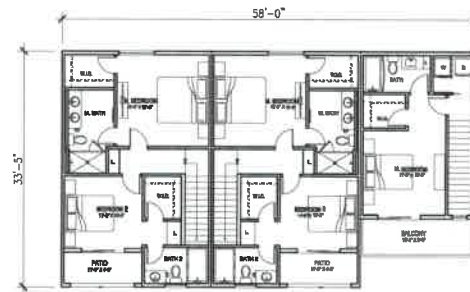
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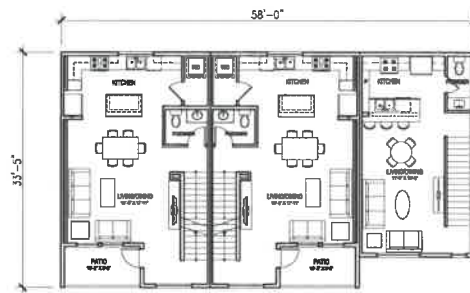
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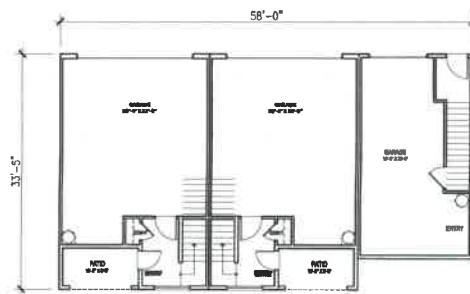
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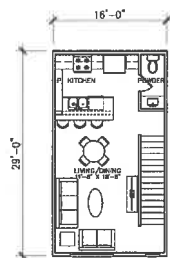
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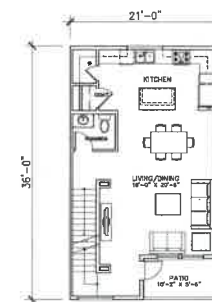
1 Bed / 1.5 Bath
879 SF

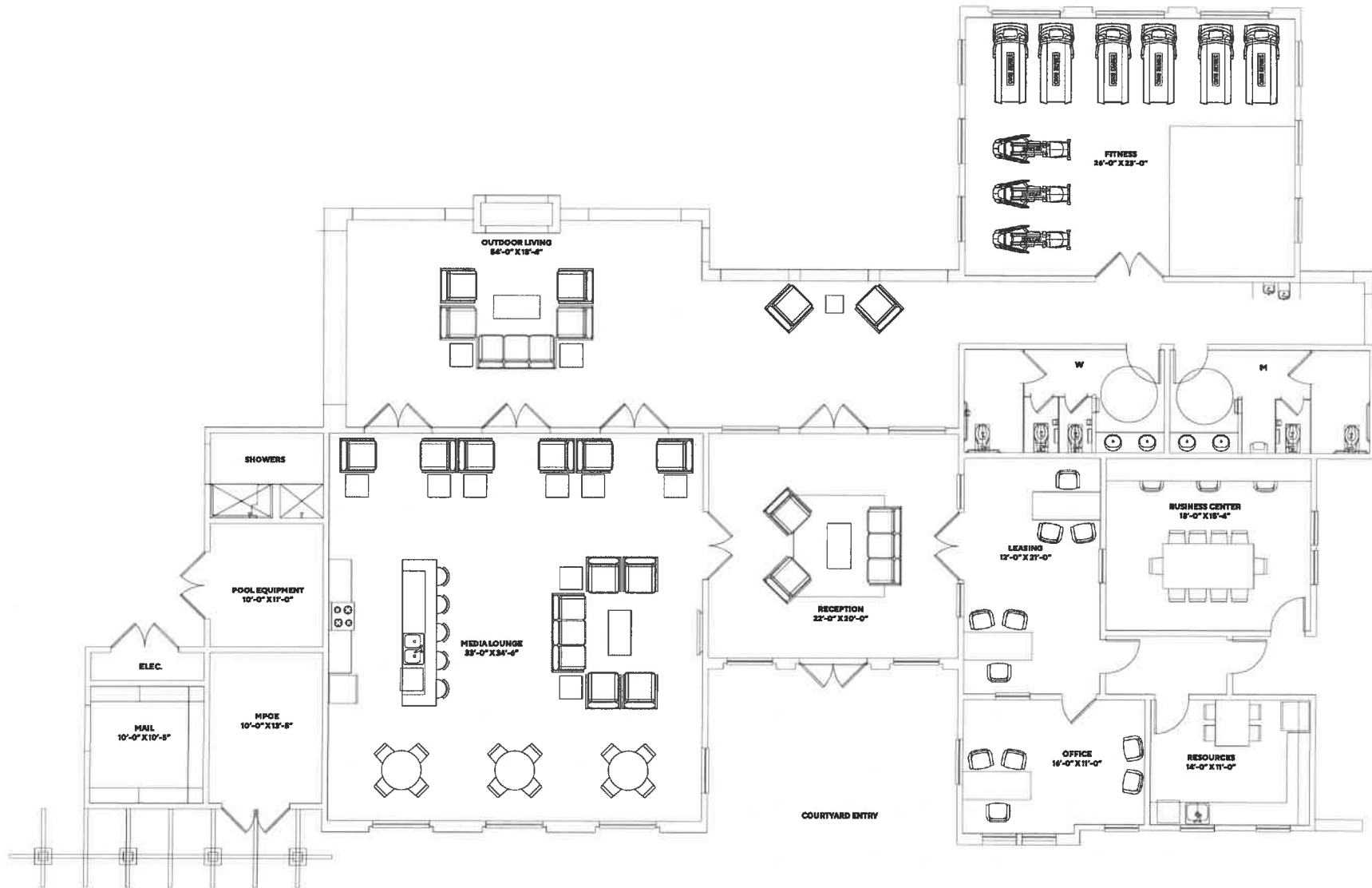


2 Bed / 2.5 Bath
1282 SF



3 Bed / 2.5 Bath
1502 SF





GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

CLUBHOUSE
Building Plan

AO Architecture.
Design.
Relationships.

25

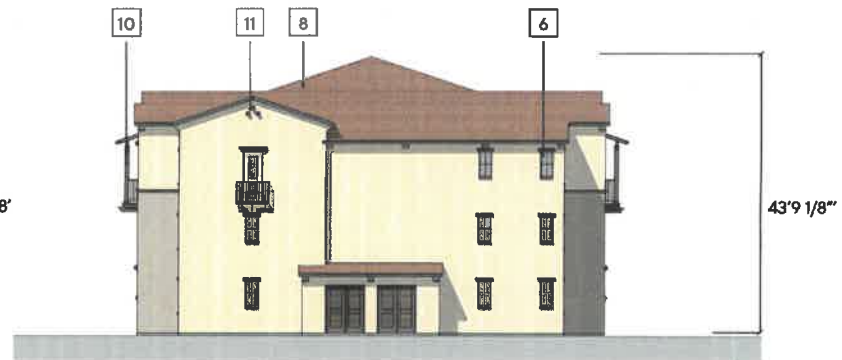
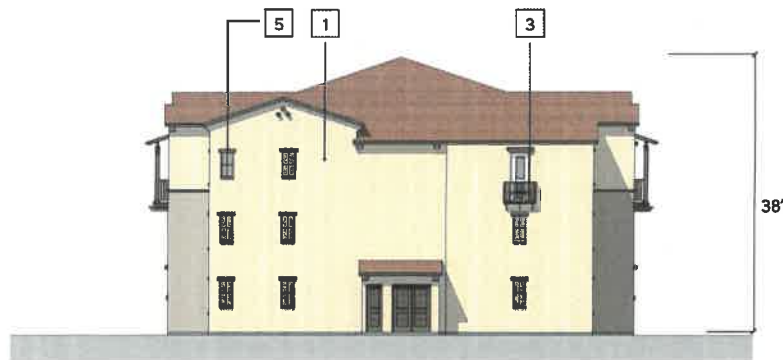
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Date 03-14-2022

Exhibit D:
Building Elevations



MATERIAL LEGEND

- 1 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE POT SHELF
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS
- 7 FAUX WOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 WOOD BALCONY FRAMING
- 11 FAUX CLAY GABLE



GREENSPOT VILLAGE - PA2

Highland, California

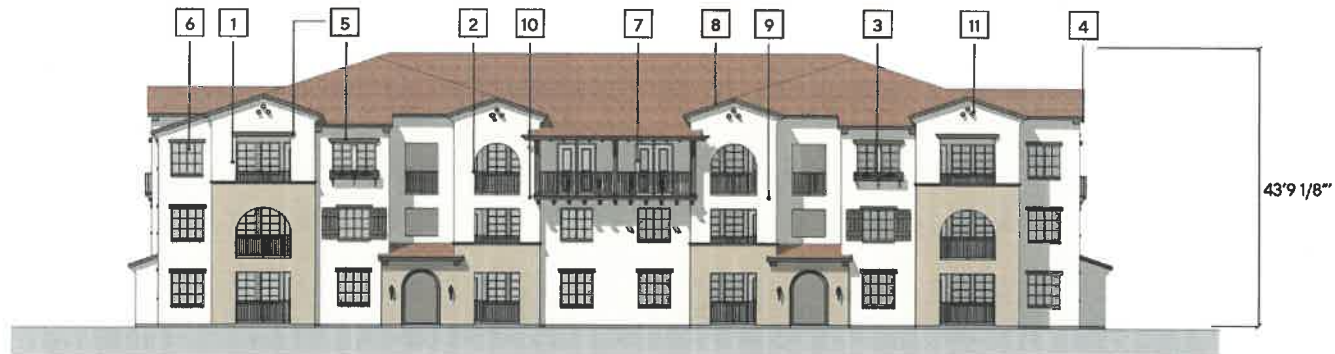
ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 1
BUILDING A
Elevation Option 1



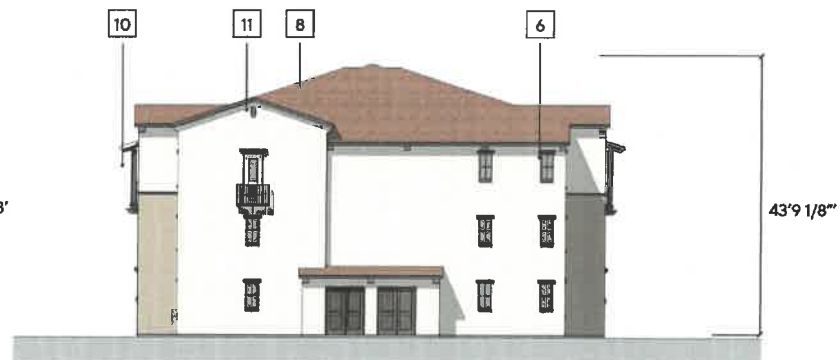
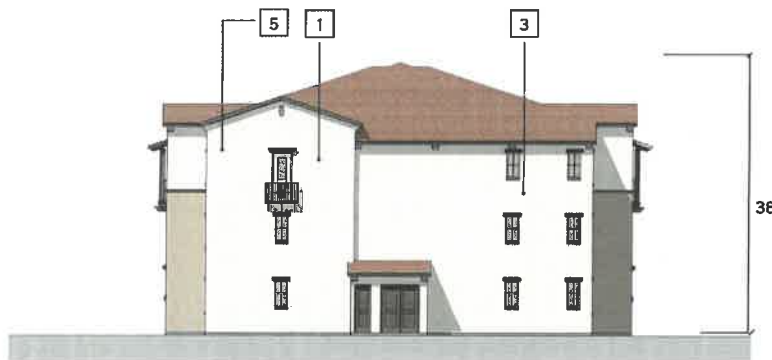
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Job No. 2020-262
Date 03-04-2022



MATERIAL LEGEND

- 1 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE POT SHELF
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS
- 7 FAUXWOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 WOOD BALCONY FRAMING
- 11 FAUX CLAY GABLE



GREENSPOT VILLAGE - PA2

Highland, California

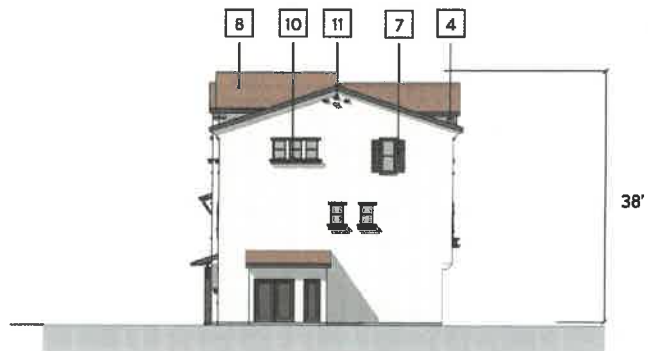
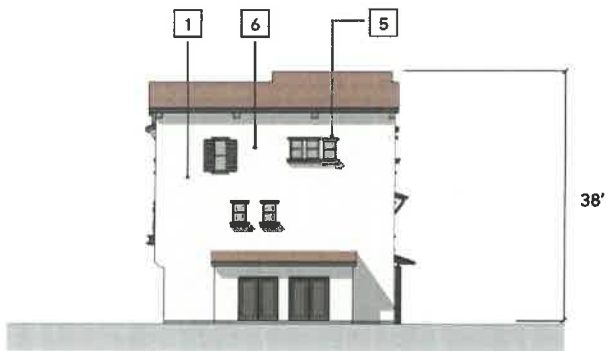
ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 1
BUILDING A
Elevation Option 2



07

Arch No. 2021-048
Date 03-14-2023



MATERIAL LEGEND

- 1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE TILE
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS & DOORS
- 7 FAUX WOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 FAUX WOOD PLANTER BOX
- 11 FAUX CLAY GABLE

GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 2
BUILDING E
Elevations



10

Job No. 2021-062
Date 03-26-2022

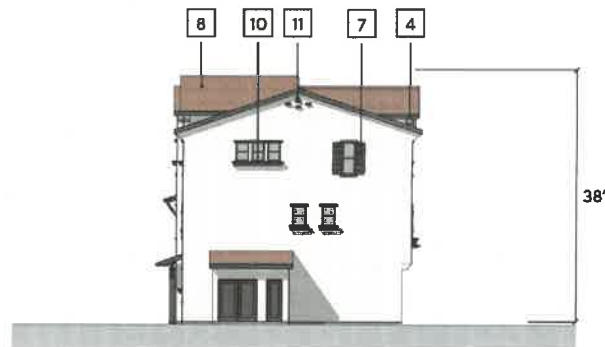
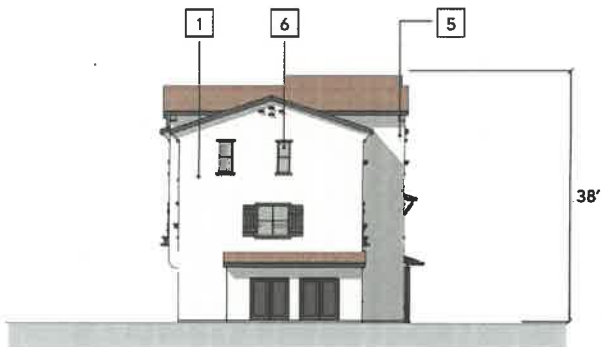


MATERIAL LEGEND

- 1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE TILE
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS & DOORS
- 7 FAUX WOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 FAUX WOOD PLANTER BOX
- 11 FAUX CLAY GABLE

38'

38'



GREENSPOT VILLAGE - PA2

Highland, California

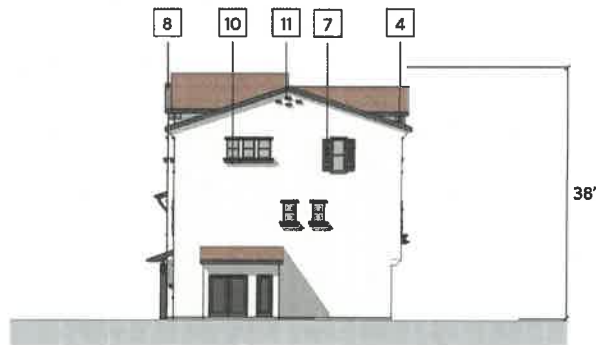
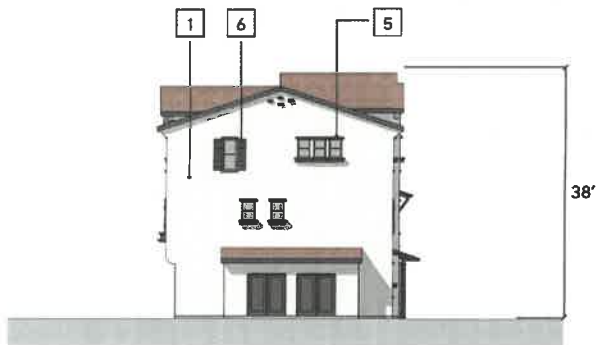
ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 2
BUILDING F
Elevations



12

Job No. 2021-043
Date 03-04-2022



MATERIAL LEGEND

- 1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE TILE
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS & DOORS
- 7 FAUX WOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 FAUX WOOD PLANTER BOX
- 11 FAUX CLAY GABLE

GREENSPOT VILLAGE - PA2

Highland, California

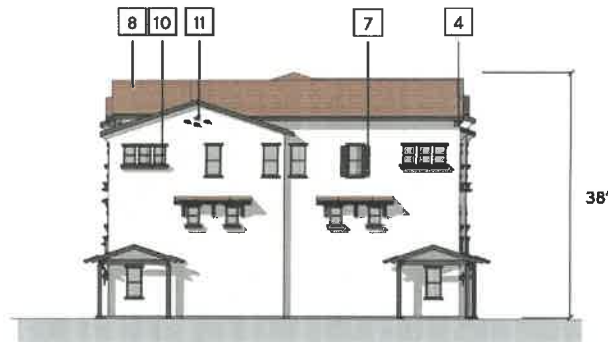
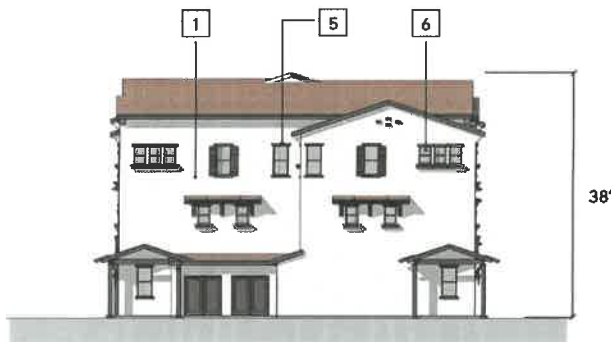
ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 2
BUILDING K
Elevations



14

Job No. 2025-742
Date 03-14-2023



MATERIAL LEGEND

- 1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE TILE
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS & DOORS
- 7 FAUXWOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 FAUXWOOD PLANTER BOX
- 11 FAUX CLAY GABLE

GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 2
BUILDING G
Elevations



Job No.
Date

17

2021-243
03-16-2013



38'



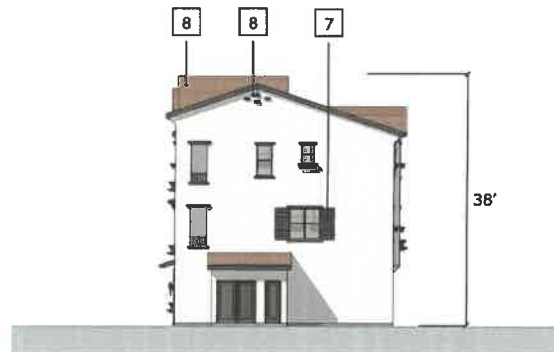
38'

MATERIAL LEGEND

- 1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
- 2 IRON RAILINGS & GATES
- 3 DECORATIVE TILE
- 4 FOAM CORBLES
- 5 DECORATIVE TRIMS
- 6 VINYL WINDOWS & DOORS
- 7 FAUX WOOD SHUTTERS
- 8 COMPOSITE SHINGLES
- 9 DECORATIVE THIN BRICK TERRACOTTA
- 10 FAUX WOOD PLANTER BOX
- 11 FAUX CLAY GABLE



38'



38'

GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

**APARTMENT TYPE 2
BUILDING J
Elevations**



19

Job No. 2021-243
Date 02-14-2022



- MATERIAL LEGEND**
- 1 20/30 EXTERIOR PLASTER WALL W/ SCORED LINES
 - 2 IRON RAILINGS & GATES
 - 3 DECORATIVE TILE
 - 4 FOAM CORBLES
 - 5 DECORATIVE TRIMS
 - 6 VINYL WINDOWS & DOORS
 - 7 FAUX WOOD SHUTTERS
 - 8 COMPOSITE SHINGLES
 - 9 DECORATIVE THIN BRICK TERRACOTTA
 - 10 FAUX WOOD PLANTER BOX
 - 11 FAUX CLAY GABLE

GREENSPOT VILLAGE - PA2
 Highland, California
 ALLIANCE RESIDENTIAL CALIFORNIA

**APARTMENT TYPE 2
 9 UNIT
 Elevations**



20
 Job No. 2001-062
 Date 02-14-2022



GREENSPOT VILLAGE - PA2
Highland, California
ALLIANCE RESIDENTIAL CALIFORNIA

PERSPECTIVE RENDERING
Elevation



21
Job No. 2021-023
Date 03-16-2022



GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

CLUBHOUSE
Elevation

AO Architecture
Design.
Relationships

26

Job No. 2021-762
Date 02-14-2022



APARTMENT TYPE 1 - FRONT ELEVATION - OPTION 2



APARTMENT TYPE 1 - FRONT ELEVATION - OPTION 1

A 
SHERWIN WILLIAMS
AESTHETIC WHITE SW7035

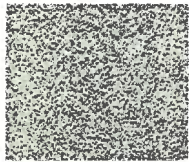
B 
SHERWIN WILLIAMS
TONY TAUPE SW7038

E 
SHERWIN WILLIAMS
OTTER SW6041

F 
SHERWIN WILLIAMS
TRICORN BLACK SW6258

C 
SHERWIN WILLIAMS
SAND DOLLAR SW6099

D 
SHERWIN WILLIAMS
BACKDROP SW7025



1 20/30 EXTERIOR PLASTER
WALL W/ SCORED LINES
TO MATCH PAINT SPECS



2 IRON RAILINGS & GATES
TO MATCH PAINT SPEC F



3 DECORATIVE POT SHELF
TO MATCH PAINT SPEC F



4 FOAM CORBELS
TO MATCH PAINT SPECS



5 DECORATIVE TRIMS
SIZES AND SHAPES WILL VARY
TO MATCH PAINT SPECS



6 VINYL WINDOWS & DOORS
WHITE



7 FAUX WOOD SHUTTERS
TO MATCH PAINT SPEC E



8 COMPOSITE SHINGLES
TERRACOTTA BLEND



9 DECORATIVE THIN BRICK
TERRACOTTA
(USED AS ENHANCED FLOORING
IN BALCONIES AND KEY AREAS)



10 WOOD BALCONY FRAMING
TO MATCH PAINT SPEC E



11 FAUX CLAY GABLE PIPES
TO MATCH PAINT SPEC E

GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 1
BUILDING A OPTIONS 1 & 2
Color & Material Board

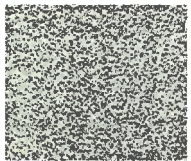
AO Architecture.
Design.
Relationships.

27

Job No. 2021-043
Date 05-10-2022



- | | |
|---|--|
| <p>A</p> <p>SHERWIN WILLIAMS
AESTHETIC WHITE SW7035</p> | <p>C</p> <p>SHERWIN WILLIAMS
WELL-BRED BROWN SW7027</p> |
| <p>B</p> <p>SHERWIN WILLIAMS
SPALDING GRAY SW6074
(GARAGES TO MATCH THIS COLOR OR SIMILAR)</p> | <p>D</p> <p>SHERWIN WILLIAMS
TRICORN BLACK SW6258</p> |



1 20/30 EXTERIOR PLASTER
WALL W/ SCORED LINES
TO MATCH PAINT SPECS



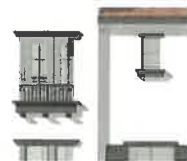
2 IRON RAILINGS & GATES
TO MATCH PAINT SPEC D



3 DECORATIVE TILE
CERAMIC MEXICAN TILE



4 FOAM CORBELS
TO MATCH PAINT SPECS



5 DECORATIVE TRIMS
SIZES AND SHAPES WILL VARY
TO MATCH PAINT SPEC C



6 VINYL WINDOWS & DOORS
TAN



7 FAUX WOOD SHUTTERS
TO MATCH PAINT SPEC C



8 COMPOSITE SHINGLES
TERRACOTTA BLEND



9 DECORATIVE THIN BRICK
TERRACOTTA
(USED AS ENHANCED FLOORING
IN BALCONIES AND KEY AREAS)



10 FAUX WOOD PLANTER BOX
TO MATCH PAINT SPEC C



11 FAUX CLAY GABLE PIPES
TO MATCH PAINT SPEC C

GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

APARTMENT TYPE 2
Color & Material Board

AO Architecture.
Design
Relationships.

28

Job No. 2025-743
Date 03-26-2022

Exhibit E:

Conceptual Landscape Plan



GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN Landscape Plan



L-01

Job No. 2020-001
Date 03-04-2022

- GAME LAWN
 - turf lawn
 - game tables
 - lawn games
 - specimen tree
 - festive lights
 - seating with umbrellas

- DINING TERRACE
 - outdoor kitchen
 - dining tables
 - citrus grove

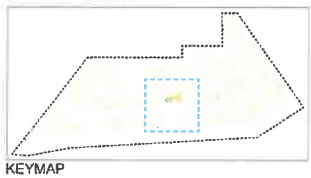
- CITRUS GARDEN
 - citrus grove
 - decomposed granite
 - lounge seating

- POOL DECK
 - pool
 - lounge chairs
 - matching height palms
 - fireplaces
 - daybeds
 - umbrellas
 - spa
 - shade trellis

- ENTRY
 - specimen tree
 - enhanced paving

- PROJECT ENTRY
 - specimen tree in median
 - tree lined
 - enhanced paving

tubular steel security fence



GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

CENTRAL COURTYARD + ENTRY Landscape Plan



L-02

Job No. 2020-143
Date 01-14-2022

- GAME LAWN**
- turf lawn
 - game tables
 - lawn games
 - specimen tree
 - festival lights
 - lounge seating with umbrellas

- POOL DECK**
- pool
 - lounge chairs
 - matching height palms
 - daybeds
 - umbrellas
 - spa
 - shade trellis

- ENTERTAINMENT TERRACE**
- bbq
 - dining tables
 - firepit
 - shade trees

- PICKETBALL**
- (2) picket ball courts
 - fenced perimeter
 - benches
 - matching height palms



GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

RECREATION AREA Landscape Plan



L-03

Job No. 2020-763
Date 03-04-2023

TREE AND PALM LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	CITRUS X LIMON MEYER MEYER LEMON	24"BOX
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24"BOX
	FRAXINUS ANGUSTIFOLIA OXYCARPA RAYWOOD RAYWOOD ASH	24"BOX
	KOELBUTERIA SPINNATA CHINESE FLAME TREE	24"BOX
	LACINIA STRIPATA X LACINIA STRIPATA NATCHEZ CREEP HYDRANGEA MULTI-TRUNK	36"BOX
	LAURUS X "SAMATOGA" SAMATOGA HYBRID LAUREL	36"BOX
	MAGNOLIA GRANDIFLORA MAJESTIC BEAUTY TM MAJESTIC BEAUTY SOUTHERN MAGNOLIA	24"BOX
	OLEA EUROPAEA "WILSON" FRUITLESS OLIVE	24"BOX
	PHOENIX DACTYLOPERA "MEDORA" MEDORA DATE PALM	18" B.T.H.
	PRUNUS ELAENICA APRICOT TREE	24"BOX
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE MULTI-TRUNK	24"BOX
	PLATANUS X ACERIFOLIA BLOODGOOD BLOODGOOD LONDON PLANE TREE	24"BOX
	PYRUS KAWANAKAI DYCKWORTH PEAR	24"BOX
	QUERCUS AGRIFFOLIA COAST LINE OAK	24"BOX
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	18" B.T.H.



GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

TREE & PALM PLAN
Landscape Plan



L-04

Job No. 2021-003
Date 03-06-2022

ALLIANCE RESIDENTIAL CALIFORNIA

49



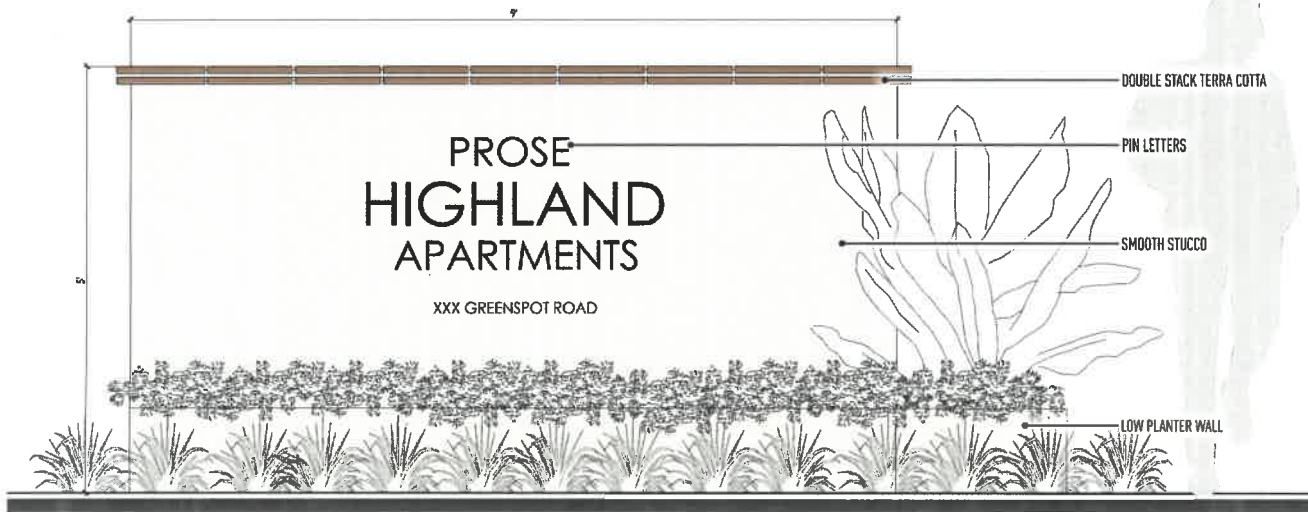
SIGNAGE LOCATION MAP SCALE: 1" = 150'

MAIN ENTRY
SIGNAGE

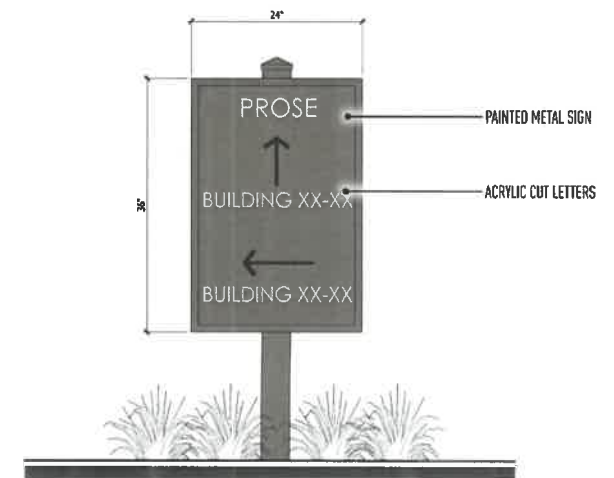
ENTRY SIGNAGE



ENTRY SIGN SCALE: 1 1/2" = 1'-0"



MAIN ENTRY SIGNAGE SCALE: 1 1/2" = 1'-0"



WAYFINDING SIGN SCALE: 1 1/2" = 1'-0"
LOCATE THROUGHOUT THE PROJECT SITE

GREENSPOT VILLAGE - PA2

Highland, California

ALLIANCE RESIDENTIAL CALIFORNIA

CONCEPTUAL SIGNAGE EXHIBIT
Landscape Plan



L-06

Job No. 2025-743
Date 03-14-2022

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

Attachment 2:
Planning Commission
Resolution No. 2022 - ____

RESOLUTION NO. 2022 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL 1) ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN REVISION (SPR 22-001) TO INCREASE THE TOTAL DWELLING UNIT COUNT WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN FROM 800 DWELLING UNITS TO 946 DWELLING UNITS, 2) ADOPT A RESOLUTION TO APPROVE DESIGN REVIEW APPLICATION (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE, AND 3) MAKE A DETERMINATION THAT THE ADOPTION OF THE ORDINANCE IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457

ASSESSOR'S PARCEL NUMBERS: 1201-341-30

APPLICANT: ALLIANCE RESIDENTIAL CALIFORNIA

A. RECITALS

1. On March 17, 2022, the Applicant submitted applications for a Specific Plan Revision (SPR 22-001) and Design Review Application (DRA 22-004) to increase the total dwelling unit count within the Greenspot Village & Marketplace Specific Plan from 800 dwelling units to 946 dwelling units and construct 546 multi-family residential units, a 7,500 square foot leasing office, two (2) recreation areas, and outdoor courtyards on vacant area of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number(s): 1201-341-29 & 1201-341-33
2. This 25 acre residential development was anticipated in the Environmental Impact Report (ENV 09-003) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan Certified by the City of Highland City Council on June 11, 2013 & June 25, 2019 respectively. This project shall thus comply with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV 09-003 and ENV 19-002. No further action is required.
3. On June 24, 2022, the City gave public notice by advertising in the SB Sun, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.
4. On July 5, 2022, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Subject Applications at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Subject Applications.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated July 5, 2022, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Highland.
3. Pursuant to CEQA Guidelines, a Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan Revision was analyzed in compliance with CEQA. It is hereby determined that the project is exempt from further environmental review under Government Code Section 65457 which provides that:
 - a. Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

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

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

The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

4. Findings of Fact for **Specific Plan Revision (SPR 22-001)**

Based on the Findings below, the Planning Commission recommends the City Council does hereby find:

- a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

Response: Currently, the Specific Plan calls for a density of 20-30 du/ac and 18-40 du/ac within Planning Areas 2 and 3, respectively, while permitting a maximum of 500-700 units and 100-300 units in Planning Areas 2 and 3, respectively. At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences, well below the 500 required to satisfy the minimum density of 20 du/ac established for Planning Area 2.

By amending the maximum dwelling unit count range from 500-700 to 500-746 within Planning Area 2 and increasing the total buildout number from 800 to 946 for the entire Specific Plan, the Applicant will be able to adequately

size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards.

- b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare have been implemented. As aforementioned, the current number dwellings allowed to be constructed under the current cam of 800 dwellings within the Specific plan falls below the minimum density required to satisfy the High Density Residential Overlay encompassing Planning Area 2. That being the case, the approval of a Specific Plan Revision for the proposed project is will not adversely affect the public health, safety, or general welfare.

- c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: Government Code section 65454 states that a Specific Plan may not be amended unless the amendment is consistent with the General Plan. The Specific Plan amendment is consistent with the General Plan as the General Plan designation for this area is Planned Development. The proposed Specific Plan Revision to the maximum unit count within Planning Area 2 as well as the overall Greenspot Village & Marketplace Specific Plan simply allows for the established density that was analyzed in the two EIRs to be satisfied.

- d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and poses no potential environmental impacts.

5. Findings of Fact for **Design Review Application (DRA 22-004)**

Based on the Findings below and contingent on the City Council's approval of Specific Plan Revision (SPR 22-001), the Planning Commission hereby finds:

- a. That the proposed project is consistent with the related Specific Plan.

Response: That the proposed project is consistent with the Greenspot Village & Marketplace Specific Plan because the Specific Plan identified that Planning Area 2 would feature a High Density Residential Overlay, requiring residential uses ranging from 500 to 700 units with a density of 20-30 du/ac. By amending the Specific Plan to increase the maximum dwelling unit count range from 500-700 to 500-746 within Planning Area 2 and increasing the total buildout number from 800 to 946 for the whole Specific Plan, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed development of a 546-unit apartment complex will thus be consistent with the Specific Plan.

- b. That the proposed use is in accordance with the objectives of this title (Title 16), and the purposes of the land use district in which the site is located.

Response: the objective of the project is to provide a high-quality planned residential community that compliments the surrounding land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities maintained by the management team that will satisfy the needs of its residents. It will also build out the high-density residential portion of Planning Area 2 of the Greenspot Village & Marketplace Specific Plan while maintaining the minimum density of 20 du/ac.

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

Response: The proposed Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers planted throughout the perimeter of the buildings as well as the parking lot area. As conditioned, the landscape plan will comply with the City's drought tolerant landscaping regulations and complement the other developments within the Greenspot Village & Marketplace Specific Plan.

The development will be required to initiate the process of establishing a Community Facilities District (CFD) to occupancy for maintenance and upkeep of the landscaping along the Boulder Avenue frontage. The complex's residents shall be required to provide the cost of the CFD. The proposed outdoor landscape area with underground water quality infiltration system shall be maintained directly by the development.

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

Response: The Certified Environmental Impact Report (ENV 09-003) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre.

Attachment A includes the City Council Ordinance No. _____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)

Attachment B includes City Council Resolution No. 2022-_____ to approve Design Review Application (DRA 22-004)

6. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 22-004), contingent upon the City Council's approval of Specific Plan Revision (SPR 22-001).

C. ADOPTION OF RESOLUTION

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

PASSED, APPROVED and ADOPTED this 5th day of July 2022.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Attachment A:
City Council Ordinance No. _____
to amend the Greenspot Village & Marketplace
Specific Plan (SPR 22-001)

“ADMINISTRATIVE DRAFT”

ORDINANCE NO. ____

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

APPLICANT: ALLIANCE RESIDENTIAL CALIFORNIA

WHEREAS, on March 17, 2022, the Applicant submitted a Specific Plan Revision application for the Greenspot Village & Marketplace Specific Plan;

WHEREAS, the applicant is proposing to increase the maximum dwelling count from 500-700 to 500-746 within Planning Area 2 and the total buildout number from 800 to 946 for the whole Specific Plan ;

WHEREAS, the approximate 38.6 acre portion of the Greenspot Village & Marketplace Specific Plan north of Greenspot Road and West of Boulder Avenue is referred to as Planning Area 2;

WHEREAS, the Planning Commission did hold a duly noticed public hearing on July 5, 2022, at 6:00 P.M. to consider the environmental review and the proposed ordinance. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 2022-____, recommending to the City Council to introduce an ordinance to amend the Greenspot Village & Marketplace Specific Plan (SPR 06-001A);

WHEREAS, the City Council did hold a public hearing on August 9, 2022, at 6:00 P.M. with a second reading held on September 13, 2022, and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Greenspot Village & Marketplace Specific Plan, and investigate the findings and recommendations in connection therewith; and amend said Specific Plan.

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

Section 1. Findings and Intent

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

Section 2. General Plan Consistency Finding

The Specific Plan amendment is consistent with the General Plan as the General Plan designation for this area is Planned Development. The proposed Specific Plan Revision to the overlaying Greenspot Village & Marketplace Specific Plan increases the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increases the total buildout number from **800** to **946** for the entire Specific Plan in order to satisfy the minimum density of 20 du/ac within established for Planning Area 2.

Section 3. Specific Plan Revision

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

1. The "800 units" will be modified to "946 units" on pages 5, 19, 20, 21, 22, 23, 24, 25, 26, 29, 31, 72, and 269.
2. The "700 units" will be modified to "746 units" on page 20, 24, 26, and 31.
3. The conceptual site plan on page 33 will incorporate the proposed 546 multi-family home layout in Planning Area 2.

Section 4. Findings of Fact for Specific Plan Revision (SPR 22-001)

- a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

Response: Currently, the Specific Plan calls for a density of 20-30 du/ac and 18-40 du/ac within Planning Areas 2 and 3, respectively, while permitting a maximum of 500-700 units and 100-300 units in Planning Areas 2 and 3, respectively. At the moment, there is an approved 200-unit Multi-Family residential complex within Planning Area 3 by Rexco Development and an additional 200 Multi-Family residential units approved for construction in Planning Area 2 by TREH Partners, LLC. With the current cap at 800 units, the Specific Plan only allows for the construction of an additional 400 residences, well below the 500 required to satisfy the minimum density of 20 du/ac established for Planning Area 2.

By amending the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the entire Specific Plan, the Applicant will be able to adequately size 546 dwelling units onto the 25 acre parcel and satisfy the Greenspot Village & Marketplace Specific Plan development standards.

- b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by Planning, Engineering, Building and Safety, the Fire Department and the Police Department and certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare have been implemented. As aforementioned, the current number dwellings allowed to be constructed under the current cam of 800 dwellings within the Specific plan falls below the minimum density required to satisfy the High Density Residential Overlay encompassing Planning Area 2. That being the case, the approval of a Specific Plan Revision for the proposed project is will not adversely affect the public health, safety, or general welfare.

- c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: Government Code section 65454 states that a Specific Plan may not be amended unless the amendment is consistent with the General Plan. The Specific Plan amendment is consistent with the General Plan as the General Plan designation for this area is Planned Development. The proposed Specific Plan Revision to the maximum unit count within Planning Area 2 as well as the overall Greenspot Village & Marketplace Specific Plan simply allows for the established density that was analyzed in the two EIRs to be satisfied, avoiding the requirement for any further environmental review.

- d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and poses no potential environmental impacts.

Exhibit 1 attached includes the Proposed Specific Plan Amendments

Section 5. Environmental Review

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

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

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

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

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

The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow

for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

Section 6. Publication and Posting

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

Section 7. Execution

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

PASSED, APPROVED and ADOPTED this 13th day of September, 2022

Larry McCallon, Mayor

ATTEST:

Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

Maricela E. Marroquin
City Attorney

Exhibit 1:

Proposed Specific Plan Amendments

Greenspot Village & Marketplace Specific Plan

Prepared for:
City of Highland
27215 Baseline Street
Highland, CA 92346

Submitted by:
Mission Development Company, LLC
Neighborhood Creators
1030 Nevada Street, Suite 201
Redlands, CA 92374

Prepared by:
MIG | Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

June 2013

Revisions:
June 2022

1.4. Specific Plan Summary

The Specific Plan area is located east of **State Route** 210, off of Boulder Avenue and Greenspot Road in the City of Highland. The Specific Plan area is developed with a complementary mix of residential, commercial/retail, and office uses all linked by a central Village Paseo. Development plans include two potential land development scenarios, depending upon the ultimate size of the Specific Plan area pending potential acquisition of additional property. This Specific Plan allows for the development of up to 769,600 square feet of building space and 800 residential units. The Specific Plan is designed to provide a broad range of commercial opportunities and a variety of housing types, styles, and sizes that attract a diversity of residents into a well-balanced, master-planned community.

The site is divided into three (3) sections based on unique land use, access and circulation requirements. These sections of the site are hereafter referred to as "Planning Areas," and are shown on Exhibit 2-1, Land Use Plan. The residential Planning Area (Planning Area 2) allows a variety of residential opportunities designed with sufficient recreation facilities to serve the residents of the Specific Plan area. The remaining two Planning Areas (Planning Areas 1 and 3) are developed with mixed-use and commercial land uses. The Specific Plan is designed to provide flexibility in the arrangement of land uses to respond to the market at the time development occurs.

For the entire Specific Plan area, a dwelling unit cap of ~~800~~⁹⁴⁶ units has been assigned. Additionally, a maximum number of dwelling units to be constructed in Planning Areas 2 and 3 have been established. Total dwelling units in the entire Specific Plan area shall not exceed ~~800~~⁹⁴⁶ units. For example, if ~~525~~^{746 units} are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275~~^{200 units}.

2. LAND USE PLAN

2.1. Introduction

The Specific Plan allows up to ^{681,600}~~769,600~~ gross square feet of retail, office, entertainment and restaurant development, ⁹⁴⁶~~800~~ dwelling units and open space. The Specific Plan provides employment, shopping, dining, entertainment, office space, recreation and housing opportunities. The goal is to create an environment catering to the needs of residents with differing lifestyles. Pedestrian pathways, signage, and landscaping provide a unifying element for the Specific Plan and work in concert with the adjacent uses to create a new gathering place for the residents of Highland and surrounding communities.

2.2. Residential Dwelling Unit Limitation

The maximum number of units to be developed in the entire Specific Plan area shall not exceed ⁹⁴⁶~~800~~ units. Dwelling units may be transferred between Planning Areas 2 and 3. For example, if ⁷⁴⁶~~525~~ units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ²⁰⁰~~275~~ units. Similarly, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed ⁶⁴⁶~~500~~ units. Allowing flexibility for the number of residential units to be developed in the Planning Areas provides the opportunity to meet market demands. At the same time, the limit on the total number of units gives assurance to decision-makers and the community that the Specific Plan preserves open space, provides amenities, and promotes the village and mixed use design concepts for Planning Areas 2 and 3.

2.3. Summary of Land Uses

2.3.1. Planning Area 1 - Highland Marketplace

Neighborhood, community and sub-regional commercial uses are conveniently located adjacent to the **SR210** freeway with direct access from Greenspot Road. This location provides high



Residential, commercial, and mixed uses are accommodated in the Specific Plan area.



LAND USE PLAN



The Village Paseo provides a connection between the three Planning Areas.



visibility and convenient access to and from **SR210**. Development of commercial uses provides retail goods and services for Specific Plan residents and regional consumers, and acts as a buffer between **SR210** and residential uses located to the east.

- ★ Planning Area 1 - Highland Marketplace allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants such as Target, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office. Pedestrian oriented design is encouraged in Planning Area 1.

2.3.2. Planning Area 2 - Residential Villages

Planning Area 2 - Residential Villages provides for a mix of housing products with a maximum of ~~700~~⁷⁴⁶ units to be developed.¹ The Planning Area may also include parks, recreation facilities, and water elements (fountains, ponds, and/or small lakes).

- ★ Planning Area 2 - Residential Villages permits a minimum 20 and up to 30 dwelling units per gross acre and allows single-family detached and attached housing including townhomes, duplexes, and small to large multiple-family attached structures.

Planning Area 2 - Residential Villages may include features such as neighborhood parks, water elements, "pocket parks" and greenbelts with locations to be determined by the developer. Private neighborhood recreation centers may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots. The private parks and amenities contained in

¹ Dwelling units may be transferred between Planning Areas 2 and 3; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~800 units.~~^{946 units.} For example, if ~~525 units~~^{746 units} are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ~~275 units.~~^{200 Units.}

LAND USE PLAN

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

2.3.3. Planning Area 3 - Village Center

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

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

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

2.3.4. Village Paseo

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



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

² This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed ~~900 units~~ ^{946 units}. For example, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed ~~500 units~~ ^{646 units}.



LAND USE PLAN

Planning Area 2; it is designed for storm water treatment and retention as well as for picnicking, jogging, hiking, and bicycle riding for the public. The Village Paseo provides convenient access among neighborhoods and commercial areas.

2.4. Land Use Plans

Conceptual land use plans have been developed for two land use scenarios, depending on whether the approximate 21-acre SBCFCD property is acquired by the project applicant. The land use plan for each scenario is described below.

2.4.1. Conceptual Land Use Plan – Scenario One

The Specific Plan allows development of approximately 104-acres of the 165-acre Golden Triangle Community Policy Area in the City of Highland. In accordance with the Specific Plan, the site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses. As shown in Exhibit 2-1, Conceptual Land Use Plan, Scenario 1, the Specific Plan has been delineated into three Planning Areas, based on unique land use, access, circulation, and/or location within the Specific Plan area. The Planning Areas may be developed in a single phase or in multiple phases. Scenario One allows up to ~~769,600~~^{681,600} square feet area of commercial space and ~~800~~⁹⁴⁶ dwelling units. Permitted land uses and related development densities are summarized in Table 2-1, Planning Areas and Land Uses, Scenario 1.

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

Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Non-Residential Gross Square Feet
1	Highland Marketplace	34.8	N/A	N/A	507,600 sf
2	Residential Villages Open Space / Parks	38.6	20 - 30 du/ac	500- 700 ⁷⁴⁶ du	N/A
3	Village Center	30.6	25 ¹⁸ - 40 du/ac	100-300 du	174,000 sf
TOTAL		104 acres		Total shall not exceed 800 units	681,600 ^{681,600} sf

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

* Dwelling units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed ~~800~~ ⁹⁴⁶.

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

2.4.2. Planning Area 1 - Highland Marketplace

Planning Area 1 - Highland Marketplace consists of approximately 34.8 acres and is located along the southwestern boundary of the Specific Plan area, bordered by Greenspot Road to the south, the Village Paseo to the north and Planning Area 3 to the east. The Planning Area's size and configuration provide extensive exposure to travelers on SR210. Planning Area 1 permits uses such as major promotional retail tenants, complementary specialty retail goods and services, dining venues, and other freeway-oriented commercial uses. Up to ~~595,600~~ ^{681,600} gross square feet of commercial uses is allowed.



LAND USE PLAN

Planning Area 1 will be anchored by a major commercial retail store such as Target. The major anchor store includes a building footprint of approximately 150,000 square feet. Up to an additional estimated 445,600 square feet of retail uses is allowed. Planning Area 1 will also contain several outparcel buildings for restaurants, drive-through restaurant facilities, a service station, a bank and retail shops. The outparcel buildings will range from about 1,800 square feet to 10,000 square feet. Building heights may not exceed sixty feet (60') to roofline. Outdoor vendors/carts/kiosks/temporary uses/activities and events such as a farmers market or festivals, are also envisioned throughout the Highland Marketplace. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 1.

Under Scenario One, approximately 17 acres of the 21-acre vacant, undeveloped land currently owned by SBCFCD in the southwestern portion of this planning area would be within the Specific Plan boundary, and would be included within the Planning Area 1 boundary. The remaining 4 acres of the SBFCD property would be within the Planning Area 2 boundary as described below. The Zoning designation for the planning area shall be changed to Specific Plan (SPR-006-001).

2.4.3. Planning Area 2 - Residential Villages

Planning Area 2 - Residential Villages consists of approximately 30-acres and is located in the northern portion of the Specific Plan area. This Planning Area is bordered by Eucalyptus Avenue to the north, Planning Area 1 to the south, Boulder Avenue to the east, and City Creek to the west. Planning Area 2 allows a variety of for-sale and for-lease residential products including single-family detached residences, single-family attached residences, small or large multiple-family attached structures, and appurtenant recreational uses including the Village Paseo (approximately 3.0 acres of open space, greenbelt, pocket parks and multi-use trail that is part of Planning Area 2). Building heights shall not exceed three (3) stories or forty feet (40'). The density within the Residential Villages shall be a minimum 20 and up to 30 dwelling units per gross acre. A maximum of ~~700~~ units may be developed in this Planning Area. However, the

946

LAND USE PLAN

maximum number of units to be developed in the entire Specific Plan area shall not exceed ⁹⁴⁶800 units. For example, if ⁷⁴⁶525 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed ²⁰⁰275 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 2.

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

2.4.4. Planning Area 3 - Village Center

Planning Area 3 consists of approximately 31-acres and is located in the southeastern portion of the Specific Plan area. This Planning Area is bordered by Greenspot Road on the south, Boulder Avenue and Webster Street on the east, the Village Paseo on the north and Planning Area 1 on the west. Planning Area 3 is a mixed use area and may feature uses such as hotels, restaurants, retail, residential, and professional offices. Up to 174,000 gross square feet of commercial, retail, office and hotel uses may be developed within this Planning Area. Building heights shall not exceed sixty feet (60') to roofline. The density within the Village Center shall be 18 to 40 dwelling units per gross acre. A maximum of 300 units may be developed in this Planning Area. However, the maximum number of units to be developed in the entire Specific Plan Area shall not exceed ^{946 units}800 units. For example, if 300 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed ⁶⁴⁶500 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 3.

Exhibit 2-1: Conceptual Land Use Plan, Scenario 1

LAND USE PLAN



Legend

- PA 1 - Highland Marketplace
- PA 2 - Residential Villages
- PA 2 - Village Paseo
- PA 3 - Village Center
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

Scenario 1 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Maximum Density	Number of Dwelling Units	Gross Square Feet
1	Commercial	34.8 ac	N/A	N/A	507,000 sf
2	High Density Residential	35.6 ac	30 du/ac	500-700 du	N/A
	Open Space/Parks	3.0 ac	N/A	N/A	N/A
3	Mixed Use	30.6 ac	40 du/ac	100-300 du	174,000 sf
Total		104 ac		925 du	681,000 sf

1 Dwelling Units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 846.



CIRCULATION PLAN

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Attachment B:

City Council Resolution No. 2022-_____

to approve

Design Review Application (DRA 22-004)

"ADMINISTRATIVE DRAFT"

RESOLUTION NO. 2022 – _____

A RESOLUTION OF THE CITY COUNCIL TO 1) APPROVE DESIGN REVIEW (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE WITHIN PLANNING AREA 2 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN.

ASSESSOR'S PARCEL NUMBER: 1201-341-30

APPLICANT: ALLIANCE RESIDENTIAL CALIFORNIA

A. RECITALS

1. On March 17, 2022, the Applicant submitted a Design Review Application (DRA 22-004) to construct 546 multi-family residential units, a 7,500 square foot leasing office, two (2) recreation areas, and outdoor courtyards on vacant area of approximately 25 acres on the north side of Greenspot Road between the SR 210 and Boulder Avenue.
2. The Site has a Zoning Designation of High Density Residential, per Planning Area 2 of the Greenspot Village Specific Plan.
3. On June 14, 2022, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the subject applications would be considered.
4. On July 5, 2022, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the Design Review Application (DRA 22-004). At the close of the public hearing, the Planning Commission adopted Resolution No. 22-____, recommending that the City Council approve and Design Review Application (DRA 22-004).
5. On August 9, 2022, the City Council held a duly public hearing at which interested parties had an opportunity to testify in support of, or opposition to Design Review Application (DRA 22-004).
6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the City Council dated August 9, 2022, and which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Environmental Findings: A Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The Specific Plan Revision was analyzed in compliance with CEQA. It is hereby determined that the project is exempt from further environmental review under Government Code Section 65457 which provides that:
 - a. Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

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

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

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

The Applicant seeks to amend the Specific Plan to increase the maximum dwelling unit count from 500-700 to 500-746 within Planning Area 2 and increases the total buildout number from 800 to 946 for the whole Specific Plan. As aforementioned, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Considering that this proposed amendment will not affect the density of Planning Area 2, there will be no change to the estimated increase in residents/consumers and traffic within the project area. As such, the scope of the project was previously analyzed and none of events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger the need for further environmental review.

4. Findings of Fact for **Design Review Application (DRA 22-004)**

- a. That the proposed project is consistent with the related Specific Plan.

Response: That the proposed project is consistent with the Greenspot Village & Marketplace Specific Plan because the Specific Plan identified that Planning Area 2 would feature a High Density Residential Overlay, requiring residential uses ranging from 500 to 700 units with a density of 20-30 du/ac. By amending the Specific Plan to increase the maximum dwelling unit count range from 500-**700** to 500-**746** within Planning Area 2 and increasing the total buildout number from **800** to **946** for the whole Specific Plan, this will allow for the construction of a residential project within Planning Area 2 that is in compliance with the 20-30 du/ac density range than what was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed development of a 546-unit apartment complex will thus be consistent with the Specific Plan.

- b. That the proposed use is in accordance with the objectives of this title (Title 16), and the purposes of the land use district in which the site is located.

Response: the objective of the project is to provide a high-quality planned residential community that compliments the surrounding land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities maintained by the management team that will satisfy the needs of it residents. It will also build out the high-density residential portion of Planning Area 2 of the Greenspot Village & Marketplace Specific Plan while maintaining the minimum density of 20 du/ac.

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

Response: The development will be required to initiate the process of establishing a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping along the Boulder Avenue frontage. The complex's residents shall be required to provide the costs to maintain the LMDs. The proposed outdoor landscape area with underground water quality infiltration system shall be maintained directly by the development.

The proposed Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers planted throughout the perimeter of the buildings as well as the parking lot area. As conditioned, the landscape plan will comply with the City's drought tolerant landscaping regulations and complement the other developments within the Greenspot Village & Marketplace Specific Plan.

- 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 Certified Environmental Impact Report (ENV 09-003) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively, anticipated the buildout of Planning Area 2 with a large scale multi-family residential project with a density level between 20 and 30 dwelling units per acre. Additionally, a current project-specific Biological Resource Study and Noise Study shall be prepared prior to the issuance of grading permits and building permits, respectively, as required by the MMRPs to check for the presence of the San Bernardino Kangaroo Rat and to provide details on sound levels.

Exhibit 1 attached includes the Design Review Application (DRA 22-004) Conditions of Approval

Exhibit 2 attached includes the Mitigation Monitoring & Reporting Program for the Supplemental Environmental Impact Report (ENV 19-002)

5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves Design Review Application (DRA 22-004) to construct a 546-unit multifamily residential complex in Planning Area 2 of the Greenspot Village Specific Plan, subject to the conditions of approval attached.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED and ADOPTED this 9th day of August, 2022.

Larry McCallon, Mayor

ATTEST:

Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

Maricela E. Marroquin
City Attorney

Exhibit 1:

Design Review Application (DRA 22-004)

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 5, 2022

Applicant: Alliance Residential California

File/Index: Design Review Application (DRA 22-004) [Related Project(s): Specific Plan Revision (SPR 22-001)]

Proposal: The construction of a 546-unit multi-family residential complex, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site.

Location: A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue.
Assessor's Parcel Number(s): 1201-341-30

PLANNING CONDITIONS OF APPROVAL

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

Design Review Application (DRA 22-004) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. These entitlements shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Design Review Application has taken place within thirty-six (36) months after the approval of said Design Review Application.
 - 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 Design Review Application.

2. The proposed Design Review is for the construction of a 546-unit multi-family residential complex, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards. Submittal includes a site plan, architectural elevations, grading plans, and landscaping plans.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission and City Council, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
8. If the property will remain undeveloped for longer than 18 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust control. Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.
9. The applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.

10. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.
11. The Boulder Avenue frontage and perimeter landscaping, paseos, perimeter walls, and recreational amenities shall be constructed in advance of the first residential Certificate of Occupancy.
12. The following conditions have been provided as part of the review by the City's Landscape Architect:
 - a. Applicant shall provide a minimum 48" box specimen size tree at the accentuated entry to the Central Courtyard and within the drive median where the planting plan currently indicates 24" box trees and consider upsizing the remaining Fruitless Olive trees along both sides of the entry drive to 36" box minimum size.
 - b. Applicant shall adjust tree layout within paseo to focus the shade cover over active areas within the paseo where possible.
 - c. Applicant shall incorporate at least 10% of the trees within paseo at 48" box or larger container size, with larger trees placed at locations that can best provide initial shade impact. Upsized trees shall be selected from species noted to acclimate quickly and continue growing at a moderate to rapid rate, including but not necessarily limited to California Sycamores.
 - d. Applicant shall increase tree density/ reduce on-center spacing along the northern edge of the property, as to provide a vegetated screen between the new construction and the adjacent existing properties.
 - e. Applicant shall consider increasing density of palm plantings near pool areas to increase shade at pool deck seating for both pool areas. The increase in palm count may be achieved by staggering the installation height of the palms.
 - f. Applicant shall coordinate tree and shrub plantings along Boulder Avenue frontage with the recently installed Boulder Avenue streetscape. Reference plans can be provided upon request to City Landscape Architect.
 - g. Applicant shall incorporate more shade over the synthetic turf surface at the dog parks, as synthetic turf reaches unsafe temperatures during summer months in Highland.

- h. Applicant shall consider grouping Southern California-native plantings at certain portions of the project, such as within the paseo area, as to provide a distinct environment and demonstration opportunity within the project.
 - i. Applicant shall provide concrete headers where on-site landscape meets future phases and/or offsite areas, as to protect the integrity of the proposed planting, and to define the limits of maintenance responsibility.
 - j. Applicant shall coordinate the landscape plan layout with the project's Water Quality Management Plan to ensure that the landscape layout aligns with the required Best Management Practices (BMP) facilities.
- 13. Enhanced paving shall be installed at the Access "C" major entry and Boulder Avenue secondary entry for consistency with the Greenspot Village Specific Plan.
- 14. Sidewalks along Boulder Avenue shall feature a landscaped parkway so that sidewalks are not directly adjacent to the street and vehicle traffic,
- 15. Secondary access onto Boulder Avenue must have clear line of sight. Tree canopy needs to be high enough to not obstruct any view.
- 16. Trash enclosures need to be screened with a trellis or solid roof.
- 17. There must be designated pedestrian walkways across internal drive aisles throughout the development.
- 18. All heating, venting and air conditioning (HVAC) units shall be ground mounted and incorporate sufficient structural or landscape screening with shrubs and bushes, to the satisfaction of the Community Development Director.
- 19. Lighting shall be directed downward in order to minimize glare nuisances to surrounding properties. Fixtures shall be decorative and compatible with the overall project design theme.
- 20. A minimum of one onsite parking stall per unit shall be free of charge to all tenants; all guest parking shall be free of charge.
- 21. The Development Impact Fees shall be paid in accordance with City policy.
- 22. The Project shall comply with the City's Inclusionary Housing Ordinance.
- 23. The project shall comply with the 2013 and 2019 MMRPs.

24. A photometric plan shall be provided to Staff for review prior to the issuance of building permits.
25. Security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.
26. To avoid fragmentation of ownership and maintenance, the residential construction shall be tied and remain under common ownership or subject to the establishment of an overall management entity or homeowners association responsible for enforcement of CC&Rs and maintenance requirements. The Planning Commission and/or City Council may approve a Financing/Conveyance Map. Should the housing complex designated in the site plan be proposed to change from a "for rent" product to a "for sale" product (i.e. condominiums), the Applicant shall first submit a Design Review Amendment Application for Planning Commission and City Council review and approval prior to the conversion. Density of residential development shall remain consistent with the Greenspot Village & Marketplace Specific Plan.
27. Entry Statements at Calhoun Road and Boulder Avenue entrances shall be embellished as approved by City's Landscape Architect.

Building and Safety Division Conditions of Approval

Date: April 24, 2022
Project: Planning Area 2 Greenspot Village & Marketplace – 546 Multi-Family Residential Units, a 7500 sqft leasing office, & Outdoor Courtyards
Site Location: Planning Area 2 of the Greenspot Village Marketplace Specific Plan
DRA: 22-004, SPR 22-001
APN: 1201-341-29, 1201-341-33

1. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.
 - (3) Architectural Plans
 - (3) Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal
 - (3) Structural Plans
 - (2) Structural Calculations
 - (3) Plot/Site Plans
 - (3) Electrical Plans
 - (3) Electrical Load Calculations
 - (3) Exiting Plans
 - (3) Plumbing Plans/Isometrics
 - (3) Mechanical Plans
 - (3) HVAC Duct Layout Plans
 - (2) Roof and Floor Truss Plans
 - (2) Title 24 Energy Calculations
 - (2) Soils Report
 - (3) Precise Grading Plans
 - * Grading, Photometric, or Landscape Plans:
Please mark "FOR REFERENCE ONLY"
 - (3) Site Disabled Access Plan
 - (3) Temporary Fence Plan
 - (1) Approved Health Department (Plans Prior to permit issuance)
2. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted

after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.

3. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(Redlands Unified School Districts)
4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
5. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
6. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
7. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
8. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
9. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
10. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-2136, Ext 228.
11. A security fence with screening shall protect all construction sites in accordance with Policy 335. The fencing and screening shall be maintained

at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

12. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.
13. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
14. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit" See planning for approvals, alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
15. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
17. 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)

18. Where Practicable sewer are to be connected to the public sewer system. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from EVWD and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.
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. Demolition of any onsite structures requires the following information or action.
 - a. Submit copies of the property title at permit submittal.
 - b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
 - c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.
21. All dead and removed trees and foliage is to be properly removed from the site.
22. 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.
23. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans, reports, and documents.

Comments pertaining to the preliminary drawing plans:

- Note some of these comments can be addressed once plans are submitted for plan review. Comments that should be addressed prior to submitting for plan review are:
 - Conditions that change the layout of the units such as making units accessible and adaptable where the unit sizes may increase in size.
 - Conditions that reflect the overall parking area, which considers the number of accessible parking spaces.
 - Conditions that change the overall layout in order to comply with accessible path of travel to all facilities and making the facilities

accessible. Facilities shall include, but not limited to trash enclosure, pool area, BBQ areas, fire pits, and playground areas.

24. (Recreational Building) Justify the number of plumbing fixtures and show locations in accordance with CPC Table 422.1.

25. (Recreational Building) Accessibility for the recreational building and swimming pool shall comply with CBC Chapter 11B, while the Apartment units shall comply with CBC Chapter 11A.

26. Multi-family units without elevators:

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

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

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

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

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

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

- Specify which option is to be applied.
- Provide dimensioned details in compliance with CBC sec. 1130A to demonstrate compliance.
- Reference notes and details to the architectural floor plans. The bathroom on the ground floor accessible unit shall meet the following:

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

minimum clear floor areas. (maneuvering space, sec. 1134A.4) CBC sec. 1134A

35. Provide notes, details, and dimensions for gates located on an accessible route as follows: CBC sec. 1126A
 - a. Width and height
 - b. Maneuvering clearance/ Landings
 - c. Floor or Ground surfaces
 - d. Type of lock and latch
 - e. Opening force
 - f. Smooth surface (kick plate) sec. 1126A.7
36. Provide notes, details, and dimensions for the accessible stairs on the plans. Address the following:
 - a. Rise and run of stairs. CBC sec. 1009.4.2
 - b. Open risers not permitted CBC sec. 1115A.2
 - c. Contrasting color strip on treads CBC Sec. 1115A.5
 - d. Handrails CBC Sec. 1115A.6.2.1, 1115A.6.2.3, 1115A.6.2.5
 - e. Guards CBC sec. 1013
37. Kitchens shall be accessible. Provide details on the plans. Reference details to the floor plans. Kitchens shall comply with CBC sec. 1112 A
38. Ten percent of multi-story dwelling units shall be located on an accessible route and be adaptable with exception for Carriage units. Identify the required adaptable units on the plans. CBC sec. 1102A.3.1, 1104A
39. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests per section 1119A.
40. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route and shall comply with the provisions of sec. 1109A.
41. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions of chapter 11A.
42. Rooms or spaces located on the primary entry level and subject to chapter 11A may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
43. When glazed openings are provided within rooms or spaces for operation by occupants (dwelling units) at least one glazed opening shall comply with 1138A.4. Provide notes / details on the plans. CBC sec. 1126A.8

44. The trash enclosures shall be accessible to persons with disabilities and located on an accessible route. Detail accessibility on the plans. CBC Sec. 1110A.1(2)
45. The trash enclosure door or gate shall be provided with a level area 60" in length in the direction of door or gate swing and a length of 48" in the opposite direction of door swing. CBC sec. 1126A.3.1
46. Private garages shall comply with CBC Section 1109A.2.1.
47. Provide and detail an accessible route to the play area and through the play area to play components. CBC 1110A
48. Play area ground surfaces shall comply with ASTM standards. CBC sec. 11B-1008.2.6

City of Highland

Engineering Department

Conditions of Approval

(DRA 2022-004 - SPR 22-001) Greenspot Village Alliance

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

Grading

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.
- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration basins and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basins until the site is stabilized for erosion and sedimentation.
- B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C 14. Construct Boulder Avenue adjacent to the project at its ultimate half section width as a Modified Primary Arterial, including a minimum 5-foot wide sidewalk (Type A Standard 208), a 10-foot wide multi purpose trail with split rail fencing, parkway landscaping, and raised landscaped median with a wrought iron fence along centerline of the median from the intersection of Eucalyptus Avenue and Boulder south to the intersection of Webster Street and Boulder Avenue.
- C 15. Design and construct public improvements including temporary fire access gate 20-foot wide with Knox box lock onto Boulder Avenue at proposed Fire access hammerhead and 24 hour SCE access gate, shown on the Conceptual Grading Plan south of the intersection at Eucalyptus Avenue: as approved by the City Engineer and Cal Fire.
- C 16. Construct a 65-foot wide drive aisle at the Easterly right in/ right out only access road off Boulder Avenue with a 8-foot wide landscape median, a 15-foot wide northerly landscaped parkway, and a 10-foot wide southerly landscaped parkway.
- C 17. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, at Access A on Greenspot Road, a 150-foot southbound left-turn lane, a 275-foot southbound through/ right-turn lane, and a 8-foot wide landscaped median, and a private lighting system. Align the project private drive with the existing entrance south of Greenspot Road. If modification to the existing traffic signal is required, submit a signal modification plan to the City Engineer for review and approval. This private drive connecting at Greenspot Road Access "A" shall connect at the private road terminus at the southwest corner of the development for emergency access/ egress: as approved by the City Engineer and Cal Fire.

- C 18. If the following improvements have not been constructed by other development projects prior to issuance of building permits, the project applicant shall construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, (1) construct and maintain the private street aligned with Access C improvements southerly from the project boundary including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, stamped concrete, a 10-foot wide landscaped median, and a private lighting system. Construct a 250-foot southbound right-turn lane, a southbound through lane, and a 150-foot southbound left-turn lane. Align the entrance with the future development south of Greenspot Road. Access "C" shall be 71-feet wide from Greenspot Road to the northern boundary of the project.
- E 19. Submit engineering plans for street improvements for Boulder Avenue, and striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.
- C 20. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.
- C 21. Design and construct public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C 22. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

- E 23. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- C* 24. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Runoff from the proposed entrance road shall be captured and conveyed to the proposed pretreatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 25. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

- C 26. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:
- "I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- B 27. At each underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 28. Register the underground chambers with EPA as a Class V Injection Well.
- E* 29. As per the C-WQMP and final design of the F-WQMP, construct hydrodynamic separators such that all flows into proposed underground system are pretreated by a system rated by the Washington State TAPE/ GULD for removal of sediments, oil and grease, and trash.
- E* 30. Construct on-site grading to drain the entire site to the south and to the existing Lateral T (48" HDPE). If entire site does not drain to the south, then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings. Design the total peak discharge from Project and tributary areas from the remainder Planning Area 1 and 2 into Lateral T (48" HDPE) such that it does not exceed 100 cfs peak flow rate, which is the design flow rate used in the hydrology study of the existing storm drain in Greenspot Road constructed and stubbed out by the City at the existing signalized intersection ("Access C").
- E 31. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- E 32. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

- C* 33. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along Boulder Avenue. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

- C* 34. Apply to the City to annex the Project into the City's Consolidated Landscape District (LMD) for maintenance of the median along the Project's Boulder Avenue frontage. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. Landscaping within the median shall be maintained by the City.
- B* 35. Dedicate by separate instrument an irrevocable offer of dedication document, (1) a 10-foot wide minimum landscape easement across the Boulder Avenue frontage, in addition to the required street right-of-way, as approved by the City Engineer, (2) a temporary construction easement granting permission for the City to enter the property to construct and restore landscaping. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.
- B* 36. Acquire a private easement across Planning Area 1 and/ or 3 if needed for construction and maintenance of offsite drainage facilities and private drives.
- E* 37. In accordance with the Greenspot Village and Marketplace Specific Plan, grant by separate instrument a reciprocal private easement in favor of the parcels within Planning Area 1 and 3, southerly adjoining properties, for pedestrian and vehicular access, including emergency access from the southwest corner of Planning Area 2 with the westerly adjoining TREH Development project.
- E* 38. In the event the developer, after a verifiable good faith effort, fails to acquire, if any, required off-site property interests, the developer shall enter into an agreement with the City to complete the improvements pursuant to Government Code Section 66462 et seq. at such time as the City acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by the City to acquire the off-site property interests (drainage easements, drainage acceptance letters, and permission to grade and construct as applicable) required in connection with the development project. Security for a portion of these costs shall be in the form of a cash deposit in the amount estimated by the City based on an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal.
- C 39. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').
- B 40. Submit non subdivision Improvement Agreement and bond for public improvements, as directed by City Engineer and City Attorney.
- D 41. At the time of formal development application, provide a preliminary title report for the proposed project. Project proponent needs to be able to determine if there are any existing easements on the property.
- C 42. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within existing Parcel.

FEES/PERMITS

- C* 43. Pay Post 2030 fair share traffic mitigation fees for all locations inside or outside of the City of Highland impacted by development of the Specific Plan as identified in the traffic study prepared for the Specific Plan. The amount of mitigation fees required of the Specific Plan shall be based on (1) the percentage of project traffic as calculated in the traffic study, and (2) cost estimates of the improvements as initially calculated and periodically updated by the City. The amount of traffic mitigation fee applicable to each phase of development shall be calculated based on the area within that phase as a percentage of area within the entire Specific Plan, regardless of land use designation of said phase. Pay the traffic mitigation fee for the entire phase prior to occupancy of the first building located in that phase. Provide, for City review, updated tables in the traffic study showing the locations of the mitigation improvements and the project fair share percentage. Also include the Greenspot Road/Church Street intersection and Eucalyptus Avenue and Boulder Avenue intersection future traffic signal in the fair share calculation.
- C* 44. In lieu of restriping the eastbound approach to provide a left-turn lane, and a shared left/through/right-turn lane on the eastbound freeway off ramp in accordance with Exhibit J of the traffic study (Interim Year Minimum Improvements) pay the equivalent dollar amount for the City's future use to construct the ultimate improvements at this location according to the City's Greenspot Road Master Plan. The equivalent dollar amount, as initially calculated and periodically updated by the City, shall be applicable to Project and shall be paid incrementally based on the percentage of area of development within the overall Specific Plan.
- C* 45. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 46. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, improvement bond processing, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of plans, and other required fees.
- D 47. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way and obtain permit/ permission from EVWD, MWD, and SCE prior to any construction within or impacting their easement areas or facilities.
- E 48. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- E 49. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- B 50. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

- C 51. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C 52. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary. Reserve by separate instrument the required easements for those relocated public utilities.
- C 53. Provide all utility services to each building, including sanitary sewers, water, electric power, gas (if required), cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 54. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 55. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 56. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 57. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- C 58. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 59. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.
- C* 60. Within the Project boundaries, underground the overhead utility lines and remove the utility poles running north towards Calhoun Road and easterly towards Boulder Avenue across the project at the time of development. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.



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

DATE : May 17, 2022

Page 1 of 8

APPLICANT : Greenspot Village

ADDRESS : Planning Area 2 Greenspot Village and Marketplace specific plan

SITE LOCATION: 1201-341-29 & 1201-341-33

FILE / INDEX No.: DRA 22-004 SPR 22-001

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

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

Fire Department Review of all projects is required.

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

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
6. **HF53:** A solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**
7. **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.
8. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
9. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings. **CFC; CBC; CMC**

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. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

12. **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**
13. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
14. **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**
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. **HF14:** In FR-1/FR-2 areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**
20. **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**
21. **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
22. **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**
23. **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**
24. **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:

25. **HF25:** Minimum required fire flow, shall be determined by Appendix B of the California Fire Code.

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.

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

Single family residential:	500 FEET
Multi-family residential:	300 FEET
High density residential:	300 FEET
Commercial retail:	300 FEET

CFC / APPENDIX B AND C.

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

27. **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**

28. **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**

29. **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**

30. **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

31. **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:

32. **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

33. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4” in height, 1/2” stroke**, on contrasting background. **CFC**

34. **HF23:** **Directory map.** An illuminated directory map shall be installed at each driveway entrance where the total number of units exceeds fifteen, (15) **CFC / HMC. FIRE AND PLANNING DEPARTMENTS SHALL APPROVE SIGNAGE PLAN.**

35. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC Note:** Permanent signage shall meet City standards as required by Planning.

36. **HF17:** The public and/or private roadways serving this project shall be identified with **city approved names.** **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

37. **HF35:** Automatic fire sprinklers shall be installed according to **NFPA 13R** and fire dept. requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**

38. **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**
39. **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**
40. **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**
41. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**
42. **HF46: SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**
43. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
44. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.

45. **HF63**: Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

Exhibit 2:

Mitigation Monitoring & Reporting Program

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS					
1-1	In conjunction with the submittal of a site plan for any phase of the proposed project, the project applicant shall submit a lighting and photometric plan for that phase for review and approval by the City of Highland Planning Division. The lighting plan shall include the amount, location, height and intensity of street and parking-area lighting limited to the minimum necessary for public safety in order to reduce potential for light and glare and incidental spillover into adjacent properties and/or roadways. The lighting plan shall also include a description and details of the proposed lighting fixtures.	Project Applicant	Prior to the approval of a site plan for any phase of the project	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-2	Perimeter lighting fixtures proposed along State Route 210 (SR-210) shall be consistent with the Illuminating Engineering Society of North America "sharp cut-off" fixtures and shall be fitted with flat glass lenses and internal and external shielding. Road lighting shall not be permitted to spill onto SR-210.	Project Applicant	Prior to the approval of a site plan for development in Planning Area 1	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-3	The lighting levels within the commercial (Planning Area 1) and mixed-use (Planning Area 3) areas shall be appropriately designed to fall within the Illuminating Engineering Society of North America recommendations for retail commercial centers.	Project Applicant	Prior to the approval of a site plan for development in Planning Areas 1 and 3	City of Highland Planning Division in coordination with Building and Safety/Building Official	
1-4	Site lighting systems shall be grouped into control zones to allow for open, closing, and night light/security lighting schemes. All control groups shall be controlled by an automatic lighting control system utilizing components such as a time clock, photocell, and low-voltage relays.	Project Applicant	Prior to the approval of a site plan for any phase of the project	City of Highland Planning Division in coordination with Building and Safety/Building Official	
5.3 AIR QUALITY					
3-1	Fugitive Dust Ongoing during demolition, grading, and construction, the construction contractor shall implement the following measures in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM ₁₀ and PM _{2.5} emissions. To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections:	Project Applicant/Construction Contractor	Ongoing during demolition, grading, and construction activities	City of Highland Public Works Department/City Engineer	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• During all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering as quickly as possible. This would achieve a minimum control efficiency for PM₁₀ of 5 percent • During all construction activities, the construction contractor shall sweep streets with Rule 1186 compliant PM₁₀-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. • During active demolition and debris removal and grading, the construction contractor shall suspend demolition and grading operations when wind speeds exceed 25 miles per hour. This would achieve an emissions control efficiency for PM₁₀ under worst-case wind conditions of 98 percent. • During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means. This would achieve a control efficiency for PM₁₀ of 91 percent. • During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day. This would achieve an emissions reduction control efficiency for PM₁₀ of 61 percent • During active demolition and debris removal the construction contractor shall apply water to disturbed soils at the end of each day. This would achieve an emissions control efficiency for PM₁₀ of 10 percent. • During all construction activities, the construction contractor shall limit on-site vehicle speeds on unpaved roads to no more than 15 miles per hour. This would achieve a control efficiency for PM₁₀ of 57 percent • The construction contractor may apply chemical soil stabilizers to reduce wind erosion. This would achieve a control efficiency of up to 80 percent.				

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	The construction contractor shall apply water every four hours to the area within 100 feet of a structure being demolished to reduce vehicle trackout. This would achieve a control efficiency of 36 percent.				
3-2	Exhaust Emissions Ongoing during demolition, grading and construction, the construction contractor shall implement the following measures to further reduce construction exhaust emissions of NO _x , PM ₁₀ , and PM _{2.5} . To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections: - The construction contractor shall use construction equipment rated by the United States Environmental Protection Agency as having Tier 2 or higher exhaust emission limits for construction equipment with engines over 50 horsepower. Tier 3 engines are available for 2006 to 2008 model year construction equipment. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite and verified by the City of Highland. A copy of each unit's certified tier specification shall be provided at the time of mobilization of each applicable unit of equipment. - The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions. The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes.	Project Applicant/Construction Contractor	Ongoing during demolition, grading, and construction activities	City of Highland Public Works Department/City Engineer	
3-3	Architectural Coatings The construction contractor shall use paints with a volatile organic compound (VOC) content of 100 grams/liter or less for all exterior and interior surfaces in order to minimize VOC emissions from painting.	Project Applicant/Construction Contractor	Ongoing during construction activities	City of Highland Building and Safety/Building Official	
3-4	Energy Efficiency Prior to the issuance of a building permit for residential, commercial, or office structures, development plans for these structures shall be required to demonstrate that buildings exceed the 2008 Building and Energy Efficiency Standards (Title 24) for energy efficiency by 25 percent. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, compact fluorescent and/or light emitting diode light bulbs, low-e window glazing or double-paned windows, and specifying energy-efficient appliances (e.g., EnergyStar® appliances).				
3-5	Development plans for residential, commercial, or office structures shall include roofing systems, such as "cool" roofs, that reduce roof temperatures significantly during the summer and therefore reduce the energy requirement for air conditioning. Building permits shall not be issued until such plans meet the satisfaction of the City. A list of energy-efficient building materials and suppliers can be found at http://eetd.lbl.gov/CoolRoofs/ .	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
3-6	Development plans for residential, commercial, or office structures shall include cool pavement materials such as lighter-colored pavement materials, porous materials, or permeable or porous pavement for all roadways and walkways not within the public right-of-way, excluding frequently traveled access-ways, to minimize the absorption of solar heat and subsequent transfer of heat to its surrounding environment. Building permits shall not be issued until such plans meet the satisfaction of the City. A list of cool pavement materials is available at http://www.eoa.gov/heatisd/images/extra/level3/pavingproducts.html .	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with the City's Public Works Department/City Engineer	
3-7	Water Conservation and Efficiency In order to increase energy efficiency and therefore reduce on-site emissions, all toilets, urinals, sinks, showers, and other water fixtures installed on-site shall be low-flow fixtures.	Project Applicant/Construction Contractor	Prior to the issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
3-8	Land Use Prior to the issuance of a building permit for residential, commercial, or office structures, landscape plans for these building types shall include water-efficient shade trees strategically located near building structures, including along the south-facing building facade, in order to reduce energy usage at residential, commercial, and office buildings. The location and number of trees shall be determined by the landscape architect.	Project Applicant	Prior to issuance of building permits	City of Highland Planning Division in coordination with the City's Landscape Architect	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-9	Transportation and Motor Vehicles The applicants of future commercial, office, and retail development within the specific plan area shall provide the following features to reduce project-related mobile-source air pollutant emissions: • Preferential parking for carpools and vanpools. • Preferential parking for alternative-fuel vehicles (e.g., compressed natural gas [CNG] or hydrogen). • Secure bicycle parking and storage facilities for employees and visitors. • Commuter information boards identifying bicycle paths and public transit routes and schedules.	Project Applicant	Prior to the execution of respective lease agreements	City of Highland Planning Division in coordination with the City's Public Works Department/City Engineer	
5.4 BIOLOGICAL RESOURCES					
4-1	Pre-construction presence/absence surveys for burrowing owls shall be conducted for all properties within the Specific Plan area within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to current recommended guidelines established by the California Department of Fish and Wildlife (CDFW). In the event this species is not identified within the project limits, no further mitigation is required. If during the pre-construction survey burrowing owls are identified, then the following shall be implemented: • Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. • If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. • If relocation of the owls is approved for the site by CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following: ○ The location of the nest and owls proposed for relocation. ○ The location of the proposed relocation site.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	○ The number of owls involved and the time of year when the relocation is proposed to take place. ○ The name and credentials of the biologist who will be retained to supervise the relocation. ○ The proposed method of capture and transport for the owls to the new site. A description of site preparation at the relocation site (e.g. enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).				
4-2	A California horned lark and migratory nesting bird survey shall be conducted for all properties within the Specific Plan area by a qualified biologist within 30 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented. At a minimum the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked by a qualified biological monitor as recommended by the biologist. The approved buffer zone shall be visually marked in the field, which no vegetation clearing, or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the monitoring biologist.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	
4-3	Protocol presence/absence trapping surveys in accordance with current guidelines established by the US Fish and Wildlife Service (USFWS) for the San Bernardino kangaroo rat (SBKR) shall be	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division and USFWS	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
completed on all areas within the Specific Plan Area that are proposed for development unless written concurrence from the USFWS is obtained that the survey is not required, and that the given property is deemed unsuitable and non-occupied by USFWS. If protocol presence/absence trapping surveys for SBKR have negative results for a given property, then no additional mitigation measures are required and there would be no anticipated impacts. Protocol presence/absence trapping surveys are valid for one year. If protocol presence/absence trapping surveys for SBKR are positive then the occupied portion of the property shall be determined utilizing protocol trapping surveys and one or more of a combination of the following shall be implemented, as reviewed and approved by the City and USFWS: ○ Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS. ○ Enhancement of on-site avoided SBKR habitat as determined by USFWS. ○ Conservation of off-site suitable habitat as determined by USFWS for impacts to on-site occupied habitat from the project.				
4-4 Prior to discharge of any fill into either of the channels adjacent to the project site, the developer shall obtain regulatory permits from the California Department of Fish and Wildlife and the Santa Ana Regional Water Quality Control Board. Areas within the channels that experience discharge of fill or streambed alteration (estimated to be 0.15 acre of the streambed of City Creek) shall be compensated by creation of 0.45 acre of comparable habitat within the project site; at an alternative location approved by the regulatory agencies; or through purchase of mitigation credits at a mitigation bank acceptable to the regulatory agencies. If the agencies that issue permits for this project specify a different mitigation plan than is provided in this measure, the City will ensure implementation of such mitigation as long as it is not less protective than what is specified in this measure.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
4-5	Night lighting shall be sized (light standard height), located, oriented, and shielded to avoid any light spillover into the adjacent creek channel. A lighting plan shall be submitted to the City for review and approval that demonstrates light from night lighting on the property will not spill over into the adjacent creek channel.	Project Applicant/Engineer in coordination with the Project Biologist	Prior to the approval of a site plan for development in Planning Area 1 or 2 that is adjacent to the creek channel	City of Highland Planning Division in coordination with Building and Safety/Building Official	
4-6	Fencing shall be installed between the project site and the creek channel. A minimum eight-foot wall, combined berm and wall, or wrought iron view fence shall be installed. Access through the fence shall meet safety requirements, but shall minimize access to the channels for people and domestic animals. The fence design shall be submitted to and approved by the City, and any alternative acceptable to the City that provides access control to the Creek can be implemented.	Project Applicant/Engineer in coordination with the Project Biologist and California Department of Fish and Game	Prior to the approval of a site plan for development in Planning Area 1 or 2 that is adjacent to the creek channel	City of Highland Planning Division in coordination with Building and Safety/Building Official	
5.5 CULTURAL RESOURCES					
5-1	If buried cultural materials are discovered during any earth-moving activities associated with the project, all work within 100 feet of the find shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Specimens shall be identified, curated, and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Highland, would signify completion of the program to mitigate impacts to cultural resources.	Project Applicant/Construction Contractor in coordination with the Project Archaeologist	During excavation and grading activities	City of Highland Public Works Department/City Engineer	
5-2	The excavation of areas identified as likely to contain paleontologic resources shall be periodically monitored by a qualified paleontological monitor. Monitoring shall be restricted to Pleistocene alluvial sediments. The monitor shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The monitor shall also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the power to temporarily halt or divert grading equipment to allow for	Project Applicant/Construction Contractor in coordination with the Project Archaeologist/Paleontologist	During excavation and grading activities	City of Highland Public Works Department/City Engineer	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	removal of abundant or large specimens. Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified, curated, and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Highland, would signify completion of the program to mitigate impacts to paleontologic resources.				
5.6 GEOLOGY AND SOILS					
6-1	The project applicant shall comply with the recommendations in the geotechnical investigation completed by Moore Twining Associates on February 19, 2008, the Addendum No. 1 to the Geotechnical Engineering Investigation Report completed by Moore Twining Associates on April 29, 2008, as well as the Geologic/Geotechnical Impact Investigation completed by CHJ on September 14, 2005; subject to approval by the City of Highland City Engineer. The reports at these investigations, including recommendations, are included in Appendix I.	Project Applicant/Construction Contractor in coordination with the Geotechnical Consultant	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
6-2	During project design, the project applicant shall provide data from corrosivity tests to manufacturers or suppliers of materials that would be in contact with soils, such as pipes and other copper or ferrous metal objects, to assist in the selection of such materials and corrosion protection for those materials. If the manufacturers or suppliers cannot determine if materials are compatible with the soil corrosion conditions, then the applicant shall consult a professional corrosion engineer to assist in selection of materials and of corrosion protection.	Project Applicant/Construction Contractor	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
5.7 HAZARDS AND HAZARDOUS MATERIALS					
7-1	Prior to issuance of demolition permits, the developer shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Route 1403. The SCAQMD rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (AC\11). The	Project Applicant/Construction Contractor	Prior to issuance of demolition permits	City of Highland Building and Safety/Building Official	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

Mitigation Measure		Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and landfill disposal requirements for asbestos-containing waste materials. In addition, the developer shall adhere to the requirements of Title 17 California Code of Regulations, Division 1, Chapter 8, which identifies procedures for accreditation, certification and work practices for lead-based paint and lead hazards.					
5.11 NOISE					
11-1	Individual project applicants proposing commercial/retail uses within the regional commercial center in the immediate vicinity or existing and/or proposed residential developments shall retain a qualified acoustic engineer to design project acoustical features to limit noise generated by activity within the proposed project site to levels that are below 55 dBA L_{eq} between 10 PM and 7AM and below 60 dBA L_{eq} between 7 AM and 10 PM.	Project Applicant in coordination with future tenants	Prior to issuance of building permits	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-2	Prior to the approval of final building plans, the applicant shall demonstrate that the exterior noise level at sensitive residential outdoor areas (i.e., backyards) shall not exceed 65 dBA CNEL and interior noise levels in habitable rooms (residential, hotel rooms, and offices) shall not exceed 45 dBA CNEL, as defined by the California Building Code. Balconies on multifamily residential units are exempt from the City's 65 dBA CNEL noise compatibility standards. Acoustical design features incorporated into the proposed project design, which may include exterior features to reduce noise, such as berms/walls or architectural features such as Sound Transmission Class rated windows, doors, and attic battling, shall be shown on all building plans and shall be incorporated into construction of the proposed project City inspectors shall verify compliance with the noise mitigation report.	Project Applicant/Construction Contractor	Prior to approval of building plans	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-3	The construction contractor shall properly maintain and tune all construction equipment to minimize noise emissions.	Project Applicant/Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-4	The construction contractor shall fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds no less	Project Applicant/Construction	Prior to and during construction and	City of Highland Planning Division in	

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	effective than as originally equipped by the manufacturer to minimize noise emissions.	Contractor	grading activities	coordination with Building and Safety/Building Official	
11-5	The construction contractor shall locate all stationary noise sources (e.g., generators, compressors, staging areas) as far from noise-sensitive receptors as is feasible.	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-6	Material delivery, soil haul trucks, and equipment servicing, shall be restricted to the hours set forth in the City of Highland Municipal Code, Title 15, Building and Construction, Chapter 15.48, Section 15.48.030.	Project Applicant/ Construction Contractor	Prior to and during construction and grading activities	City of Highland Planning Division in coordination with Building and Safety/Building Official	
11-7	The rock crusher shall be placed a minimum of 150 feet from occupied noise-sensitive land uses.	Project Applicant/ Construction Contractor	Prior to issuance of grading permits and during construction and grading activities	City of Highland Public Works Department/City Engineer	
5.12 PUBLIC SERVICES					
12-1	The primary land management entity shall provide on-site private security personnel and equipment throughout the proposed project's construction phase(s), implement a surveillance camera system installed at various appropriate locations throughout the construction site, and submit a plan to the HPD Police Chief to coordinate security efforts in order to minimize crime related to construction activities.	Project Applicant/Construction Contractor in coordination with the Highland Police Department	Prior to issuance of grading permits and during construction and grading activities	City of Highland Planning Division in coordination with the City's Planning Division	
5.13 TRANSPORTATION/TRAFFIC					
13-1	Prior to approval of final landscape and street improvement plans, the sight distance at each project entrance shall be reviewed to ensure compliance with standard Caltrans/County/City sight distance standards.	Project Applicant/Construction Contractor in coordination with the Project Engineer and Landscape Architect	Prior to approval of final landscape and street improvement plans	City of Highland Public Works Department/City Engineer	
13-2	Prior to building occupancy, on-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.	Project Applicant/Construction Contractor in coordination with the	Prior to issuance of building occupancy permits	City of Highland Public Works Department/City Engineer	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
13-3	<i>Scenario One Mitigation Measures</i> Prior to building occupancy for each phase of the project, the project applicant shall either construct the following circulation and on- and off-site intersection improvements for each project phase. If such improvements have not been constructed by other development projects or by the City, or prior to issuance of building permits, the project applicant shall pay project fair share for such improvements as set forth in the traffic study, and/or City development impact fees for the project: • Construct Greenspot Road adjacent to the project (from the western project boundary to Webster Street) at its ultimate half-section width as a Primary Arterial (6D) in conjunction with the development. • For the intersection of Westerly Access at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It should be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket and 350 feet of southbound through/right turn pocket are needed. • For the intersection of Access A at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 125 feet of eastbound left turn pocket, 150 feet of southbound left turn pocket, 200 feet of westbound left turn pocket, and 275 feet of southbound right turn pocket are needed. • For the intersection of Access B at Greenspot Road, construct a left/right-in and right-out only access. Based on 95th percentile, about 100 feet of eastbound left turn pocket, 75 feet of westbound left turn pocket, and 275 feet of southbound right turn pocket are needed. • For the intersection of Access C at Greenspot Road,	Project Engineer Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the future development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket, 150 feet of southbound left turn pocket, and 250 feet of southbound right turn pocket are needed. • For the intersection of Access D at Greenspot Road, construct a left/right-in and right-out only access. Based on the 95th percentile queuing analysis, about 100 feet of eastbound left turn pocket and 100 feet of westbound left turn pocket are needed. • For the intersection of Webster Street at Greenspot Road, construct a left/right-in and right-out only access. Based on the 95th percentile queuing analysis, about 25 feet of eastbound left turn pocket and 425 feet of southbound right turn pocket are needed. • Install "Keep Clear" signing and striping for the intersections at Greenspot Road and at key on-site intersections (3) on Figure 5.13-10 of the DEIR. • Construct Boulder Avenue adjacent to the project (from Eucalyptus Avenue to Webster Street) at its ultimate half-section width as a Modified Primary Arterial (4D) in conjunction with the development. • For the intersection of Webster Street at Boulder Avenue, close Webster Street's existing north leg, realign Webster Street with Access G, and move its current traffic signal. Webster Street south leg access shall be converted to right turn in/out only access. Also provide a minimum of 400 feet of northbound left turn pocket. • For the intersection of Access E/Eucalyptus at Boulder Avenue, construct a traffic signal with exclusive eastbound and westbound left turn lanes and eastbound/westbound shared through light turn lanes. The northbound left turn pocket shall be a minimum of 100 feet to accommodate 95th percentile queuing requirements.				

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
- For Boulder Avenue at Access F, the northbound left turn pocket shall be at least 25 feet based on 95th percentile queuing requirements. <i>Scenario Two Mitigation Measures</i> The following improvement would not be required for Scenario Two: - For the intersection of Westerly Access at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It should be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 125 feet of eastbound left turn pocket, 75 feet of southbound right turn pocket and 300 feet of southbound left turn/through pocket are needed. Changes to the turn pocket lengths have been modified for the following improvements for Scenario Two: - For the intersection of Access A at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It shall be aligned with the access for the development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 200 feet of eastbound left turn pocket, 125 feet of southbound left turn pocket, and 200 feet of separate right turn pocket are needed. - For the intersection of Access C at Greenspot Road, construct a signal in conjunction with the detailed construction plans for the project site. It should be aligned with the access for the future development south of Greenspot Road. Based on the 95th percentile queuing analysis, about 175 feet of eastbound left turn pocket, 225 feet of southbound left turn pocket, and 200 feet of southbound right turn pocket are needed.				

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Off-Site Improvements The project applicant shall either: construct improvements within a quarter mile of the project needed to mitigate direct project-related impacts for the interim year; or pay the project's fair share contributions toward improvements within a quarter mile of the project included in the traffic study; and/or pay the City development impact fee for the project. A direct project impact has been defined as an improvement required for with-project conditions that is not necessary for without-project conditions for the same time frame interim year or post-2030). Interim year is defined as buildout or the proposed project, and for purposes of the EIR and traffic report has been assumed to be 2017. The project applicant shall contribute toward the cost of improvements needed to mitigate direct project impacts: 1) in the interim year for locations more than a quarter mile from the project and 2) post-2030 for all locations impacted by the project. The project applicant shall contribute on a fair-share or "pro rata" basis by paying fair-share contributions toward improvements included in the traffic study, and City development impact fees for locations not included in the traffic study.				
13-4 Scenario One Mitigation Measures <u>Direct Impact Mitigation – 2017</u> Prior to building occupancy, the project applicant shall either construct the following improvements within a quarter mile of the project as determined by the City, if such improvements have not been constructed by the City or other development project, or, prior to the issuance of building permits, the project applicant shall pay the project fair share traffic mitigation fee, and/or City development impact fees • SR-210 Southbound Ramps (NS) at 5th Street (EW) ○ Southbound – Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane. • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) ○ Northbound – Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) ○ Eastbound – Provide a 3rd Through Lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) ○ Northbound – Construct 2nd Exclusive Left Turn Lane ○ Southbound – Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	southwest corner of this intersection) ○ Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane ○ Westbound – Construct 3rd Through Lane Prior to the issuance of building permits, the project applicant shall contribute toward the cost of improvements needed to mitigate direct project impacts in the interim year for locations more than a quarter mile from the project. The project applicant shall contribute on a fair-share or "pro-rata" basis by paying fair-share contributions toward improvements included in the traffic study for this improvement, and/or City development impact fees for the project: • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) ○ Westbound- Construct 3rd Through Lane (this improvement is not required if minimum green times of 10 seconds are used, resulting in less than 20 seconds of green time for the westbound through movement)				
13-5	<u>Direct Impact Mitigation – Post 2030</u> Prior to issuance of building permits for each phase, the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact fees for the following improvements as determined by the City: • Tippecanoe Avenue (NS) at 3rd Street (EW) ○ Northbound – Construct 3rd Through Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) ○ Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) ○ Southbound – Construct 2nd Exclusive Left Turn	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Lane (also identified as a 2017 direct project impact) Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact)				
13-6	<u>Cumulative Project Impacts - 2017</u> Prior to building occupancy, the project applicant shall either construct the following improvements within a quarter mile of the project as determined by the City, or prior to issuance of building permits, pay project fair share traffic mitigation fee and/or City development impact fees for the project: - SR-210 Southbound Ramps (NS) at 5th Street (EW) - Southbound – Construct 1st Exclusive Left Turn Lane - SR-210 Northbound Ramps (NS) at Greenspot Road (EW) - Northbound – Construct 1st Exclusive Left Turn Lane - Northbound – Construct 2nd Exclusive Right Turn Lane - Westbound – Construct an additional Through Lane - Eastbound – Construct an additional Through Lane	Project Applicant	Prior to issuance of building occupancy permits or prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	
13-7	<u>Cumulative Project Impacts – 2017</u> Prior to issuance of building permits for each phase, the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact Fees for the following improvements as determined by the City: - Tippecanoe Avenue (NS) at 3rd St (EW) - Eastbound – Construct 3rd Through Lane - Palm Avenue (NS) at 5th St (EW) - Northbound – Provide a right turn overlap signal for the Right Turn Lane	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• Palm Avenue/Alabama Street (NS) at San Bernardino Avenue (EW) ○ Northbound – Construct 3rd Through Lane ○ Eastbound – Construct 2nd Through Lane ○ Westbound – Construct 3rd Through Lane • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) ○ Southbound – Construct 2nd Left Turn Lane ○ Southbound – Construct Exclusive Right Turn Lane with overlap phase ○ Eastbound – Construct 2nd and 3rd Through Lanes ○ Westbound – Construct 2nd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) ○ Westbound – Construct 1st Exclusive Right Turn Lane • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound – Construct 2nd Left Turn Lane ○ Northbound – Construct 1st Exclusive Right Turn Lane ○ Southbound – Construct 2nd Left Turn Lane ○ Southbound – Construct 1st Exclusive Right Turn Lane ○ Eastbound – Construct 2nd Through Lane ○ Westbound – Construct 2nd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) ○ Northbound – Construct 2nd Through Lane ○ Westbound – Construct 2nd Through Lane • Weaver Street (NS) at Greenspot Road (EW) ○ Install a traffic signal • Boulder Avenue (NS) at Greenspot (EW) ○ Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane ○ Westbound – Construct 2nd Exclusive Left Turn Lane				

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Widen 5th Street/Greenspot Road between SR-210 ramps to accommodate the three added lanes under the overcrossing. Make additional improvements on the ramps and adjacent roadway to bring the interchange to the City's Master Plan Configuration (Appendix N).				
13-8	<u>Cumulative Project Impacts – Post 2030</u> Prior to issuance of building permits for each phase, the project applicant shall pay the fair share traffic mitigation fee, and/or pay City Development Impact Fees for the following improvements as determined by the City: - Tippecanoe Avenue (NS) at 3rd St (EW) - Northbound- Construct 2nd Exclusive Left Turn Lane - Northbound - Add right turn overlap phase - Southbound- Construct 1st Exclusive Right Turn Lane - Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) - Eastbound - 1st Exclusive Right Turn Lane - Westbound- Construct 2nd Exclusive Left Turn Lane - Westbound - Construct 3rd Through Lane - Palm Avenue (NS) at 5th St (EW) - Southbound - Construct 2nd Exclusive Left Turn Lane - Westbound - Construct 2nd Exclusive Left Turn Lane - Palm Avenue (NS) at 3rd St (EW) - Northbound- Construct 2nd Exclusive Left Turn lane - Eastbound- Reconstruct existing Right Turn Lane as a free Right Turn Lane - Palm Avenue/Alabama Street (NS) at San Bernardino Avenue (EW)	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
○ Northbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) ○ Northbound - Construct 2nd Exclusive Left Turn Lane ○ Northbound - Add right turn over lap phase ○ Southbound - Construct 2nd Exclusive Left Turn Lane ○ Southbound - Construct 3rd Through Lane ○ Eastbound - Construct 2nd Through Lane (Also identified as a 2017 cumulative project impact) ○ Eastbound - Construct 2nd Exclusive Left Turn Lane ○ Eastbound - Construct 3rd Through Lane ○ Westbound - Construct 2nd Left Turn Lane (and 2nd receiving lane) • Church Avenue (NS) at 5th Avenue (EW) ○ Northbound - Construct 1st Exclusive Right Turn Lane (3rd Street Extension) ○ Eastbound - Construct a free Right Turn Lane (3rd Street Extension) ○ Eastbound - Construct a 2nd Through Lane • SR-210 Southbound Ramps (NS) at 5th Street (EW) ○ Southbound - Construct a Left Turn Lane and restripe the southbound approach to provide a left Turn Lane, a shared left, Through, Right Turn Lane, and a Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Eastbound - Construct 2nd Exclusive Right Turn Lane and 2 additional Through Lanes (also identified as a 2017 direct project impact) • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound - Construct 1st Exclusive Right Turn Lane ○ Southbound - Construct 2nd Left Turn Lane (also identified as a 2017 cumulative project impact)				

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
○ Southbound - Construct Exclusive Right Turn Lane with overlap phase (also identified as a 2017 cumulative project impact) ○ Eastbound -Construct 2nd and 3rd Through Lanes (also identified as a 2017 cumulative project Impact) ○ Eastbound -Construct 2nd Exclusive left Turn lane (and 2nd receiving lane) ○ Westbound- Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) and 3rd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) ○ Westbound - Construct free Right Turn Lane ○ Westbound- Construct 3rd Through lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) ○ Northbound- Construct 1st Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Northbound - Construct 2nd Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Westbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact) ○ Eastbound - Construct an additional Through Lane (also identified as a 2017 cumulative project impact) • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) ○ Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Northbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Southbound - Construct 2nd Exclusive Left Turn				

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- Lane (also identified as a 2017 cumulative project impact) ○ Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) ○ Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) ○ Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) ○ Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenario 1 impact) • Boulder Avenue (NS) at Base Line (EW) ○ Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane ○ Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) ○ Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) • Boulder Avenue (NS) at Greenspot Road (EW) ○ Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) ○ Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) ○ Westbound- Construct 2nd Exclusive Left Turn Lane ○ Westbound - Construct 3rd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) ○ Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact) ○ Southbound – Construct 2nd Through Lane ○ Westbound – Construct 2nd Through Lane (also				

3. Mitigation Monitoring Requirements

**Table 3-1
Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- identified as a 2017 cumulative project impact) ○ Westbound – Construct 2nd Left Turn Lane • Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW) ○ Northbound – Construct 2nd Right Turn Lane • Church Street (NS) at Greenspot Road (EW) ○ Southbound – Add right turn overlap phase • Weaver Street (NS) at Greenspot Road (EW) ○ Install a Traffic Signal (also identified as a 2017 cumulative project impact)				
13-9	<u>Direct Impact Mitigation – 2017</u> The project applicant shall either construct the following improvements needed to mitigate the cumulative project impacts for the interim year at locations within a quarter mile of the project prior to building occupancy, if such improvements have not been constructed by other development projects or the City, or, prior to the issuance of building permits, pay project fair share traffic mitigation fee and/or City development impact fees for the project. • SR-210 Southbound Ramps (NS) at 5th Street (EW) ○ Southbound - Restripe the two existing southbound approach lanes to provide one exclusive Left Turn Lane, and a shared Left, Through, Right Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) ○ Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) ○ Eastbound - Provide a third through lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) ○ Northbound- Construct 2nd Exclusive Left Turn Lane ○ Southbound - Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the				

3. Mitigation Monitoring Requirements

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- southwest corner of this intersection) ○ Eastbound- Construct 2nd Exclusive Left Turn Lane and 3rd Through Lane ○ Westbound - Construct 3rd Through Lane				
13-10	<u>Direct Impact Mitigation – Post 2030</u> Prior to Issuance of building permits, the project applicant shall pay the project fair share traffic mitigation fee for the following improvements as determined by the City, and/or pay City development impact fees for the project • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) ○ Westbound - Construct 1st Exclusive Right Turn Lane (also identified as a 2014 direct project Impact) • Boulder Avenue (NS) at Greenspot Road (EW) ○ Southbound - Construct 2nd Exclusive Left Turn Lane ○ Southbound- Construct 2nd Through Lane <i>Scenario Two Mitigation Measures</i> <u>2017 and Post – 2030 Cumulative Project Impacts</u> Same as Mitigation Measures 13-6 to 13-8 above for Scenario One	Project Applicant	Prior to issuance of building permits for each phase of the project	City of Highland Public Works Department/City Engineer in coordination with Caltrans	
5.15 GLOBAL CLIMATE CHANGE					
Operation – Scope 1 and Scope 2 Mitigation Measures 3-4 to 3-8 apply here. Please refer to pages 3 to 4 for a detailed description of these mitigation measures and information on the responsible party and reviewer and the timing of implementation.					
Operation – Scope 3 Mitigation Measures: Mitigation Measure 3-9 applies here. Please refer to page 5 for a detailed description of this mitigation measure and information on the responsible party and reviewer and the timing of implementation.					