CITY OF HIGHLAND
REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

August 20, 2024
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Craig Graves, Commissioner
Nicole McCance, Commissioner
Jarrod Miller, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

MISSION STATEMENT

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

Visit the City's Website at: www.cityofhighland.org

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

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodation to include interpreters.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the 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: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on August 20, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 20, 2024 agenda, please identify the agenda item number in the subject line.

For those wishing to make public comments regarding a public hearing item please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the close of the public hearing on the corresponding item to be considered part of the record. Please email your comments at publiccomment@cityofhighland.org.

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

PLANNING COMMISSION
REGULAR MEETING AGENDA
August 20, 2024 - 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 August 20, 2024, 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 August 6, 2024 Regular Meeting.

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

PUBLIC HEARINGS

2. Conditional Use Permit CUP-23-009 for the development of a 243,323 square foot speculative industrial warehouse building, Variance VAR-23-002 to allow the building to exceed the maximum building height permitted in the Business Park Zone by 17.6', Design Review DRA-23-010 for the project's Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan, Mitigated Negative Declaration, and Vesting Tentative Parcel Map TPM 23-003 for the consolidation of twenty-four (24) parcels into one (1) parcel. **Continued from the 1-16-24 Planning Commission Meeting.** (Location: 11.33 acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue) (Applicant: CHIPT Highland 210 L.P.)
   RECOMMENDATION: Staff recommends the Planning Commission:

   1. Adopt Resolution No. 2023 - _____, approving Conditional Use Permit CUP-23-009 for the development of a 243,323 square foot warehouse/distribution facility and related improvements; and

   2. Adopt Resolution No. 2023 - ____ approving Variance VAR-23-002, allowing an increase in the maximum building height for the subject warehouse from 35 feet to 52.6 feet tall, 17.6 feet greater than permitted in the Business Park Zone; and

   3. Adopt Resolution No. 2023- ___ approving Design Review Application DRA-23-010 for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact; and

   4. Adopt Resolution No. 2023-___, approving a Mitigated Negative Declaration and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors; and

   5. Adopt Resolution No. 2023-____, approving Vesting Tentative Parcel Map Application No. 20616 (TPM-23-003) for the consolidation of twenty-four (24) parcels into one (1) parcel.

3. Design Review Application No. 24-005 (DRA-24-005) A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. In addition, a Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create six (6) new parcels across 25 acres for the purpose of finance and conveyance. (Location: approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue.) (Applicant: Mission Communities and Mossa Investments)
   RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2024-____, approving Design Review Application No. 24-005 Option "A" site plan subject to the conditions of approval and findings of fact, and;

2. Adopt Resolution No. 2024-____, approving Design Review Application No. 24-005 Option "B" site plan subject to the Conditions of Approval and Findings of Fact, and;

3. Adopt Resolution No. 2024-_____, approving Tentative Tract Map No. 24-001 to create six (6) new parcels from three (3) existing parcels for the purpose of finance and conveyance; and
4. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

4. Conditional Use Permit (CUP 23-010) for the development of a 79-unit small lot single family community; Design Review Application (DRA 24-003) for the related Site Plan, Building Elevations, Landscaping and Grading Plan; General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) from Low Density/Single-Family Residential (LD/R-1) to Planned Development (PD), and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single family lots and common areas. (Location: 7394 Central Avenue) (Owner: Coffee Family Trust)
RECOMMENDATION: The Planning Commission adopt Resolution No. 2024 -____, recommending the City Council:

1. Adopt a resolution approving Mitigated Negative Declaration (ENV 24-002) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;

2. Adopt a resolution approving General Plan Amendment (GPA 24-001) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);

3. Introduce an ordinance approving Zone Change (ZC 24-001) to change the zoning designation of the site from Single-Family (R-1) Residential to Planned Development (PD);

4. Adopt a resolution approving Conditional Use Permit (CUP 23-010) for a 79-unit single family development and related improvements, subject to the Conditions of Approval and Findings of Fact;

5. Adopt a resolution approving Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval and Findings of Fact; and

6. Adopt a resolution approving Tentative Tract Map No. 20693 (TTM-24-001) for the subdivision of three (3) parcels into 79 single-family lots and common area, subject to Conditions of Approval and Findings of Fact.

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 15th of August 2024 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library 7863 Central Avenue	Fire Station No. 1 26974 Base Line	City Hall 27215 Base Line

Date: August 15, 2024

Camille Duarte, Administrative Assistant III

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 20, 2024

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Duarte, Administrative Assistant III CD

SUBJECT: Minutes from the August 6, 2024 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. 1
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

Camille Duarte
Recording Secretary

Lawrence Mainez
Community Development Director

PLANNING COMMISSION REGULAR MEETING MINUTES
August 6, 2024 – 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	Craig Graves
	Commissioner	Jarrod Miller
	Commissioner	Vacant

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Travis Trejo, Assistant Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Duarte, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the July 16, 2024 Regular Meeting.

   A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the revised minutes as submitted. Motion carried, 3-0, with Commissioner Graves being absent.

PUBLIC HEARING

2. A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. (DRA-24-005) The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create six (6) new parcels across 25 acres for the purpose of finance and conveyance. (Applicant: Mission Communities and Mossa Investments)

(Location: Vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Ave. APN: 1201-341-29, 30, & 33)

A MOTION was made by Chair Hamerly and seconded by Commissioner Graves to the continue the Public Hearing to August 20, 2024. Motion carried, 4-0.

3. Conditional Use Permit (CUP 21-003) for the construction of a new multipurpose church building. (Owner: Indonesian Seventh-Day Adventist Church) (Location: 7480 Sterling Ave. APN: 0278-131-48)

   A MOTION was made by Chair Hamerly and seconded by Commissioner Miller to allow Staff and the Applicant necessary time to further review the project plans. Motion carried 4-0.

4. Design Review Application (DRA 24-002) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 7,384 square foot retail store (O'Reilly Auto Parts) on a one-acre site at the northeast corner of Base Line and Hillview St. (Applicant: O'Reilly Auto Enterprise) (Location: 26778 Base Line, APN: 1191-421-57)

   Assistant Planner Trejo presented the staff report.

   Vice Chair Thomas asked are there other developments using alleyways as entrances?

   Assistant Planner Trejo stated not that I am aware of. The reason it is using this format is because of those existing conditions on the site.

   Assistant Public Works Director Bennett stated it serves to remove the existing driveways that are adjacent to Hillview St, so it is a better position for the entrance/exit onto Base Line. They are removing and reconstructing height, curb, and gutter at the other drive approaches. It does serve their development.

   Chair Hamerly stated if it being used as a drive, is there a 24 foot wide minimum requirement for that curb break?

   Assistant Public Works Director Bennett stated yes, Fire Department is at 20 feet, Planning Department is at 24 feet and the alleyway is existing is at 20 feet.

   Chair Hamerly stated it would not be a standard curb break for ingress and egress on a commercial property. This dimension is a 20 foot wide alleyway, but it does not look like there is an offset.

   Assistant Public Works Director Bennett stated Hillview Street and Base Line are 30 feet.

   Chair Hamerly stated staff stated that they were improving the alley. I am assuming that means upgrading it to the point where it is equivalent to the parking area, so that there would be an alley that goes all the way around the building, right?

   Assistant Planner Trejo stated we did not receive further details regarding that; however, it is a six inch concrete base.

Assistant Public Works Director Bennett stated Engineering Condition No. 12 does require a minimum 6 inch PCC over 4 inch CAB.

Chair Hamerly stated I was concerned depending on the drainage patterns of the lots to the north, if they are draining towards the south there are potential undercutting of the alleyway if it's concrete.

Assistant Public Works Director Bennett stated yes, I do not see the contours on there. it could drain off the back, but they normally would have been graded to drain to the north, to the front of their properties.

Chair Hamerly stated my concern was not that it would degrade the concrete. If there isn't a smooth transition between natural grade, a compacted gravel apron or if the concrete alley creates any kind of a damning effect, then there is some potential erosion effects. How is the water going to be transitioning between natural slope and that concrete, if you have 6 inches of build up?

Assistant Public Works Director Bennett stated it will not be 6 inches of buildup, it should be graded to flush.

Commissioner Miller stated majority of auto parts stores have maintenance work done in the parking lot. Will that be allowed?

Assistant Public Works Director Bennett stated the WQMP would restrict that, however we would address it in our WQMP BMP inspections once every three years. We will be monitoring the store to make sure that does not happen. The Code Enforcement and Planning Department might have a requirement on Conditions of Approval.

Chair Hamerly stated I would rather have it stated in the Conditions of Approval rather than leave it to city staff to have to initiate an enforcement action. I do agree that a lot of the auto parts stores loan out tools and help repair vehicles in the parking lot. We do not want it to be turned into a mechanical repair shop.

Assistant Community Development Director Stater stated we would not permit that or vehicles on blocks. Typically, the work that is done in the parking lot is vehicles needing assistance with a battery or swapped out windshield wipers, those are the limits. Staff will work on language to add a condition to the Conditions of Approval.

Chair Hamerly opened the public hearing.

Public Speaker Julie Ulloa stated I live at 26747 Hillview St. My questions were mostly answered. I have two vintage cars that I would love to have access to that alleyway and put a carport up. I plan on putting up a privacy wall. The next three neighbors have 3 different types of material there needing to be torn down or redone. I hope that O'Reilly does come here because it has been empty for quite some time. Are the hours of operation 7:00 AM to 7:00 PM?

Assistant Planner Trejo stated correct.

Applicant's Representative Brandon Human stated I represent O'Reilly Auto Parts I am the Civil Engineer on the project representing O'Reilly. I am here to answer any questions you may have.

Commissioner Miller stated on site grading, storm drain far right hand corner for the contractor to verify elevation on receiving storm drain system. The elevations are important and in terms of tying that into that storm drain system which controls a lot of the elevations as we move upstream into the basins and the great elevations. It seems to me like it would be a valuable option to go in and pothole that elevation prior to commencing construction and wait till construction to verify how that elevation is as shown on the plans. Looking at the erosion control plan notes, it is clear to me that the author is not familiar with our construction general permit that governs a lot of the erosion control management practices and how they are to be implemented on the site. There are no references to QSD or QSP within the notes. I highly recommend the author become familiar with the new construction general permit requirements and update the erosion control notes.

Chair Hamerly asked will the notes be modified to the adopted standards during plan check?

Assistant Public Works Director Bennett stated yes, we do have a new construction general permit to be updated. This site is going to go through further review and be picked up during plan check.

Commissioner Miller stated the permit does recognize demolition as a part of this. There should be BMP strategies implemented to go along with the demolition activities that are outlined in the demolition plan. I have concerns on the WQMP plan which are the orifice, mulch, and lack of filtration in the grade inlets. The size of the orifice that is being proposed is only a couple of inches and that does not work well with floatable mulch that can enter the grade inlet and go down to the orifice and clog it. I recommend alternative surface materials such as grass or other materials that are not going to float and become a source of debris. The underground system looks like one single perforated pipe is proposed in the gravel, typical standards of design for bioretention will require at least two or three. Most of the time you want to have three to four times the conveyance in the sub training system as compared to the rate of infiltration that the surface can convey. The upstream at that storm drain is not clear with what water is going into there but wanted to bring that to everybody's attention.

Commissioner Miller asked is the California Fan Palms an invasive species?

City Landscape Architect Rice stated this plan is a carryover from the previously approved plan. Of the two fan palms, this is the tree that is used through the Town Center corridor as the street tree. It is native to Palm Canyon Avenue in Palm Springs. It is less invasive; this is the shorter stout version. That being said, if the Planning Commission's desire is to avoid palms just based on recent applications, and the ongoing discussion with palm trees, I am sure we can collaborate with the applicant to find a suitable accent tree of some variety. It is a small site, so a lot of trees are not going to fit.

Chair Hamerly stated regarding Landscape Condition of Approval No. 20A, If we are going to maintain the California Fan Palms, what would be a reasonable tree size for a specimen quality tree for a fan palm?

City Landscape Architect Rice stated in previous applications, especially along this corridor we held to a minimum of 8 foot brown trunk height. That is something that we have seen achieved in a 24 inch box, but we would rather hold them to the size specification.

Chair Hamerly asked would that exclude the palms from condition 20A and focus on the deciduous specimens?

City Landscape Architect Rice stated that 8 foot brown trunk palm would be the equivalent of a 48 inch box tree. I would recommend that the street trees on Base Line that the 48 inch specimens are focused there especially since the holly oak is fairly slow growing.

City Landscape Architect Rice stated we would count the palms toward the tree count in the plant that legend provided, they are listing them as a tree so that would hold them to that criteria. The percentages would apply to both the trees and the palms combined.

Chair Hamerly stated on condition 24, the last sentence stated center spacing is for ground covers and shrubs should be approved by City Landscape Architect to achieve the appropriate plant coverage within two years installation. There is a percentage that they are supposed to hit, and it is typically like 50% coverage within a year, so we do not have a bunch of dirt, mulch, or gravel. Would it be clearer to have that percentage defined in that condition?

City Landscape Architect Rice stated the intent was 100% coverage after two years.

Chair Hamerly asked is this red color on this color palette completely accurate? It looks a little faded compared to some of the O'Reilly's I have seen.

Applicant's Representative Brandon Human stated should be their prototypical color.

Vice Chair Thomas stated I think signage should be on site to le fluids and discussing, you know leaks. Maintenance work. Some of those automotive fluids could discharge, especially since this is biofiltration. It is just going to go right into the receiving water.

Assistant Community Development Director Stater stated on Planning Condition No. 37 stated on site auto repairs are prohibited, there shall be no repair or replacement of auto parts within the project parking lot, alley, or adjacent streets. Multiple signs shall be displayed stating such signed text and location shall be determined by staff prior to the issuance of building permit. The project shall comply with best management practices identified in the project's final WQMP.

Chair Hamerly stated on the Building and Safety condition No. 8 references all dead and removed trees and foliage to be properly removed from site. Is that referencing site demolition or is that referencing landscape that dies in the process before final?

Building Official Wirz stated the general condition for the demolition is removal all dead trees and vegetation from the site. We do not want to see that carry through to the final project.

Chair Hamerly closed the public comment.

A MOTION was made by Commissioner Miller and seconded by Vice Chair Thomas to:

1. Adopt Resolution 2024-015 Approving Design Review Application (DRA 24-002), for the Site Plan, Landscape Plan, and Building Elevations related to the construction of an O'Reilly Auto Parts subject to the Conditions of Approval, and the Findings of Fact as modified, and;
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 4-0.

RESOLUTION NO. 2024-015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 24-002), FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS AND SIGNS RELATED TO THE CONSTRUCTION OF AN O'REILLY AUTO PARTS RETAIL STORE, ON A ONE ACRE SITE, LOCATED ON THE NORTHEAST CORNER OF BASE LINE AND HILLVIEW STREET (APN: 1191-421-57)

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled August 20, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:01 p.m.

Submitted by:

Camille Duarte, Administrative Assistant III

Approved by:

Randall Hamerly, Chair

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 20, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director KS

PREPARED BY: Angela Tafolla, Associate Planner AT

SUBJECT: Conditional Use Permit CUP-23-009 for the development of a 243,323 square foot speculative industrial warehouse building, Variance VAR-23-002 to allow the building to exceed the maximum building height permitted in the Business Park Zone by 17.6', Design Review DRA-23-010 for the project's Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan, Mitigated Negative Declaration, and Vesting Tentative Parcel Map TPM 23-003 for the consolidation of twenty-four (24) parcels into one (1) parcel. **Continued from the 1-16-24 Planning Commission Meeting.**

LOCATION: A 11.33 acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue; Assessor's Parcel Number 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21). (Attachment 1 – Vicinity Map)

OWNER/APPLICANT: CHIPT Highland 210 L.P.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023 - _____, approving Conditional Use Permit CUP-23-009 for the development of a 243,323 square foot warehouse/distribution facility and related improvements; and

Approved _____	Motion _____	Second _____	Agenda Item No. 2
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

2. Adopt Resolution No. 2023 - ____ approving Variance VAR-23-002, allowing an increase in the maximum building height for the subject warehouse from 35 feet to 52.6 feet tall, 17.6 feet greater than permitted in the Business Park Zone; and

3. Adopt Resolution No. 2023- ___ approving Design Review Application DRA-23-010 for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact; and

4. Adopt Resolution No. 2023-___, approving a Mitigated Negative Declaration and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors; and

5. Adopt Resolution No. 2023-____, approving Vesting Tentative Parcel Map Application No. 20616 (TPM-23-003) for the consolidation of twenty-four (24) parcels into one (1) parcel.

FISCAL IMPACT: The Applicant submitted the required deposit for processing the entitlements. Staff time spent working on the applications is charged to this balance. In addition, the developer will be required to pay Development Impact Fees (DIFs) to offset the costs of public facilities and infrastructure and construct on- and off-site improvements related to the development.

PUBLIC NOTICE: As required by City Council Resolution, a Notice of Public Hearing was posted at the City's three designated posting locations. The notice was posted on the City's website and mailed to property owners within 300 feet of the project site as well as those who requested notice on August 8, 2024. The notice was also advertised in the San Bernardino Sun newspaper on August 9, 2024.

PREVIOUS ACTION: On December 19, 2023, the Planning Commission opened a public hearing for the subject project. At that time, the Applicant requested a continuance to a specific date to allow for further discussion of the Engineering Conditions of Approval between the Applicant and staff. The Commission agreed to continue the item to January 16, 2024.

Despite subsequent discussions between the two parties, the issues were not fully resolved. Consequently, the Applicant requested that Planning prior to the January 16, 2024 Planning Commission hearing table the item to allow for additional edits, clarifications, and in-depth coordination with the Engineering team.

PUBLIC COMMENT: Staff received two (2) public comment letters (Attachment 2 – Public Comments) from the adjacent business to the west, 'Third Street Tavern.' The letters, submitted by business owners Janelle Civitarese and Ed Angulo, do not express opposition to the proposed project. Instead, they request that the project applicant provide a sewer connection to the Tavern, citing concerns that the construction of the warehouse might impact an existing leach line.

The Applicant addressed the two comments and no further action is required, see the attached response letter.

DESCRIPTION OF THE SITE: The site comprises twenty-four (24) vacant parcels totaling 11.33 acres, located on the south side of 5th Street, between 3rd Street and 5th Street, approximately midway between Central Avenue and Palm Avenue (Attachment 1 – Vicinity Map). Adjacent to the east is American Rentals, a self-storage facility, and to the west are an office and commercial use (Third Street Tavern & CSR Inc.). Single-family residential units are situated across 5th Street, and the San Bernardino International Airport lies to the south. The square-shaped site consists of vacant parcels, is relatively flat, and gently slopes to the west. Curb, gutter, and sidewalk infrastructure runs along 5th and 3rd Street.

The site is zoned Business Park. The surrounding area features a diverse mix of proposed warehouse, commercial/office uses, and airport storage facilities. (Attachment 3 – Zoning Overview)

Surrounding Land Uses

North: Single Family
South: Semi Truck Storage
East: American Rentals Self Storage
West: Third Street Tavern / Arrowhead Aftercare Crematorium / CSR Inc.

Location	General Plan	Zoning
North:	Industrial (I)	Industrial (I)
South:	*City of San Bernardino*	*Alliance California (Specific Plan 95-01)*
East:	Business Park (BP)	Business Park (BP)
West:	Business Park (BP)	Business Park (BP)

PROJECT REVIEW:

A. Conditional Use Permit

Site Plan: The proposed layout of the building features 243,323 square feet of interior space, loading docks along the north side, and passenger vehicle parking along the west and east side. Per the Highland Municipal Code Section 16.24.040 Employment

District development standards, the project is subject to a 20-foot setback area along each side of the property. Additionally, where onsite parking is proposed within the dedicated landscaped setback area, the portion may be split into 10-feet of landscaping at the property line and an additional 10-feet of landscaping along the building front. The proposed site design satisfies said criteria with 20-feet of fully landscaped setbacks along the 5th Street and 3rd Street frontages to the north and south. The project will also construct on-site and off-site improvements that include utilities, storm drain facilities, irrigation, hardscape, trash enclosures, as well as perimeter walls and onsite gates (Attachment 4 – Project Plans/Site Plan).

Access: There are now four (4) points of access proposed on the site; two (2) along 5th Street to the north and two (2) along 3rd Street to the south. Of the access points along 5th Street to the north, the site will offer truck right in/out at the easterly driveway and truck right in/out and left out at the westerly driveway. Meanwhile, the access point along 3rd Street to the south, the site will offer right in/out access to passenger vehicles only at the easterly and westerly driveway.

As mentioned, the building features thirty-four (34) dock hi doors along the northern face. There is also 7,000 square feet of office/mezzanine space located at the northeast corner of the building.

A trash enclosure is located just north of the truck gate on the east side of the building. Measuring 25' x 8', the enclosure will be finished with painted tilt-up screen walls matching the rest of the warehouse building.

Noise: Noise impacts for warehousing projects are critically reviewed during entitlement processing. Due to the neighboring sensitive noise receptors, the IS/MND analyzed the short- and long-term impacts to the residential uses located adjacent to the project. Special consideration was taken to ensure these sensitive noise receptors will not have significant impacts as a result of the project's construction and continued operation. The project will introduce new sources of noise both on and around the project site, including from HVAC equipment, parking lot activities, and truck loading dock operations. The noise generated from these sources will vary based on their proximity to different boundaries of the property.

- *HVAC Equipment*: HVAC units were assumed to operate for 40 minutes of each hour and produce an average hourly noise level of 71.4 dBA at a distance of 3 feet. HVAC units would be located behind a parapet wall that would provide at least 5 dB of attenuation. HVAC units would be located in the center of the office space area.
- *On-site truck travel*: Each on-site truck trip was assumed to travel at low speed (no more than 15 mph) and produce an average hourly noise level of 75.2 dBA at a distance of 3 feet. Truck travel lanes would include the West 5th Street driveways. The amount of peak on-site truck travel activity (seven (7) total trips in the peak

hour periods) was determined from the Project's Trip Generation Assessment (Urban Crossroads, 2023).

- *On-site truck maneuvering and idling and cargo management:* Loading dock areas were assumed to require truck travel and maneuvering, back-up alarms, air brake release, and other related activities that would produce an average hourly noise level of approximately 87.9 dBA at a distance of 3 feet . Dock areas would face towards residential receptors, which would have property lines located at least 240 feet to the north of the docks. Dock areas would be located approximately 180 feet from adjacent commercial property lines to the northwest. The docks would not have a direct line of sight to most receptors due to an 8-foot-tall screening wall surrounding the dock. Each dock area was assumed to be occupied by one (1) truck each hour. The 8-foot-tall concrete screening wall was assumed to provide 0 dBA of attenuation/no screening (for R06 and R08), 6.6 dBA of attenuation (for R01, R02, and R03), or 5 dBA of attenuation (for R04 and R05).

Parking: The Municipal Code requires industrial warehouses to provide one (1) parking stall per 1,000 square feet of interior space and one (1) parking stall per 250 square feet of office space. Thus, the site would be required to provide 265 total spaces:

Proposed Use:	Size	Parking Ratio	Parking Required	Parking Proposed
Warehouse	236,323	1 space /1000 sf	237	130
Office/Mezzanine	7,000 sf	1 space /250 sf	28	28
Total	146,670 sf	-	**265**	**158**

Passenger vehicle parking defined on the Site Plan depicts 158 parking spaces; 154 of which are standard, while 4 are dedicated ADA accessible stalls. Per the Municipal Code requirements, this is an overall deficiency of 107 spaces (265 spaces required as opposed to the 158 proposed).

The Applicant has presented a parking analysis to the Planning Commission, challenging the City's existing parking standards for warehousing as being more than what's typically necessary. Prepared by Urban Crossroads, the analysis references the Institute of Transportation Engineers (ITE) parking generation manual. It specifically examines a warehouse of 243,323 square feet, which includes 7,000 square feet dedicated to interior office space. The conclusion of this analysis suggests that a total of 95 parking spaces would be adequate for a development and operation of this scale. Additionally, the analysis cites a study which provides further support for the proposed 158 parking spaces. The said study indicated that this number would comfortably meet both the average and peak parking demand rates, as evidenced in the comprehensive 2022 parking study. (Attachment 5 – Parking Analysis).

Staff supports the parking study and has determined that 158 spaces is sufficient to serve the proposed use.

Photometrics: Parking lot lights include building and pole mounted "RZR" LED products which are constructed of precision cast aluminum body and door frame, stainless steel hardware, and a black metallic finish. The Photometric Study is included in the plan set, labeled E-2.1. The site is well illuminated at its access points, along the building, parking lot and loading docks. The Plan meets the Code requirement for an average of than 0.5 foot candles at perimeter locations adjacent to a commercial/industrial uses. (Attachment 4 – Project Plans/Photometric Plan).

B. Variance

In the BP (Business Park) zone, while the standard building height limit is set at 35 feet, the Applicant's proposed design for the building reaches 52.6 feet relevant to grade. This measurement, taken from the lowest grade to the tallest parapet, exceeds the norm by 17.6 feet. However, when viewed and measured from a pedestrian perspective at street level, the height from the finished floor to the highest parapet is a more modest 43.6 feet, surpassing the zoning standard height by just 8.6 feet. It's important to note that such an increase in height is quite common in modern warehousing designs. This additional height is not just for aesthetic purposes but serves a practical function. It is essential for accommodating the internal requirements of a warehouse, including adequate clear heights for storage, joists, lighting, and fire sprinkler systems. Furthermore, an extra 4-5 feet above the roofline is a standard industry practice to effectively screen roof-mounted equipment. In this context, the proposed height, while technically exceeding the zone's limit, aligns well with contemporary warehousing standards and practices.

Staff supports the request for a Variance. The Findings of Fact are detailed in the Resolution. (Attachment 7 – VAR Resolution)

C. Design Review

Building Elevations

The building is a modern-style tilt-up concrete warehouse, measuring 730 feet by 258 feet and 43.6 feet in height (as measured from finished floor). Its exterior design is consistent with other nearby warehouses, featuring a light gray and white color scheme with eye-catching geometric glass accent panels. These panels are highlighted with an 'Oceania' Blue band, adding a distinctive touch. The building also includes a three-foot-tall Antique Silver and white parapet around the roof perimeter, enhancing the roofline's aesthetic appeal. The use of blue and silver accents aligns with Crow Holdings' corporate branding and complements the sister building located immediately to the west.

The building's design prominently features two corners facing 5th Street, adorned with blue reflective glazing and anodized aluminum. The office entrance is distinguished by large planters, a broad stairway and oversized metal brows, creating a visually striking entrance. These corners are further highlighted with blue LED underlighting and L-shaped extensions. The south facade of the building is enhanced with three layers of pop outs, adding to its aesthetic appeal (Attachment 4 – Project Plans/ Elevations).

In line with the General Plan's Land Use and Community Design Elements, the building's design has been thoughtfully crafted. Its elevations align with the recent architectural trends of warehouses within the General Plan 5th Street Corridor Policy Area, emphasizing sleek, contemporary designs and well-structured landscaping, particularly at the entry points leading to the airport.

Grading Plan

The site is relatively flat, sloping down slightly to the southwest. Once graded, the elevation will fall approximately seven (7) feet from the north to south. Roof drains and catch basins are located throughout the property bringing surface water to the two (2) stormwater management basin located underground, below the parking lots on the eastern and western sides of the site. The warehouse itself slopes toward the west at 0.5%.

The project will be required to install curb, gutters and sidewalk along the perimeter of the 5th Street and 3rd Street frontage. Overhead utilities have been undergrounded along the project frontages by others and any existing utility poles on-site must be removed and the buildings are to be served by underground utilities only. Additionally, the project will tie into existing water, sewer, and gas lines along 5th Street and 3rd Street (Attachment 4 – Project Plans/Grading Plan).

Landscape Plan

The project's Conceptual Landscape Plan was designed in coordination with the City's Landscape Architect. It has a varied palette of trees, shrubs and groundcover well suited to the local climate. The trees have varied heights, canopy shapes and colors. Street trees along 5th and 3rd will include Mondell Pine with a mix of Coast Live Oak and California Sycamore at each access point. Coast Live Oak will be planted along the side property lines within the parking areas and provide parking area shade. Trees sizes will vary from 24" to 48" box. Groundcover and shrubs will be planted in 1 gallon and 5 gallon sizes. The City's Landscape Architect provided conditions of approval to ensure final landscape plans comply with City Standards; Planning Conditions 20-29.

Walls and Fences

A screen wall will be constructed along the northern access points to the trucking area. Standing eight (8) feet tall with nine (9) foot pilasters at forty-eight (48) feet on center, the concrete tilt up wall will be painted primarily light gray. The screen wall will also be installed along a small portion of northwest and northeast entrances to enclose the truck bay with a rolling steel gate on both the east and west side to control access. An eight (8) foot tall tubular steel fence will be provided along the western property line of the passenger vehicle parking area. The rear of the building will be unobstructed.

The heights and materials of these walls and gates are consistent with the Municipal Code standards for fences and walls within the Business Park Zone (Attachment 4 – Project Plans/Fence & Wall Plan).

Vesting Tentative Parcel Map

Prior to development of this project, it is necessary to consolidate the twenty-four (24) separate parcels and create a single parcel that incorporates the site's improvements for the warehouse/distribution center. The Applicant has proposed a vesting tentative parcel Map. The approval of a vesting tentative map grants developers the right to proceed with a project based on the city ordinances, policies, and standards in effect at the time of approval, as per Government Code Section 66474.2. If this section is repealed, the vested rights will still apply, allowing development to proceed in substantial compliance with the regulations that were effective when the map was approved or conditionally approved. This ensures that developers can continue their projects without being affected by future legal changes.

Vesting Tentative Parcel Map No. 20616 (TPM 23-003) is included in Attachment 9 – Project Plan Set. The configuration of the new lot is essentially rectangular and results in street frontages along 3rd Street and 5th Street. It is approximately 900 feet wide and 560 feet deep. The proposal satisfies the standards established by the Subdivision Map Act as well as Section 16.68 Subdivisions, of the Highland Municipal Code. It is more than one (1) acre in area and its width and depth exceed 150 feet.

ENVIRONMENTAL REVIEW: An Initial Study was prepared for the project, and it was determined that a Mitigated Negative Declaration was the appropriate CEQA process. A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the State Clearinghouse and initially made available for comment between October 16 and November 15, 2023. Additional documents not initially included required the comment period to be extended to November 22, 2023. The initial Notice and extended review Notice was mailed to surrounding property owners within 300 feet, interested agencies and parties requesting notice. It was also posted on the City's website, at City Hall, the Sam J. Racadio Library and Environmental Learning Center and Fire Station #1.

Mitigation Measures were necessary to reduce impacts below a level of significance in the areas of Biological Resources, Cultural Resources, Geology and Soils, Hazards, Transportation, and Hazardous Materials, and Tribal Cultural Resources. All other CEQA topics were found to be less than significant or no impact. (Attachment 10 – IS/MND & MMR Resolution)

The City received three comment letters. The first letter from Yuhaaviatam of San Manuel Nation related to Cultural and Tribal Resources. Their comments were incorporated into the Mitigation Monitoring and Reporting Program. The second letter from South Cost Air Quality Management District (AQMD) providing an analysis and recommendations. No additional mitigation was required, nor were any revisions necessary to the Initial Study or technical reports. Lastly the third letter received was from Environmental Attorneys Blum, Collins & Ho LLP also giving their analysis of the IS/MND. The project's Environmental consultant provided a response letter, and no further response was required.

ANALYSIS: The project area falls within the 5th Street Corridor Community Policy Area as outlined in the Highland General Plan. This area is strategically situated between the San Bernardino International Airport (SBIA) and the SR-210 corridor, primarily featuring Business Park and Industrial land uses. In alignment with Goal 2.13 of the Land Use Element, the proposed development aims to elevate the 5th Street Corridor into a significant employment hub and a welcoming gateway to the airport. The project is designed to enhance the area's business appeal, streamline traffic flow, and adhere to the Community Design Element's policies and guidelines. Architecturally, the project boasts a sleek, and unique design with easily identifiable entrances. It also thoughtfully places delivery and loading zones out of public sight and away from residential areas, ensuring a harmonious coexistence with the community.

It also consolidates twenty-four (24) existing smaller lots into one (1) new parcel to create a larger, more functional use. Parking and service areas will be screened from public view with walls and landscaping while utilities will be underground. The project is compliant with all development standards established by the Municipal Code with consideration given to reduced parking and increased building heights. Staff recommends approval subject to the Conditions of Approval and Findings of Fact.

Attachments:

1. Vicinity Map
2. Public Comments & Applicant Response Letter
3. Zoning Overview
4. Project Plan Set
5. Parking Analysis
6. Resolution No. 2024-___ Approving CUP-23-009
   a. Exhibit A – Conditions of Approval

7. Resolution No. 2024 - ___ Approving VAR-023-002
8. Resolution No. 2024 - ___ Approving DRA-23-010
   a. Exhibit A – Project Plans
   b. Exhibit B – Conditions of Approval
9. Resolution No. 2024 - ___ Approving TPM-23-003
   a. Exhibit A – Vesting Tentative Parcel Map No. 20616
   b. Exhibit B – Conditions of Approval
10. Resolution No. 2024-___ Adopting the Mitigated Negative Declaration
   a. Exhibit A – Initial Study/Mitigated Negative Declaration
   b. Exhibit B – Mitigation Monitoring and Reporting Program

Attachment 1

Vicinity Map


Montana St
50th St
Central Ave
3rd St

Attachment 2

Public Comments & Applicant Response Letter

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, x 258 Fax: (909) 862-3180
Contact: Angela Tafolla, Associate Planner, atafolla@citvofhighland.org

OCT 19 2023

PROJECT NOTICE

The proposal listed below has been filed with the City of Highland Planning Department. You are invited to comment because you may own property or have a regulatory interest in development in the area.

FILE/INDEX: Conditional Use Permit (CUP 23-009) entitling a general distribution warehouse; and

Design Revlew Application (DRA 23-010) review of a Site Plan, Building Elevations, Landscaping and Grading for the commercial warehouse use; and

Variance (VAR 23-002) for a Major Variance (30% increase or more) to allow a 13-foot increase in building height from 35 feet to 48 feet; and

Tentative Parcel Map (TPM 23-003) to combine 24 parcels to 1 parcel

APPLICANT: CHIPT Highland 210, LP

LOCATION: Mid-block between Palm Avenue and Central Avenue fronting 5th Street to the north and 3rd Street to the south.
1192-631-09, -14, -22 thru 28, and 1192-641 -08 thru 11,-15 thru 21

PROPOSAL: The Applicant is proposing the construction of a 243,323 square foot warehouse building with 34 loading docks and 165 parking spaces on an 11.09 acre site.

COMMENTS:

Your comments must be received by this office no later than **October 20, 2023.** Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

This comment is being submitted on behalf of the business operating on property adjacent to the proposed project. The name of the business is Third Street Tavern. At present the business uses a septic system that has historically used the adjacent property as a leach field. The construction of the proposed project would eliminate the use of the property for a leach field. We are agreeable to allow the project to go forward provided that our business is connected to the sewer system that will be constructed for the new project at the sole cost of the developer.

Janelle Civitarese
PRINTED NAME

SIGNATURE

10/19/23
DATE

(Location Map on reverse.)

City of Highland

27215 Base Line, Highland, CA. 92346
Phone: (909) 864-6861, x 258 Fax: (909) 862-3180
Contact: Angela Tafolla, Associate Planner, atafolla@citvofhighland.org

OCT 19 2023

PROJECT NOTICE

The proposal listed below has been filed with the City of Highland Planning Department. You are invited to comment because you may own property or have a regulatory interest in development in the area.

FILE/INDEX: Conditional Use Permit (CUP 23-009) entitling a general distribution warehouse; and

Design Review Application (DRA 23-010) review of a Site Plan, Building Elevations, Landscaping and Grading for the commercial warehouse use; and

Variance (VAR 23-002) for a Major Variance (30% increase or more) to allow a 13-foot increase in building height from 35 feet to 48 feet; and

Tentative Parcel Map (TPM 23-003) to combine 24 parcels to 1 parcel

APPLICANT: CHIPT Highland 210, LP

LOCATION: Mid-block between Palm Avenue and Central Avenue fronting 5th Street to the north and 3rd Street to the south.
1192-631-09, -14, -22 thru 28, and 1192-641 -08 thru 11,-15 thru 21

PROPOSAL: The Applicant is proposing the construction of a 243,323 square foot warehouse building with 34 loading docks and 165 parking spaces on an 11.09 acre site.

COMMENTS:

Your comments must be received by this office no later than **October 20, 2023.** Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

This comment is being submitted on behalf of the business operating on property adjacent to the proposed project. The name of the business is Third Street Tavern. At present the business uses a septic system that has historically used the adjacent property as a leach field. The construction of the proposed project would eliminate the use of the property for a leach field. We are agreeable to allow the project to go forward provided that our business is connected to the sewer system that will be constructed for the new project at the sole cost of the developer.

Ed Angulo
PRINTED NAME

SIGNATURE

10/19/23
DATE

(Location Map on reverse.)

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
2010 Main Street, 8th Floor | Irvine, CA 92614-7214
Telephone: 949.553.1313 | Facsimile: 949.553.8354
www.allenmatkins.com

Jonathan E. Shardlow
E-mail: jshardlow@allenmatkins.com
Direct Dial: 9498515422 File Number: 393178.00001

Via Certified Mail
Return Receipt Requested

November 20, 2023

Janelle Enangulo and Janelle Civitarse
Third Street Tavern
26998 3rd Street
Highland, CA 92346

Re: CITY OF HIGHLAND
CUP 23-009, DRA 23-010, VAR 23-002, TPM 23-003 |
Response to October 19, 2023 Public Comments

Dear Ms. Enangulo and Ms. Civitarse:

This firm represents CHIPT Highland 210, LP ("**CHIPT/APPLICANT**") with respect to the property it owns located at the mid-block between Palm Avenue and Central Avenue fronting 5th Street, consisting of Assessor Parcel Numbers 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21 ("**Property**") in the City of Highland ("**City**"). As you are aware, CHIPT is in the process of working with the City of Highland Planning Department ("**Planning**") with respect to approval of the entitlement and subsequent construction of a new industrial warehouse building to be constructed in accordance with city standards ("**Project**") under the above-referenced case numbers.

We are in receipt of two separate comment letters, both dated October 19, 2023, that were submitted to the Planning staff from third street tavern ("**Tavern**") concerning specific elements of the project as identified in the Tavern letter.

The Tavern comment letters include a request for the Applicant to provide for a new sewer connection for Tavern in connection with the Project build-out based on the development and construction of the Project. While Applicant certainly appreciates the submitted comment letters and values its relationship with the surrounding community, including Tavern, based on our review of the comments raised we are unaware of any documentation or legal requirement wherein Tavern has the right to have placed septic equipment below the Property owned by Applicant. in fact, now that we have been made aware of this condition, ask that the septic system encroaching on our property be immediately removed.

Furthermore, we are under no obligation to fix Tavern's septic system or provide for a free sewer connection for Tavern all at Applicant's sole cost to solve Tavern's septic condition.

Specifically, the two comments were received by Planning from each of you separately on behalf of Tavern and contained identical comments regarding Tavern's request for Applicant to fix Tavern's septic condition. We provide the following language from these letters in pertinent part and have also attached the comment letters in full for reference:

> **"This comment is being submitted on behalf of the business operating on property adjacent to the proposed project. The name of the business is Third Street Tavern. At present the business uses a septic system that has historically used the adjacent property as a leach field. The construction of the proposed project would eliminate the use of the property for a leach field. We are agreeable to allow the project to go forward provided that our business is connected to the sewer system that will be constructed for the new project at the sole cost of the developer."**

As we understand this primary concern, Tavern's request is for Applicant to pay for, provide for and have constructed a new connection to the proposed sewer system being constructed for the Project. The belief being and stated rationale for the request is that the Property has served in some capacity as an off-site leach field for Tavern.

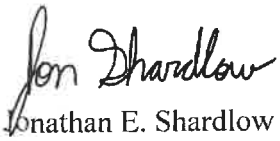
As stated above and based on our review of Tavern's comments, applicable law, and all available recorded documents with the County of San Bernardino Recorder-County Clerk for the Property, we find no support for the proposition that the Property is obligated to serve the off-site septic requirements for other properties, including Tavern. The Applicant has followed the City's review and entitlement process and procedures for securing approvals for the Project, including a thorough review of potential impacts to adjacent and surrounding sites, and is unaware of any obligation for providing sewage requirements for any other properties in the City, other than our own Property. Furthermore, the City is unaware of any obligation of our property to provide for a sewer connection to the Tavern property.

In accordance with our research and belief of where we stand relative to the laws affecting our Property, we cannot find any justification that the Property is responsible for Tavern's septic requirements as part of the construction of any new sewer system for the Project. While we welcome any additional documentation Tavern may have in its possession that supports coming to a different conclusion, and as of the date of this letter, such documentation has not been provided to Applicant or the city staff (to best of our knowledge) and therefore we are unable to provide a free service to Tavern as we believe the comment is not applicable to our property. Therefore it is our

belief that this letter should be shown to be of no merit and should not be considered as part of the record in reviewing and approving the subject entitlement for the Project.

We appreciate your input on the Project and recognize the importance of maintaining a good relationship with neighboring establishments, including Third Street Tavern. Please do not hesitate to contact me if you have any questions.

Very truly yours,



Jonathan E. Shardlow

JES:mn

Attachment 3

Zoning Overview

ArcGIS Web Map



8/9/2024, 3:34:05 PM

1:8,630

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Street Network

Parcels

Zoning Code

BP

CG

I

OS

P/Q

PD

R-1

R-4

Nearmap US Vertical Imagery (Esri Telecom)

Red: Band_1

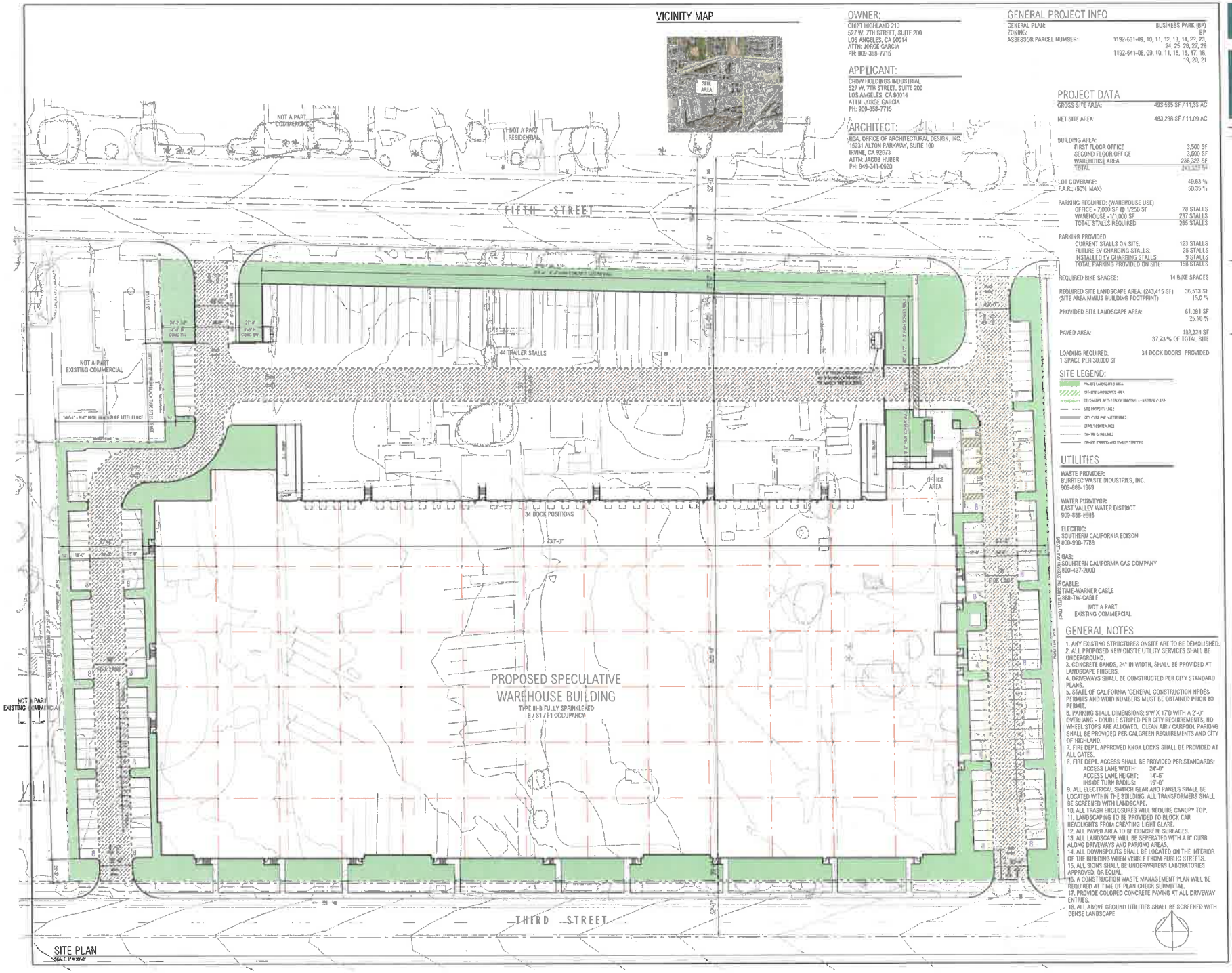
Green: Band_2

Blue: Band_3

Esri, NASA, NGA, USGS, FEMA, Copyright nearmap 2015, Esri Community Maps Contributors, County of San Bernardino, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Attachment 4

Project Plan Set



RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T: (949) 341-0920
F: (949) 341-0927

CONSULTANTS

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

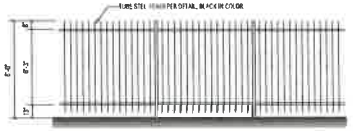
CROW HOLDINGS INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD		

RGA PROJECT NO: 21072.00
OWNER PROJECT NO: 0000.00
CAD FILE NAME: 21072-00-A1-11
DRAWN BY: MS
CHKD BY: GS
COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

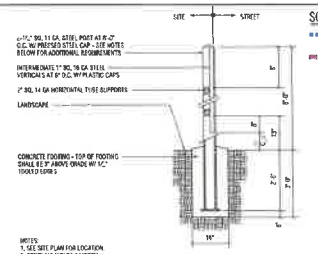
SHEET TITLE
SITE PLAN - EAST

SHEET: A1-1-E



TYPICAL TUBE STEEL FENCE ELEVATION

SCALE: 1/4" = 1'-0"



STEEL PICKET FENCE

SCALE: 1/4" = 1'-0"

SCREENING LEGEND

- 6'-0" BLACK PAINTED TUBULAR STEEL PICKET FENCE.
- 6'-0" PAINTED CONCRETE SCREEN WALL PANEL AND PILASTER



SITE PLAN

SCALE: 1" = 30'-0"

RGA

Office of Architectural Design

19231 Alton Parkway Suite 100
Irvine, CA 92618
T (949) 341-0920
FX (949) 341-0922

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL

527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
BID		
BSI		

RGA PROJECT NO:	21072.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21072-A01-A1-2
DRAWN BY:	MG
CHKD BY:	CS

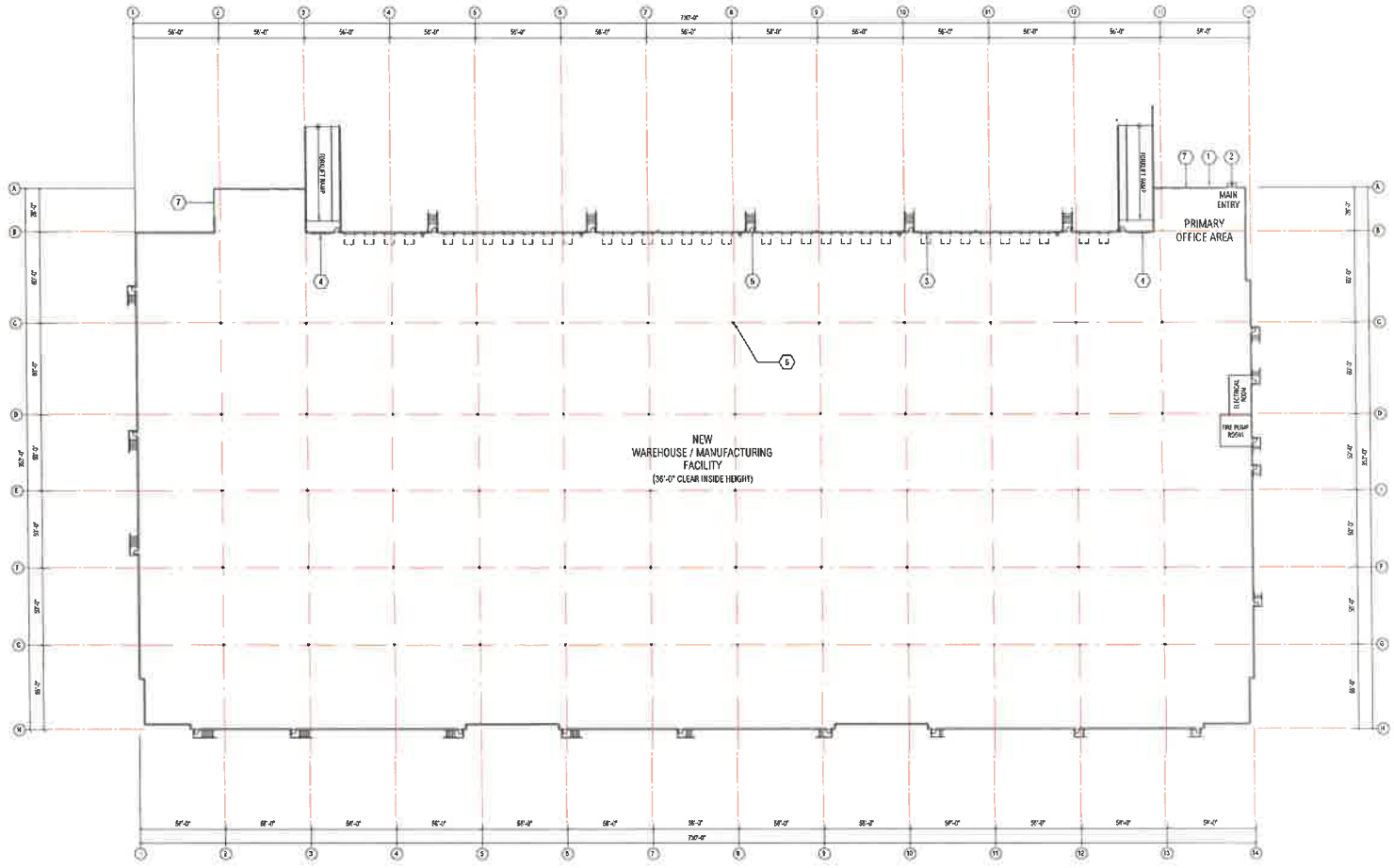
COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
FENCE AND WALL PLAN - EAST

SHEET: A1-2-E

KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. PRIMARY ENTRANCE.
3. PAINTED 9' X 10' DOCK HIGH METAL TRUCK DOORS.
4. PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
5. PAINTED 3'-0" METAL ACCESS MAN DOORS.
6. STRUCTURAL BUILDING COLUMN.
7. STOREFRONT GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 4 1/4" MIN. OFF-SET GLAZING SYSTEM.



FLOOR PLAN
SCALE: 1" = 30'-0"

RGA
Office of Architectural Design
19201 Allen Parkway Suite 100
Irvine, CA 92618
T 949-451-0629
FX 949-341-9922

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

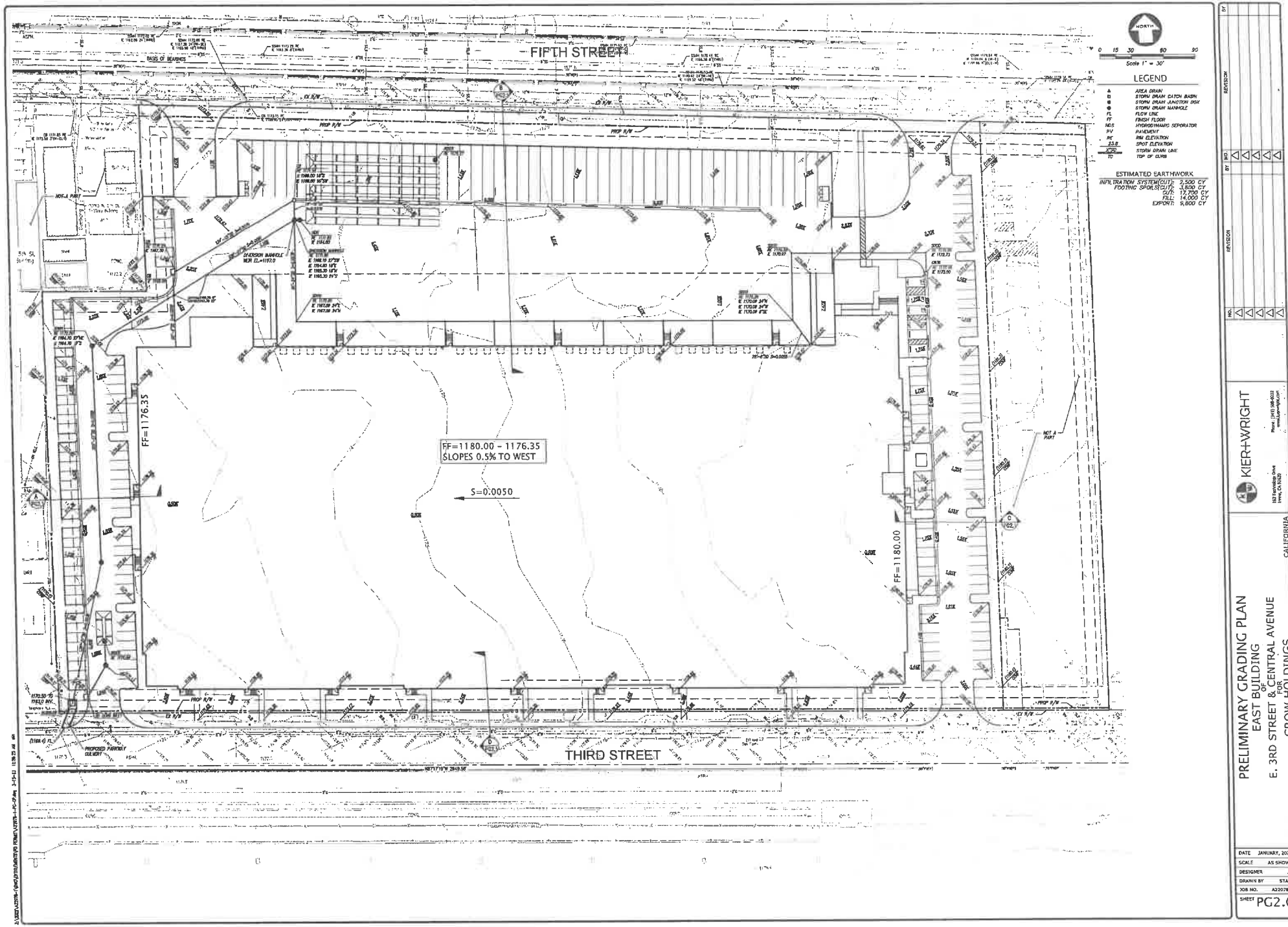
MARK	DATE	DESCRIPTION
CD		
MD		
PC		
DD		
SD		

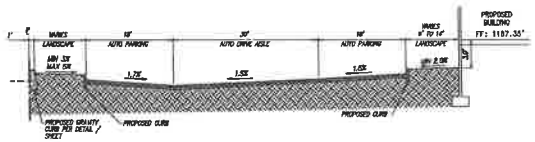
RGA PROJECT NO:	2207.00
OWNER PROJECT NO:	XXXX.00
CAD FILE NAME:	2207-00-A2-1
DRAWN BY:	JH
CHKD BY:	JH

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

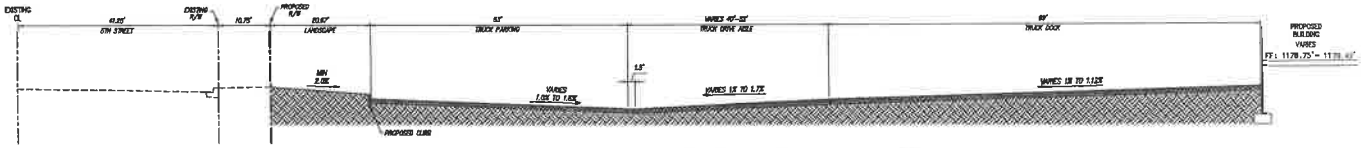
SHEET TITLE
FLOOR PLAN - EAST

SHEET: A2-1-E

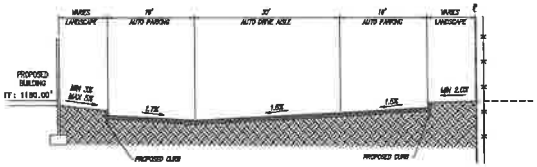

FIFTH STREET
THIRD STREET
FF=1176.35
FF=1180.00 - 1176.35
SLOPES 0.5% TO WEST
S=0.0050
FF=1180.00
NOT A PART
PROP R/W
CX R/W
DIVERSION MANHOLE
W.R. EL.=1197.0
PROPOSED HARDSCAPE
SURFACE
NORTH
0 15 30 60 90
Scale 1" = 30'
LEGEND
AD AREA DRAIN
CB STORM DRAIN CATCH BASIN
JB STORM DRAIN JUNCTION BOX
MH STORM DRAIN MANHOLE
FL FLOW LINE
FF FINISH FLOOR
HDS HYDRODYNAMIC SEPARATOR
PV PAVEMENT
RE RIM ELEVATION
23.8 SPOT ELEVATION
STORM DRAIN LINE
TOP OF CURB
ESTIMATED EARTHWORK
INFILTRATION SYSTEM(CUT): 2,500 CY
FOOTING SPOILS(CUT): 3,800 CY
CUT: 12,700 CY
FILL: 14,000 CY
EXPORT: 5,800 CY
NO. BY REVISION
KIER+WRIGHT
PRELIMINARY GRADING PLAN
EAST BUILDING
OF
E. 3RD STREET & CENTRAL AVENUE
FOR
CROW HOLDINGS
HIGHLAND
CALIFORNIA
DATE JANUARY, 2023
SCALE AS SHOWN
DESIGNER JD
DRAWN BY STAFF
JOB NO. A22078-1
SHEET PG2.0



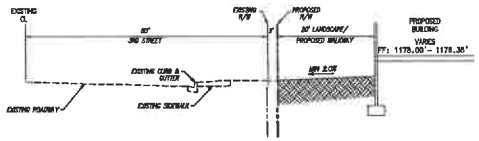
TYPICAL SECTION (A)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (B)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (C)
HORIZ: 1"=10'
VERT: 1"=5'



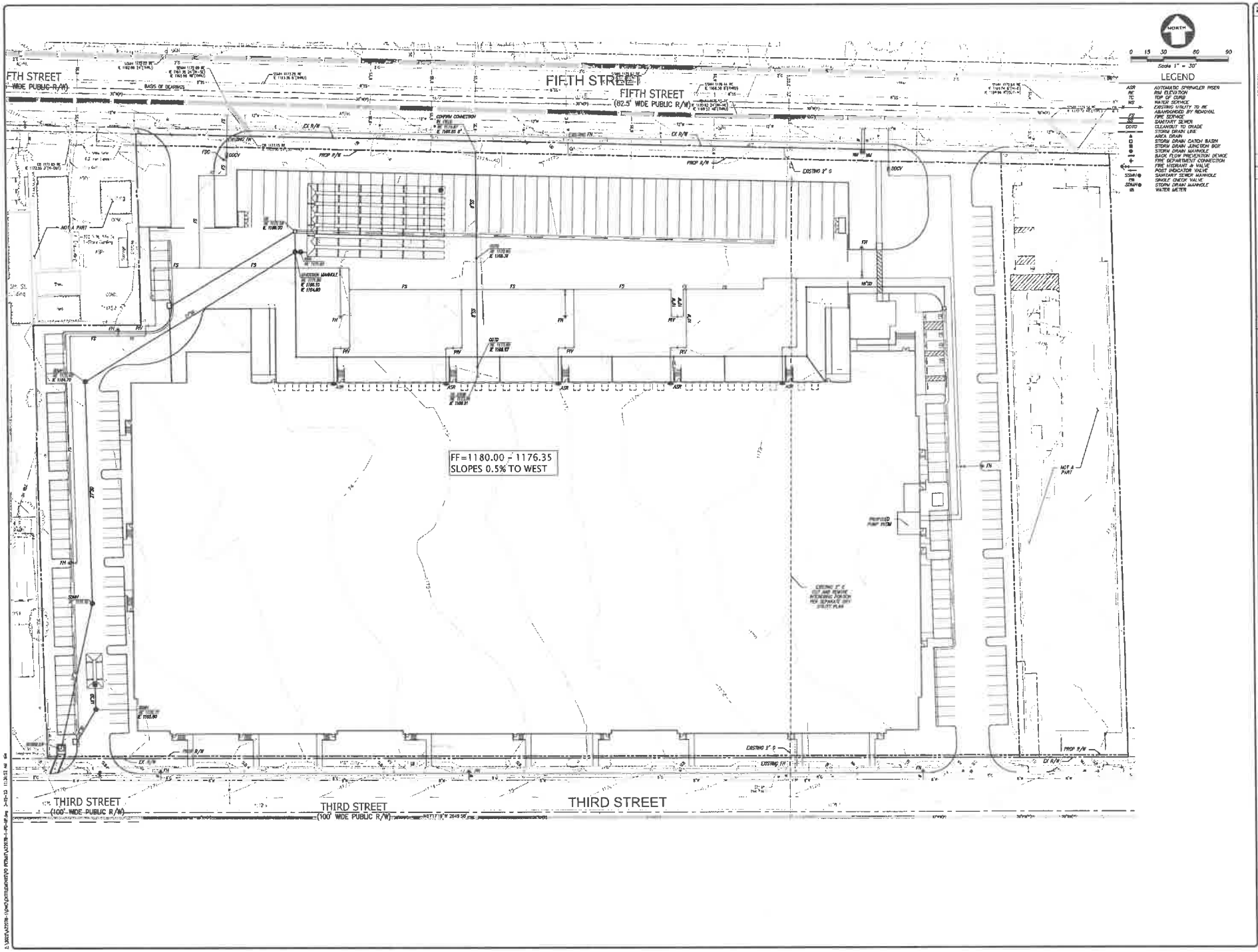
TYPICAL SECTION (D)
HORIZ: 1"=10'
VERT: 1"=5'

NO.	BY	REVISION

KIER+WRIGHT
163 Technology Drive
Irvine, CA 92618
Phone: (949) 558-8202
www.kierwright.com

TYPICAL SECTIONS
EAST BUILDING
OF
E. 3RD STREET & CENTRAL AVENUE
FOR
CROW HOLDINGS
HIGHLAND ... CALIFORNIA

DATE JANUARY, 2021
SCALE AS SHOWN
DESIGNER JO
DRAWN BY STAFF
JOB NO. AZ2078-1
SHEET PG2.1



PRELIMINARY UTILITY PLAN
EAST BUILDING
OF
E. 3RD STREET & CENTRAL AVENUE
FOR
CROW HOLDINGS
HIGHLAND CALIFORNIA

KIER+WRIGHT
183 Technology Drive
Irvine, CA 92618
Phone: (949) 508-5502
www.kierwright.com

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	JO
DRAWN BY	STAFF
JOB NO.	A22078-1
SHEET	PG3.0

VESTING TENTATIVE MAP NO. 20616



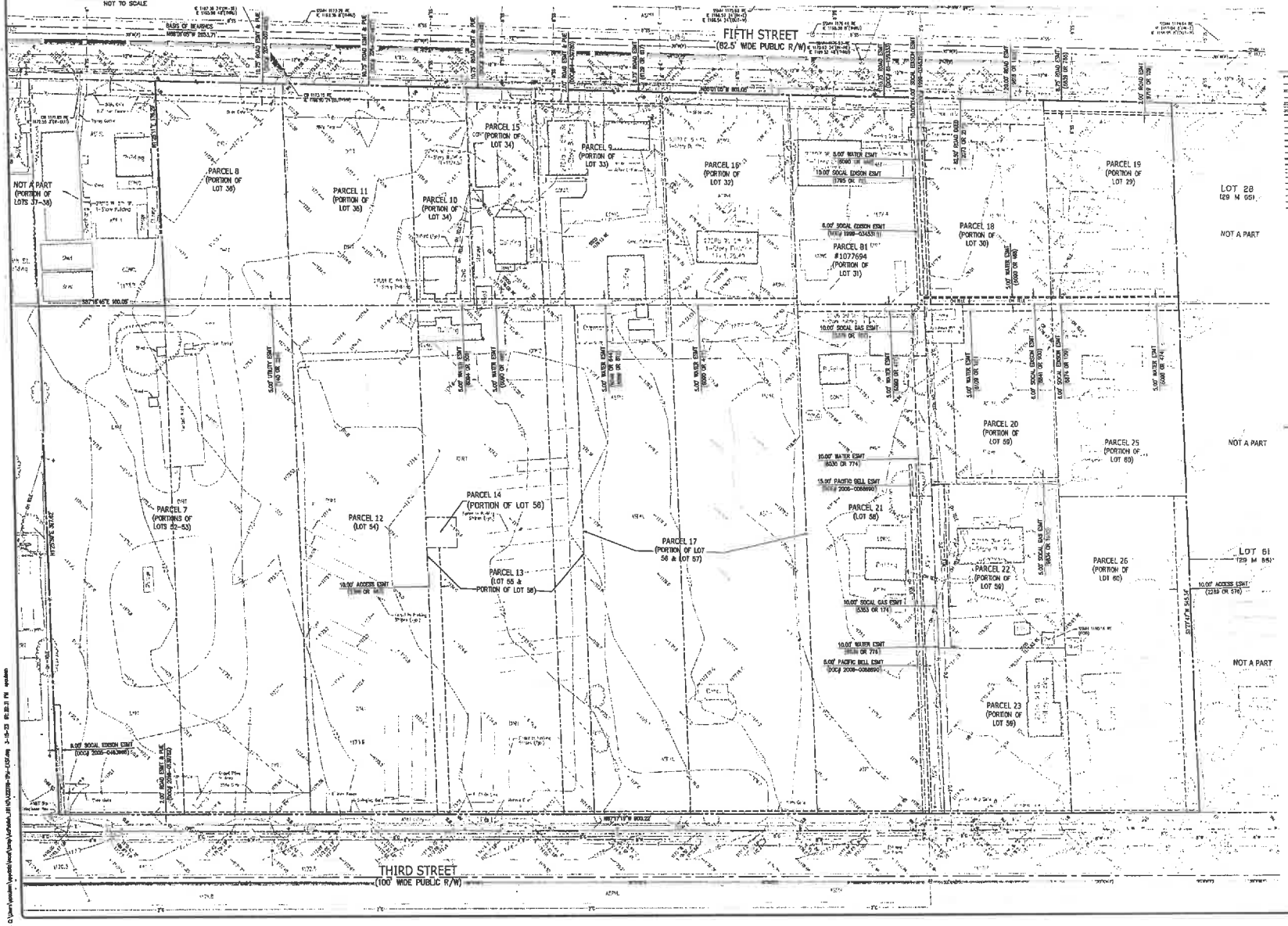
VICINITY MAP

NOT TO SCALE

PROJECT DATA

1.	OWNER/APPLICANT:	CHPT HIGHLAND 219, LP 827 WEST 7TH STREET, SUITE 200 LOS ANGELES, CA 90014 PHONE: (909) 359-7715	
2.	MAP PREPARED BY:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING 23 SANTA CLARA, CA 95054 PHONE: (408) 727-6665, EXT. 1020 CONTACT: RODNEY A. STEWART P, LS 8025	
3.	APN'S:	1192-63-06, 10, 11, 12, 13, 14, 23, 33, 34, 35, 36, 37, 38, AND 1192-64-08, 09, 10, 11, 15, 16, 17, 18, 19, 20, & 21.	
4.	EXISTING USE:	OFFICE	
5.	PROJECT TYPE:	DEVELOPER BUILD-OUT	
6.	PROPOSED USE:	INDUSTRIAL WAREHOUSE	
7.	EXISTING ZONING:	BUSINESS PARK, BP	
8.	PROPOSED ZONING:	NO CHANGE	
9.	GENERAL PLAN:	BUSINESS PARK	
10.	EXISTING NUMBER OF LOTS:	24	
11.	PROPOSED NUMBER OF LOTS:	1	
12.	TOTAL ACREAGE:	11.3327± ACRES (GROSS) 11.0637± ACRES (NET)	
13.	ALL DISTANCES ARE APPROXIMATE.		
14.	NO NEW STREET NAMES PROPOSED.		
15.	THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PREPARED FROM INFORMATION FURNISHED IN AN ALTA FOR COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 28, 2022, ORDER NUMBER 05-5159030-CNTI. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EASEMENTS OF THE PROPERTY.	
16.	FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR SAN BERNARDINO COUNTY, CALIFORNIA, MAP NUMBER 06071C8020H FOR COMMUNITY NUMBER 060733 (CITY OF HIGHLAND), WITH AN EFFECTIVE DATE OF AUGUST 28, 2008, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.	
17.	BENCHMARK: CITY OF HIGHLAND PUBLIC WORKS BENCH-MARK NO. 0001: CHISELED BOX AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH AND CHURCH AVENUE ELEVATION: 1253.30 FT. CITY OF HIGHLAND DATUM (NGVD29)		
18.	INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON APRIL 18, 2022.		
19.	BASIS OF BEARINGS: THE BEARING OF NORTH 89° 01' 05" WEST TAKEN ON THE CENTER LINE OF 5TH STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 15, 2000, IN BOOK 168 OF MAPS AT PAGE 25, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.		
20.	ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.		
21.	EASEMENTS TO BE DEDICATED ON THE PARCEL MAP OR BY SEPARATE INSTRUMENT.		
22.	THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF HIGHLAND.		
23.	THERE ARE NO ACTIVE OR DESTROYED WELLS LOCATED ON THE SUBJECT PROPERTY, PER VALLEY WATER DISTRICT WELL INFORMATION WEB SITE.		
24.	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A GEOLOGICAL HAZARD ZONE.		
25.	UTILITIES: STORM DRAIN: SANITARY SEWER & WATER SUPPLY: GAS: ELECTRIC: TELEPHONE: CABLE:	CITY OF HIGHLAND EAST VALLEY WATER DISTRICT 31111 GREENSPOT RD, HIGHLAND, CA 92346 (909) 889-9501 (909) 889-8091 SOUTHERN CALIFORNIA GAS COMPANY 1108 NORTH MOUNT VERNON AVENUE SUITE 335 SAN BERNARDINO, CA (800) 427-2000 SOUTHERN CALIFORNIA EDISON COMPANY HEADQUARTERS: ROSEMEAD, CA 91770 (800) 800-4555 HIGHLAND COMMUNICATIONS SERVICES 1115 BROADWAY, HIGHLAND, IL 62249 (618) 654-6897 TIME WARNER CABLE TELEVISION 27479 W LUGONIA AVENUE, UNIT A2 REDLANDS, CA 92374 (855) 366-7132		

OFFICIAL USE ONLY



LEGEND

BUILDING LINE
COVER LINE
CONCRETE/BLOCK WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
GAS LINE-VALVE & METER
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN LINE-MANHOLE & CATCH BASIN
TELEPHONE LINE
CABLE TELEVISION LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
YOU/END/SLOPING GRADE
ACCESSIBLE PARKING SYMBOL
ANCHOR
AREA DRAIN
AUTOMATIC SPRINKLER
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GUY ANCHOR
MONUMENT
IRON PIPE FOUND
MAIL BOX
MAIL FOUND
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
UTILITY BOX
UTILITY LINE MARKER
WALK-BOLLARD LIGHT
WATER VALVE
WELL
ITEM NO. IN TITLE REPORT
ITEM NO. IN TITLE REPORT
NO. OF PARKING SPACES (ACCESSIBLE)
NO. OF PARKING SPACES (STANDARD)

ABBREVIATIONS

BLVD	BOULEVARD
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
DI	DROP INLET
DOC	DOCUMENT
EB	ELECTRIC BOX
EVH	ELECTRICAL MANHOLE
ESMT	EASEMENT
FH	FIRE HYDRANT
FND	FENCE
FND	FOUND
FF	FINISH FLOOR
GM	GAS METER
IP	IRON PIPE
MB	MAIL BOX
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
OF	OFFICIAL RECORDS
R/W	RIGHT OF WAY
SFMF	SEARCH FOR NOT FOUND
SL	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
UMH	UTILITY MANHOLE
W/	WITH
W/O	WITHOUT
WB	WATER BOX
WM	WATER METER
ELEC	ELECTRICAL
TELE	TELEPHONE

NORTH

0 15 30 60 90

Scale 1" = 30'

EXISTING CONDITIONS

NO.	BY	REVISION

KIER+WRIGHT

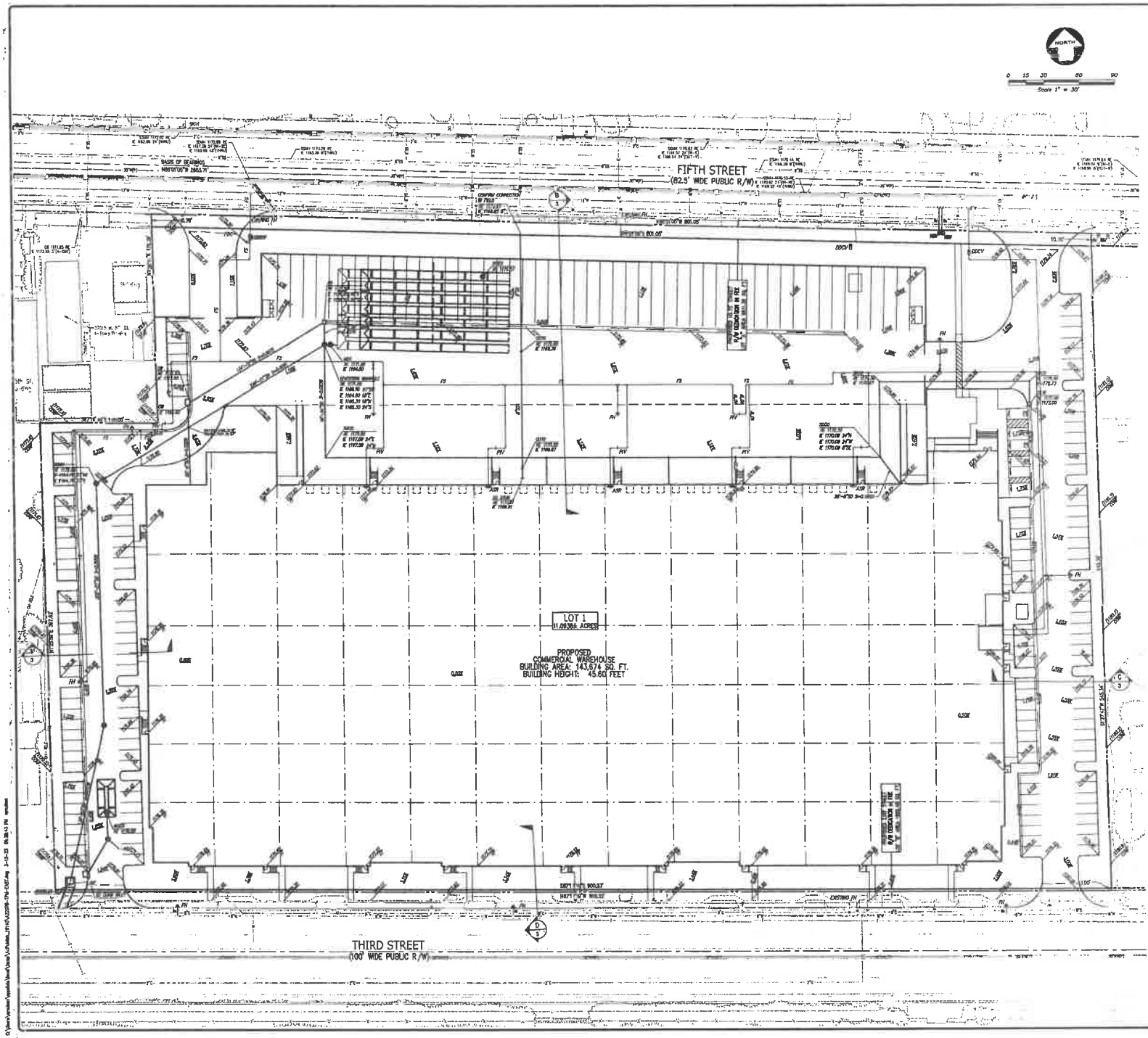
3350 Scott Boulevard, Building 23
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
3RD STREET AND CENTRAL - EAST
FOR
CROW HOLDINGS INDUSTRIAL
- CALIFORNIA

HIGHLAND

DATE	MARCH, 2023
SCALE	1" = 30'
SURVEYOR	AKB
DRAWN BY	EAR
JOB NO.	A22078-1
SHEET	1
OF	3 SHEETS



LEGEND

BUILDING LINE
CENTER LINE
CONCRETE/BLOCK WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
GAS LINE-VALVE & METER
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN LINE-MANHOLE & CATCH BASIN
TELEPHONE LINE
CABLE TELEVISION LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
ROLLING/SLIDING GATE
ACCESSIBLE PARKING SYMBOL
ANODE
AREA DRAIN
AUTOMATIC SPRINKLER
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GUY ANCHOR
IRON PIPE FOUND
MAIL BOX
MAIL FOUND
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
UTILITY BOX
UTILITY LINE MARKER
VALVE-HOLLAND LIGHT
WATER VALVE
WELL
ITEM NO. IN TITLE REPORT
ITEM NO. IN TITLE REPORT
NO. OF PARKING SPACES (ACCESSIBLE)
NO. OF PARKING SPACES (STANDARD)

ABBREVIATIONS

BLVD	BOULARD	PUE	PUBLIC UTILITY EASEMENT
BLDG	BUILDING	OF	OFFICIAL RECORDS
CB	CATCH BASIN	R/W	RIGHT OF WAY
CONC	CONCRETE	SFMF	SEARCH FOR NOT FOUND
DI	DROP INLET	SL	STREET LIGHT
DOC	DOCUMENT	SQ. FT.	SQUARE FEET
ED	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	TSB	TRAFFIC SIGNAL BOX
ESMT	EASEMENT	UB	UTILITY BOX
FH	FIRE HYDRANT	UMH	UTILITY MANHOLE
FND	FENCE	W/	WITH
FND	FOUND	W/O	WITHOUT
FF	FINISH FLOOR	WB	WATER BOX
GM	GAS METER	WM	WATER METER
IP	IRON PIPE	ELEC	ELECTRICAL
MB	MAIL BOX	TELE	TELEPHONE
PL	PROPERTY LINE		

UTILITIES LEGEND

ASR — AUTOMATIC SPRINKLER RISER
EL — ELEVATION
TOC — TOP OF CURB
WS — WATER SERVICE
EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FIRE SERVICE
SANITARY SEWER
SCO/C — CLEANOUT TO GRADE
FL — FLOW LINE
FF — FINISH FLOOR
HSS — HYDRODYNAMIC SEPARATOR
PV — PAVEMENT
RE — RIM ELEVATION
SPOT ELEVATION
STORM DRAIN LINE
AREA DRAIN
STORM DRAIN CATCH BASIN
STORM DRAIN CLEAN OUT
STORM DRAIN MANHOLE
BACK FLOW PREVENTION DEVICE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT & VALVE
POST INDICATOR VALVE
SSMH — SANITARY SEWER MANHOLE
DCB — DOUBLE DETECTOR CHECK VALVE
SDMH — STORM DRAIN MANHOLE
WM — WATER METER
RD — ROOF DRAIN
SDCO — STORM DRAIN JUNCTION BOX

ESTIMATED EARTHWORK

INFILTRATION SYSTEM (CUT):	2,500 CY
FOOTING SPOILS (CUT):	3,600 CY
CUT:	17,700 CY
FILL:	14,000 CY
EXPORT:	9,800 CY

NOTES

1. LOT "A" AND "B" WILL BE DEDICATED IN FEE TO THE CITY OF HIGHLAND.
2. A LOT LINE ADJUSTMENT TO MERGE 3 PARCELS IS IN PROGRESS WITH THE CITY OF HIGHLAND. APN'S 1192-064-012, 1192-064-022 & 1192-064-023.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 1/2 OF LOT 81, TRACT NO. 2080, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 29 OF MAPS, PAGE(S) 65, RECORDS OF SAID COUNTY.

PARCEL 2:

THE SOUTH ONE HALF OF LOT 81, TRACT NO. 2080, BLUE RIBBON FARMS, IN THE COUNTY OF SAN BERNARDINO AS PER MAP RECORDED IN BOOK 29, PAGE 65 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF LOT 28, TRACT NO. 2080, BLUE RIBBON FARMS, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 29, PAGE 65 OF MAPS, LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC, OF THE STATE OF CALIFORNIA BY DEED RECORDED JULY 10, 1968 IN BOOK 9256, PAGE 466, OFFICIAL RECORDS.

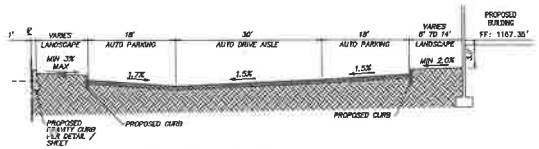
PROPOSED CONDITIONS

NO.	REVISION	BY	NO.

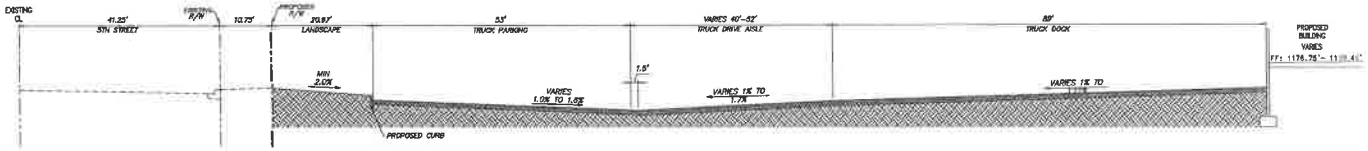
KIER+WRIGHT
3159 Scott Boulevard, Building 12
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
3RD STREET AND CENTRAL - EAST
FOR
CROW HOLDINGS INDUSTRIAL
HIGHLAND, CALIFORNIA

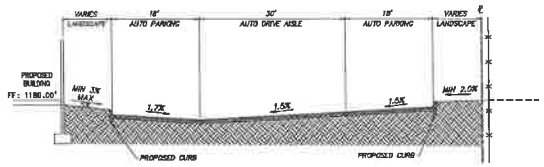
DATE	MARCH,2023
SCALE	1" = 30'
SURVEYOR	AKB
DRAWN BY	EAP
JOB NO.	A21079-1
SHEET	2
OF	3 SHEETS



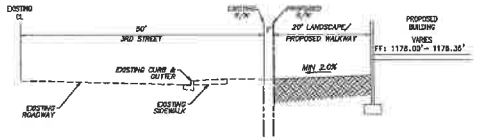
TYPICAL SECTION (A)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (B)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (C)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (D)
HORIZ: 1"=10'
VERT: 1"=5'

TYPICAL SECTIONS

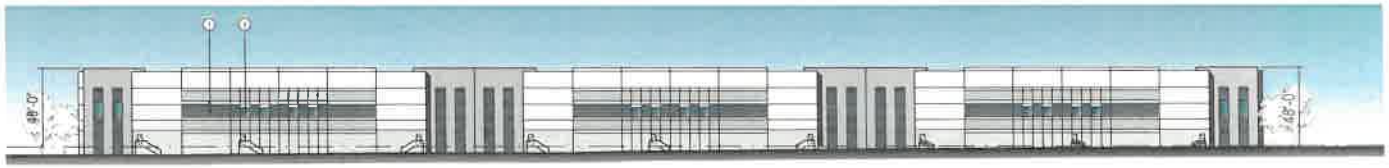
REVISION

NO.	BY	REVISION

KIER+WRIGHT
2355 Gold Boulevard, Building 32
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
3RD STREET AND CENTRAL - EAST
FOR
CROW HOLDINGS INDUSTRIAL
HIGHLAND, CALIFORNIA

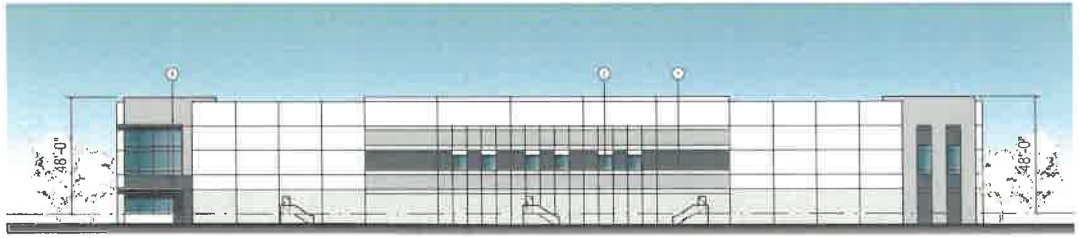
DATE	MARCH, 2021
SCALE	AS SHOWN
SURVEYOR	AKB
DRAWN BY	EAP
JOB NO.	A22078-1
SHEET	3
OF	3 SHEETS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



DOCK RETURN ELEVATION



NORTH ELEVATION

FINISH SCHEDULE:

1. FIELD COLOR
PPG - PPG1002-1 - SILVER FEATHER
2. LIGHT ACCENT COLOR
PPG - PPG1002-3 - COOL SLATE
3. DARK ACCENT COLOR
PPG - PPG1002-5 - ANTIQUE SILVER
4. DARK ACCENT COLOR
PPG - PPG10-01 - OCEANIA
6. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA

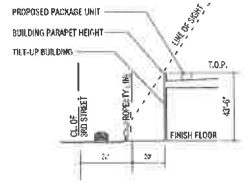
NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

KEYNOTES

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. NOT USED.
4. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
5. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
6. PAINTED 12' X 16' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
7. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.
8. PREFABRICATED METAL SUNSHADE CANOPY BY C.R. LAURENCE. PER DETAIL 4 BELOW



TYPICAL EQUIPMENT SCREEN LINE OF SIGHT (1)

SCALE 1" = 30'-0"

NOTE: LINE OF SIGHT RAISES FROM 6'-0" ABOVE FINISH GRADE



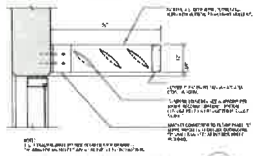
SIMILAR ENTRY LIGHTING STYLE (2)

SCALE: N.T.S.



SIMILAR SITE LIGHTING STYLE (3)

SCALE: N.T.S.



TYP. SUN SHADE - C.R.L OR ARCADIA EQUIV. (4)

RGA
Office of Architectural Design
1525 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-387-0920
FX 949-387-0922

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

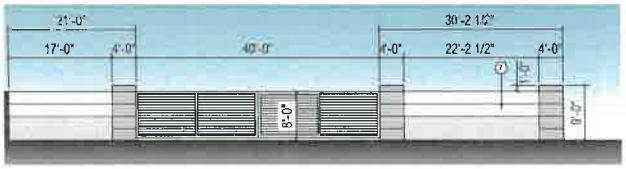
MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD		

RGA PROJECT NO:	21072.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21072-00-A1-01
DRAWN BY:	JH
CHKD BY:	JH

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

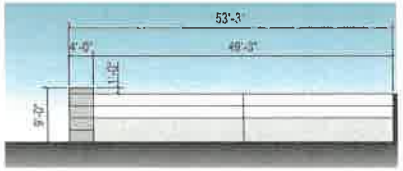
SHEET TITLE
HIGHLAND EAST ELEVATIONS

SHEET: A3-1P-E



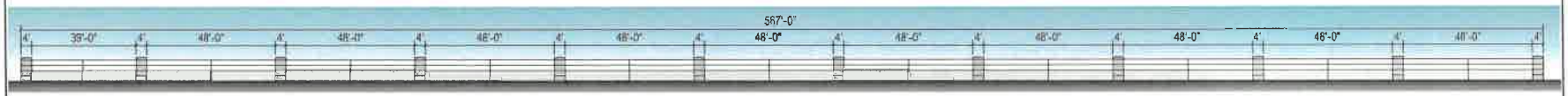
NORTH ELEVATION - FACING 5TH STREET

SCALE: 1/8" = 1'-0"



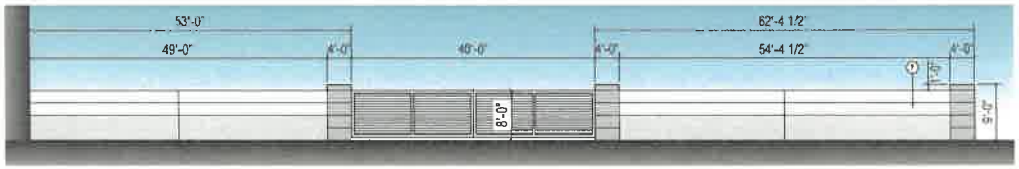
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - FACING 5TH STREET

SCALE: 1/16" = 1'-0"



EAST ELEVATION

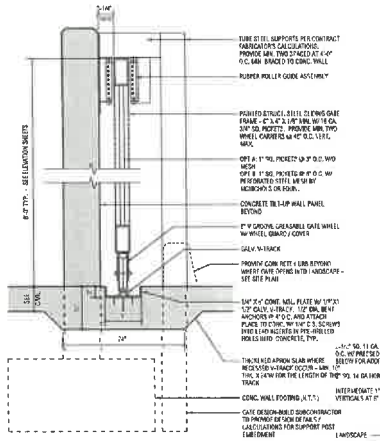
SCALE: 1/8" = 1'-0"

KEYNOTES: (W)

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. ALUMINUM FINISHED CANOPY OVER ENTRY.
4. RECESSED ENTRY WITH PRIMARY GLAZED ENTRANCE DOORS.
5. PAINTED 12'-0" X 10'-0" OVERHEAD HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
6. PAINTED 10'-0" X 10'-0" GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
7. CONCRETE TILT-UP SCREEN WALL PAINT W/O REVEALS AS SHOWN TO MATCH BUILDING.

FINISH SCHEDULE:

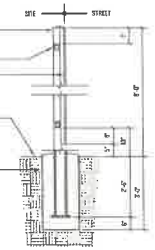
1. FIELD COLOR
PPG - PPG1002-1 - SILVER FEATHER
2. LIGHT ACCENT COLOR
PPG - PPG1002-3 - COOL SLATE
3. DARK ACCENT COLOR
PPG - PPG1002-5 - ANTIQUE SILVER
4. DARK ACCENT COLOR
PPG - PPG1002-7 - PHANTOM MIST
5. CANOPIES - ALUCOBOND
CLEAR ANODIZED ALUMINUM
6. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA



NOTES:
1. PERFORATED MESH, WHERE PROVIDED, SHALL BE BY MONARCH'S OR EQUIV. PAINTED BLACK TO MATCH THE GATE.
2. PROVIDE SHOP DRAWINGS & STRUCTURAL DETAILS & CALCULATIONS INCLUDING WIND-LOAD CRITERIA FOR ALL GATES PRIOR TO FABRICATION FOR REVIEW AND APPROVAL BY ARCHITECT.
3. COORDINATE GATE HEIGHTS WITH GRADE ELEVATIONS PER CIVIL DWGS.
4. SHOP PAINT W/ MINIMUM ONE COAT OF PRIMER AND ONE COAT BLACK SATIN ENAMEL (U.N.O. PROVIDE ALTERNATE FOR POWDER COAT FINISH).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL GATE SUPPORTS AND SAFETY MECHANISMS.
6. BUILDING OWNER SHALL BE RESPONSIBLE FOR MAINTAINING GATE TRACK FREE FROM DEBRIS TO ALLOW FOR SAFE OPERATION OF GATE.
7. SLIDING VEHICLE GATES INTENDED FOR AUTOMATION SHALL COMPLY WITH CBC SECTION 1132.1 AND ASTM F2200, INCLUDING:
A. COVER GATE WHEELS W/ COVER GUARDS.
B. PROVIDE MESH OR PICKET SPACING WITH MAX. OPENINGS LESS THAN 2".
C. PROVIDE POSITIVE "STOPS" AT BOTH FULLY OPEN AND FULLY CLOSED POSITIONS.
D. GATE SHALL NOT MOVE / SLIDE / FALL OVER ON ITS OWN IF DISCONNECTED FROM OPERATOR.
8. VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
9. VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE PROVIDED WITH KNOX-BOX SWITCH ACCESS FOR EMERGENCY VEHICLE ACCESS.

SINGLE ROLLING GATE

SCALE: 1-1/2" = 1'-0" — 2



NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. PAINT ALL WELDS SMOOTH.
3. ALL STEEL WORK TO BE 4x4x1/4 & SHOP PRIMED, PAINT FLAT BLACK TWO COATS.
4. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.
5. PROVIDE 4'DIA. 3'-0" CONC. MOW STRIP UNDER FENCE EACH SIDE OF FENCE IN ADJACENT TO TURF AREAS.
6. USE 4" SQ. 11 GA. STEEL POST W/ PRESSED STEEL CAP AT ALL END AND CORNER CONDITIONS OF THE FENCE RUN.

STEEL FENCE

SCALE: 1/2" = 1'-0" — 1

RGA
Office of Architectural Research
1545 Alton Parkway Suite 100
Irvine, CA 92606
T (949) 441-0570
F (949) 441-0502

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST
DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

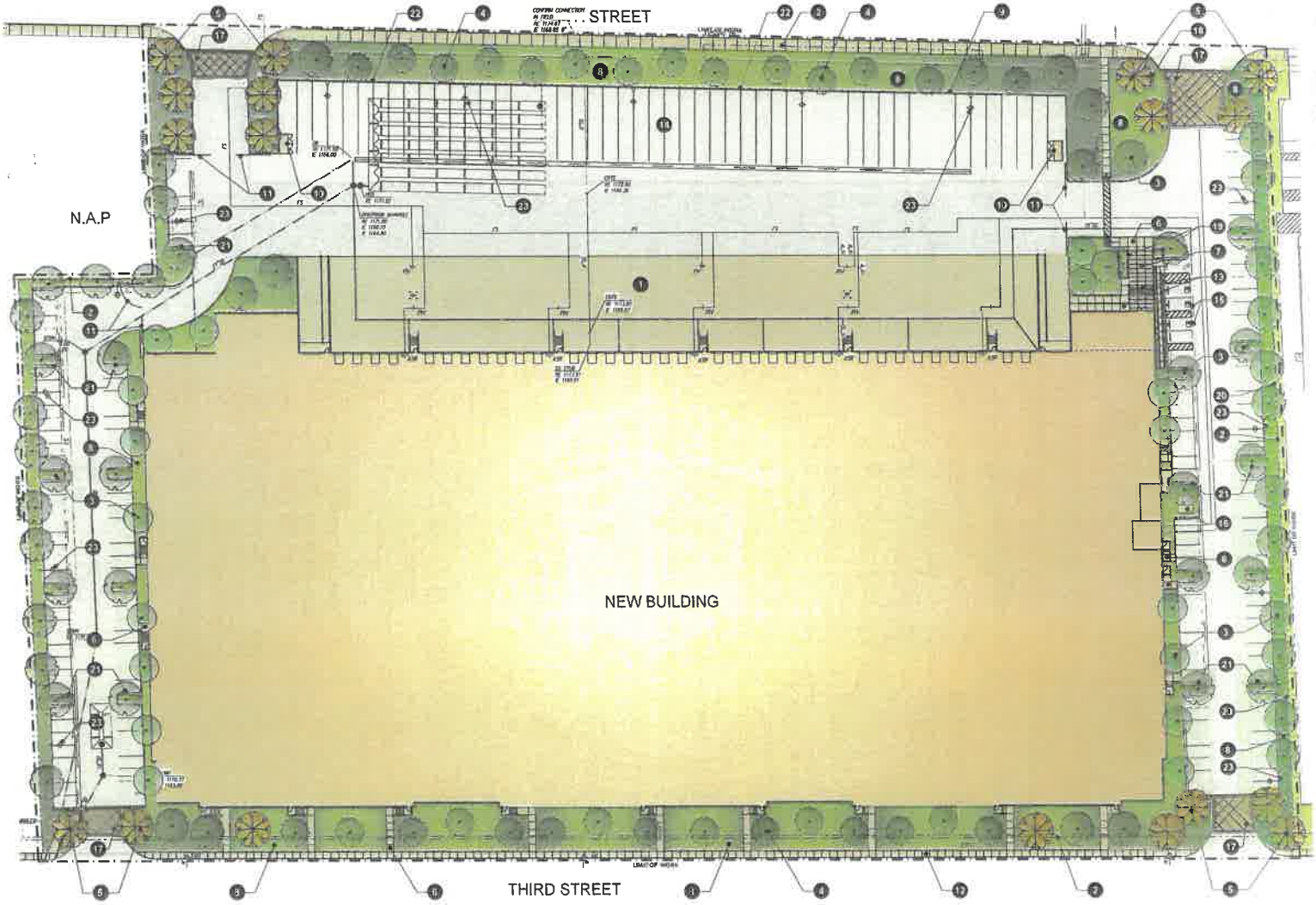
MARK	DATE	DESCRIPTION
CD		
MD		
PC		
DD		
SD		

RGA PROJECT NO:	21027.00
OWNER PROJECT NO:	0000.00
CAD FILE NAME:	21027-00-A3-1
DRAWN BY:	JH
CHKD BY:	JH

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL RESEARCH

SHEET TITLE
HIGHLAND EAST
SCREEN WALL ELEVATIONS

SHEET: A3-2P-E



PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION	%	QTY.
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX STD.	8'H X 4'W	L	EVERGREEN CANOPY	15%	15
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX LOW BRANCH	14'H X 6'W X 2"C	M	DECIDUOUS CANOPY	15%	18
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	9'H X 4'W	L	EVERGREEN TREE	24%	30
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	8'H X 4'W X 1-3/4"C	L	PARKING AREA SHADE CANOPY	31%	39
			36"BOX STD.	14'H X 6'W X 3-1/2" C			15%	18

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	48" O.C.	M	LARGE FLOWERING
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL.	36" O.C.	L	SCREENING HEDGE
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	48" O.C.	L	INFORMAL SCREENING HEDGE
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	60" O.C.	L	LARGE FLOWERING

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	36" O.C.	L	ORNAMENTAL GRASS
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	36" O.C.	L	CALIFORNIA NATIVE

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL.	24" O.C.	L	STRAPPY ACCENT
	FESTUCA MAIREI	ATLAS FESCUE	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	LOMANDRA LONGIFOLIA 'LOMLONG'	LOMLON MOOR GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	5 GAL.	36" O.C.	L	EVERGREEN LOW SHRUB

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	5 GAL.	6' O.C.	VL	EVERGREEN GROUNDCOVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	LONICERA J. 'HALLIANA'	HALL'S HONEYSUCKLE	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	ROSA X 'FLOWER CARPET RED'	RED CARPET ROSE	1 GAL.	36" O.C.	M	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
▼	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL./ STAKED	PER PLAN	M	FLOWERING VINE

WATER USE KEY
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER " WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (ALSO REFERRED TO AS WUCOLS IV) FOR CITY OF HIGHLAND

CITY LANDSCAPE NOTES:

- MINIMUM 50% OF TREES TO BE 24" BOX.
- MINIMUM 15% OF TREES TO BE 36" BOX.
- MINIMUM 15% OF TREES TO BE 48" BOX.
- MINIMUM 90% OF SHRUBS TO BE 5 GALLON IN SIZE.
- MINIMUM 20% OF SHRUBS TO BE 1 GALLON IN SIZE.
- GROUNDCOVER TO BE PLANTED TO ACHIEVE 100% COVERAGE WITHIN (1) YEAR.
- 4' HT EVERGREEN HEDGE TO BE PROVIDED WHERE APPLY TO SCREEN THE PARKING LOT FROM THE PUBLIC.
- 24" BOX TREES SHALL HAVE MINIMUM 3/4" CALIPER, 9' HEIGHT AND 4' SPREAD.

LEGEND

1. LOADING AREA
2. PROPERTY LINE
3. PROPOSED PARKING SHADE TREES
4. PROPOSED SCREEN TREES
5. PROPOSED ENTRY ACCENT TREES
6. NATURAL GRAY CONCRETE PAVING
7. OFFICE ENTRY - DECORATIVE CONCRETE PAVING
8. DROUGHT TOLERANT SHRUB PLANTING
9. SCREEN WALL
10. TRASH ENCLOSURE
11. METAL FENCE AND GATE
12. PUBLIC SIDEWALK
13. STEPS AND RAMPS
14. TRUCK PARKING
15. ADA PARKING
16. TRANSFORMER
17. ENHANCED DRIVEWAY ENTRY PAVING
18. ENTRY MONUMENT SIGN
19. ENHANCED PLANTER AT MAIN BUILDING ENTRY
20. CONCRETE MOW CURB TO DELINEATE HE PROPERTY BOUNDARY
21. MIN. 12" WIDE CONCRETE STEP OUT
22. SCREEN WALL AT TRAILER YARD
23. SITE LIGHTING

CROW HOLDINGS INDUSTRIAL

HIGHLAND EAST DEVELOPMENT
CITY OF HIGHLAND, CA

PRELIMINARY LANDSCAPE PLAN
SCHEMATIC DESIGN

SHEET L1.1
JOB # 22079
11.06.2023

0 30 60 90

RLA — 4000 MACARTHUR DR SUITE 200 IRVINE, CA 92618 949.337.1373 RIDERLA.COM

RGA

TREES



BRACHYCHITON POPULNEUS /
BOTTLE TREE



PLATANUS RACEMOSA /
CALIFORNIA SYCAMORE



PINUS ELDARICA /
MONDELL PINE



QUERCUS AGRIFOLIA /
COAST LIVE OAK

VINES



DISTICTUS BUCCINATORIA /
BLOOD-RED TRUMPET VINE

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY



FESTUCA MAIREI /
ATLAS FESCUE



HESPERALOE PARVIFLORA /
RED YUCCA



LOMANDRA LONGIFOLIA 'LOMLON' /
LOMLON MOOR GRASS



COTONEASTER DAMMERI 'LOWFAST' /
BEARBERRY COTONEASTER

MIDGROUND SHRUBS



MUHLENBERGIA RIGENS /
DEER GRASS



RHAPHIOLEPIS UMBELLATA 'MINOR' /
DWARF YEDDO HAWTHORN

MIDGROUND SHRUBS



ROSMARINUS O. 'TUSCAN BLUE' /
TUSCAN BLUE ROSEMARY



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH

BACKGROUND SHRUBS



ROSA 'ICEBERG' /
ICEBERG ROSE



LIGUSTRUM JAPONICUM 'TEXANUM' /
WAX LEAF PRIVIT



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



LEUCOPHYLLUM F. 'GREEN CLOUD' /
GREEN CLOUD TEXAS SHADE

GROUNDCOVER



ACACIA REDOLENS 'LOW BOY' /
PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' /
DWARF COYOTE BRUSH



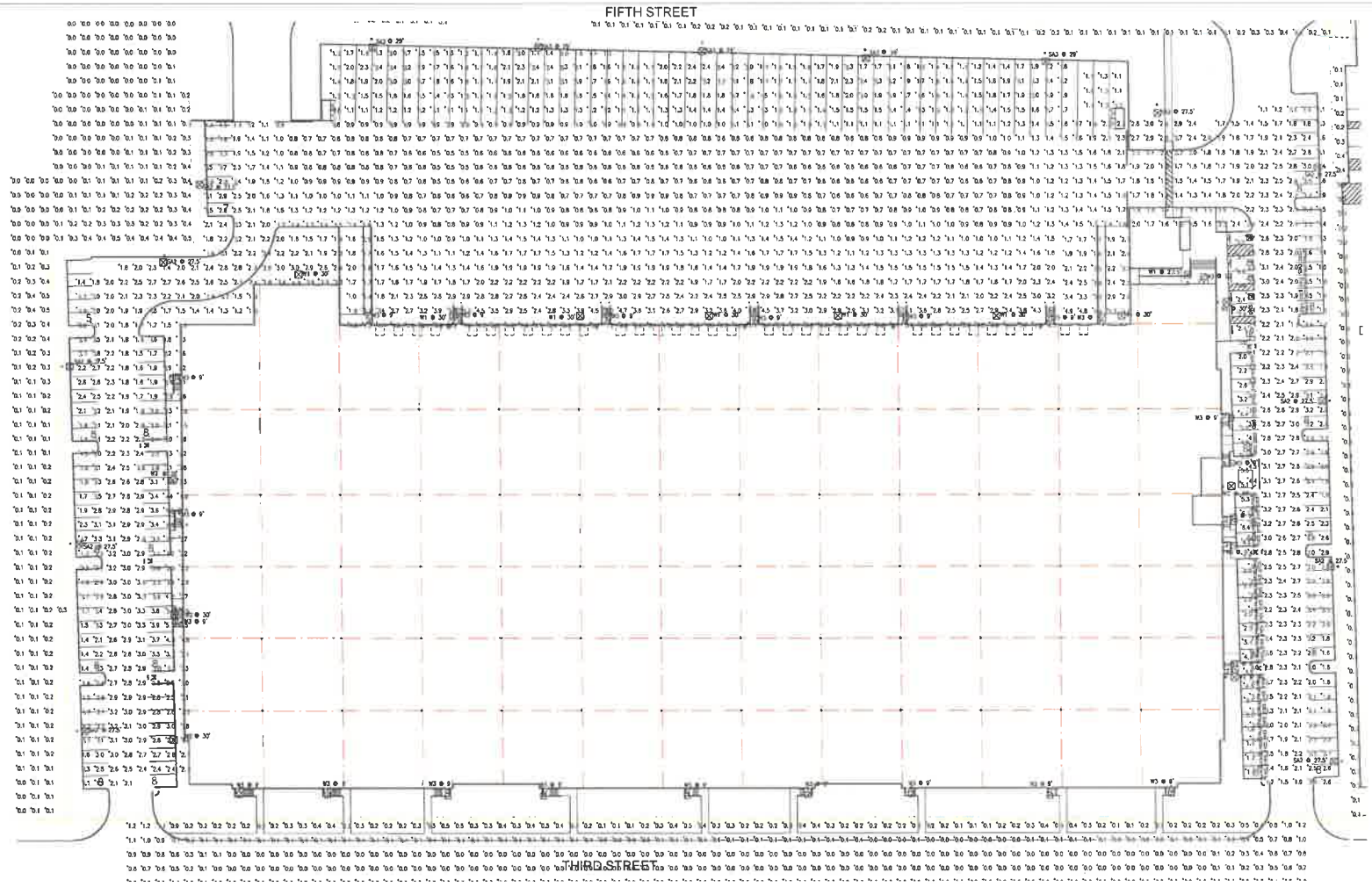
LONICERA J. 'HALLIANA' /
HALL'S HONEYSUCKLE



ROSA X 'FLOWER CARPET RED' /
RED CARPET ROSE

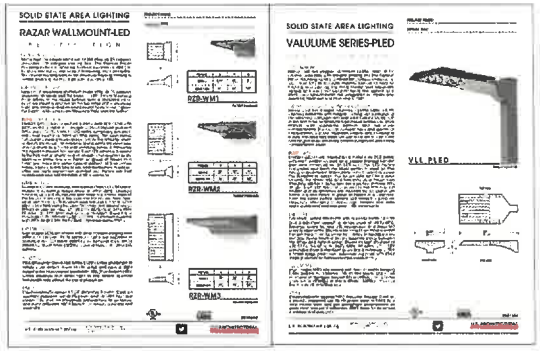


ROSMARINUS O. 'HUNTINGTON CARPET' /
PROSTRATE ROSEMARY



ELECTRICAL SITE PHOTOMETRIC PLAN

1



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
Calc Zone #4	+	1.9 fc	9.9 fc	0.5 fc	19.8:1	3.8:1
Calc Zone #4	+	1.3 fc	1.7 fc	1.1 fc	1.5:1	1.2:1
Calc Zone #5	+	2.8 fc	5.4 fc	1.6 fc	3.4:1	1.8:1
Calc Zone #6	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Calc Zone #7	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
Calc Zone #8	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
Calc Zone #8	+	2.5 fc	6.4 fc	1.0 fc	6.4:1	3.5:1
Calc Zone #9	+	0.3 fc	0.4 fc	0.8 fc	4.0:1	3.0:1
Calc Zone #11	+	0.1 fc	11.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	W3	25	RZR-WALL-PLED-B-W-SOLED-350mA-40K CRI 90 VOLT MVOLT AT 6 FT AFG WA511 BUG RATING B1 U0 G1	BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	151	0.9	21.4
	W2	8	VAL-PLED-B-W-SOLED-525mA-40K WA511 MVOLT AT 30 FT AFG BUG RATING B3 U0 G3	BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	218	0.9	129.4
	W1	8	VAL-PLED-W-FT-SOLED-525mA-40K WA511 MVOLT AT 30 FT AFG BUG RATING B3 U0 G3	BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	255	0.9	173.6
	SA2	10	VAL-PLED-B-W-SOLED-525mA-WA511 MVOLT-HS POLE AT AT 25FT AFG 25 FT POLE BUG RATING B1 U0 G3 25 FT POLE 2.5 FT BASE	BLACK PAINTED FINNED METAL HOUSING.	WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	129.4
	SA3	5	VAL-PLED-B-W-SOLED-525mA-WA511 MVOLT-HS POLE AT AT 25FT AFG 25 FT POLE BUG RATING B1 U0 G3 25 FT POLE 4 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	129.4

RPM 22-xxx 10/31/23

RGA

Office of Architectural Design

CONSULTANT

RPM

PROFESSIONAL SEAL:

No. 015295 Exp. 12-31-2023 ELECTRICAL STATE OF CALIFORNIA

10/31/2023

PROJECT NAME

HIGHLAND EAST DEVELOPMENT

0000 CENTRAL AVE, CITY OF HIGHLAND, CA

NO	MARK	DATE	DESCRIPTION

RGA PROJECT NO: 20YLXG

OWNER PROJECT NO:

CAD FILE NAME:

DRAWN BY:

CHK'D BY:

COPYRIGHT: RGA OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET E-2.1

Attachment 5

Parking Analysis

MEMORANDUM

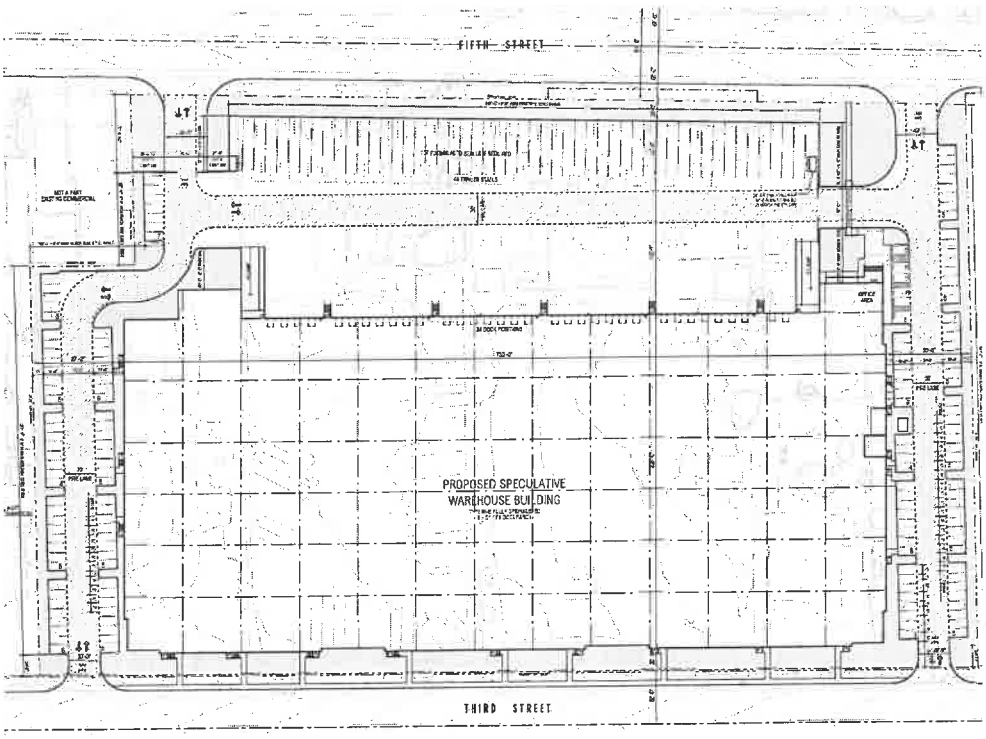
URBAN CROSSROADS

DATE: August 15, 2023
TO: Jorge Garcia, CHIPT Highland 210, L.P.
FROM: Jose Alire/Robert Vu, Urban Crossroads
JOB NO: 14845-04 Parking

CHIPT HIGHLAND EAST PARKING EVALUATION

Urban Crossroads, Inc. is pleased to provide the following Parking Evaluation for the CHIPT Highland East development (**Project**), which is located north of 3rd Street, south of 5th Street, and east of Central Avenue in the City of Highland, as shown on **Exhibit A**. This Parking Evaluation was developed to address the City's comments and determine if the proposed project provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

EXHIBIT A: PRELIMINARY SITE PLAN



INTRODUCTION

It is our understanding that the Project is to consist of a 243,323 square foot (**sf**) industrial warehouse building. 7,000 sf of the 243,323 sf building will be devoted to office use. There are 158 parking spaces proposed on-site and readily available to the public.

PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the CHIPT Highland East development, this parking assessment provides a review of the City of Highland Municipal Code parking requirements and an estimate of the peak parking demands. Section 16.52.030 of the City of Highland Municipal Code describes the off-street parking requirements for land uses. Section 16.52.030 Table 16.52.030.A identifies the parking spaces required for Industrial land uses, such as the CHIPT Highland East development.

Table 1 provides a summary of the applicable City of Highland Municipal Code parking requirements. For the warehouse and distribution use, the City of Highland Municipal Code requires 1 space per 1,000 sf devoted to warehousing, plus the required amount of parking for gross floor area devoted to other uses (i.e., 1 space per 250 gross ft of floor area (**GFA**) for office use).

TABLE 1: CITY OF HIGHLAND MUNICIPAL CODE PARKING REQUIREMENTS

Use	Parking Rate	Description
Industrial Use Warehouse and distribution	1 space per 1,000 sf	1 space/1,000 sf
Office Use Administrative, business, professional	1 space per 250 gross ft of floor area	1 space/250 GFA

Based on the City of Highland Municipal Code Section 16.52.030 Table 16.52.030.A.

Using the City of Highland Municipal Code parking rates, it is possible to calculate the parking requirements for the proposed CHIPT Highland East. As shown on **Table 2**, the proposed CHIPT Highland East requires 265 spaces. The proposed Project does not meet the City of Highland municipal code requirements.

TABLE 2: CHIPT HIGHLAND EAST MUNICIPAL CODE PARKING SPACE REQUIREMENTS

Condition	Use	Building Size[1]	Parking Rate[2]	Required Parking	Proposed Parking	Meets Requirement
Proposed	Industrial	236,323 sf	1 per 1,000 sf	237	130	No
Proposed	Office	7,000 GFA	1 per 250 GFA	28	28	Yes
Total		**154,876 sf**		**265**	**158**	**No**

[1] Based on the March 16, 2023 preliminary site plan, prepared by RGA.
[2] Based on the City of Highland Municipal Code Section 16.52.030 Table 16.52.030.A.

PARKING GENERATION

The parking generation rates used for this analysis are based upon information collected by the Institute of Transportation Engineers (**ITE**) as provided in their Parking Generation Manual (5th Edition, 2019) (see **Table 3**). ITE Land Use Code 150 (Warehousing) was chosen for this analysis since the Project is primarily devoted to the storage of materials, but it may also include office areas. As shown on **Table 3**, the proposed Project requires 95 spaces. The application of the ITE parking generation rates indicate that the Code requirements may overestimate the parking supply needed for the proposed Project. The 158 parking spaces readily available to the public can support the ITE parking demand.

TABLE 3: PROJECT PARKING GENERATION SUMMARY

Land Use	Units[2]	ITE LU Code	Rate
Parking Generation Rates:[1,3]			
Warehousing	TSF	150	0.39

[1] Source: Institute of Transportation Engineers (ITE), Parking Generation Manual, 5th Edition (2019).
[2] TSF = Thousand Square Feet
[3] The Parking Generation Manual ITE Land Use Code 150 (Warehousing) combines average rates for both small and large (greater than 1,000,000 sf) industrial warehouses. The current Parking Generation Manual does not separate average rates for larger warehouses.

Land Use	Quantity	Units[1]	Spaces
Project Parking Generation Summary:			
Warehousing	243.323	TSF	95

PROJECT PARKING DEMAND

The Parking Study for the Victoria Avenue and Cypress Street Warehouse Project, City of Highland (**2022 Parking Study**) memorandum, prepared by Dudek dated August 29, 2022, was prepared for the Victoria Avenue and Cypress Street Warehouse. The 2022 Parking Study references two existing occupied warehouses that were chosen to be surveyed for parking demand:

1. 1295 Central Avenue, San Bernardino, CA 92408: an approximately 296,725 SF warehouse (Fender Warehouse), located on the southeast corner of Central Avenue/Tippecanoe Avenue. This facility has 197 passenger vehicle parking spaces and is parked at 1 space per 1,506 SF.
2. 27081 Almond Avenue, Redlands, CA 92374: an approximately 326,920 SF warehouse (2AM Logistics BMW Parts Distribution Center), located on the southeast corner of Nevada Street/Almond Avenue. This facility has 174 passenger vehicle parking spaces and is parked at 1 space per 1,879 SF.

To evaluate the on-site parking demands of the referenced warehouses, Dudek conduct hourly vehicle counts at the driveways of the two warehouses. The driveway counts accounted for vehicles entering and exiting all project driveways every 15 minutes, over a 24-hour period for two typical weekdays of a non-holiday week. The driveway counts were conducted at both sites

on Tuesday, February 2, 2021, and Wednesday, February 3, 2021. **Table 4** shows the findings and parking rates of the peak demand data from the 2022 Parking Study.

TABLE 4: OBSERVED PEAK PARKING DEMAND AND RATES

Use	Parking Rate	Description
Average Observed Parking Rate	1 space per 4,038 SF of floor area	1 space/4,038 sf
Highest Observed Parking Rate	1 space per 2,660 SF of floor area	1 space/2,660 sf

Based on the Parking Study for the Victoria Avenue and Cypress Street Warehouse Project, City of Highland memorandum, prepared by Dudek dated August 29, 2022

Based on the parking rates from the 2022 Parking Study, the average observed rate requires 60 parking spaces and the highest observed rate required 92 spaces (see **Table 5**). The proposed spaces can sufficiently support the anticipated parking demand. The 158 parking spaces readily available to the public can support the average and highest observed parking demand.

TABLE 5: PARKING REQUIREMENTS PER OBSERVED RATES

Condition	Building Size[1]	Parking Rate[2]	Parking Demand	Proposed Parking	Meets Demand
Average Observed	243,323 sf	1 per 4,038 sf	60	158	Yes
Highest Observed	243,323 sf	1 per 2,660 sf	92	158	Yes

[1] Based on the March 16, 2023 preliminary site plan, prepared by RGA.
[2] Based on the City of Highland Municipal Code Section 16.52.030 Table 16.52.030.A.

CONCLUSIONS

It is our understanding that the Project is to consist of a 243,323 sf industrial warehouse building, which is located north of 3rd Street, south of 5th Street and east of Central Avenue, in the City of Highland. 7,000 sf of the 243,323 sf building will be devoted to office use. There are 158 parking spaces proposed on-site and readily available to the public.

Based on the City of Highland parking requirements of 1 space per 1,000 sf for warehouse use plus 1 space per 250 GFA for office use, the proposed CHIPT Highland East will require a total of 265 parking spaces. Our evaluation indicates that the proposed parking supply will not meet Municipal Code parking requirements.

Based upon the information collected and published by the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition, 2019), our evaluation indicates that the proposed parking supply will meet the ITE parking demand requirements of 95 spaces. The 158 parking spaces readily available to the public can support the ITE parking demand.

Based on the surveyed parking demand rates in the Parking Study for the Victoria Avenue and Cypress Street Warehouse Project, City of Highland (**2022 Parking Study**) memorandum, prepared by Dudek dated August 29, 2022, our evaluation also indicates that the proposed parking spaces will meet the average and highest parking demand rates utilized in the 2022

Parking Study (60 and 92 spaces, respectively). The 158 parking spaces readily available to the public can support the observed parking demand.

The project's proposed supply of 158 parking spaces can adequately accommodate the published ITE parking demand rate and the observed parking demand rates determined in the 2022 Parking Study. The 158 parking spaces readily available to the public can support both the ITE parking demand and the observed parking demand. Based on the ITE parking demand rates and the 2022 Parking Study observed rates, the proposed Project will accommodate parking demand on-site without impacting the adjacent street or land uses.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.

Jose Alire, P.E.
Senior Traffic Engineer

Robert Vu, P.E.
Transportation Engineer

Attachment 6

Resolution No. 2024-___ Approving CUP-23-009
Exhibit A – Conditions of Approval

PC RESOLUTION NO. 2024 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING CONDITIONAL USE PERMIT (CUP-23-009) FOR THE DEVELOPMENT OF A 243,323 SQUARE FOOT SPECULATIVE INDUSTRIAL WAREHOUSE AND ASSOCIATED IMPROVEMENTS GENERALLY LOCATED BETWEEN 3RD STREET AND W. 5TH STREET APPROXIMATELY MIDWAY BETWEEN CENTRAL AVENUE AND PALM AVENUE. APN's: 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21

RELATED ENTITLEMENTS INCLUDE DESIGN REVIEW APPLICATION (DRA-23-010); VARIANCE (VAR-23-002); AND VESTING TENTATIVE PARCEL MAP (TPM-23-003)

APPLICANT: CHIPT Highland 210, L.P.

A. RECITALS

1. On May 16, 2023, the Applicant filed an application for Conditional Use Permit (CUP-23-009) to develop a 243,323 square foot industrial warehouse and associated improvements including loading docks, passenger vehicle parking spaces, a stormwater detention/infiltration basin, and landscape area. Related applications were also filed for Design Review (DRA-23-010) including a Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan; Variance (VAR-23-002) to increase the maximum building height permitted to 52.6'; and Vesting Tentative Parcel Map (TPM-23-003) to consolidate twenty-four (24) parcels to one (1) parcel.

2. On December 5, 2023, at the request of the Applicant, the hearing was continued to January 16, 2024. Subsequently, at the January 16, 2024 hearing, the item was tabled.

3. The site is located on approximately 11.33 acres between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue in the City's Business Park Zoning and General Plan Designations.

4. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law and will be considered by the Planning Commission at the December 5, 2023, public hearing.

5. On August 20, 2024, the Planning Commission of the City of Highland conducted a Public Hearing at the City Hall Council Chambers in Highland, California, at 6:00 p.m.

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

B. RESOLUTION

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

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

Section 2. Pursuant the California Code of Regulations, the City of Highland Planning Commission hereby finds that a Mitigated Negative Declaration prepared for the project has been completed in compliance with the California Environmental Quality Act (CEQA) and that the Planning Commission has reviewed and considered the information contained in the staff report, and the comments received during the public review process, prior to approving the project.

Section 3. Based upon substantial evidence presented to the Planning Commission during the December 5, 2023, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 4. Conditional Use Permit Findings of Fact:

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

Response: The proposed warehouse is permitted in the Business Park Zone and General Plan designation upon approval of a Conditional Use Permit. Applicable provisions in Title 16, Land Use and Development Code, include but are not limited to, Chapter 16.24 Employment Zones, Chapter 16.40 General Development Standards, and Chapter 16.54 Parking. The project meets the standards established in these chapters subject to approval of a variance to increase the maximum building height from 35' to 52.6'.

The General Plan goals relevant to the project are those established for the 5th Street Corridor Policy Area, and general standards applicable to the Land Use Element, Circulation Element, and Community Design Element specifically:

Goal 2.5 - Promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character.

Policy 2.5.2 - Require development in areas designated for Business Park uses to provide for light industrial, research and development, and/or office-based firms seeking a pleasant and attractive working environment, as well

as for business support services and commercial uses requiring extensive land areas.

Goal 2.13 Transform the 5th Street Corridor into a major employment center and gateway to the San Bernardino International Airport.

Policy 2.13.3 - Develop a comprehensive design and branding program for the 5th Street Corridor, promoting it as a unified, business-friendly employment center.

Policy 2.13.4 - Protect and enhance the integrity and desirability of industrial sites from nonindustrial uses.

Policy 2.13.8 - Until nonconforming residential uses transition out of the area, provide adequate transitions and/or buffers between existing residential neighborhoods and industrial or other incompatible land uses.
Community Design Element:

Goal 10.8 - Ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.

Policy 10.8.1 - Strengthen the image of industrial and business park areas through entry monument signage, distinctive landscaping and complementary architectural design elements.

Policy 10.8.2 - Encourage contemporary, clean and distinctive industrial buildings with clearly visible entrances.

Policy 0.8.4 - Promote the use of 5th Street as a gateway to San Bernardino International Airport through improved signage, gateway monumentation and skyway landscaping.

Policy 10.8.6 - Provide incentives for consolidating smaller industrial lots into larger parcels.

Policy 10.8.7 - Screen parking, storage and service areas from public view with landscaped walls, berms and appropriate landscaping treatments.

Goal 3.6 Provide a circulation system that reduces conflicts between commercial trucking, private/public transportation and land use.

Policy 3.6.1 - Maintain designated truck routes for use by commercial trucking that link industrial and commercial activity areas with major roadways and regional transportation routes and minimize impacts on local traffic neighborhoods.

Policy 3.6.2 - Provide appropriately designed roadways for the designated truck routes that can safely accommodate truck travel.

Policy 3.6.3 - Develop berms and barriers where feasible along truck routes to minimize noise impacts to sensitive land uses.

Policy 3.6.4 - Provide sufficient loading areas to minimize interference with efficient traffic circulation.

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

Response: The proposed speculative industrial warehouse is in keeping with the integrity and character of Business Park District. It would be developed in compliance with the Highland General Plan and Municipal Code standards related to warehousing in the Business Park District within the 5th Street Corridor Policy Area. It meets development code standards such as land use, setbacks, density, lighting, parking, circulation, etc. It has a contemporary, clean and distinctive design in keeping with the Policy Area standards (Goal 10.8 – Policy 2). It has quality finishes, landscaping, and hardscape and will construct surrounding infrastructure.

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

Response: The 11.3-acre site is adequate for the proposed industrial development with a 49% lot coverage area. The Municipal Code permits up to 60% lot coverage area (Per Table 16.24.040.A). The topography of the site is predominantly flat, featuring a partially developed parcel, a residential structure, and storage facilities. Utilities are readily accessible within the adjacent right-of-way, and the site offers favorable drainage conditions for both on-site water retention and water quality treatment. The proposed development aligns well with the industrial objectives outlined in the 5th Street Corridor Policy Area. Accessibility to the site is facilitated through two separate driveways, thus segregating commercial truck and passenger vehicle traffic. Moreover, the site boasts excellent connectivity to regional transportation networks, being situated approximately half of a mile from the San Bernardino International Airport and a mile from State Route 210 and Interstate 10.

Per Municipal Code Section 16.24.040 Employment District Development Standards, the project meets the minimum lot size, lot width and depth as well as required building setbacks, lot coverage, and landscape coverage.

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

Response: Existing water, public utilities and services for the project are available adjacent to the site within the public right-of-way. East Valley Water District provided a "Will Serve" letter to the Applicant, confirming the provision of water and sanitary sewer services. All utility providers were given notice of the project and expressed no concern. Public health and safety was addressed with the design and conditioning of the project.

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

Response: The proposed warehouse development will be compliant with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. The necessary ingress and egress are provided and all public utilities and services will be in place. The project will include the use of contemporary, clean and distinctive industrial building design elements in keeping with the Policy Area standards. There is no indication that the project would be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.

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

Response: Pursuant to the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. As such, the City oversaw preparation of an Initial Study which was made available for public review from October 16 through November 22, 2023. Mitigation Measures were necessary to reduce impacts below a level of significance in the areas of Biological Resources, Cultural Resources, Geology and Soils, Hazards, Transpartation, and Hazarous Materials, and Tribal Cultural Resources. All other CEQA topics were found to be less than significant or no impact. Based upon the findings contained in that Study, it was determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and a Mitigated Negative Declaration ("MND") was prepared by the City in full compliance with CEQA.

Section 5. That all necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland. As described in the Recitals above, the Planning Commission considered the project, and all testimony, comment and evidence regarding the same, at noticed public hearings conducted in accordance with State Law and the City Municipal Code;

Section 9. Based on the Findings and Conclusions set forth above, the Planning Commission approves Conditional Use Permit (CUP-23-009) facilitating the construction of a 243,323 square foot warehouse and related improvements. All improvements will be completed subject to the Conditions of Approval attached hereto and the development plans incorporated by reference.

Section 10. The Planning Commission hereby directs Staff to file a Notice of Determination with the San Bernardino County Clerk of the Board of Supervisors, pursuant to the Public Resources Code and State CEQA Guidelines.

Exhibit A – CUP 23-009 Conditions of Approval

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 20th day of August, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A

CUP 23-009 Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	CHPT Highland 210 / Crow Holdings Industrial
File/Index:	Conditional Use Permit (CUP 22-009)
Proposal:	The development and operation of a 243,323 square foot warehouse/logistics and associated improvements.
Location:	A 11.33 acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue; Assessor's Parcel Number 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21).
Related Entitlements:	Design Review Application (DRA 23-010), Vesting Tentative Parcel Map No. 20616 (TPM 23-003), & Variance (VAR 23-002)

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 may 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.

Conditional Use Permit (CUP 23-009) 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 or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 23-009) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such

application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Entitlement permits the construction and operation of an approximately 243,323 square foot warehouse and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements along the project frontages of 3rd Street and 5th Street as illustrated in the approved plans.

    a. Three complete sets of revised plans reflecting changes required by these conditions of approval and Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.

3. The project site has been reviewed and approved for warehouse/logistics use with no long-term outdoor storage of materials. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

4. No long-term outdoor storage facilities may be constructed or placed onsite for permanent use. This includes, but is not limited to storage sheds, tents, canopies, or cargo containers. Should cargo containers be used, the following standards shall apply:

    a. Cargo containers shall not be stacked on top of each other or on another structure.

    b. Cargo containers shall be used for storage only and shall not be used for human habitation.

    c. Cargo containers shall be used only by the property owner or occupant of the property where the cargo container is placed, and shall not be rented to, or used by, any other person

    d. Cargo containers shall not be visible from any public or private street that abuts the property. Acceptable screening features for cargo containers include landscaping, fencing, terrain, existing structures, exterior architectural enhancements, or a combination of these features.

    e. Cargo containers shall not occupy fire lanes, designated landscape areas, or storm water facilities.

f. Cargo containers must be kept free of graffiti at all times.

5. There shall be no parking of semi-trailer trucks unrelated to the warehouse business in operation.

6. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

7. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

8. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately

enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

9. 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.

10. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

    b. Construction and operation of the proposed project shall be in compliance with the project's Mitigation Monitoring and Reporting Program.

11. Development Impact Fees shall be paid in accordance with City Ordinance (**see current attached DIF flyer).** Fees are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

12. A reduction in the number of parking spaces required by Highland Municipal Code Section 16.52.030 *Schedule of off-street parking requirements*, is approved as validated by the project parking study. The project shall provide no less than 158 parking spaces. Minor modifications may be made as authorized by the Community Development Director.

13. The design and installation of signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.

14. Northerly and southerly CMU/tilt-up walls shall be eight (8) feet in height with nine (9) foot tall pilasters as measured from the adjacent onsite grade.

15. Westerly tubular steel fence shall be eight (8) feet in height as measured from the adjacent onsite grade.

16. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; DRA-23-010, VAR-23-002, TPM-23-003.

Development Impact Fee (DIF) Flyer

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/1/24
Non-Subdivided Development

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$87	$137	$77	$58	$0.049	$0.003
Fire Suppression Facilities, Vehicles & Equipment	$779	$252	$915	$1,237	$0.012	$0.004
Local Circulation System	$2,814	$1,879	$1,465	$1,484	$2.628	$1.818
Regional Circulation System	$16,409	$10,956	$8,539	$8,653	$15.319	$10.599
Regional Flood Control Facilities	$2,687	$946	$1,612	$943	$1.011	$1.250
General Facilities, Vehicles & Equipment	$3,473	$3,473	$3,473	$1,813	$1.930	$1.930
Library Facilities & Collection	$1,563	$1,424	$1,020	N/A	N/A	N/A
Public Use (Community Center Facilities)	N/A	N/A	N/A	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$3,537	$3,220	$2,307	N/A	N/A	N/A
TOTAL:	$31,349	$22,287	$19,408	$14,188	$20.949	$15.604

Notes:

1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Gold Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2023-040)
4. Fee collected at time of Building permit issuance or occupancy. (Reso. 2023-040)
5. Additional inclusionary housing fees of $3,750 for all new units required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

IMPACT FEE FOR BUILDING EXPANSION
(no charge for first 499 square feet of residential building expansion)

DETACHED DWELLING	$20.899	per square foot
ATTACHED DWELLING	$14.858	per square foot
MOBILE HOME	$12.939	per square foot
COMMERICIAL LODGING	$ 9.459	per square foot
COMMERCIAL/OFFICE	$20.949	per square foot
INDUSTRIAL	$15.604	per square foot

M:\DIF\DIF 2023\DIF 2023 Study\Staff report\Attachments\DIF Fees Handout Non Subdivided Development 4-1-24.doc

Mitigation Monitoring and Reporting Program for the Highland East Industrial Project

November 29, 2023

- This document is designed for double-sided printing to conserve natural resources.-

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Highland East Industrial Warehouse Project. For each Mitigation Measure, the MMRP identifies the significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

This Page Intentionally Left Blank

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
BIOLOGICAL RESOURCES						
Potential Impacts on Burrowing Owl and Ground Nesting Birds.	**BIO-1: Pre-construction Survey for Burrowing Owl and Ground Nesting Birds.** Prior to ground disturbance, the following two surveys shall be conducted to determine presence or absence of burrowing owl or ground nesting birds on the site. *Burrowing Owl.* No more than 14 days prior to ground disturbance a focused survey for burrowing owl will be required to ensure take avoidance. Even though burrowing owls were not located as part of the general biological survey, a pre-construction survey for burrowing owl is required because burrowing owls may encroach or migrate to the property at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of burrowing owl or burrows. Pre-construction surveys shall be conducted in accordance with the survey requirements outlined in Appendix D of the CDFW's *Staff Report on Burrowing Owl*, dated March 7, 2012. If burrowing owl are found on the Project Site during pre-construction surveys, the biologist conducting surveys shall immediately contact the CDFW to develop a plan for avoidance and/or translocation prior to	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	construction crews initiating any ground disturbance on the Project Site. *Ground Nesting Birds.* To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Bernardino County extends from February 1 through September 1. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds will be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys will be conducted no more than 5 days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more than 5 days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all trees and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist will determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading will be permitted until the chicks have fledged. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	special-status species identification, ecology, and habitat requirements.					
CULTURAL RESOURCES						
Adverse Change in the Significance of an Archaeological Resource.	**CUL-1: Retain a Native American Monitor/Consultant.** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians - Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/ consultant	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	have indicated that the site has a low potential for impacting Tribal Cultural Resources.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-2: Unanticipated Discovery of Tribal Cultural and Archeological Resources.** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-3: Public Resources Code Sections 21083.2(b) for Unique Archaeological Resources.** Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
Adverse Change in the Significance of an	**CUL-4: Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Archaeological Resource.	for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
Adverse Change in the Significance of an Archaeological Resource.	**CUL-5: Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, Tribal monitors representing the San Manuel Band of Mission Indians shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within SMBMI-CUL-1, and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and agree to the	Project Proponent/Tribal Representatives	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-6: Treatment of Cultural Resources.** If a pre-contact cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the Monitoring and Treatment Plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment. Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/ preservation easements, etc.). Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can include the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-7: Tribal Consultation.** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and an archaeologist meeting the Secretary of Interior's professional qualification standards in archaeology shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally,the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in TCR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	remainder of the project, should YSMN elect to place a monitor on-site.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-8: Tribal Resources.** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
Adverse Change in the Significance of an Archaeological Resource.	**CUL-9: Unanticipated Discovery of Human Remains and Associated Funerary Objects.** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-10: Resource Assessment and Continuation of Work Protocol.** Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	as mandated by state law who will then appoint a Most Likely Descendent (MLD).					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-11: Kizh-Gabrieleno Procedures for Burials and Funerary Remains.** If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
Adverse Change in the Significance of an Archaeological Resource.	**CUL-12: Treatment Measures.** Prior to the continuation of ground-disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-13: Professional Standards.** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Adverse Change in the Significance of an Archaeological Resource.	**CUL-14: Inadvertent Discoveries of Human Remains/Funerary Objects.** In the event that any human remains are discovered within the Project area, ground-disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner shall accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies will be asked to withhold public disclosure information					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-15: Human Remains.** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
GEOLOGY/SOILS/PALEONTOLOGY						
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-1: Conduct Paleontological Sensitivity Training for Construction Personnel.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps a	Project Proponent and Project Paleontologist	Planning and Development Services Department	Prior to any grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.					
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-2: Conduct Periodic Paleontological Spot Checks During Grading and Earth-moving Activities.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct periodic Paleontological Spot Checks beginning at depths below six (6) feet to determine if construction excavations have extended into older Quaternary deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for Paleontological Resources will be required. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.					
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-3: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.** In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.					
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-4: Prepare Report Upon Completion of Monitoring Services.** Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, the City, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.	Project Proponent	Planning and Development Services Department	Upon completion of grading and ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
HAZARDS/HAZARDOUS MATERIALS						
Result in a release of hazardous materials into the environment	**HAZ-1: Hazardous Materials Remediation.** Prior to issuance of a building permit, the applicant shall document that the site has been remediated based on the recommendations included in the Phase I Environmental Site Assessment (*Phase I ESA*) prepared for the Project site dated March 1st, 2022 and the Phase II Subsurface Investigation Report (Phase II ESA) prepared and dated March 31, 2022. Both reports were prepared by Partner Engineering and Science, Inc., and are included in Appendix E of the IS/MND. This measure shall be implemented to the satisfaction of the City Planning Division in consultation with the San Bernardino County Fire Department, Hazardous Materials Division (as the County's Consolidated Unified Program Agency or CUPA), County Department of Public Health, California Department of Toxic Substances Control (DTSC), and other regulatory agencies if or as needed. Prior to issuance of a building permit, the applicant shall submit a closure report documenting the various hazardous materials characterization studies, their conclusions and recommendations, and all remediation activities for identified hazmat conditions.	Project Proponent	Planning and Development Services Department	Prior to issuance of a building permit.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	Due to the age of the recently demolished buildings, there may still be asbestos-containing materials (ACMs) and/or lead-based paints (LBPs) present. These are considered Business Environmental Risks (BERs) and sampling of possible ACMs and LBPs will need to be done on any remaining demolition materials onsite if they are present prior to grading. Other BERs identified on the Project site include oil spillage in former auto-maintenance areas, four septic tanks systems, and a potential concrete sump. Oil-stained soils shall be disposed of if encountered, the sump and septic tanks removed and abandoned with regard to applicable regulatory requirements. Once all remaining demolition waste has been removed from the site, onsite soils shall be tested to determine if or to what degree they can be used for Project grading based on regulatory standards for industrial buildings. Prior to issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the onsite soils meet appropriate regulatory standards for industrial properties.					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
NOISE						
Generate a substantial temporary increase in ambient noise levels	**NOI-1: Notify Adjacent Land Use of Construction Activities.** During all construction-related activities, the applicant and/or its designated contractor, contractor's representatives, and all other appropriate personnel shall notify adjacent land uses of planned construction activities. This notice shall be provided at least one week prior to the start of any construction activities, describe the construction noise control best management practices to be implemented by the Project, and include the name and phone number of a designated contact for the Applicant and the City of Highland responsible for handling construction-related noise complaints. This notice shall be provided to the owner/occupants of all occupied properties within 250 feet of the Project site.	Project Proponent	Planning and Development Services Department	At least one week prior to any grading or construction activities.		
Generate a substantial temporary increase in ambient noise levels	**NOI-2: Restrict Work Hours/Equipment Noise.** All work shall be subject to the requirements in City Code Section 15.48.020.A and General Plan Goal 7.3, Action 1. Construction activities, including deliveries, shall only occur during the hours of 7:00 AM to 6:00 PM, Monday through Saturday. Construction activities shall be prohibited on Sundays and City- and Federal-observed holidays. The applicant and/or its contractor shall post a sign at all	Project Proponent	Planning and Development Services Department	During any grading or construction activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	entrances to the construction site informing contractors, subcontractors, construction workers, etc. of this requirement.					
Generate a substantial temporary increase in ambient noise levels	**NOI-3: Construction Equipment Restrictions.** The following measures shall apply during all of the construction-related activities: o Contractors shall use the smallest size equipment capable of safely completing work activities. o Construction staging shall occur as far away from the residential properties on West 5th Street as possible. o All stationary noise-generating equipment such as pumps, compressors, and welding machines shall be located as far from the residential properties on West 5th Street as possible. o Heavy equipment engines shall be covered, and exhaust pipes shall include a muffler in good working condition. o Pneumatic tools shall include a noise suppression device on the compressed air exhaust. o The Applicant and/or his contractor shall connect to existing electrical service at the site to avoid the use of stationary power generators. This measure shall be subject to the approval of the local electric utility.	Project Proponent	Planning and Development Services Department	During any grading or construction activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	o No radios or other amplified sound devices shall be audible beyond the property line of the construction site.					
TRANSPORTATION						
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-1: Commute Trip Reduction (CTR) Marketing Program.** The Project shall implement a marketing program to promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT. The following features (or similar alternatives) of the marketing strategy are essential for effectiveness. • Onsite or online commuter information services. • Employee transportation coordinators. • Onsite or online transit pass sales. • Guaranteed ride home service	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-2: Ridesharing Program.** The Project shall provide a ridesharing program and establish a permanent transportation management association with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips and VMT. Ridesharing must be promoted through a	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	multifaceted approach. Examples include but are not limited to the following. • Designating a certain percentage of desirable parking spaces for ridesharing vehicles. • Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles. • Providing an app or website for coordinating rides					
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-3: End-of-Trip Bicycle Facilities.** The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained.	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		
TRIBAL CULTURAL RESOURCES						
Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource.	**TCR-1: YSMN Contact.** The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find	Project Proponent	Planning and Development Services Department	During any grading or clearing activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.					

City of Highland

Engineering Department
Conditions of Approval
CUP 23-009, DRA 23-010, VAR 23-002, TPM 23-003
Crow Holdings - Highland East Industrial Warehouse
Between 3rd and 5th Street, East of Central Avenue

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

SOILS/ GRADING/ DRAINAGE

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 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 4. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

E 6. 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, gravel 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 track out 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. On-site tributary drainage flow shall not exceed the pre-development flow rate and volume.

E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system 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 system 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 soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

E* 14. Submit engineering plans for **3rd and 5th Street** improvements and parkway improvements ,signing, striping, and pavement markings 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. Provide ADA access to site from public right of way.

C* 15. Construct, in accordance with the Highland East Development Site Plan, new street improvements along **5th Street** project frontage including, but not limited to:

a) Parkway landscape improvements along Project frontage.
b) Two commercial drive approaches (easterly drive approach per City Std. 213, westerly drive approach per City Std 213) at existing southerly curb face per the Conceptual Grading. Minimum driveway width for trucking ingress/egress is 40 feet. Minimum driveway width for vehicle parking ingress/egress is 30 feet. Note 4.5-foot sidewalk easement will be required for the 4-foot sidewalk at back of commercial drive approaches.
c) Remove existing improvements along southside of 5th Street including southside drive approaches and conflicting sidewalk, join existing where it remains, and
    1. Reconstruct full-height 8-inch curb and gutter located 36-feet south of street centerline per City Std. 203.
    2. Construct 6-foot wide curb-adjacent sidewalk per City Std 208 Type B.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

C* 16. Construct, in accordance with the Highland East Development Site Plan, new street improvements along **3rd Street** project frontage including, but not limited to:

a) Parkway landscape improvements along Project frontage.
b) Two commercial drive approaches (easterly drive approach per City Std. 213, westerly drive approach per City Std 213) at existing northerly curb face per the

Conceptual Grading. Minimum driveway width for vehicle parking ingress/egress is 30 feet. Note 4.5-foot sidewalk easement will be required for the 4-foot sidewalk at back of commercial drive approaches.

c) Remove existing improvements along 3rd Street including northside drive approaches and conflicting sidewalk, join existing where to be maintained, and
    1. Reconstruct full-height 8-inch curb and gutter located 36 feet north of street centerline per City Std. 203.
    2. Construct 6-foot wide curb-adjacent sidewalk per City Std 208 Type B.

d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

C 17. Construct private ingress/ egress improvements at the following driveway locations:
a) 5th Street east driveway to permit right-in and right-out truck movements.
b) 5th Street west driveway to permit right-in, right-out, and left-in truck movements.
c) 3rd Street east driveway to permit right-in, right-out and left-in passenger vehicle movements.
d) 3rd Street west driveway to permit right-in and right-out passenger vehicle movements.

C 18. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, 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* 19. Install new LS3 metered street light system along the project frontage of **3rd Street and 5th Street**. Street lights, electrical conduits, wiring and meter etc. that will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months. **IF** street lights already exist along the Project frontage which shall remain as existing street lights that are not subject to removal/ replacement to accommodate Project driveways or other parkway improvements, demonstrate the existing street lighting meets the City's street light standards for the City Engineer to concur and approve.

C* 20. Install striping, signing, and pavement markings for roadway along the project frontage with specific locations and types approved by the City Engineer.

C 21. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

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

City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 23. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 24. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 25. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

C* 26. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary and in a manner such that drainage does not adversely impact neighboring properties or overload existing capacities of offsite storm drain facilities.

B 27. At the underground infiltration system location 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 underground infiltration 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. Provide proof of registration for the underground chambers with EPA as a Class V Injection Well.

E 29. 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 and street flow calculations for 3rd Street from the east Project limits to the future catch basins located at the NEC of Central Avenue and 3rd Street.

C 30. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

E 31. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ ANNEXATION

C* 32. 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 **3rd Street and 5th Street**. 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* 33. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along **3rd Street and 5th Street** median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for 5th Street median landscaping will commence the year the medians are constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.

B* 34. Dedicate an irrevocable offer of dedication via a Final Parcel Map:

a) 52-foot half street width right of way dedication along 5th Street across the Project frontage.
b) 52-foot half street width right of way dedication along 3rd Street across the Project frontage.
c) (2) 10-foot wide minimum landscape easements across the Project frontages on 3rd Street and 5th Street.
d) Along 3rd Street dedicate 4.5-foot sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer as per Standard 213.
e) (2) temporary landscape construction easements granting permission for the City to enter the property to construct and restore landscaping and irrigation. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B 35. Record a Final Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 36. At the time of Final Parcel Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

D* 37. If the site is ever subdivided in the future, the Project will be required to grant a reciprocal private easement in favor of the parcels created for vehicular access, including emergency access.

D* 38. If the site is ever subdivided in the future, record a reciprocal private easement for drainage and utilities.

A 39. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/ PERMITS/ BONDING

D 40. Pay appropriate Development Impact fees, Engineering fees for district annexation, plan check, WQMP review, 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 maps, and other required fees.

E* 41. Make a cash payment, or submit an alternative financial commitment, to guarantee the design and construction, as approved by the City Engineer, of a 12-foot wide full height raised landscaped median from easterly property line of APN 1192-641-34 (American Rentals) to Central Avenue intersection per the City's future 3rd and 5th Street Raised Landscaped Median Capital Improvement Project (CIP). Median construction will be partially funded by in-lieu fee contributions from other project(s). Improvements include, but are not limited to, sawcutting, street excavation, asphalt concrete and Class II aggregate base removal and replacement, median curb construction, utility stub-outs for irrigation and electrical, utility meters, median landscaping, signage and striping along 3rd Street and 5th Street.

Per Government Code Section 66001(a) and (b), the cash payment in-lieu is further defined as follows:

1) The purpose of the fee is to finance the aforementioned raised landscaped median improvements in which to improve the Level of Service of the roadways, prevent deterioration of roadway capacity, promote mobility and safety of trucking operations, motorists, and emergency response vehicles in the area, all in accordance with the goals and policies of the City of Highland General Plan – Circulation Element.
2) As more new commercial and industrial development occurs, there is an increase in impacts to roadway pavement and circulation of traffic. There is a direct relationship between new commercial/industrial developments and the need for roadway and transportation infrastructure improvements.
3) The fee amount is established by 1) current market rates for the design and construction of the raised landscaped median improvements, and 2) the physical limits that correspond to the length of streets directly fronting the proposed development.

C* 42. Pay City processing fee for application of Development Impact Fee (DIF) credits for street and median improvements pursuant to adopted City Council DIF Credit Policy.

D 43. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 44. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

A 45. Bond for all required grading and street improvements in accordance with City of Highland Public Works Policies, Standards, and Procedures.

A 46. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

*E 47. Obtain written permission from adjoining contiguous property owners prior to start of any grading, removal or construction work to take place within on the contiguous private properties.

B 48. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 49. 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* 50. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 51. Provide utility services to each building, including sanitary sewers, water, electric power, and as readily available at least one of the following for internet/ telephone connection, 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 52. 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 53. 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 54. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 55. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 56. Design and construct a trash enclosure per City Standard 700.

C 57. 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* 58. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

Building and Safety Division Conditions of Approval

Date:	July 19, 2023
Project:	243,323 sqft warehouse with 34 loading docks
Applicant:	MIG Inc.
Site Location:	Mid-block between Palm Ave. and Central Ave. fronting Between 5th St. and 3rd St.
Project Numbers:	**CUP** 23-009, **DRA** 23-010, **VAR** 23-002, **TPM** 23-003
APN(s):	1192-631-09, 14, 22 thru 28, and 1192-641-08 thru 11, 15 thru 21

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

(3) Architectural Plans
(3) Structural Plans
(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 Construction Fence Plan
(3) Project Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal
(2) Structural Calculations
(2) Energy Commissioning Plan
(1) Approved Health Department Plans (as applicable)
(1) Fire Flow Test - with hydrant location dimensioned on the site plan

2. At the time of submittal for plan review, projects meeting the requirements under Section 5.410.2 and Section 5.410.2.3 of the California Green Building Standards Code shall submit a Commissioning Plan.

3. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.

5. 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)

6. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.

7. 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 from each site arrival point.

8. All dead and removed trees and foliage is to be properly removed from the site.

9. The building is to be connected to the public sewer system, when provided.

    a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from 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.

10. 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.

11. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.

a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

12. Prior to the 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.

13. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.

14. Prior to the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

15. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino City Unified School Districts)

16. Prior to issuance of building permits, provide Building and Safety with a Sewer and Water availability Letter from East Valley Water District. (909) 889-9501

17. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

19. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.

20. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities preformed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.

21. 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.

22. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable 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.

23. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.

24. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Commercial and industrial projects, see Policy 295.

25. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

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

DATE : 7/26/2023

APPLICANT : MIG Inc (Highland West Development)

ADDRESS : Mid-Block Palm Ave & Central Ave Fronting, N. of 3rd Street, S. of 5th Street

SITE LOCATION: 1192-631-09, -14, -22 thru 28 & 1192-641-08 thru 11, -15 thru 21

FILE / INDEX No.: CUP 23-009, DRA 23-010, VAR 23-002, TPM 23-003

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **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.

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **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.

8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

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

ACCESS:

10. **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**

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

12. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

13. **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**

14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

15. **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**

16. **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**

17. **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**

18. **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**

19. **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**

20. **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:

21. **HF25:** Minimum required fire flow, as determined by California Fire Code Appendix 'B'.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

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

23. **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**

24. **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**

25. **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**

26. **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**

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

ADDRESSING – IDENTIFICATION:

28. **HF21:** **Commercial** and **multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and 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

FIRE PROTECTION & ALARM SYSTEMS:

29. **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**

30. **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**

31. **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**

32. **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**

33. **HF44:** An automatic smoke removal system shall be installed. The system shall comply with CFC and CBC requirements. 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. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans. **CFC; CBC**

34. **HF45:** An automatic smoke ventilation system – fusible link type, shall be installed. Roof vent, venting ratios and draft curtains shall be provided. 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. This system may be mitigated as allowed by the California Fire and Building codes. Please indicate type and code section of the applicable mitigation employed in this application on your plans **CFC; CBC**

35. **HF59:** Commercial and industrial buildings, in excess of 20,000 square feet, and with an interior area more than 150 feet from exterior exit, shall be equipped with

a class i standpipe system. Standpipe connections shall be configured to reach any portion of interior space within 150 feet in any direction of travel. This system shall be calculated to provide 500 GPM from an adjacent automatic fire sprinkler riser at 100-psi nozzle pressure for two hand lines flowing.

36. **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.

37. **HF61**: **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.

38. **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.

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

40. **Note:** Fire sprinkler design requirements for Spec warehouse buildings will change depending on type of occupancy, storage heights and/or commodities that are being used or handled.

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

Attachment 7

Resolution No. 2024 - ___ Approving VAR-023-002

PC RESOLUTION NO. 2024 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING VARIANCE (VAR-23-002) TO ALLOW AN INCREASE IN THE MAXIMUM BUILDING HEIGHT IN THE BUSINESS PARK ZONE FROM 35' TO 52.6' TO CONSTRUCT A 243,323 SQUARE FOOT WAREHOUSE, LOCATED BETWEEN 3RD STREET AND W. 5TH STREET APPROXIMATELY MIDWAY BETWEEN CENTRAL AVENUE AND PALM AVENUE. APN's: 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21

RELATED ENTITLEMENTS INCLUDE DESIGN REVIEW APPLICATION (DRA-23-010); VARIANCE (VAR-23-002); AND VESTING TENTATIVE PARCEL MAP (TPM-23-003)

APPLICANT: CHIPT Highland 210, L.P.

A. RECITALS

1. On May 16, 2023, the Applicant filed an application for Conditional Use Permit (CUP-23-009) to develop a 243,323 square foot industrial warehouse and associated improvements including loading docks, passenger vehicle parking spaces, a stormwater detention/infiltration basin, and landscape area. Related applications were also filed for Design Review (DRA-23-010) including a Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan; Variance (VAR-23-002) to increase the maximum building height permitted to 52.6'; and Vesting Tentative Parcel Map (TPM-23-003) to consolidate twenty-four (24) parcels to one (1) parcel.

2. On December 5, 2023, at the request of the Applicant, the hearing was continued to January 16, 2024. Subsequently, at the January 16, 2024 hearing, the item was tabled.

3. The site is located on approximately 11.33 acres between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue in the City's Business Park Zoning and General Plan Designations.

4. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law and will be considered by the Planning Commission at the December 5, 2023, public hearing.

5. On August 20, 2024, the Planning Commission of the City of Highland conducted a Public Hearing at the City Hall Council Chambers in Highland, California, at 6:00 p.m.

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

B. RESOLUTION

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

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

Section 2. 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 December 5, 2023, 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.

Section 3. A duly noticed public hearing was held by the Planning Commission on August 20, 2024 in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Planning Commission took testimony, both written and oral, from various parties, including the Applicant.

Section 4. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for the project. It was determined that Mitigation Measures were necessary to address potential impacts. A Notice of Intent to adopt a Mitigated Negative Declaration (MND) was circulated and Mitigation Monitoring and Reporting Program prepared for consideration by the Commission.

Section 5. Findings of Fact for Variance VAR-23-001:

a. That a strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity.

Response: The regulation for which a variance is being requested is, Highland Municipal Code, Title 16, Land Use and Development, Table 16.24.040.A Industrial Site Development Minimum Standards, Requirement No. 8, Maximum building height (in feet) – 35'. Modern day warehousing built to current industry standards requires 36' clear height to accommodate joists, lights and sprinkler systems with 4-5 feet to

reach the roof of the structure followed by an additional 4-5 feet above the roofline to screen roof-mounted equipment, such as HVAC. Limiting the overall building height to 35' makes the use of the building infeasible. Note that pedestrian perspective at street level, the height from the finished floor to the highest parapet is a modest 43.6 feet, surpassing the zoning standard height by 8.6 feet. When measuring from lowest grade to highest parapet the building height measures 52.6 feet surpassing the zoning standard by 17.6 feet. Industrially Zoned property elsewhere in the City permits warehousing, at a maximum building height of 50' (HMC Table 16.24.040.A).

b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification.

Response: The property in question is zoned Business Park which is the limiting condition in this application. While permitting warehousing as a use, the zoning standards did not properly account for the necessary building height to accommodate the operational characteristics as outlined in response 5a above. Within the past two years, the Planning Commission has granted five (5) similar variances to allow warehousing buildings additional height in the Business Park Zone for the same reason. Industrially Zoned property elsewhere in the City permits warehousing, at a maximum building height of 50' (HMC Table 16.24.040.A).

c. That the struct interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification.

Response: The Applicant would be deprived of constructing a fully-functional warehouse due to the fact the HMC height limit of 35' makes the use of the building infeasible. Current industry standards related to a typical tenant of warehouses similar to the proposed warehouse requires internal clear height of 36 feet after accounting for joists, lights, and the sprinkler systems. Modern warehouses require additional 4 to 5 feet to reach the roof of the structures, followed by an additional 4 to 5 feet to screen roof top equipment. In this case, an overall height of 52.6 feet is required to provide the necessary clearance which is similar to other similar zones allowing 50' heights for warehouses.

d. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification.

Response: The granting of the variance is permitted by the Municipal Code, Section 16.08.070 Variances with findings. There is no granting of a special privilege as height variances are explicitly listed and have been recently granted to others based on the finding herein.

e. That a granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

Response: The granting of a variance is limited to an additional 17.6' of building height. The site design is consistent with all other HMC standards and General Plan Goals and Policies as noted herein. Potential noise, sound, vibration, lighting and traffic were all analyzed in the project's Initial Study. Mitigation Measures were established as appropriate to respond to any potential negative impact to properties and improvements in the area. The Mitigation Measures are adopted with the project's Conditions of Approval.

f. That the granting of the variance is consistent with the objectives and policies of the general plan and the intent of this title.

Response: The granting of the variance will allow the project to be developed in compliance with current industry standards for warehousing and distribution type uses. This use complies with the General Goals and Policies as noted herein. The project's design also complies with other development standards in Title 16.

7. Based on the Findings and Conclusions set forth above, the Planning Commission approves Variance VAR-23-002 to allow a maximum building height for this project of 52.6' in the Business Park Zone. The variance is related to the development of a 243,323 square foot warehouse subject to Conditional Use Permit CUP-23-009, and Design Review DRA-23-010 and their Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 20th day of August, 2024.

ATTEST:

_____

Randall Hamerly, Chairman

_____

Lawrence A. Mainez
Community Development Director

Attachment 8

Resolution No. 2024 - ___ Approving DRA-23-010
a. Exhibit A – Project Plans
b. Exhibit B – Conditions of Approval

PC RESOLUTION NO. 2024 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING DESIGN REVIEW APPLICATION (DRA-23-010) FOR THE DEVELOPMENT OF A 243,323 SQUARE FOOT CONCRETE TILT-UP WAREHOUSE INCLUDING THE PROJECT'S SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL GRADING PLAN, AND CONCEPTUAL LANDSCAPE PLAN GENERALLY LOCATED BETWEEN 3RD STREET AND W. 5TH STREET APPROXIMATELY MIDWAY BETWEEN CENTRAL AVENUE AND PALM AVENUE. APN's: 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21

RELATED ENTITLEMENTS INCLUDE DESIGN REVIEW APPLICATION (CUP-23-009); VARIANCE (VAR-23-002); AND VESTING TENTATIVE PARCEL MAP (TPM-23-003)

APPLICANT: CHIPT Highland 210, L.P.

A. RECITALS

1. On May 16, 2023, the Applicant filed an application for Conditional Use Permit (CUP-23-009) to develop a 243,323 square foot industrial warehouse and associated improvements including loading docks, passenger vehicle parking spaces, a stormwater detention/infiltration basin, and landscape area. Related applications were also filed for Design Review (DRA-23-010) including a Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan; Variance (VAR-23-002) to increase the maximum building height permitted to 52.6'; and Vesting Tentative Parcel Map (TPM-23-003) to consolidate twenty-four (24) parcels to one (1) parcel.

2. On December 5, 2023, at the request of the Applicant, the hearing was continued to January 16, 2024. Subsequently, at the January 16, 2024 hearing, the item was tabled.

3. The site is located on approximately 11.33 acres between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue in the City's Business Park Zoning and General Plan Designations.

4. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law and will be considered by the Planning Commission at the December 5, 2023, public hearing.

5. On August 20, 2024, the Planning Commission of the City of Highland conducted a Public Hearing at the City Hall Council Chambers in Highland, California, at 6:00 p.m.

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

B. RESOLUTION

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

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

Section 2. Pursuant the California Code of Regulations, the City of Highland Planning Commission hereby finds that a Mitigated Negative Declaration prepared for the project has been completed in compliance with the California Environmental Quality Act (CEQA) and that the Planning Commission has reviewed and considered the information contained in the staff report, and the comments received during the public review process, prior to approving the project.

Section 3. Based upon substantial evidence presented to the Planning Commission during the December 5, 2023, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 4. Desing Review Findings of Fact

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

Response: The site's designation under the General Plan is categorized as a Business Park, a classification that permits an array of light industrial activities, research and development endeavors, and office operations that contribute to aesthetically pleasing and conducive working environments. Specifically, the Business Park designation allows for light manufacturing, wholesaling, and warehousing activities, provided they are conducted within an enclosed structure, as stipulated in Chapter 2 of the Land Use Element. The proposed development of a 243,323 -square-foot warehouse aligns well with these permissible uses.

The project is also consistent with the objectives outlined in the 5th Street Corridor Policy Area, Circulation Element, and Community Design Element, thereby fulfilling all pertinent goals and policies specifically:

Goal 2.5 - Promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character.

Policy 2.5.1 - Require development in areas designated for Industrial uses to provide for light industrial, research and development, and office based firms seeking an attractive and pleasant working environment and a prestige location.

Goal 2.13 Transform the 5th Street Corridor into a major employment center and gateway to the San Bernardino International Airport.

Policy 2.13.3 - Develop a comprehensive design and branding program for the 5th Street Corridor, promoting it as a unified, business-friendly employment center.

Policy 2.13.4 - Protect and enhance the integrity and desirability of industrial sites from nonindustrial uses.

Policy 2.13.5 - Improve landscaping along the edges and median of 5th Street and the boundaries of the corridor.

Goal 10.8 - Ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.

Policy 10.8.1 - Strengthen the image of industrial and business park areas through entry monument signage, distinctive landscaping and complementary architectural design elements.

Policy 10.8.2 - Encourage contemporary, clean and distinctive industrial buildings with clearly visible entrances.

Policy 10.8.4 - Promote the use of 5th Street as a gateway to San Bernardino International Airport through improved signage, gateway monumentation and skyway landscaping.

Policy 10.8.6 - Provide incentives for consolidating smaller industrial lots into larger parcels.

Policy 10.8.7 - Screen parking, storage and service areas from public view with landscaped walls, berms and appropriate landscaping treatments.

Goal 3.6 - Provide a circulation system that reduces conflicts between commercial trucking, private/public transportation and land use.

Policy 3.6.1 - Maintain designated truck routes for use by commercial trucking that link industrial and commercial activity areas with major roadways and regional transportation routes and minimize impacts on local traffic neighborhoods.

Policy 3.6.2 - Provide appropriately designed roadways for the designated truck routes that can safely accommodate truck travel.
Policy 3.6.3 - Develop berms and barriers where feasible along truck routes to minimize noise impacts to sensitive land uses.

b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: In alignment with the Highland Municipal Code's standards for warehousing within the Business Park District, the project is designed to comply with Section 16.24.040, which delineates the Employment District Development Standards. The project proposes a lot coverage of 49%, well within the maximum allowable limit of 60% (per Table 16.24.040.A). Additionally, the project meets the mandated building setbacks and landscape coverage specifications. It is also in compliance with general development standards concerning circulation, and lighting.

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

Response: In accordance with the Highland General Plan, specific criteria are outlined for this location under the Land Use (General Plan Chapter 2) and Community Design Elements (General Plan Chapter 10). General Plan Chapter 10, Goal 10.8 is designed to ensure that developments are both professionally executed and aesthetically pleasing through a coordinated approach to site planning, signage, and architectural design. To comply with these guidelines, the project will feature specialized landscaping at its entrances, which serves to enhance the contemporary architectural elements of the building. This approach is congruent with the established thematic development in the Highland area.

The design meets the intent of General Plan Chapter 2, Policy 10.8.2 which encourages "contemporary, clean and distinctive buildings with clearly visible entrances" and Policy 10.8.3 to "avoid long, blank building walls by incorporating diagonal façade articulation and modulation and varying use of color, materials and landscaping." Parking and service areas are screened from public view with walls and landscaping and berms and utilities will be underground. The building is set back as far as possible from adjacent educational facilities.

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 warehouse development will be in compliance with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. The necessary ingress and egress are provided, and all public utilities and services will be in place. The project will include the use of high-quality material and modern design elements in keeping with the Policy Area standards. There is no indication that the project would be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

Section 5. Based on the Findings and Conclusions set forth above, the Planning Commission approves Design Review (DRA -23-010) facilitating the construction of a 243,323 square foot warehouse and related improvements. All improvements will be completed subject to the Conditions of Approval attached hereto and the development plans incorporated by reference.

Exhibit A: Project Plans
Exhibit B: DRA 23-010 Conditions of Approval

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 20th day of August 2024.

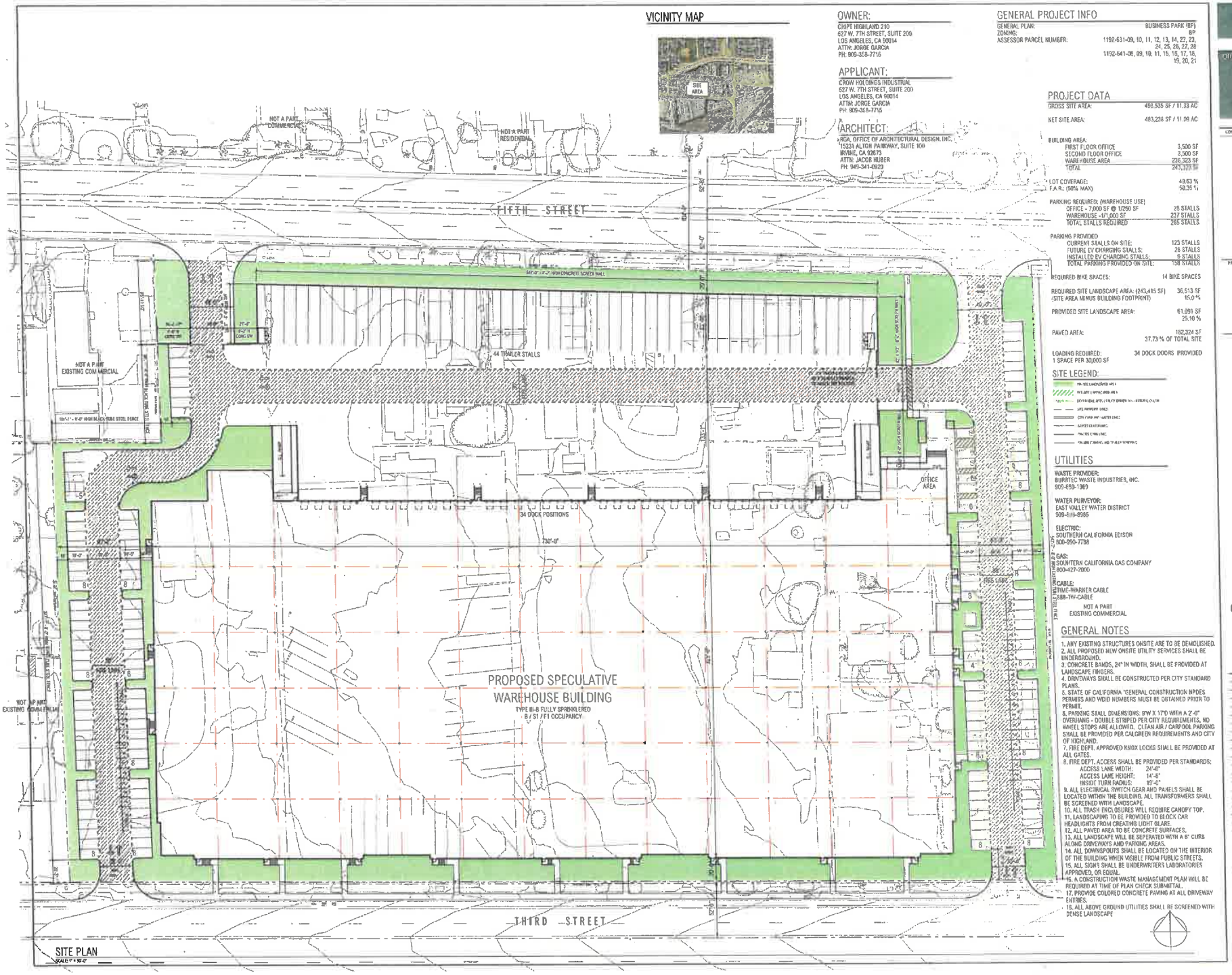
ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A

Project Plans



RGA
Office of Architectural Design
15231 Alton Parkway Suite 100
Irvine, CA 92618
T 949 341 0920
FX 949 341 0922

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
627 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

MARK	DATE	DESCRIPTION
CD		
MD		
PC		
DD		
SD		

RGA PROJECT NO: 21072.00
OWNER PROJECT NO: -
CAD FILE NAME: 21072-00-A1-1.1
DRAWN BY: MG
CHKD BY: CS

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
SITE PLAN - EAST

SHEET: A1-1-E



RGA
Office of Architectural Design

CONSULTANTS

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

MARK	DATE	DESCRIPTION
CD		
MD		
PC		
DD		
SD		

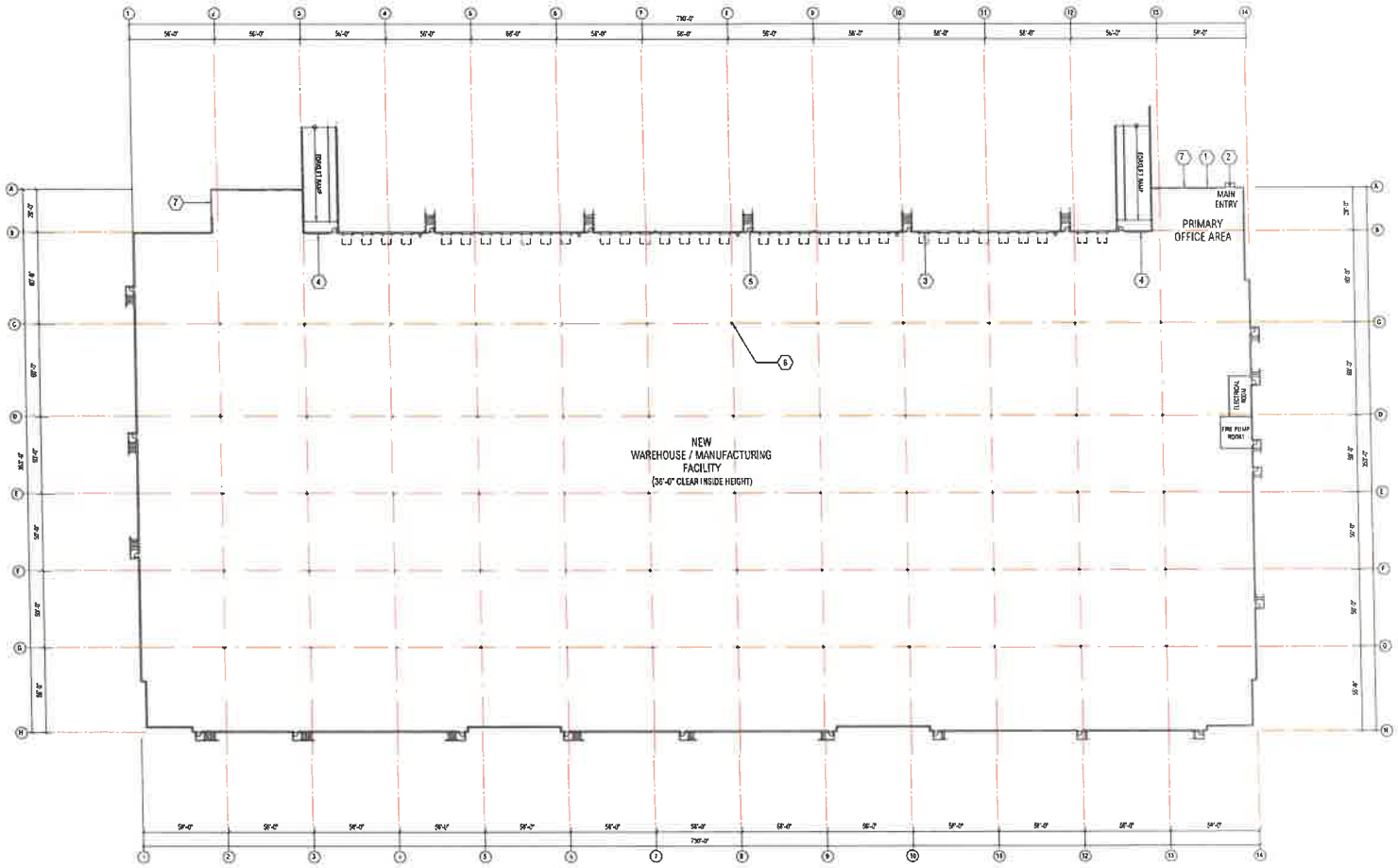
RGA PROJECT NO: 21027.00
OWNER PROJECT NO: 00000.01
CAD FILE NAME: 21027-A2A1-E
DRAWN BY: MG
CHKD BY: CT
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
FENCE AND WALL PLAN - EAST

SHEET: A1-2-E

KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. PRIMARY ENTRANCE
3. PAINTED 9' X 10' DOCK HIGH METAL DOORS.
4. PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
5. PAINTED 3' X 7' METAL HOLLOW MAN DOORS
6. STRUCTURAL BUILDING COLUMN
7. STOREFRONT: GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 4 1/2" MIN. OFF-SET GLAZING SYSTEM



FLOOR PLAN

SCALE: 1" = 30'-0"

RGA
Office of Architectural Design
1621 Alton Parkway Suite 100
Irvine, CA 92606
T 949.341.0900
F 949.341.0902

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST
DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

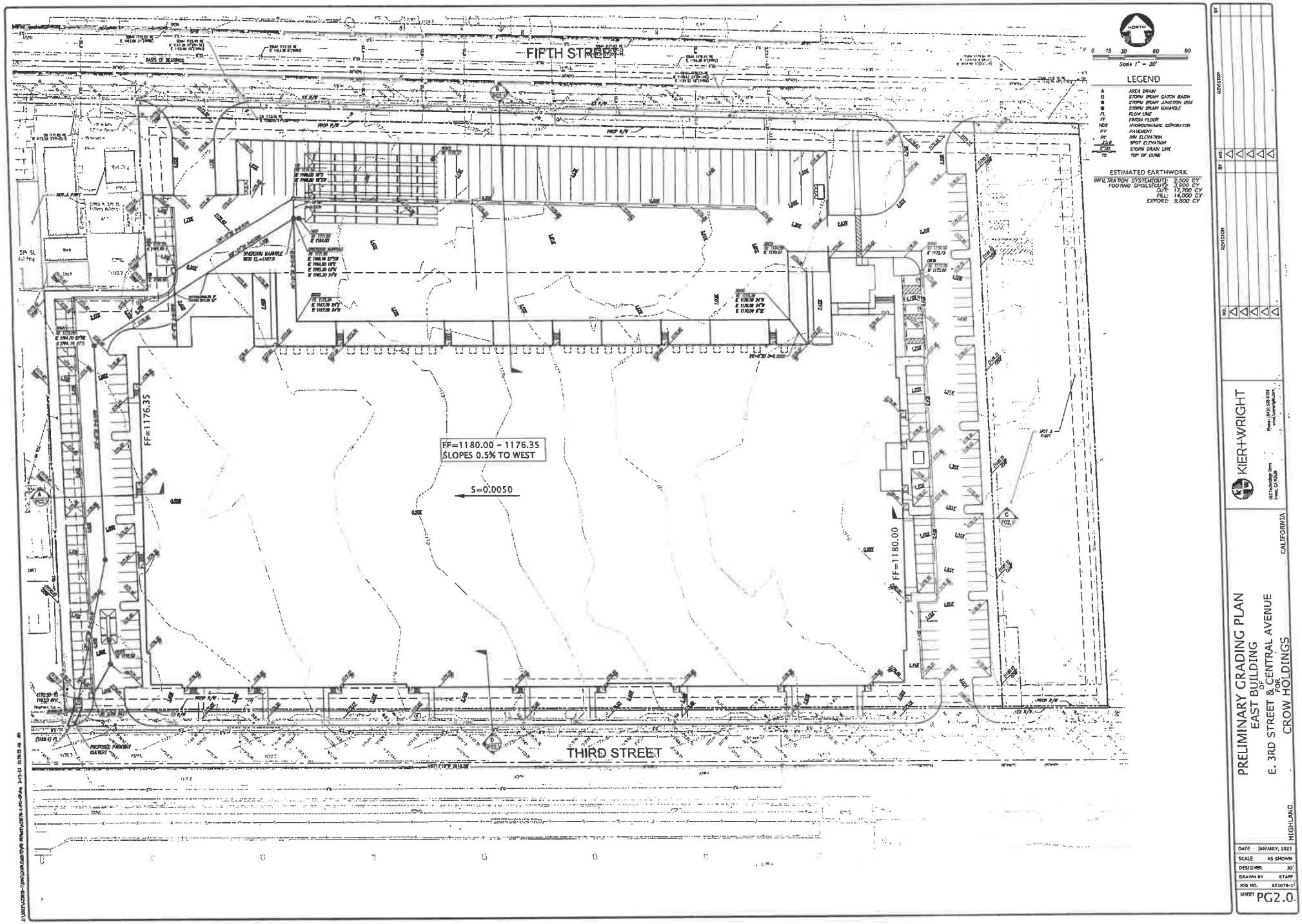
MARK	DATE	DESCRIPTION
CD		
TBD		
PC		
DD		
SD		

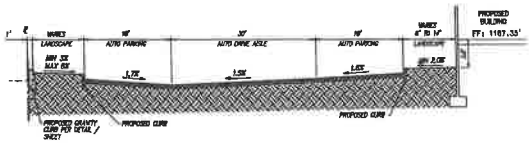
RGA PROJECT NO:	22029.10
OWNER PROJECT NO:	0.0.0.0.0.0
CAD FILE NAME:	22029-10-A2-1
DRAWN BY:	JH
CHKD BY:	JH

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

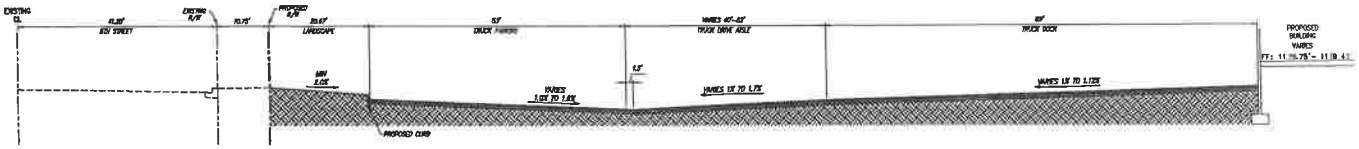
SHEET TITLE
FLOOR PLAN - EAST

SHEET: A2-1-E

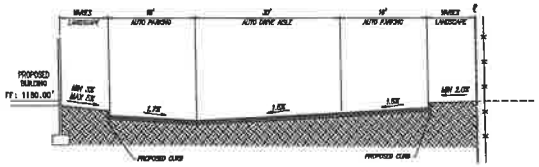

FIFTH STREET
THIRD STREET
FF=1180.00 - 1176.35
SLOPES 0.5% TO WEST
S=0.0050
FF=1176.35
FF=1180.00
LEGEND
ESTIMATED EARTHWORK
INFILTRATION SYSTEM CUT: 2,500 CY
FOOTING SPOILS CUT: 3,000 CY
CUT: 17,700 CY
FILL: 14,000 CY
EXPORT: 9,500 CY
PRELIMINARY GRADING PLAN
EAST BUILDING
OF
E. 3RD STREET & CENTRAL AVENUE
FOR
CROW HOLDINGS
HIGHLAND
CALIFORNIA
KIER+WRIGHT
DATE JANUARY, 2021
SCALE AS SHOWN
DESIGNER JO'
DRAWN BY STAFF
JOB NO. A32078-1
SHEET PG2.0



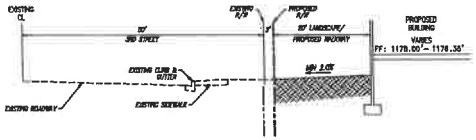
TYPICAL SECTION (A)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (B)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (C)
HORIZ: 1"=10'
VERT: 1"=5'

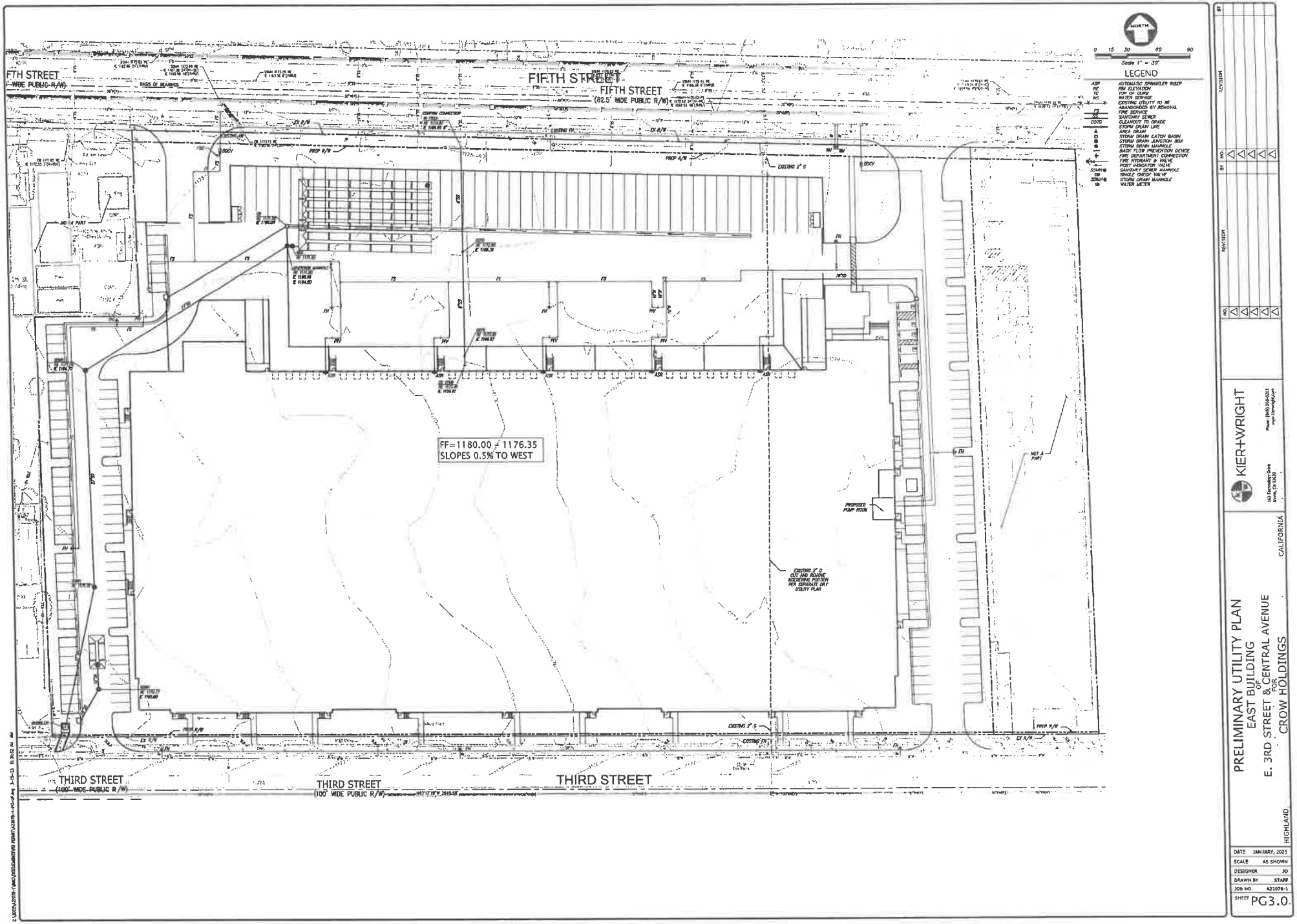


TYPICAL SECTION (D)
HORIZ: 1"=10'
VERT: 1"=5'

KIER+WRIGHT

TYPICAL SECTIONS
EAST BUILDING
OF
E. 3RD STREET & CENTRAL AVENUE
FOR
CROW HOLDINGS
HIGHLAND
CALIFORNIA

DATE JANUARY, 2023
SCALE AS SHOWN
DESIGNER JO
DRAWN BY STAFF
JOB NO. A32078-1
SHEET PG2.1

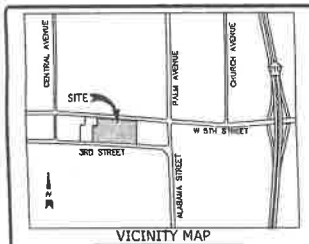


PRELIMINARY UTILITY PLAN
EAST BUILDING
OF
E. 3RD STREET & CENTRAL AVENUE
CROW HOLDINGS
HIGHLAND CALIFORNIA

KIER+WRIGHT

DATE	JANUARY, 2021
SCALE	AS SHOWN
DESIGNER	JO
DRAWN BY	STAFF
JOB NO.	A22078-1
SHEET	PG3.0

VESTING TENTATIVE MAP NO. 20616



VICINITY MAP
NOT TO SCALE

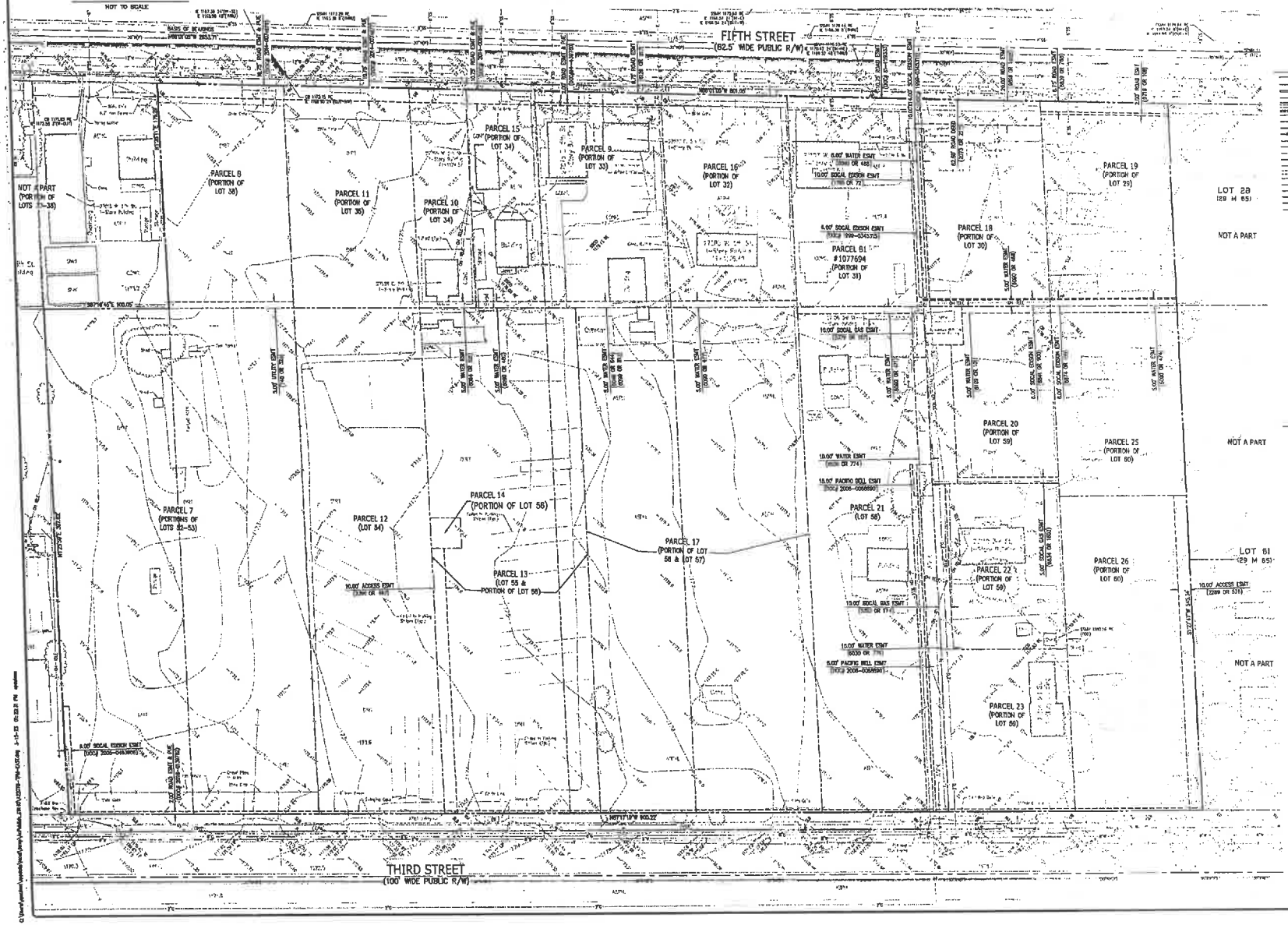
PROJECT DATA

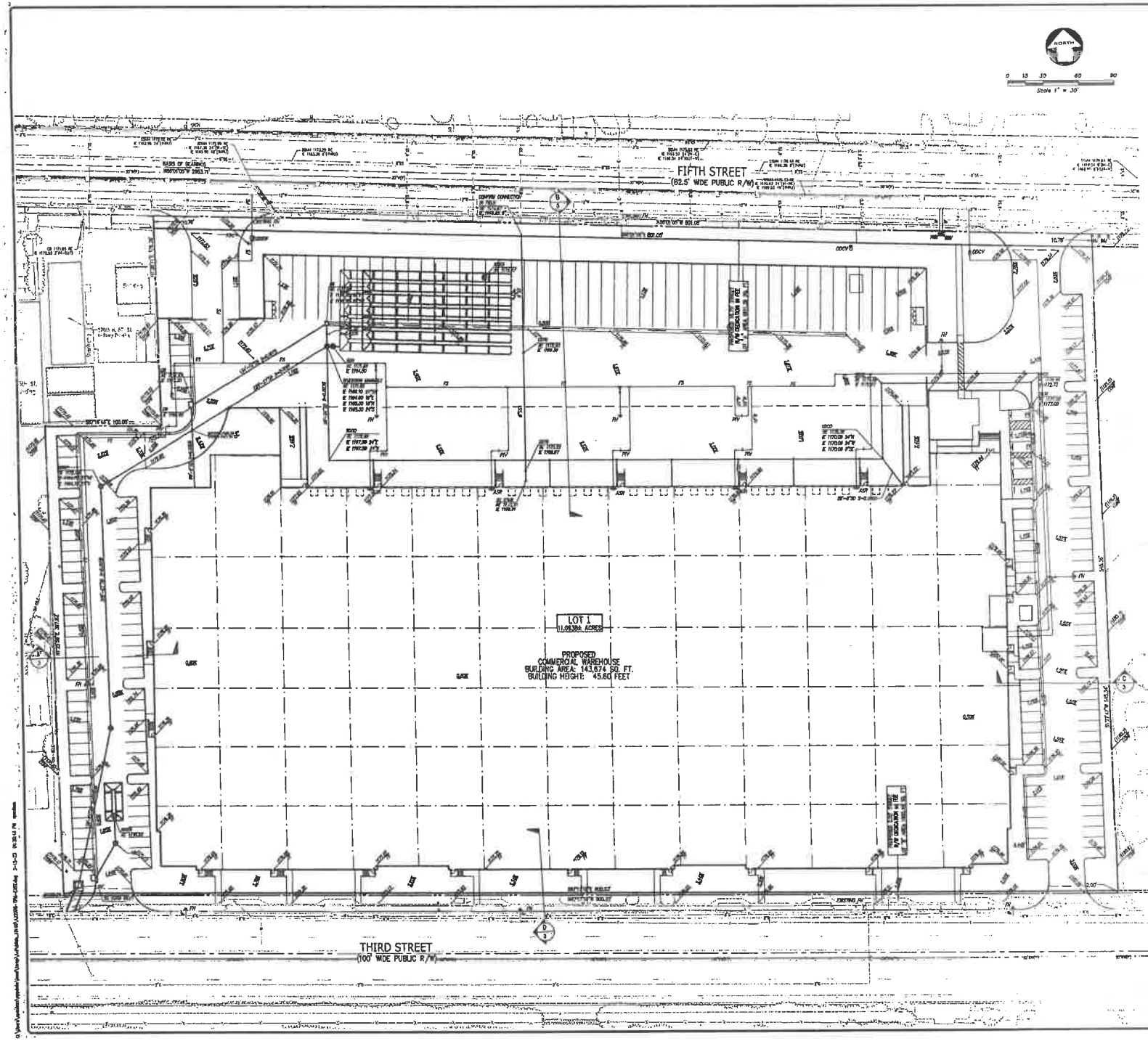
1. OWNERS/APPLICANT: CHMT HIGHLAND 210, LP, 827 WEST 7TH STREET, SUITE 200, LOS ANGELES, CA 90014, PHONE: (909) 358-7715
2. MAP PREPARED BY: RICK & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., 3350 SCOTT BOULEVARD, BUILDING 22, SANTA CLARA, CA 95054, PHONE: (408) 727-6663, EXT. 1020, CONTACT: RODNEY A. STEWART II, LS 8225
3. APN'S: 1193-63-08, 10, 11, 12, 13, 14, 22, 23, 24, 25, 26, 27, 28, AND 1182-64-08, 09, 10, 11, 15, 16, 17, 18, 19, 20, & 21.
4. EXISTING USE: OFFICE
5. PROJECT TYPE: DEVELOPER BUILD-OUT
6. PROPOSED USE: INDUSTRIAL WAREHOUSE
7. EXISTING ZONING: BUSINESS PARK, BP
8. PROPOSED ZONING: NO CHANGE
9. GENERAL PLAN: BUSINESS PARK
10. EXISTING NUMBER OF LOTS: 24
11. PROPOSED NUMBER OF LOTS: 1
12. TOTAL ACREAGE: 11.3337± ACRES (GROSS), 11.0437± ACRES (NET)
13. ALL DISTANCES ARE APPROXIMATE.
14. NO NEW STREET NAMES PROPOSED.
15. THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PREPARED FROM INFORMATION FURNISHED IN AN ALTA FOR COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 28, 2023, ORDER NUMBER CS-1115630-CM71. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
16. FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR SAN BERNARDINO COUNTY, CALIFORNIA, MAP NUMBER 06071C8675H FOR COMMUNITY NUMBER 060733 (CITY OF HIGHLAND), WITH AN EFFECTIVE DATE OF AUGUST 28, 2008, AS BEING LOCATED IN FLOOD ZONE "X", ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON APRIL 18, 2023.
17. BENCHMARK: CITY OF HIGHLAND PUBLIC WORKS BENCH-MARK NO. 0001: CHISELED BOX AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH AND CHURCH AVENUE.

    ELEVATION: 1253.30 FT. CITY OF HIGHLAND DATUM (NGVD29)
18. BASIS OF BEARINGS: THE BEARING OF NORTH 89° 01' 05" WEST TAKEN ON THE CENTER LINE OF 5TH STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 15, 2000, IN BOOK 114 OF MAPS AT PAGE 28, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
19. ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.
20. EASEMENTS TO BE DEDICATED ON THE PARCEL MAP OR BY SEPARATE INSTRUMENT.
21. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF HIGHLAND.
22. THERE ARE NO ACTIVE OR DESTROYED WELLS LOCATED ON THE SUBJECT PROPERTY. PER VALLEY WATER DISTRICT WELL INFORMATION WEB SITE.
23. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A GEOLOGICAL HAZARD ZONE.
24. UTILITIES:
    - STORM DRAIN/ SANITARY SEWER & WATER SUPPLY: CITY OF HIGHLAND
    - GAS: EAST VALLEY WATER DISTRICT, 31111 GREENSPOT RD, HIGHLAND, CA 92346, (909) 885-8501; SOUTHERN CALIFORNIA GAS COMPANY, 1981 NORTH MOUNT VERNON AVENUE SUITE 306, SAN BERNARDINO, CA, (800) 427-2000
    - ELECTRIC: (800) 427-2000, SOUTHERN CALIFORNIA EDISON COMPANY, HEADQUARTERS, ROSEMEAD, CA 91770, (800) 655-4555
    - TELEPHONE: HIGHLAND COMMUNICATIONS SERVICES, 1115 SPORTSMART, HIGHLAND, IL 62249, (618) 654-9691
    - CABLE: TIME WARNER CABLE TELEVISION, 27470 W VIRGINIA AVENUE, UNIT A2, REDLANDS, CA 92374, (855) 366-7132

OFFICIAL USE ONLY


FIFTH STREET
(82.5' WIDE PUBLIC R/W)
THIRD STREET
(100' WIDE PUBLIC R/W)
PARCEL 8 (PORTION OF LOT 38)
NOT A PART (PORTION OF LOTS 33-38)
PARCEL 11 (PORTION OF LOT 35)
PARCEL 10 (PORTION OF LOT 34)
PARCEL 15 (PORTION OF LOT 34)
PARCEL 9 (PORTION OF LOT 33)
PARCEL 16 (PORTION OF LOT 32)
PARCEL 19 (PORTION OF LOT 29)
LOT 28 (28 M 65)
NOT A PART
PARCEL 18 (PORTION OF LOT 30)
PARCEL 81 #1077594 (PORTION OF LOT 31)
PARCEL 20 (PORTION OF LOT 59)
PARCEL 25 (PORTION OF LOT 60)
NOT A PART
PARCEL 7 (PORTIONS OF LOTS 52-53)
PARCEL 12 (LOT 54)
PARCEL 14 (PORTION OF LOT 56)
PARCEL 13 (LOT 55 & PORTION OF LOT 56)
PARCEL 17 (PORTION OF LOT 56 & LOT 57)
PARCEL 21 (LOT 58)
PARCEL 22 (PORTION OF LOT 59)
PARCEL 26 (PORTION OF LOT 60)
LOT 61 (29 M 65)
NOT A PART
PARCEL 23 (PORTION OF LOT 59)
10.00' ACCESS ESMT (3366 OR 161)
10.00' ACCESS ESMT (2289 OR 571)
8.00' SOCAL EDISON ESMT (2002 2005-0383992)
8.00' SOCAL EDISON ESMT (2002 2005-0383992)
8.00' SOCAL EDISON ESMT (1962 999-0345315)
10.00' SOCAL GAS ESMT (1964 OR 900)
5.00' WATER ESMT (6004 OR 440)
5.00' UTILITY ESMT (6004 OR 440)
10.00' WATER ESMT (6020 OR 776)
8.00' PACIFIC BELL ESMT (2002 2005-0056890)
10.00' WATER ESMT (6020 OR 776)
8.00' PACIFIC BELL ESMT (2002 2005-0056890)
10.00' SOCAL GAS ESMT (1964 OR 900)
5.00' WATER ESMT (6020 OR 474)
10.00' WATER ESMT (6020 OR 776)
10.00' SOCAL GAS ESMT (1964 OR 900)
10.00' WATER ESMT (6020 OR 776)
10.00' SOCAL GAS ESMT (1964 OR 900)
10.00' WATER ESMT (6020 OR 776)
10.00' PACIFIC BELL ESMT (2002 2005-0056890)
10.00' WATER ESMT (6020 OR 776)
10.00' SOCAL GAS ESMT (1964 OR 900



LEGEND

BUILDING LINE
CENTER LINE
CONCRETE/BLOCK WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
GAS LINE-VALVE & METER
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN LINE-MANHOLE & CATCH BASIN
TELEPHONE LINE
CABLE TELEVISION LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
ROLLING/SLIDING GATE
ACCESSIBLE PARKING SYMBOL
AHCDE
AREA DRAIN
AUTOMATIC SPRINKLER
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GUY ANCHOR
HOSEDRER
IRON PIPE FOUND
MAIL BOX
NAIL FOUND
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
UTILITY BOX
UTILITY LINE MARKER
WALL-MOUNTED LIGHT
WATER VALVE
WELL
ITEM NO. IN TITLE REPORT
ITEM NO. IN TITLE REPORT
NO. OF PARKING SPACES (ACCESSIBLE)
NO. OF PARKING SPACES (STANDARD)

ABBREVIATIONS

BLRD	BOLLARD	PUE	PUBLIC UTILITY EASEMENT
BLDG	BUILDING	OR	OFFICIAL RECORDS
CB	CATCH BASIN	R/W	RIGHT OF WAY
CONC	CONCRETE	SF/NF	SEARCH FOR NOT FOUND
DI	DROP INLET	SL	STREET LIGHT
DOC	DOCUMENT	SQ. FT.	SQUARE FEET
EB	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	TSB	TRAFFIC SIGNAL BOX
ESMT	EASEMENT	UB	UTILITY BOX
FH	FIRE HYDRANT	UMH	UTILITY MANHOLE
FNC	FENCE	W/	WITH
FND	FOUND	W/O	WITHOUT
FF	FINISH FLOOR	WB	WATER BOX
GM	GAS METER	WM	WATER METER
IP	IRON PIPE	ELEC	ELECTRICAL
MB	MAIL BOX	TELE	TELEPHONE
PL	PROPERTY LINE		

UTILTIES LEGEND

ASR — AUTOMATIC SPRINKLER RISER
FFE — FIN ELEVATION
FG — TOP OF CURB
HS — HOLDER SEWAGE
EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FIRE SERVICE
SANITARY SEWER
CO TO GRADE — CLEANOUT TO GRADE
FL — FLOW LINE
FF — FINISH FLOOR
HDS — HYDRODYNAMIC SEPORATOR
PV — PAVEMENT
RIE — RIM ELEVATION
33.0 — SPOT ELEVATION
STORM DRAIN LINE
AREA DRAIN
STORM DRAIN CATCH BASIN
STORM DRAIN CLEAN OUT
STORM DRAIN MANHOLE
BLOW FLOW PREVENTION DEVISE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT & VALVE
POST INDICATOR VALVE
SSMH — SANITARY SEWER MANHOLE
DB — DOUBLE DETECTOR CHECK VALVE
SDMH — STORM DRAIN MANHOLE
WM — WATER METER
RD — ROOF DRAIN
SDJCD — STORM DRAIN JUNCTION BOX

ESTIMATED EARTHWORK

INFILTRATION SYSTEM (CUT):	2,600 CY
FOOTING SPOILS (CUT):	3,600 CY
CUT:	17,700 CY
FILL:	14,000 CY
EXPORT:	9,800 CY

NOTES

1. LOT "A" AND "B" WILL BE DEDICATED IN FEE TO THE CITY OF HIGHLAND.
2. A LOT LINE ADJUSTMENT TO MERGE 3 PARCELS IS IN PROGRESS WITH THE CITY OF HIGHLAND. APN'S 1192-064-012, 1192-064-022 & 1192-064-023.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 1/3 OF LOT 91, TRACT NO. 2089, BLUE RIBBON FARMS, AS PER PLAT RECORDED IN BOOK 28 OF MAPS, PAGE(S) 90, RECORDS OF SAID COUNTY.

PARCEL 2:

THE SOUTH ONE HALF OF LOT 91, TRACT NO. 2089, BLUE RIBBON FARMS, IN THE COUNTY OF SAN BERNARDINO AS PER MAP RECORDED IN BOOK 28, PAGE 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF LOT 98, TRACT NO. 2089, BLUE RIBBON FARMS, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 28, PAGE 90 OF MAPS, LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED JULY 19, 1946 IN BOOK 2238, PAGE 406, OFFICIAL RECORDS.

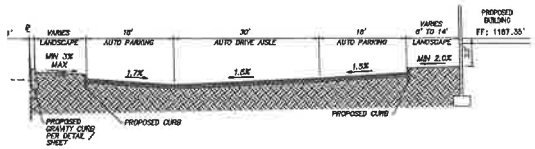
PROPOSED CONDITIONS

KIER+WRIGHT
3160 Gold Boulevard, Building 12
Suite 1200, Highland, CA 92346
Phone: (909) 317-5666
www.kier-wright.com

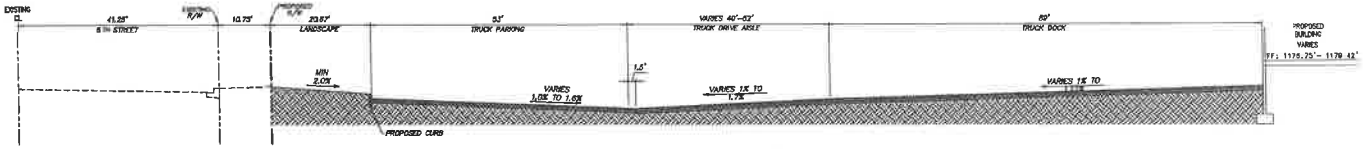
VESTING TENTATIVE PARCEL MAP
3RD STREET AND CENTRAL - EAST
FOR
CROW HOLDINGS INDUSTRIAL
HIGHLAND, CALIFORNIA

DATE	MARCH, 2023
SCALE	1" = 30'
SURVEYOR	AKB
DRAWN BY	
JOB NO.	A23078-1
SHEET	2
OF	3 SHEETS

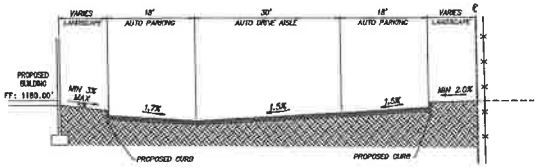
REVISION — BY — NO.



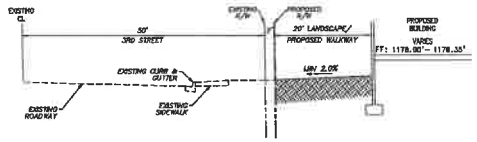
TYPICAL SECTION (A)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (B)
HORIZ: 1"=10'
VERT: 1"=5'



TYPICAL SECTION (C)
HORIZ: 1"=10'
VERT: 1"=5'



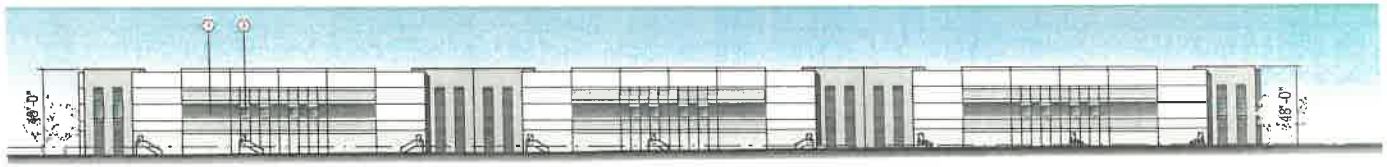
TYPICAL SECTION (D)
HORIZ: 1"=10'
VERT: 1"=5'

TYPICAL SECTIONS

KIER+WRIGHT
2121 Sun Gate Blvd., Suite 22, Sacramento, CA 95825
Phone: (916) 257-6665
www.kierwright.com

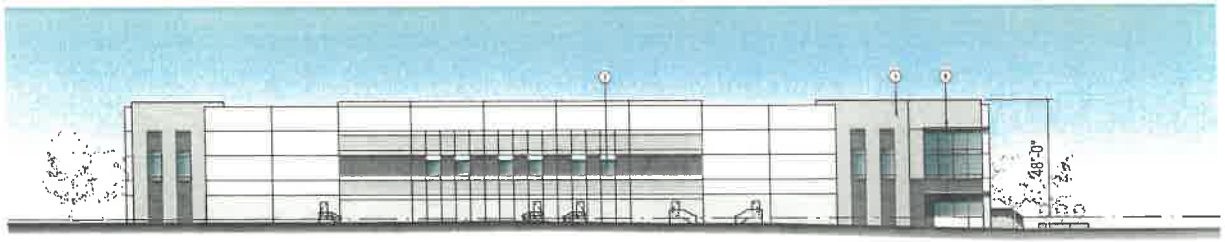
VESTING TENTATIVE PARCEL MAP
OF
3RD STREET AND CENTRAL - EAST
FOR
CROW HOLDINGS INDUSTRIAL
HIGHLAND, CALIFORNIA

DATE	MARCH, 2021
SCALE	AS SHOWN
SURVEYOR	AKR
DRAWN BY	EAP
JOB NO.	A22078-1
SHEET	3
OF	3 SHEETS



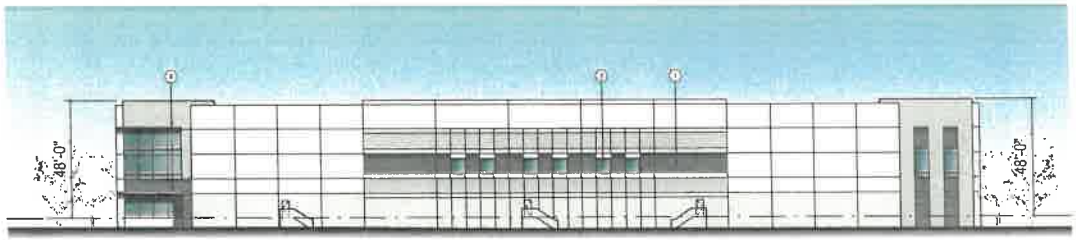
SOUTH ELEVATION

SCALE: 1" = 30'-0"



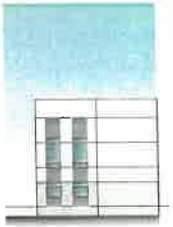
EAST ELEVATION

SCALE: 1" = 30'-0"



WEST ELEVATION

SCALE: 1" = 30'-0"



DOCK RETURN ELEVATION

SCALE: 1" = 30'-0"



NORTH ELEVATION

SCALE: 1" = 30'-0"

FINISH SCHEDULE:

1. FIELD COLOR
PPG - PPG1002-1 - SILVER FEATHER
2. LIGHT ACCENT COLOR
PPG - PPG1002-3 - COOL SLATE
3. DARK ACCENT COLOR
PPG - PPG1002-5 - ANTIQUE SILVER
4. DARK ACCENT COLOR
PPG - PPG10-01 - OCEANIA
6. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA

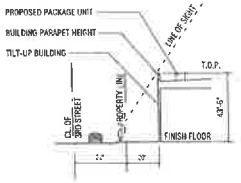
NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM.
3. NOT USED.
4. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
7. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
8. PAINTED 10' X 12' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
9. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.
10. PREFABRICATED METAL SUN SHADE CANOPY BY C.R. LAURENCE. PER DETAIL 4 BELOW



TYPICAL EQUIPMENT SCREEN LINE OF SIGHT (1)

SCALE: 1" = 30'-0"

NOTE: LINE OF SIGHT TAKEN FROM 5'-0" ABOVE FINISH GRADE



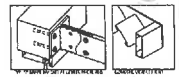
SIMILAR ENTRY LIGHTING STYLE (2)

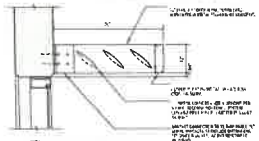
SCALE: N.T.S.



SIMILAR SITE LIGHTING STYLE (3)

SCALE: N.T.S.





TYP. SUN SHADE - C.R.L OR ARCADIA EQUIV. (4)

RGA
Office of Architectural Design
1521 Alton Parkway Suite 100
Irvine, CA 92618
T 949.341.0720
FX 949.341.0722

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

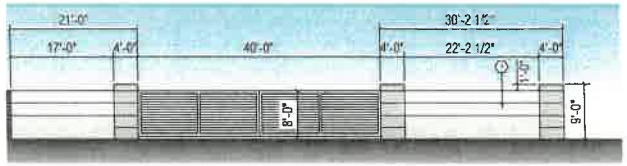
MARK	DATE	DESCRIPTION
CD		
IND		
PC		
DD		
SD		

RGA PROJECT NO:	21027.00
OWNER PROJECT NO:	00000.01
CAD FILE NAME:	21027-00-A1-01
DRAWN BY:	JH
CHKD BY:	JH

COPYRIGHT
RGA - OFFICE OF ARCHITECTURAL DESIGN

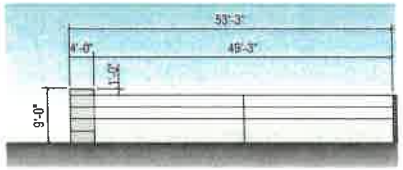
SHEET TITLE
HIGHLAND EAST
ELEVATIONS

SHEET: A3-1P-E



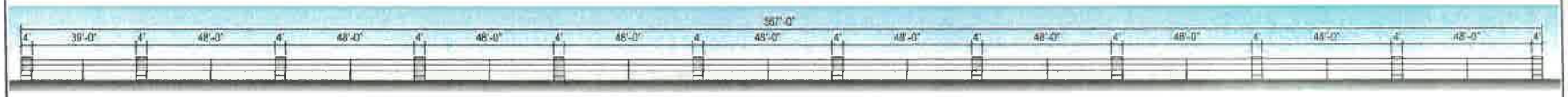
NORTH ELEVATION - FACING 5TH STREET

SCALE: 1/8" = 1'-0"



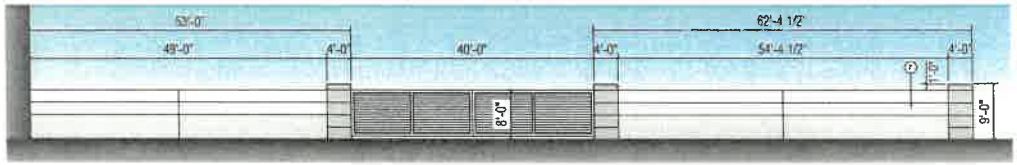
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - FACING 5TH STREET

SCALE: 1/16" = 1'-0"



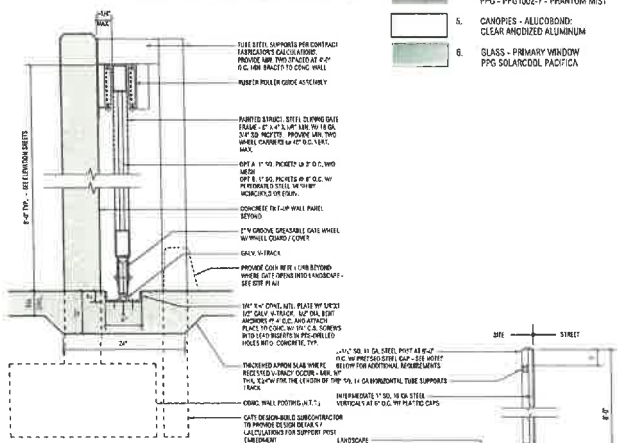
EAST ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES:

FINISH SCHEDULE:

1. FIELD COLOR
PPG - PPG1002-1 - SILVER FEATHER
2. LIGHT ACCENT COLOR
PPG - PPG1002-3 - COOL SLATE
3. DARK ACCENT COLOR
PPG - PPG1002-6 - ANTIQUE SILVER
4. DARK ACCENT COLOR
PPG - PPG1002-7 - PHANTOM MIST
5. CANOPIES - ALUCOBOND:
CLEAR ANODIZED ALUMINUM
6. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA



NOTES
1. PERFORATED SHEET WHERE PROVIDED, SHALL BE BY MONOGRIL OR EQUAL. PAINTED BLACK TO MATCH GATE.
2. PROVIDE SHOP DRAWINGS & STRUCTURAL DETAILS & CALCULATIONS INCLUDING WIND LOAD CRITERIA FOR ALL GATES PRIOR TO FABRICATION FOR REVIEW AND APPROVAL BY ARCHITECT
3. COORDINATE GATE HEIGHTS WITH GRADE ELEVATIONS PER CIVIL DWG.
4. SHOP FINISH W/ MINIMUM ONE COAT OF PRIMER AND ONE COAT BLACK SATIN ENAMEL (TYP.). PROVIDE ALTERNATE FOR POWDER COAT FINISH.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL GATE SUPPORTS AND SAFETY MECHANISMS.
6. RUBBISH BARRIER SHALL BE RESPONSIBLE FOR MAINTAINING GATE TRACK FREE FROM DEBRIS TO ALLOW FOR EASY OPERATION OF GATE.
7. SLIDING VEHICLE GATES INTENDED FOR AUTOMATION SHALL COMPLY WITH CBC SECTION 3112.1 AND ASTM F2200, INCLUDING:
A. COVER GATE WHEELS W/ COVER GUARDS.
B. PROVIDE MESH OR PICKET SPACING WITH MAX. OPENING LESS THAN 1.75".
C. PROVIDE POSITIVE STOPS AT BOTH FULLY OPEN AND FULLY CLOSED POSITIONS.
D. GATE DOES NOT LEAVE TRACK WHEN ON ITS OWN OR DISCONNECTED FROM OPERATOR.
8. VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
9. VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE PROVIDED WITH KNOX KEY SWITCH ACCESS FOR EMERGENCY VEHICLE ACCESS.

SINGLE ROLLING GATE

SCALE: 3/4" = 1'-0"

2

NOTES
1. SEE SITE PLAN FOR LOCATION.
2. CROSS ALL WELDS SMOOTH.
3. ALL STEEL WORK TO BE A-36 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
4. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.
5. PROVIDE CONT. 8" L.W. CONC. MOW STRIP UNDER FENCE ONLY WHEN FENCE IS ADJACENT TO TURF AREAS.
6. USE 4" SQ. 11 GA. STEEL POST W/ PRESSED STEEL CAP AT ALL END AND CORNER CONDITIONS OF THE FENCE PATH

STEEL FENCE

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

1

RGA

Office of Architectural Design

CONSULTANT

PROFESSIONAL SEALS

HIGHLAND EAST DEVELOPMENT

00000 THIRD STREET
CITY OF HIGHLAND, CA

CROW HOLDINGS
INDUSTRIAL

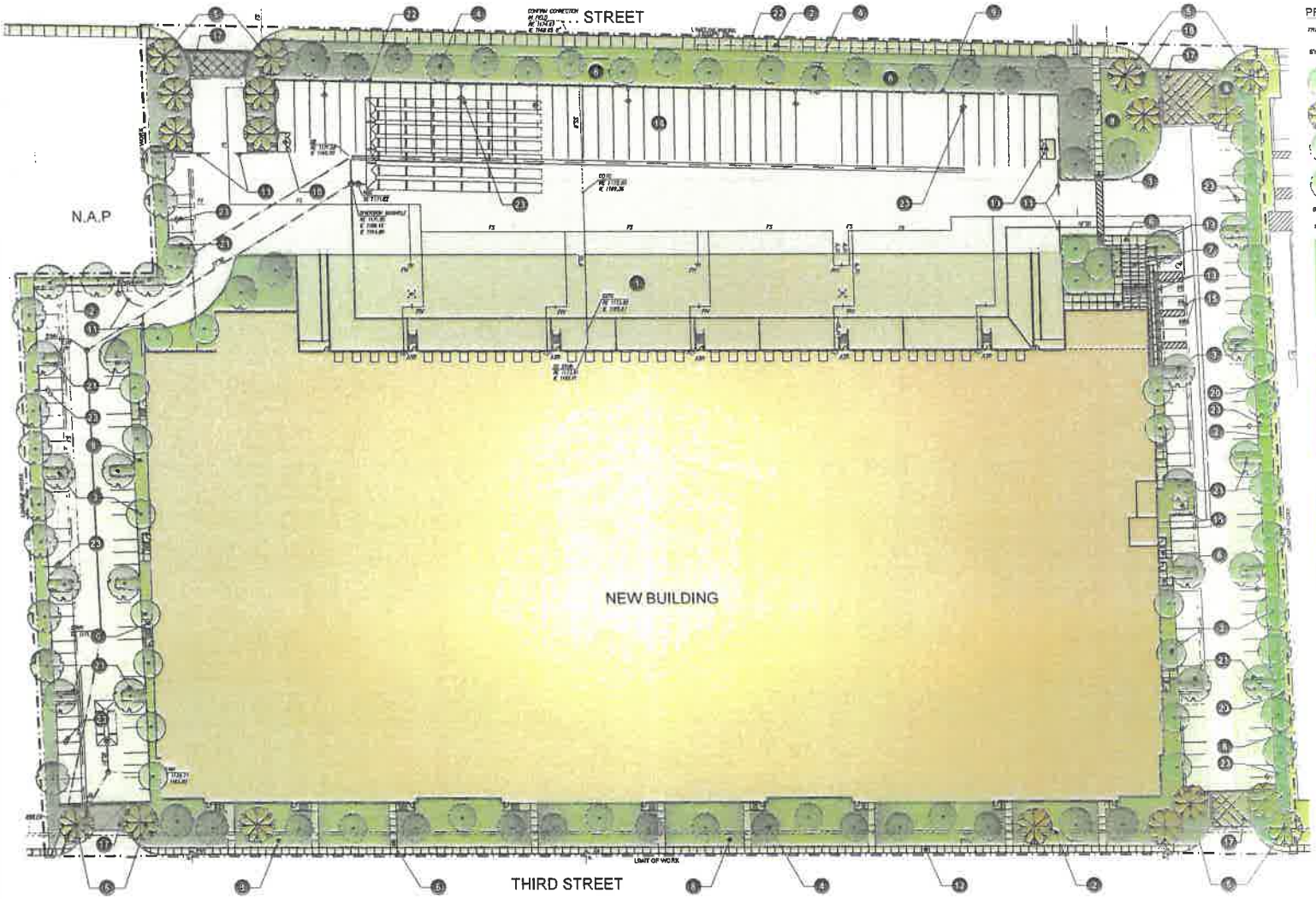
527 WEST 7TH STREET, SUITE 308
LOS ANGELES, CA 90014
213-378-1270
CONTACT: PHIL PRASSAS

MARK	DATE	DESCRIPTION
CD		
ED		
PC		
DD		
SD		

RGA PROJECT NO: 21602.00
OWNER PROJECT NO: (NA)
CAD FILE NAME: 21602-00-A1-1E
DRAWN BY: JH
CHKD BY: JH
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE:
HIGHLAND EAST
SCREEN WALL ELEVATIONS

SHEET: A3-2P-E



PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION	%	QTY.
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX STD	9'H X 4'W	L	EVERGREEN CANOPY	15%	18
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX LOW BRANCH	14'H X 6'W X 2"C	M	DECIDUOUS CANOPY	15%	18
	PINUS ELDARICA	MONDELL PINE	24" BOX STD	9'H X 4'W	L	EVERGREEN TREE	24%	30
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD 36"BOX STD	9'H X 4'W X 4-5"C 14'H X 8'W X 3-1/2" C	L	PARKING AREA SHADE CANOPY	31% 15%	39 18

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	48" O.C.	M	LARGE FLOWERING
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL.	36" O.C.	L	SCREENING HEDGE
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	48" O.C.	L	INFORMAL SCREENING HEDGE
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	60" O.C.	L	LARGE FLOWERING

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	36" O.C.	L	ORNAMENTAL GRASS
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	25" O.C.	L	FLOWERING ACCENT
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	BACCHARIS PELLARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	36" O.C.	L	CALIFORNIA NATIVE

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL.	24" O.C.	L	STRAPPY ACCENT
	FESTUCA MAIREI	ATLAS FESCUE	5 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	LOMANDRA LONGIFOLIA 'LOMLON'	LOMLON MOOR GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	5 GAL.	36" O.C.	L	EVERGREEN LOW SHRUB

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	5 GAL.	8' O.C.	VL	EVERGREEN GROUNDCOVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	LONICERA J. 'MALLIANA'	HALL'S HONEYSUCKLE	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	ROSA X 'FLOWER CARPET RED'	RED CARPET ROSE	1 GAL.	36" O.C.	M	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTUS SUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL./ STAKED	PER PLAN	M	FLOWERING VINE

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (ALSO REFERRED TO AS WUCOLS IV) FOR CITY OF HIGHLAND

CITY LANDSCAPE NOTES:

- MINIMUM 50% OF TREES TO BE 24" BOX.
- MINIMUM 15% OF TREES TO BE 36" BOX.
- MINIMUM 15% OF TREES TO BE 48" BOX.
- MINIMUM 90% OF SHRUBS TO BE 5 GALLON IN SIZE.
- MINIMUM 20% OF SHRUBS TO BE 1 GALLON IN SIZE.
- GROUNDCOVER TO BE PLANTED TO ACHIEVE 100% COVERAGE WITHIN (1) YEAR.
- 4' HT EVERGREEN HEDGE TO BE PROVIDED WHERE APPLY TO SCREEN THE PARKING LOT FROM THE PUBLIC.
- 24" BOX TREES SHALL HAVE MINIMUM 3/4" CALIPER, 9' HEIGHT AND 4' SPREAD.

LEGEND

1. LOADING AREA
2. PROPERTY LINE
3. PROPOSED PARKING SHADE TREES
4. PROPOSED SCREEN TREES
5. PROPOSED ENTRY ACCENT TREES
6. NATURAL GRAY CONCRETE PAVING
7. OFFICE ENTRY - DECORATIVE CONCRETE PAVING
8. DROUGHT TOLERANT SHRUB PLANTING
9. SCREEN WALL
10. TRASH ENCLOSURE
11. METAL FENCE AND GATE
12. PUBLIC SIDEWALK
13. STEPS AND RAMPS
14. TRUCK PARKING
15. ADA PARKING
16. TRANSFORMER
17. ENHANCED DRIVEWAY ENTRY PAVING
18. ENTRY MONUMENT SIGN
19. ENHANCED PLANTER AT MAIN BUILDING ENTRY
20. CONCRETE MOW CURB TO DELINEATE HE PROPERTY BOUNDARY
21. MIN. 12' WIDE CONCRETE STEP OUT
22. SCREEN WALL AT TRAILER YARD
23. SITE LIGHTING

CROW HOLDINGS INDUSTRIAL

HIGHLAND EAST DEVELOPMENT
CITY OF HIGHLAND, CA

PRELIMINARY LANDSCAPE PLAN
SCHEMATIC DESIGN

SHEET L1.1
JOB # 22079
11.06.2023

0 30 60 90

RGA

TREES



BRACHYCHITON POPULNEUS /
BOTTLE TREE



PLATANUS RACEMOSA /
CALIFORNIA SYCAMORE



PINUS ELDARICA /
MONDELL PINE



QUERCUS AGRIFOLIA /
COAST LIVE OAK

VINES



DISTICTUS BUCCINATORIA /
BLOOD-RED TRUMPET VINE

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY



FESTUCA MAIREI /
ATLAS FESCUE



HESPERALOE PARVIFLORA /
RED YUCCA



LOMANDRA LONGIFOLIA 'LOMLON' /
LOMLON MOOR GRASS



COTONEASTER DAMMERI 'LOWFAST' /
BEARBERRY COTONEASTER

MIDGROUND SHRUBS



MUHLENBERGIA RIGENS /
DEER GRASS



RHAPHIOLEPIS UMBELLATA 'MINOR' /
DWARF YEDDO HAWTHORN

MIDGROUND SHRUBS



ROSMARINUS O. 'TUSCAN BLUE' /
TUSCAN BLUE ROSEMARY



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH

BACKGROUND SHRUBS



ROSA 'ICEBERG' /
ICEBERG ROSE



LIGUSTRUM JAPONICUM 'TEXANUM' /
WAX LEAF PRIVT



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



LEUCOPHYLLUM F. 'GREEN CLOUD' /
GREEN CLOUD TEXAS SHADE

GROUNDCOVER



ACACIA REDOLENS 'LOW BOY' /
PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' /
DWARF COYOTE BRUSH



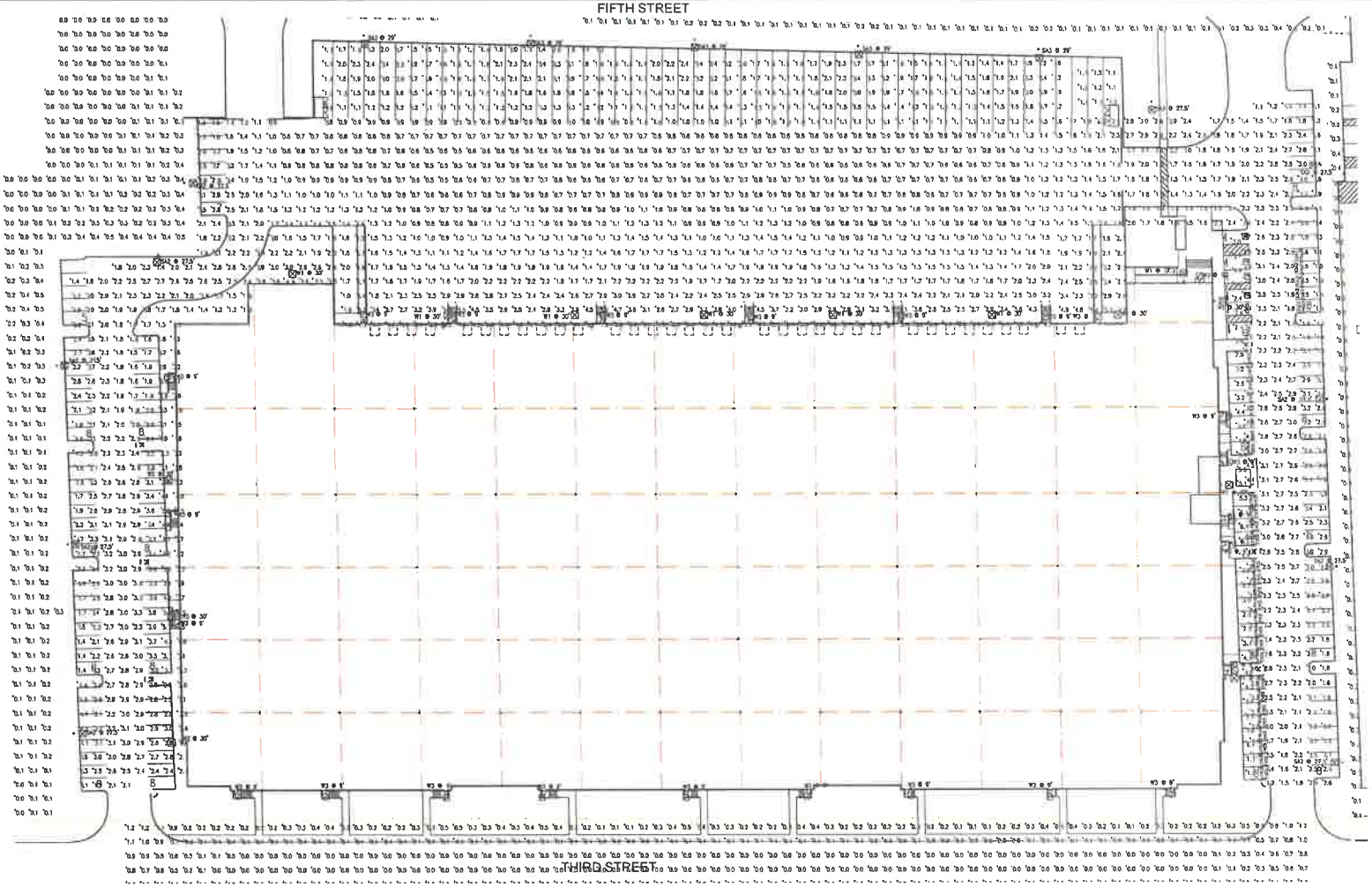
LONICERA J. 'HALLIANA' /
HALL'S HONEYSUCKLE



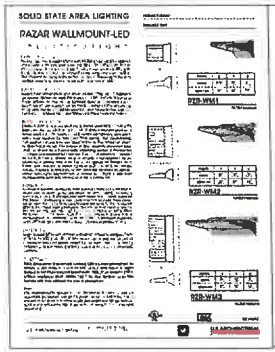
ROSA X 'FLOWER CARPET RED' /
RED CARPET ROSE

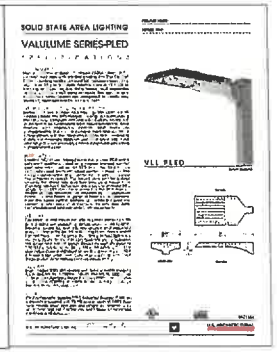


ROSMARINUS O. 'HUNTINGTON CARPET' /
PROSTRATE ROSEMARY



ELECTRICAL SITE PHOTOMETRIC PLAN (1)





Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
Calc Zone #4	+	1.9 fc	7.9 fc	0.5 fc	15.8:1	3.8:1
Calc Zone #6	+	1.3 fc	1.7 fc	1.1 fc	1.5:1	1.2:1
Calc Zone #5	+	2.8 fc	5.4 fc	1.6 fc	3.4:1	1.8:1
Calc Zone #8	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Calc Zone #7	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
Calc Zone #8	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
Calc Zone #8	+	3.5 fc	8.4 fc	1.0 fc	8.4:1	3.5:1
Calc Zone #9	+	0.3 fc	0.4 fc	0.6 fc	4.0:1	3.0:1
Calc Zone #10	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	W3	25	KDR-WA1-PLED-B-W-SOLED-320mA-40K EW1 MSS MT AT 9 FT AFG UA3511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	151	0.9	21.4
	W2	8	ALL-PLED-B-W-SOLED-525mA-40K UA3511 WALL MT AT 20 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	218	0.9	129.4
	W1	8	ALL-PLED-W-FT-SOLED-700mA-40K UA3511 WALL MT AT 20 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	299	0.9	173.8
	SA2	10	ALL-PLED-B-W-SOLED-525mA-UA3511MT-MS POLE MT AT 27.5FT AFG BUG RATING B1 U0 G3 25 FT POLE 2.5 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	129.4
	SA3	5	ALL-PLED-B-W-SOLED-525mA-UA3511 MW-MS POLE MT AT 25FT AFG 25 FT POLE BUG RATING B1 U0 G3 25 FT POLE 4 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	167	0.9	129.4

RGA
Office of Architectural Design

CONSULTANT

RPM

PROFESSIONAL SEAL

PROJECT NAME

HIGHLAND EAST DEVELOPMENT

0000 CENTRAL AVE, CITY OF HIGHLAND, CA

NO	DATE	DESCRIPTION

RGA PROJECT NO: 2022.00
OWNER PROJECT NO:
CAD FILE NAME:
DRAWN BY:
CHECKED BY:
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET E-2.1

Exhibit B

DRA 23-010 Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	CHPT Highland 210 / Crow Holdings Industrial
File/Index:	Design Review Application (DRA 23-010)
Proposal:	The development and operation of a 243,323 square foot warehouse/logistics and associated improvements.
Location:	A 11.33 acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue; Assessor's Parcel Number 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21).
Related Entitlements:	Conditional Use Permit (CUP 23-009), Vesting Tentative Parcel Map No. 20616 (TPM 23-003), & Variance (VAR 23-002)

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 may 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.

This Design Review Application 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 or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Design Review Application (DRA 23-010) shall become null and void:

   a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

   b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such

application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Design Review entitlement includes approval of a Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan for the construction and operation of an approximately 243,323 square foot warehouse/ logistics and associated improvements including loading docks, tractor-trailer stalls, passenger vehicle parking, a stormwater detention/infiltration basin, landscaping and off-site improvements as illustrated in project plans.

    a. The approved site plan, building elevations, rough grading plan, conceptual landscape plan, color and material samples are on file with the Planning Division and included herein by reference.

    b. Three complete sets of plans reflecting these conditions of approval and any Planning Commission directives shall be submitted to the planning Department within two weeks of this project's approval.

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 cannot begin prior to receipt of this signed documentation.

4. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be

construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

6. 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.

7. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

8. Development Impact Fees shall be paid in accordance with City Ordinance and are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check.

9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.

10. Prior to issuance of a certificate of occupancy by the City, all on and off-site landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

11. The project site has been reviewed and approved for warehouse use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements. Outdoor storage of materials is prohibited.

12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the approved Site Plan.

13. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.

14. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.

15. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment, but not to exceed an overall height of 52.6 feet measured from the lowest grade.

16. A photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.

    a) The amount of illumination projected onto a residential property or use should not exceed 0.1 foot-candle at the property line. Illumination should not exceed 0.5 foot-candles measured at the property line adjacent to commercial properties.

    b) Lights shall be shielded and directed away from surrounding properties and right-of-way.

    c) Parking lot light standards shall not exceed twenty-five (25) feet in height measured from grade.

d) Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

17. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; Conditional Use Permit (CUP 23-009), Tentative Parcel Map No. 20616 (TPM 23-003), and Variance (VAR 23-002).

18. A reduction in the number of parking spaces required by Highland Municipal Code Section 16.52.030 *Schedule of off-street parking requirements*, is approved as validated by the project parking study. The project shall provide no less than 158 parking spaces. Minor modifications may be made as authorized by the Community Development Director.

19. Prior to the issuance of a business license for future tenants, the Planning Commission shall review and approve the hours of operation, if anything other than 7:00 am to 7:00 pm.

Landscaping

20. Applicant shall provide lighting locations on landscape plans to eliminate any conflicts with proposed tree locations and verify total counts

21. No trees shall be removed or lost due to conflicts with site utilities, including lights, check valves, backflows, and or transformers or other equipment during the design development process.

22. Applicant shall add additional trees that offer more accents or flowering options to tree palette.

23. For structural concrete based walls 6' or higher, the location and impact of any structural footings shall be included to verify no impacts to landscape areas.

24. Applicant shall add berming or other landscape features to break up the large expanse of building frontage along 3rd street.

25. Plants shall be grouped into hydro zones with plants of the same water use.

26. Applicant shall coordinate street tree selection with City Landscape Architect for final approval of species for street trees on 3rd & 5th. In general street trees shall provide shade for the sidewalk and trees outside the ROW shall be for scaling the building and adding vertical hierarchy to the plant palette. Due to the size of

building taller more columnar trees will be required to help scale the height (45'+) and soften its impact to adjacent neighborhoods to the north.

27. Applicant shall include enhanced paving treatments, design elements, and specimen trees and flowering plants that will provide individual identity to the project at main project entrances. Including the entire pedestrian entry corridor from 5th Street.

28. Applicant shall provide a mow curb or other form of separation eastern frontage property boundaries to clearly identify where maintenance responsibilities end.

29. Applicant shall add concrete step outs adjacent to any parking stall and landscape areas (min.12" wide).

Attachment 9

Resolution No. 2024 - ___ Approving TPM-23-003
a. Exhibit A – Vesting Tentative Parcel Map No. 20616
b. Exhibit B – Conditions of Approval

RESOLUTION NO. 2024 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING VESTING TENTATIVE PARCEL MAP NO. 20616 (TPM 23-003) TO MERGE TWENTY-FOUR (24) EXISTING PARCELS INTO ONE (1) PARCEL IN ASSOCIATION WITH CONDITIONAL USE PERMIT (CUP 23-009), DESIGN REVIEW APPLICATION (DRA 23-010), VARIANCE (VAR 23-002) TO DEVELOP A 243,323 SQUARE FOOT INDUSTRIAL WAREHOUSE, LOCATED BETWEEN 3RD STREET AND W. 5TH STREET APPROXIMATELY MIDWAY BETWEEN CENTRAL AVENUE AND PALM AVENUE.

APN's: 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21

APPLICANT: CHIPT Highland 210, L.P.

A. RECITALS

1. On May 16, 2023, the Applicant filed an application for Conditional Use Permit (CUP-23-009) to develop a 243,323 square foot industrial warehouse and associated improvements including loading docks, passenger vehicle parking spaces, a stormwater detention/infiltration basin, and landscape area. Related applications were also filed for Design Review (DRA-23-010) including a Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan; Variance (VAR-23-002) to increase the maximum building height permitted to 52.6'; and Vesting Tentative Parcel Map (TPM-23-003) to consolidate twenty-four (24) parcels to one (1) parcel.

2. On December 5, 2023, at the request of the Applicant, the hearing was continued to January 16, 2024. Subsequently, at the January 16, 2024 hearing, the item was tabled.

3. The site is located on approximately 11.33 acres between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue in the City's Business Park Zoning and General Plan Designations.

4. On August 20, 2024, the Planning Commission of the City of Highland conducted a Public Hearing at the City Hall Council Chambers in Highland, California, at 6:00 p.m.

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 December 5, 2023, 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. Vesting Tentative Parcel Map No. 20616 (TPM 23-003) proposes to merge twenty-four (24) lots into one (1) on approximately 6.93 acres.

4. A duly noticed public hearing was held by the Planning Commission on August 20, 2024, in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Planning Commission took testimony, both written and oral, from various parties, including the Applicant.

5. Vesting Tentative Parcel Map No. 20616 (TPM 23-003) complies with the provisions of Chapter 16.68 *Land Divisions* of the Highland Municipal Code.

6. Tentative Parcel Map No. 20616 (TPM 23-003) complies with the Subdivision Map Act, Sections 66410-66499.58 of the Government Code of the State of California.

7. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for the project. It was determined that Mitigation Measures were necessary to address potential impacts. A Notice of Intent to adopt a Mitigated Negative Declaration (MND) was circulated and Mitigation Monitoring and Reporting Program prepared for consideration by the Commission.

8. Findings of Fact for Tentative Parcel Map No. 20616 (TPM 23-003):

    a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The project site has a General Plan designation of Business Park (BP) which cites appropriate uses to "include light manufacturing, wholesaling and warehousing conducted within an enclosed building." It meets Goal 2.5 to, "promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character" and Goal 2.13 to, "transform the 5th Street Corridor into a major employment center and gateway to the San Bernardino International Airport." It is not located within a Specific Plan area.

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

Response: The subdivision and warehouse improvement are consistent with the design criteria of the General Plan's 5th Street Corridor, Goal 2.13, Policies 1-9, encouraging the consolidation of parcels to promote a quality, planned development and reducing curb cuts and access points along 3rd Street and 5th Street to improve traffic flow.

It also satisfies the policies of Goal 10.8 to, "ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.

c. That the site is physically suitable for the type of development.

Response: The project site is appropriate for a warehouse development as it combines twenty-four (24) parcels for a total of 11.33 acres. It is relatively flat and consists of twenty-four (24) vacant parcels. There are no geographic or man-made impediments to the development of a warehouse on this site. There are utilities available within the adjacent right-of-way and drainage is good for on-site water retention and water quality treatment.

There is passenger vehicle and truck access to and from 5th Street to the north and 3rd Street to the south. It is also located within a one (1) mile of the San Bernardino Airport and one (1) mile of the 210 Freeway.

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

Response: Per Municipal Code Section 16.24.040 Employment District Development Standards, the maximum lot coverage is 60%. The project calls for 49%. It meets the minimum lot size, lot width and dept as well as required building setbacks and landscape coverage.

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

Response: The site itself is zoned for Business Park and the general area, the 5th Street Corridor, is in transition from its older, contractor storage type uses to more commercial/light-industrial airport-related uses. The consolidation of twenty-four (24) existing parcels in to one (1) for this development will not harm fish, wildlife or their habitat. There are no endangered or protected animals onsite.

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

Response: The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will meet all local, state and federal codes as they relate to warehousing uses. It is in an urbanized area and will improve onsite conditions with the undergrounding of existing overhead utilities. It is a speculative warehouse and any future tenant will be reviewed for any potential public health impacts.

g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Response: The merging of parcels, and the new parcel design, will not conflict with easements for access through, or use of, property within the proposed subdivision. There is a single owner and any needed easement will be noted on the map. The project is conditioned so as not to conflict with any easements of record or judgement of court.

9. This project is not within a high fire severity zone. Findings required by Government Code section 66474.02 are not applicable.

10. The project is not subject to the Williamson Act. Findings required by Government Code section 66474.4 are not applicable.

11. Based on the Findings and Conclusions set forth above, the Planning Commission approves Vesting Tentative Parcel Map No. 20616 (TPM 23-003) to merge twenty-four (24) parcels into one (1) for the development of a 243,323 square foot warehouse subject to the Conditions of Approval.

Exhibit A: Vesting Tentative Parcel Map No. 20616 (TPM 23-003)
Exhibit B: TPM 23-003 Conditions of Approval

PASSED, **APPROVED,** and **ADOPTED** this 20th day of August, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A

Vesting Tentative Parcel Map (TPM 23-003)

VESTING TENTATIVE MAP NO. 20616

PROJECT DATA

1.	OWNER/APPLICANT:	CHPT HIGHLAND 2119, LP 617 WEST 7TH STREET, SUITE 200 LOS ANGELES, CA 90014 PHONE: (800) 358-7715	7.	EXISTING ZONING:	BUSINESS PARK, BP
			8.	PROPOSED ZONING:	NO CHANGE
2.	MAP PREPARED BY:	KEIR & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3250 SCOTT BOULEVARD, BUILDING 23 SANTA CLARA, CA 95054 PHONE: (408) 727-6863, EXT. 1000 CONTACT: RODNEY A. STEWART II, LS 8225	9.	GENERAL PLAN:	BUSINESS PARK
			10.	EXISTING NUMBER OF LOTS:	24
			11.	PROPOSED NUMBER OF LOTS:	1
			12.	TOTAL ACREAGE:	10.333774 ACRES (GROSS) 11.06374 ACRES (NET)
3.	APN'S:	0192-453-06, 10, 11, 12, 13, 14, 22, 23, 24, 25, 26, 27, 28, AND 0192-54-05, 09, 10, 11, 15, 16, 17, 18, 19, 20, & 21.	13.	ALL DISTANCES ARE APPROXIMATE.	
			14.	NO NEW STREET NAMES PROPOSED.	
4.	EXISTING USE:	OFFICE	15.	THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PREPARED FROM INFORMATION FURNISHED IN AN ALTA FOR COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 25, 2022, ORDER NUMBER 05-1115030-GM71. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.	
5.	PROJECT TYPE:	DEVELOPER BUILD-OUT			
6.	PROPOSED USE:	INDUSTRIAL WAREHOUSE			

16. FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR SAN BERNARDINO COUNTY, CALIFORNIA, MAP NUMBER 06071C8705H FOR COMMUNITY NUMBER 060735 (CITY OF HIGHLAND), WITH AN EFFECTIVE DATE OF AUGUST 28, 2008, AS BEING LOCATED IN FLOOD ZONE "X", ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON APRIL 18, 2022.

17. BENCHMARK:
CITY OF HIGHLAND PUBLIC WORKS BENCHMARK NO. 0001: CHISELED BOX AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH AND CHURCH AVENUE.

ELEVATION: 1253.30 FT. CITY OF HIGHLAND DATUM (NGVD29)

18. BASIS OF BEARINGS:
THE BEARING OF NORTH 86° 01' 05" WEST TAKEN ON THE CENTER LINE OF 5TH STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 15, 2008, IN BOOK 114 OF MAPS AT PAGE 28, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

19. ADDITIONAL EASEMENTS MAY BE NECESSARY. ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.

20. EASEMENTS TO BE DEDICATED ON THE PARCEL MAP OR BY SEPARATE INSTRUMENT.

21. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF HIGHLAND.

22. THERE ARE NO ACTIVE OR DESTROYED WELLS LOCATED ON THE SUBJECT PROPERTY, PER VALLEY WATER DISTRICT WELL INFORMATION WEB SITE.

23. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A GEOLOGICAL HAZARD ZONE.

24. UTILITIES:

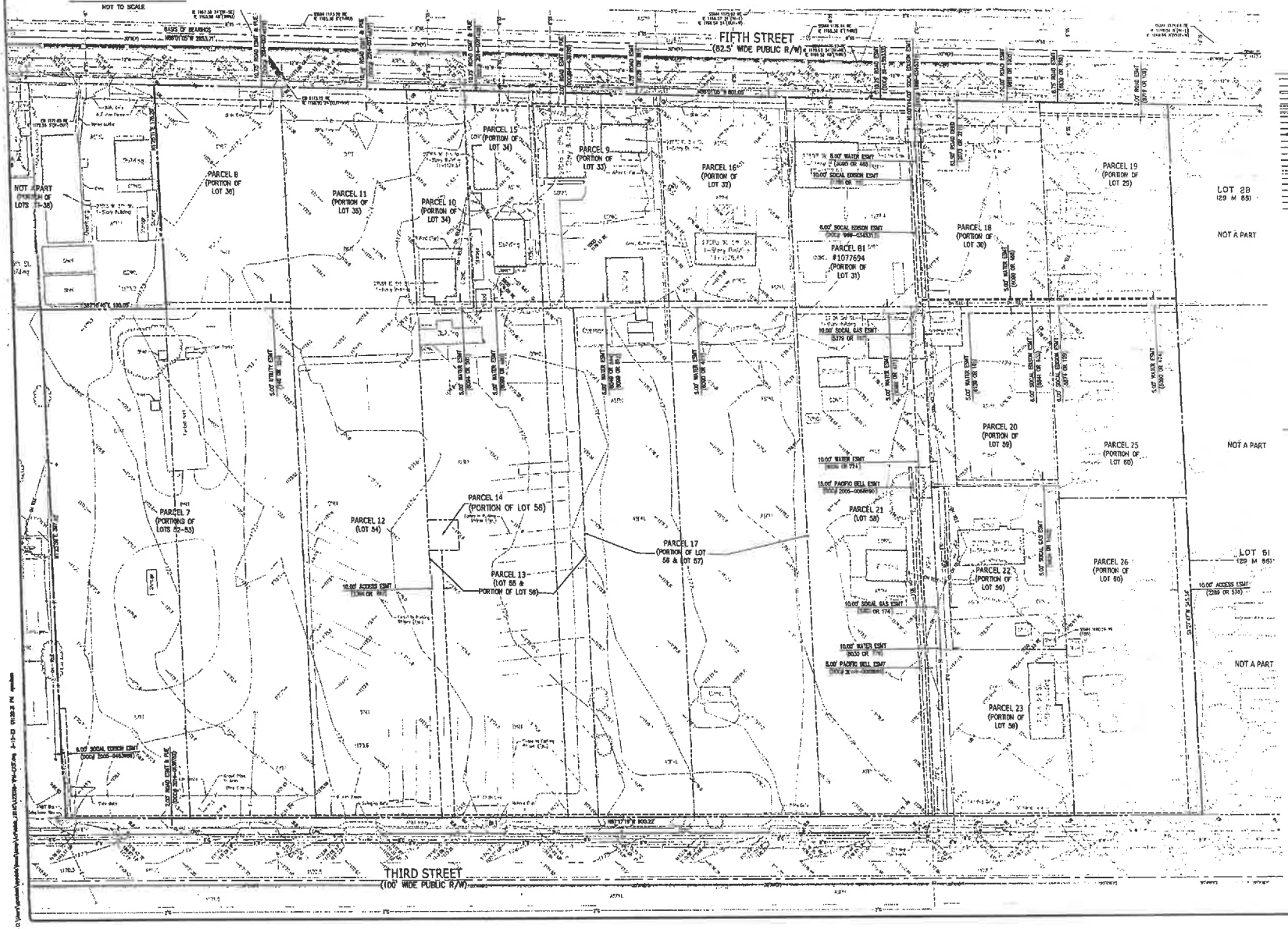
STORM DRAIN:	CITY OF HIGHLAND
SANITARY SEWER & WATER SUPPLY:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT RD, HIGHLAND, CA 92346 (909) 889-9501
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1136 NORTH MOUNT VERNON AVENUE SUITE 308 SAN BERNARDINO, CA (800) 427-2000
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY HEADQUARTERS, REDONDO, CA 91770 (800) 655-4555
TELEPHONE:	HIGHLAND COMMUNICATIONS SERVICES 1165 BROADWAY, HIGHLAND, IL 62249 (618) 654-9881
CABLE:	TIME WARNER CABLE TELEVISION 27479 W LUGONIA AVENUE, UNIT A5 REDLANDS, CA 92374 (833) 369-7132

OFFICIAL USE ONLY

VICINITY MAP

NOT TO SCALE





LEGEND

BUILDING LINE
CENTER LINE
CONCRETE/BLOCK WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
GAS LINE-VALVE & METER
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN LINE-MANHOLE & CATCH BASIN
TELEPHONE LINE
CABLE TELEVISION LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
ROLLING/SLIDING GATE
ACCESSIBLE PARKING SYMBOL
AMOCO
AREA DRAIN
AUTOMATIC SPRINKLER
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GUY ANCHOR
HORSEBARN
IRON PIPE FOUND
MAIL BOX
NAIL FOUND
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
UTILITY BOX
UTILITY LINE MARKER
WALK-BOLLARD LIGHT
WATER VALVE
WELL
ITEM NO. IN TITLE REPORT
ITEM NO. IN TITLE REPORT
NO. OF PARKING SPACES (ACCESSIBLE)
NO. OF PARKING SPACES (STANDARD)

ABBREVIATIONS

BLVD	BOULEVARD
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
DI	DROP INLET
DOC	DOCUMENT
EB	ELECTRIC BOX
ESMH	ELECTRICAL MANHOLE
ESMT	EASEMENT
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
FF	FINISH FLOOR
GM	GAS METER
IP	IRON PIPE
MB	MAIL BOX
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
OR	OFFICIAL RECORDS
R/W	RIGHT OF WAY
SFND	SEARCH FOR NOT FOUND
SL	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
UMH	UTILITY MANHOLE
W/	WITH
W/O	WITHOUT
WB	WATER BOX
WM	WATER METER
ELEC	ELECTRICAL
TELE	TELEPHONE

NOT A PART

NOT A PART

NOT A PART

NOT A PART

NORTH

0 15 30 60 90

Scale 1" = 30'

EXISTING CONDITIONS

NO.	REVISION	BY

KEIR+WRIGHT
3250 Scott Boulevard, Building 23
Santa Clara, California 95054
Phone: (408) 727-6863

VESTING TENTATIVE PARCEL MAP
OF
3RD STREET AND CENTRAL - EAST
FOR
CROW HOLDINGS INDUSTRIAL
HIGHLAND, CALIFORNIA

DATE	MARCH, 2023
SCALE	1" = 30'
SURVEYOR	AKB
DRAWN BY	EAR
JOB NO.	A23078-1
SHEET	1
OF	3 SHEETS

Exhibit B

TPM 23-003 Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	CHPT Highland 210 / Crow Holdings Industrial
File/Index:	"Vesting" Tentative Parcel Map No. 20616 (TPM 23-003)
Proposal:	Merging twenty-four (24) lots into one lot (1) to accommodate the development of an approximately 243,323 square foot warehouse and related facilities.
Location:	A 11.33 acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue; Assessor's Parcel Number 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21).
Related Entitlements:	Conditional Use Permit (CUP 23-009), Design Review Application (DRA 23-010), & Variance (VAR 23-002)

PLANNING CONDITIONS OF APPROVAL

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

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

    a. Unless all conditions have been complied with and the vesting tentative parcel map authorized by this application has occurred within thirty-six (36) months from the approval date of this vesting tentative parcel map application, this vesting tentative parcel map application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Community Development Director may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the vesting tentative parcel map. Such application shall be

filed together with the City's processing fee, as established by the City Council.

PLANNING CONDITIONS

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on August 20, 2024.

3. Vesting Tentative Parcel Map No. 20616 (TPM 23-003) approves the merging of Twenty-four (24) parcels into one (1) parcel. The site is approximately 11.33 acres.

4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval.

5. Easements of Record not shown on the Vesting Tentative Map shall be relinquished or relocated. Lots affected by Easements or Easements of Records, which cannot be relinquished or relocated, shall be redesigned subject to review and approval of the Assistant Community Development Director.

6. The Site lies within a Business Park (BP) Zone and all future development shall occur in accordance with the zone and all other related Highland Municipal Code provisions.

7. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this

condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

8. The Applicant/Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

9. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

10. Prior to recordation of the parcel map, the new legal description and plat map shall be submitted for review and approval with the Engineering Division. Prior to recordation of the parcel map the owner/applicant shall pay all applicable plan check fees.

11. Notice of this parcel map shall be filed will the county of San Bernardino and proof of recordation of the deed or record of survey shall be provided to the Engineering Division within one (1) year of approval of this parcel map.

12. Conditions of Approval for the related entitlements apply; Conditional Use Permit (CUP 23-009), Design Review Application (DRA 23-010), and Variance (VAR 23-002).

City of Highland

Engineering Department
Conditions of Approval
CUP 23-009, DRA 23-010, VAR 23-002, TPM 23-003
Crow Holdings - Highland East Industrial Warehouse
Between 3rd and 5th Street, East of Central Avenue

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

SOILS/ GRADING/ DRAINAGE

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 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 4. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

E 6. 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, gravel 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 track out 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. On-site tributary drainage flow shall not exceed the pre-development flow rate and volume.

E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system 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 system 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 soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

E* 14. Submit engineering plans for **3rd and 5th Street** improvements and parkway improvements ,signing, striping, and pavement markings 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. Provide ADA access to site from public right of way.

C* 15. Construct, in accordance with the Highland East Development Site Plan, new street improvements along **5th Street** project frontage including, but not limited to:

a) Parkway landscape improvements along Project frontage.
b) Two commercial drive approaches (easterly drive approach per City Std. 213, westerly drive approach per City Std 213) at existing southerly curb face per the Conceptual Grading. Minimum driveway width for trucking ingress/egress is 40 feet. Minimum driveway width for vehicle parking ingress/egress is 30 feet. Note 4.5-foot sidewalk easement will be required for the 4-foot sidewalk at back of commercial drive approaches.
c) Remove existing improvements along southside of 5th Street including southside drive approaches and conflicting sidewalk, join existing where it remains, and
    1. Reconstruct full-height 8-inch curb and gutter located 36-feet south of street centerline per City Std. 203.
    2. Construct 6-foot wide curb-adjacent sidewalk per City Std 208 Type B.
d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

C* 16. Construct, in accordance with the Highland East Development Site Plan, new street improvements along **3rd Street** project frontage including, but not limited to:

a) Parkway landscape improvements along Project frontage.
b) Two commercial drive approaches (easterly drive approach per City Std. 213, westerly drive approach per City Std 213) at existing northerly curb face per the

Conceptual Grading. Minimum driveway width for vehicle parking ingress/egress is 30 feet. Note 4.5-foot sidewalk easement will be required for the 4-foot sidewalk at back of commercial drive approaches.

c) Remove existing improvements along 3rd Street including northside drive approaches and conflicting sidewalk, join existing where to be maintained, and
    1. Reconstruct full-height 8-inch curb and gutter located 36 feet north of street centerline per City Std. 203.
    2. Construct 6-foot wide curb-adjacent sidewalk per City Std 208 Type B.

d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.

C 17. Construct private ingress/ egress improvements at the following driveway locations:
a) 5th Street east driveway to permit right-in and right-out truck movements.
b) 5th Street west driveway to permit right-in, right-out, and left-in truck movements.
c) 3rd Street east driveway to permit right-in, right-out and left-in passenger vehicle movements.
d) 3rd Street west driveway to permit right-in and right-out passenger vehicle movements.

C 18. Design and construct public improvements including sidewalk, driveway approaches and access ramps, as needed, 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* 19. Install new LS3 metered street light system along the project frontage of **3rd Street and 5th Street**. Street lights, electrical conduits, wiring and meter etc. that will be owned and maintained by the City. The street lights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months. **IF** street lights already exist along the Project frontage which shall remain as existing street lights that are not subject to removal/ replacement to accommodate Project driveways or other parkway improvements, demonstrate the existing street lighting meets the City's street light standards for the City Engineer to concur and approve.

C* 20. Install striping, signing, and pavement markings for roadway along the project frontage with specific locations and types approved by the City Engineer.

C 21. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALTIY/ DRAINAGE

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

City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 23. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 24. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 25. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

C* 26. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary and in a manner such that drainage does not adversely impact neighboring properties or overload existing capacities of offsite storm drain facilities.

B 27. At the underground infiltration system location 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 underground infiltration 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. Provide proof of registration for the underground chambers with EPA as a Class V Injection Well.

E 29. 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 and street flow calculations for 3rd Street from the east Project limits to the future catch basins located at the NEC of Central Avenue and 3rd Street.

C 30. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.

E 31. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ ANNEXATION

C* 32. 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 **3rd Street and 5th Street**. 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* 33. Apply to the City to annex the project into the City's Landscape Maintenance District (LMD) for maintenance of future median landscaping along **3rd Street and 5th Street** median. Sign the ballots prepared by the City agreeing to the annexation, and the potential future amount of assessment. Assessment for 5th Street median landscaping will commence the year the medians are constructed by the City or other future developments. Landscaping within the median shall be maintained by the City.

B* 34. Dedicate an irrevocable offer of dedication via a Final Parcel Map:
   a) 52-foot half street width right of way dedication along 5th Street across the Project frontage.
   b) 52-foot half street width right of way dedication along 3rd Street across the Project frontage.
   c) (2) 10-foot wide minimum landscape easements across the Project frontages on 3rd Street and 5th Street.
   d) Along 3rd Street dedicate 4.5-foot sidewalk easements at the Project's commercial drive approaches as approved by the City Engineer as per Standard 213.
   e) (2) temporary landscape construction easements granting permission for the City to enter the property to construct and restore landscaping and irrigation. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.

B 35. Record a Final Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 36. At the time of Final Parcel Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

D* 37. If the site is ever subdivided in the future, the Project will be required to grant a reciprocal private easement in favor of the parcels created for vehicular access, including emergency access.

D* 38. If the site is ever subdivided in the future, record a reciprocal private easement for drainage and utilities.

A 39. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/ PERMITS/ BONDING

D 40. Pay appropriate Development Impact fees, Engineering fees for district annexation, plan check, WQMP review, 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 maps, and other required fees.

E* 41. Make a cash payment, or submit an alternative financial commitment, to guarantee the design and construction, as approved by the City Engineer, of a 12-foot wide full height raised landscaped median from easterly property line of APN 1192-641-34 (American Rentals) to Central Avenue intersection per the City's future 3rd and 5th Street Raised Landscaped Median Capital Improvement Project (CIP). Median construction will be partially funded by in-lieu fee contributions from other project(s). Improvements include, but are not limited to, sawcutting, street excavation, asphalt concrete and Class II aggregate base removal and replacement, median curb construction, utility stub-outs for irrigation and electrical, utility meters, median landscaping, signage and striping along 3rd Street and 5th Street.

Per Government Code Section 66001(a) and (b), the cash payment in-lieu is further defined as follows:

1) The purpose of the fee is to finance the aforementioned raised landscaped median improvements in which to improve the Level of Service of the roadways, prevent deterioration of roadway capacity, promote mobility and safety of trucking operations, motorists, and emergency response vehicles in the area, all in accordance with the goals and policies of the City of Highland General Plan – Circulation Element.
2) As more new commercial and industrial development occurs, there is an increase in impacts to roadway pavement and circulation of traffic. There is a direct relationship between new commercial/industrial developments and the need for roadway and transportation infrastructure improvements.
3) The fee amount is established by 1) current market rates for the design and construction of the raised landscaped median improvements, and 2) the physical limits that correspond to the length of streets directly fronting the proposed development.

C* 42. Pay City processing fee for application of Development Impact Fee (DIF) credits for street and median improvements pursuant to adopted City Council DIF Credit Policy.

D 43. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.

E 44. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

A 45. Bond for all required grading and street improvements in accordance with City of Highland Public Works Policies, Standards, and Procedures.

A 46. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

*E 47. Obtain written permission from adjoining contiguous property owners prior to start of any grading, removal or construction work to take place within on the contiguous private properties.

B 48. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 49. 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* 50. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.

C 51. Provide utility services to each building, including sanitary sewers, water, electric power, and as readily available at least one of the following for internet/ telephone connection, 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 52. 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 53. 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 54. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 55. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

B 56. Design and construct a trash enclosure per City Standard 700.

C 57. 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* 58. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

Attachment 10

Resolution No. 2024-___ Adopting the Mitigated Negative Declaration
a. Exhibit A – Initial Study/Mitigated Negative Declaration
b. Exhibit B – Mitigation Monitoring and Reporting Program

PC RESOLUTION NO. 2024 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DEVELOPMENT OF A 243,323 SQUARE FOOT WAREHOUSE AND ASSOCAITED IMPROVEMENTS LOCATED BETWEEN 3RD STREET AND W. 5TH STREET APPROXIMATELY MIDWAY BETWEEN CENTRAL AVENUE AND PALM AVENUE. RELATED ENTITLEMENTS INCLUDE CONDITIONAL USE PERMIT (CUP-23-009), DESIGN REVIEW APPLICATION (DRA-23-010), VESTING TENTATIVE PARCEL MAP (TPM-23-003) AND VARIANCE (VAR-23-002). APN's: 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21

APPLICANT: CHIPT Highland 210, L.P.

A. RECITALS

1. On May 16, 2023, the Applicant filed an application for Conditional Use Permit (CUP-23-009) to develop a 243,323 square foot industrial warehouse and associated improvements including loading docks, passenger vehicle parking spaces, a stormwater detention/infiltration basin, and landscape area. Related applications were also filed for Design Review (DRA-23-010) including a Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan; Variance (VAR-23-002) to increase the maximum building height permitted to 52.6'; and Vesting Tentative Parcel Map (TPM-23-003) to consolidate twenty-four (24) parcels to one (1) parcel.

2. On December 5, 2023, at the request of the Applicant, the hearing was continued to January 16, 2024. Subsequently, at the January 16, 2024 hearing, the item was tabled.

3. The site is located on an approximately 11.33 acres between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue in the City's Business Park Zoning and General Plan Designations.

4. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed Project.

5. The Initial Study prepared for the Project was made available for public review from October 16, 2023 to November 22, 2023.

6. The Initial Study also finds that the issues of Biological Resources, Cultural Resources, Geology and Soils, Hazards, Transportation, and Hazardous Materials, and Tribal Cultural Resources require the implementation of

mitigation measures to reduce impacts to a less than significant level, and a Mitigated Negative Declaration is the appropriate document for this project.

7. On August 20, 2024, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Project and concluded the Hearing on that date.

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

B. RESOLUTION

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

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

Section 2 Based upon substantial evidence presented to the Planning Commission during the December 5, 2023, Public Hearing, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

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

Section 3 The Project was processed, including but not limited to all public notices, int eh time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resource Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as "CEQA")

Section 4 Pursuant to CEQA, the City is the lead agency for the Project.

Section 5 Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code § 21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Mitigation Measures were necessary to reduce potential impacts below a level of significance in the areas of Biological Resources, Cultural Resources, Geology and Soils, Hazards, Transportation, and Hazardous Materials, and Tribal Cultural Resources. All other CEQA topics were found to be less than significant or no impact. Based upon the findings contained in that Study, City staff determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and a MND was prepared by the City in full compliance with CEQA.

Section 6 Public Resources Code Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached hereto and is incorporated herein by reference.

Section 7 The Planning Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, both of which are attached hereto and incorporated herein by reference.

Section 8 The Planning Commission hereby instructs City staff to file a Notice of Determination with the Clerk of the Board of the Supervisors of the County of San Bernardino, pursuant to the Public Resources Code and State CEQA Guidelines.

Exhibit A: Initial Study/Mitigated Negative Declaration
Exhibit B: Mitigation Monitoring and Reporting Program

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 20th day of August, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit A

Initial Study/Mitigated Negative Declaration

Highland East Industrial Warehouse Project
Initial Study and Mitigated Negative Declaration

Lead Agency:

City of Highland
Planning Department
27215 Base Line
Highland, California 92346
909-864-6861, ext. 210

Applicant:

Crow Holdings Industrial
527 W. 7th Street, Suite 200
Los Angeles, CA 90014

Prepared by:

MIG, Inc.
1650 Spruce Street, Suite 106
Riverside, California 92507

November 29, 2023

Table of Contents

1 Introduction 1
- 1.1 – Purpose of CEQA 1
- 1.2 – Public Comments 3

2 Project Description 4
- 2.1 – Project Title 4
- 2.2 – Lead Agency Name and Address 4
- 2.3 – Contact Person and Phone Number 4
- 2.4 – Project Location 4
- 2.5 – Project Sponsor's Name and Address 4
- 2.6 – General Plan Land Use Designation 4
- 2.7 – Zoning District 4
- 2.8 – Project Description 5
- 2.9 – Surrounding Land Uses 8
- 2.10 – Environmental Setting 9
- 2.11 – Required Approvals 9
- 2.12 – Other Public Agency Whose Approval is Required 9

3 Determination 19
- 3.1 – Environmental Factors Potentially Affected 19
- 3.2 – Determination 19

4 Evaluation of Environmental Impacts 21
- 4.1 – Aesthetics 21
- 4.2 – Agriculture and Forest Resources 24
- 4.3 – Air Quality 26
- 4.4 – Biological Resources 43
- 4.5 – Cultural Resources 52
- 4.6 – Energy 59
- 4.7 – Geology and Soils 65
- 4.8 – Greenhouse Gas Emissions 69
- 4.9 – Hazards and Hazardous Materials 76
- 4.10 – Hydrology and Water Quality 82
- 4.11 – Land Use and Planning 85
- 4.12 – Mineral Resources 86
- 4.13 – Noise 87
- 4.14 – Population and Housing 106
- 4.15 – Public Services 107
- 4.16 – Recreation 108
- 4.17 – Transportation 109
- 4.18 – Tribal Cultural Resources 116
- 4.19 – Utilities and Service Systems 118
- 4.20 – Wildfire 121
- 4.21 – Mandatory Findings of Significance 122

5 Mitigation Summary 128

6 References 130
- 6.1 – List of Preparers 130
- 6.2 – Persons and Organizations Consulted 130
- 6.3 – Bibliography 131

List of Tables

Table 2-1 Construction Scheduling 6
Table 2-2 Project Air Quality Conditions of Approval 7
Table 2-3 Surrounding Land Uses 9
Table 4.3-1 Local Air Quality 28
Table 4.3-2 South Coast Air Basin Attainment Status 29
Table 4.3-3 Construction Activities 33
Table 4.3-4 Construction Emissions 33
Table 4.3-5 Operational Emissions 34
Table 4.3-6 Construction LST Impacts 36
Table 4.3-7 Operational LST Impacts 36
Table 4.3-8 Project-Related Cancer Risks 38
Table 4.6-1 Project Energy/GHG Conditions of Approval 60
Table 4.8-1 Construction GHG Emissions 72
Table 4.8-2 Operational GHG Emissions 73
Table 4.13-1 Construction Activities 94
Table 4.13-2 Construction Noise Impacts 95
Table 4.13-3 Noise Impacts Compared to Exterior Noise Standards 98
Table 4.13-4 General Plan Noise Element Consistency 100
Table 4.13-5 Potential Vibration Levels 102
Table 4.13-6 Construction Vibration Impacts 102
Table 4.17-1 Project Trip Generation 108
Table 4.17-2 Screening for Land Use Projects Exempt from VMT Analysis 109
Table 4.17-3 Project VMT Per Employee 111
Table 4.17-4 Adjusted Project VMT Per Employee 113

List of Exhibits

Exhibit 2-1 Regional Context Map 11
Exhibit 2-2 Project Vicinity Map 13
Exhibit 2-3 Conceptual Site Plan 15
Exhibit 2-4 Project Elevations 17
Exhibit 4.3-1 Construction DMP Concentrations (ug/m^3) 39
Exhibit 4.3-2 Operational DMP Concentrations (ug/m^3) 40
Exhibit 4.3-3 Cumulative Warehouse MEIR Locations 42
Exhibit 4.4-1 USFWS Critical Habitat Map 46
Exhibit 4.13-1 Noise Monitoring Locations 89
Exhibit 4.13-2 Operational Noise Receptor Locations 92

List of Appendices

Appendix A Air Quality/HRA/GHG/Energy
Appendix B Biological Resources
Appendix C Cultural Resources/NA Consultation
Appendix D Geotech/Soils Constraints
Appendix E Hazards Reports
Appendix F Water Quality Management Plan
Appendix G Noise Impact Analysis Report
Appendix H Traffic-Related Studies

1 Introduction

The City of Highland (City or Lead Agency) has received an application from Crow Holdings Industrial (applicant) for the construction of a 243,323-square foot industrial warehouse building, including 7,000 square feet of office space, on approximately 11.33 gross acres in the City of Highland, California (proposed Project or Project). The application includes a Major Conditional Use Permit, Major Design Review, Major Variance, and Tentative Parcel Map. The approval of these requested entitlements constitutes a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code §§ 21000, *et seq.*) according to the State CEQA Statute and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et. seq.*).

To comply with CEQA, this Initial Study (IS) has been prepared in support of a Mitigated Negative Declaration (MND) to assess the short-term, long-term, and cumulative environmental impacts resulting from the proposed Project. This report was prepared to comply with CEQA Guidelines § 15063, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.10);
- Identification of environmental effects by the use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.11); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 – Purpose of CEQA

CEQA § 21000 of the California Public Resources Code provides as follows:

The Legislature finds and declares as follows:

a) *The maintenance of a quality environment for the people of this state now and in the future, is a matter of statewide concern.*

b) *It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.*

c) *There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.*

d) *The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.*

e) *Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.*

f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.

g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the state to:

a) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.

b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.

c) Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.

d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.

e) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.

f) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.

g) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs, and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in CEQA § 21002, quoted below:

> *The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.*

1.2 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study/Mitigated Negative Declaration (IS/MND). Such comments should explain any perceived deficiencies in the assessment of impacts in the IS/MND. Materials related to the preparation of this IS/MND are available for public review in person or on the City's website at:

https://www.cityofhighland.org/203/Applications-Documents

To request an appointment to review these materials, please contact:

Angela Tafolla, Associate Planner
City of Highland
Planning Department
27215 Base Line
Highland, California 92346
909-864-6861, ext. 258
atafolla@cityofhighland.org

All written comments received during the 30-day public review period for this Initial Study/Mitigated Negative Declaration will be considered by the City of Highland prior to adoption.

2 Project Description

2.1 – Project Title

Highland East Industrial Warehouse Building Project

2.2 – Lead Agency Name and Address

City of Highland
Planning Department
27215 Base Line
Highland, California 92346
909-864-6861, ext. 258

2.3 – Contact Person and Phone Number

Angela Tafolla, Associate Planner
(909) 864-6861 x258
atafolla@cityofhighland.org

2.4 – Project Location

The Project site is located between 3rd Street and W. 5th Street approximately midway between Central Avenue and Palm Avenue in the City of Highland, California. The surrounding uses include industrial uses north of the Project site, a business park to the east and west, and the San Bernardino International Airport to the south. See **Exhibit 2-1, Regional Context Location**, and **Exhibit 2-2, Project Vicinity Location**.

- Latitude 34° 06' 26" North, Longitude 117° 12' 47" West
- (APNs #1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21.)

2.5 – Project Sponsor's Name and Address

Jorge Garcia, Development Associate
Crow Holdings Industrial (CHI)
527 W. 7th Street, Suite 200
Los Angeles, CA 90014

2.6 – General Plan Land Use Designation

Business Park

2.7 – Zoning District

Business Park (BP)

2.8 – Project Description

The Project includes development of a single industrial warehouse building, mezzanine, and associated parking and landscaping on 11.33 gross acres (11.09 net acres) approximately 600 feet east of Central Avenue between 3rd Street and West 5th Street in the City of Highland, California. (APNs #1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21). (see **Exhibit 3, Conceptual Site Plan**). The proposed building will have 243,323 square feet of warehousing with 34 loading docks on the north side of the building facing 5th Street. The building also includes 7,000 square feet of office space to support the warehousing use.

Architecture

The proposed building will consist of concrete tilt-up construction with painted and scored accents. The design will provide glazing and colors to provide relief along the length of the building. The elevations will utilize a combination of materials and colors. The main color of the building will be Silver Feather (white) with accents of Cool Slate, Antique Silver, and Phantom Mist with reflective glazing on the wall panels. The building corners and office areas will include Blue reflective glazing, Black anodized mullions, and high gloss Web Gray and Black metal canopies to provide an attractive facility. See **Exhibit 2-4, Project Elevations**.

Landscaping

Landscaping is primarily along the Project's frontage on Third Street and Fifth Street, adjacent to the building and throughout parking areas. The Project meets the City's minimum landscape coverage requirement of 15% of the site, or 36,513 square feet of landscaping.

Walls and Fencing

The proposed Project includes 8-9-foot high screenwalls that will match the paint and color variations of the warehouse building. The truck courts will have 8-foot metal swinging gates.

Circulation – Access and On-Site

Access to the site will be from the I-210 freeways exiting at 5th Street and traveling west on 5th Street directly or from 5th Street then south on Palm Avenue and west on 3rd Street. Truck and auto access is separate as outlined below.

Automobiles
- Two 30-foot driveways are on the south side of the site on 3rd Street

Trucks
- Two 40-foot driveways are on the north side of the site on 5th Street

Emergency vehicle access is provided on the north, east, and west sides of the building with a 24-foot fire lane while the south side of the building is adjacent to 5th Street.

Drainage

The proposed Project will include an on-site stormwater infiltration system. On-site runoff will be collected through multiple drainage areas and infiltration systems and conveyed to the City's storm drainage system on 5th Street and 3rd Street. Two drainage areas on the west and easterly sides of the

building along 3rd Street direct surface flows to inlets, where runoff is collected in an underground stormwater drainage pipeline, and moved to three (3) underground infiltration systems located in the northeast, northwest, and southwest portions of the site. Runoff exceeding the capacity of these infiltration systems will be directed to a new connection to the 3rd Street storm drain. In addition, hydrodynamic separators are proposed as pre-treatment Best Management Practices (BMPs), located upstream of the underground infiltration systems. There are an additional three "self-treating" drainage areas on 5th Street and 3rd Street that outlet excess runoff onto the gutters of their respective street. Structural and non-structural BMPs will be utilized in the landscaped areas on the Project site.

Building Operations

The warehouse will have 34 dock doors on the north side of the building (facing 5th Street) and is designed for storage and transportation uses, although specific end-users have not yet been identified. Since there is no specific end-user yet, details about the future operation of the facilities are not currently available but the Project has been analyzed in this IS.MND for a 24-hours per day, 7 days per week operational schedule to provide maximum flexibility for future users.

Construction Schedule

Construction of the proposed Project is estimated to last approximately 8 months. The table below summarizes the proposed Project's construction phasing and the typical pieces of heavy-duty, off-road construction equipment that would be required during each phase. See Table 2-1, *Construction Scheduling*.

Table 2-1
Construction Scheduling

Construction Activity	Duration (Days)[1]	Typical Equipment Used[2]
Site Preparation	20	Dozer, Tractor/Loader/Backhoe
Grading	20	Excavator, Grader, Dozer, Backhoe
Trenching	60	Trencher, Backhoe, Forklift
Building Construction	140	Crane, Forklift, Generator, Backhoe, Welder
Paving	10	Paver, Roller, Paving Equipment
Architectural Coating	25	Air Compressor
Total	**275**	**Approx. 8 months**

Source: MIG, Inc. 2023
[1] Days refers to total active workdays in the construction phase, not calendar days.
[2] The typical equipment list does not reflect all equipment that would be used during the construction phase. Not all equipment would operate eight hours per day each workday.

Conditions of Approval

The proposed Project included a number of design features that reduce potential air pollutant emissions which were reflected in the emissions estimates and impact analyses contained in the Air Quality Report (i.e., they are not mitigation measures). These features, which are based on the example best practices identified in the California Attorney General Office's "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act" document, will be incorporated as conditions of approval for the Project and are summarized in Table 2-2, *Project Air Quality Conditions of Approval.*

Table 2-2
Project Air Quality Conditions of Approval

Project Design Feature	Recommended Conditions of Approval for Air QualityImpacts	How Does the Feature Reduce Emissions and/or Air Quality Impacts?
Use of Zero Emission On-site Operations Equipment (forklifts, pallet jacks, etc.)	The applicant will require the use of electric forklifts, pallet jacks, and other cargo/material handling equipment as a lease condition/condition of sale.	The use of electric forklifts and other equipment avoids on-site emissions from diesel-, compressed natural gas- and other fossil-fuel-powered types of this equipment.
Cool/Reflective Roof Materials	The applicant has designed the proposed Project to include the use of light-colored roofing materials with a solar reflective index (SRI) of no less than 78.	The use of light-colored roofing materials reduces heat gain and energy usage associated with building heating and cooling systems.
Solar-ready Building Roof	The applicant has designed the proposed building's roof to facilitate and optimize the future installation of a solar photovoltaic (PV) system.	The installation of solar photovoltaic (PV) systems will reduce facility energy demand and indirect emissions associated with energy production.
Cool Pavements	The applicant has designed the Project's parking areas and drive aisles to be constructed with a solar-reflective cool pavement (concrete).	The use of solar-reflective cool pavements reduces heat island effects that can lead to increased demand for energy in building heating and cooling systems.
Electrical Rooms	The applicant has designed the proposed building's electrical maintenance rooms to be 25% larger than required for the current building design.	The installation of a larger electrical room supports the future installation and expansion of emissions reduction infrastructure such as solar PV systems, alternative space and water heating systems, electric vehicle/truck charging equipment, etc.
Super-compliant Architectural Coatings	The applicant will use super-compliant architectural coatings during Project construction as defined by the SCAQMD.	The South Coast Air Quality Management District (SCAQMD) defines super-compliant coatings as paints that meet a VOC standard of <10 g/L. These will help reduce volatile organic compounds (VOC) emissions during application of architectural coastings as documented in the Project's *Air Quality Study*.

Project Design Feature	Recommended Conditions of Approval for Air QualityImpacts	How Does the Feature Reduce Emissions and/or Air Quality Impacts?
Off-road Equipment Selection	The applicant shall require a construction bid, contract, procurements, and other similar documents including a requirement for the contractor to use the highest-rated California Air Resources Board (CARB) engine tier technology available at the time of construction unless proof is provided that such equipment is not available and cannot be reasonably obtained from other sources within the jurisdiction of the SCAQMD.	The use of late-model off-road equipment meeting CARB and U.S. EPA Tier 3 and Tier 4 emissions standards (either through the original equipment manufacturer or the use of retrofit devices that reduce specific pollutant emissions) reduces construction emissions and potential pollutant concentrations at sensitive receptor locations.
Electric-powered hand tools, forklifts, and pressure washers	The applicant shall require a construction bid, contract, procurements, and other similar documents including a requirement for the contractor to electric-powered hand tools, forklift, and pressure washers during Project construction. The applicant shall also require the construction contractor to designate an area where electric-powered construction vehicles and equipment can charge.	The use of electric-powered hand tools, forklifts, and pressure washers on-site emissions from diesel-, compressed natural gas- and other fossil-fuel-powered types of this equipment.
Electric Service During Construction	The applicant shall require construction bid, contract, procurements, and other similar documents including a requirement for the contractor to provide temporary electrical utility service to the construction site and limit the use of diesel-powered generators.	Connecting to electric service during construction and limiting the use of diesel-powered generators minimizes on-site emissions during construction.

2.9 – *Surrounding Land Uses*

The Project site is bounded by vacant land, residences, and warehousing to the north and to the east by equipment storage and automotive repair and storage facilities. In addition, the site is bounded to the west by businesses that are concurrently being developed with this Project, and to the south by the San Bernardino International Airport which is in the City of San Bernardino. Surrounding uses are summarized in Table 2-3, *Surrounding Land Uses*. There are single-family residences (non-conforming uses) located in the industrial-zoned land across West 5th Street and multi-family residences in the planned development northwest of the Project site across the intersection of West 5th Street and Central Avenue.

Table 2-3
Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	BP – Business Park	Business Park (BP)	Currently vacant, formerly light industrial and residential uses
North	I – Industrial	Industrial (I)	Vacant, warehouses, and /Residential
South*	Airport*	Airport*	Airport*
East	BP – Business Park	Business Park (BP)	Commercial and Residential
West	BP – Business Park	Business Park (BP)	Light Industrial

* San Bernardino International Airport (SBIA) in the City of San Bernardino

2.10 – Environmental Setting

The Project is located on a roughly rectangular-shaped property approximately 11.33 gross acres in size in a developed area of the City of Highland, California. There are numerous parcels on the property that until recently were developed for various uses including several residences and construction yards with various storage including vehicles, pipes, and construction equipment. Buildings on the property were mainly single-story structures made from either wood frames and stucco construction or steel frames and metal panel construction. However, existing uses on the site were demolished and removed in December 2022 in anticipation of entitlement processing. Most of the site now contains exposed soil with some grass and weed growth. Until recently there were medium to large-sized trees in the central and eastern portions of the site mainly associated with three residences on the property. These improvements and much of the landscaping were removed in December 2022. The Project site is relatively flat with an elevation range of 1,172 to 1,186 feet above mean sea level (AMSL). The overall site slopes downward to the north at a gradient of less than 2%. The Project site is roughly 1.2 miles west of State Route 210, 5.3 miles east of Interstate 215, and 4.2 miles north of Interstate 10. Per the Zoning Map, the Project site is within San Bernardino International Airport Overlay Zone E which carries negligible airport-related safety risks.

2.11 – Required Approvals

The City of Highland is the only land use authority for this Project requiring the following approvals:

- Major Conditional Use Permit – to permit a warehouse in the Business Park zone
- Major Design Review – required as part of the Conditional Use Permit process
- Major Variance – to permit the building height to be 48' at the center portion of the roof (high point)
- Tentative Parcel Map - to consolidate twenty-four (24) parcels into one (1) parcel

2.12 – Other Public Agency Whose Approval is Required

- San Bernardino International Airport Authority
- Federal Aviation Administration

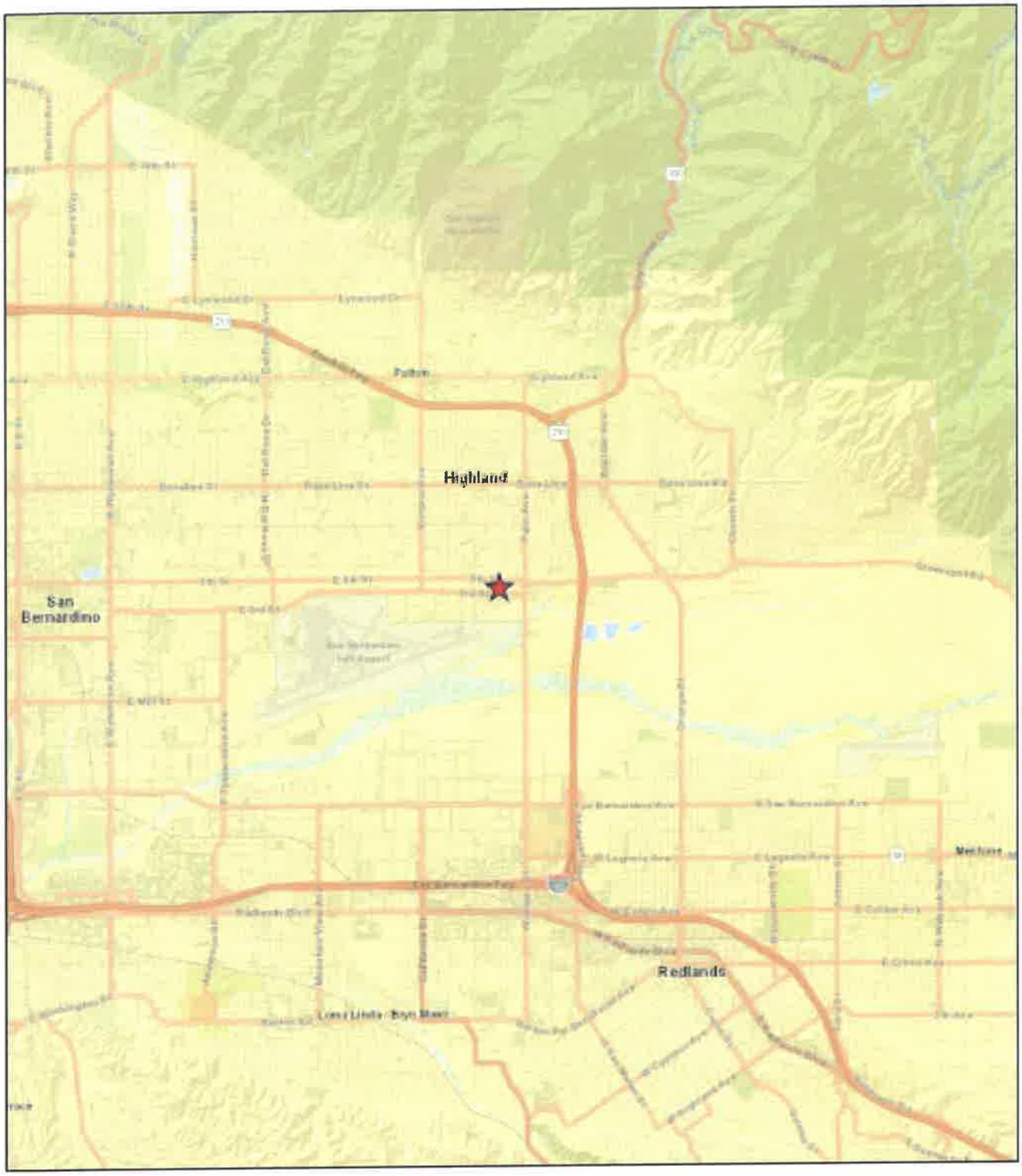


Exhibit 2-1 Regional Context Map

CHIPT Highland East Warehouse Building and Office Space
Highland, California

This Page Intentionally Left Blank



Exhibit 2-2 Project Vicinity Map

CHIPT Highland East Warehouse Building and Office Space
Highland, California

MIG

This Page Intentionally Left Blank

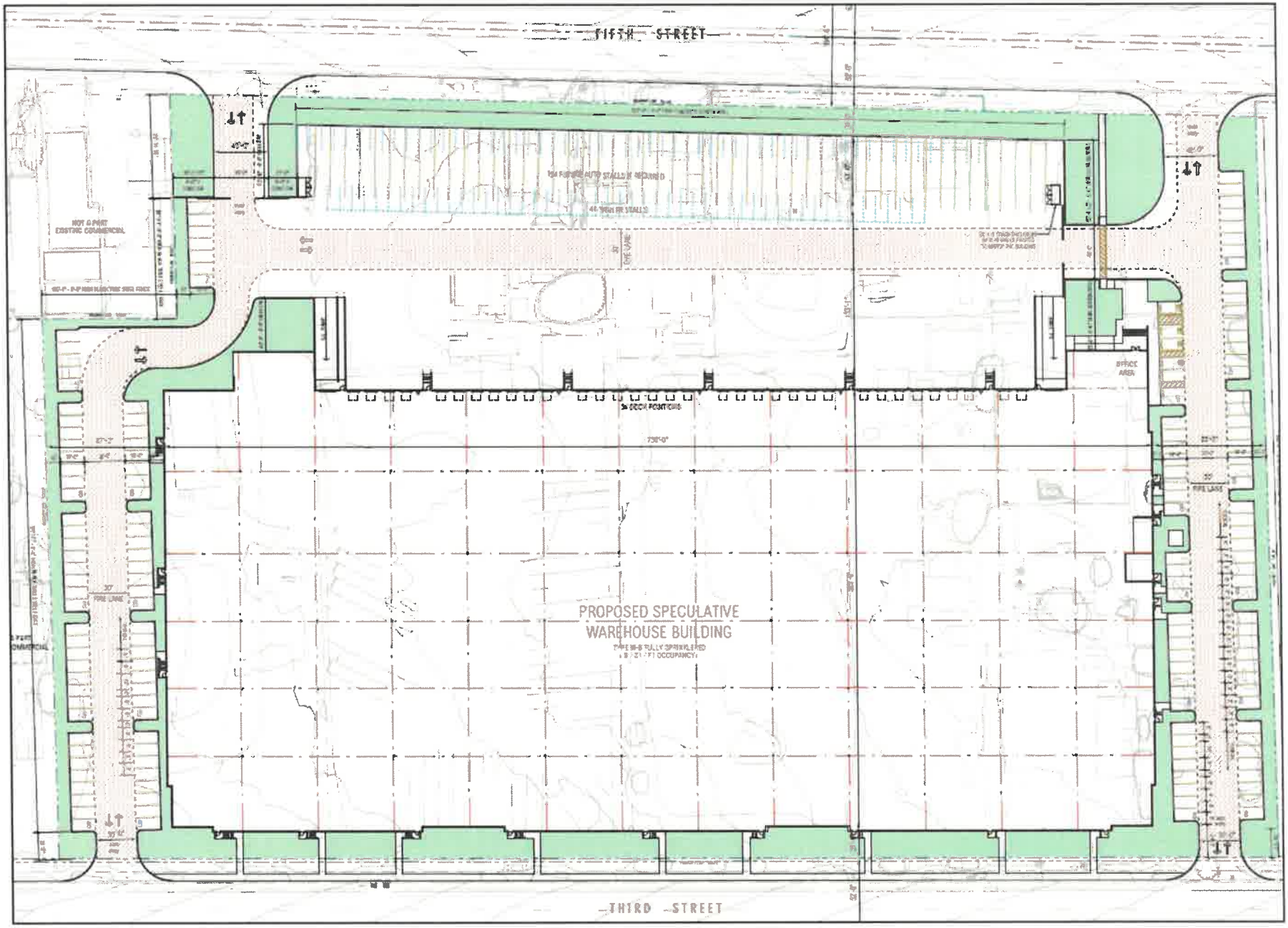
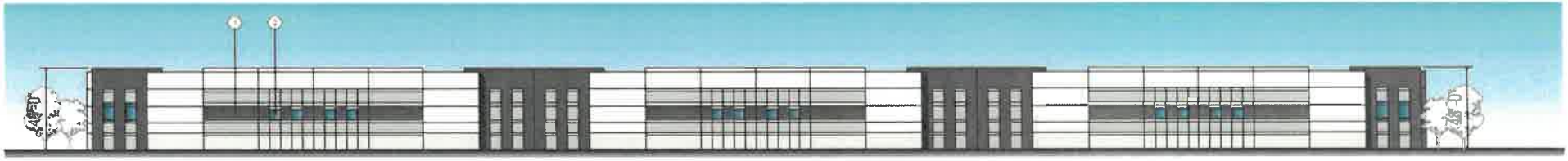


Exhibit 2-3 Conceptual Site Plan

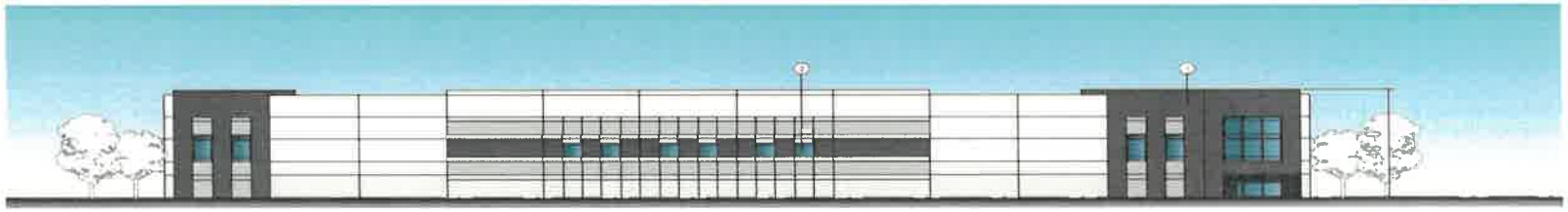
CHIPT Highland East Warehouse Building and Office Space

Highland, California

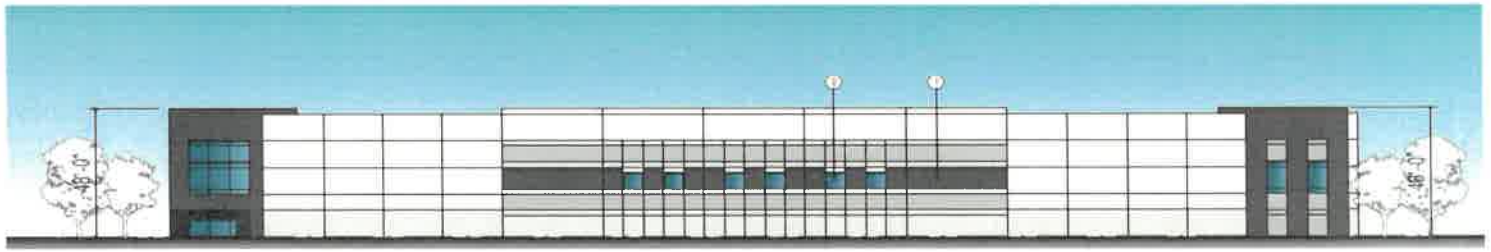
This Page Intentionally Left Blank



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE:

1. FIELD COLOR
PPG - PPG1002-1 - SILVER FEATHER
2. LIGHT ACCENT COLOR
PPG - PPG1002-3 - COOL SLATE
3. DARK ACCENT COLOR
PPG - PPG1002-5 - ANTIQUE SILVER
4. DARK ACCENT COLOR
PPG - PPG1002-7 - PHANTOM MIST
5. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA

NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

KEYNOTES:

1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. NOT USED.
4. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
5. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
6. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
7. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.

Exhibit 2-4 Elevations

CHIPT Highland East Warehouse Building and Office Space
Highland, California

This Page Intentionally Left Blank

3 Determination

3.1 – *Environmental Factors Potentially Affected*

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation/Traffic	☐	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

3.2 – *Determination*

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☑	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name: Angela Tafolla, Associate Planner

Date: October 4, 2023

This Page Intentionally Left Blank

4.1 – Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☑	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	☐	☐	☐	☑
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public view are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☑	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

a) **Less than Significant Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). Scenic vistas can generally be defined as natural landscapes that form views of unique flora, geologic, or other natural features that are generally free from urban intrusions. Typical scenic vistas include views of mountains and hills, large, uninterrupted open spaces, and waterbodies. Scenic vistas generally play a large role in the way a community defines itself and also effects development patterns as projects are designed to take advantage of viewsheds.

The City of Highland sits at the southern foot of the San Bernardino Mountains, offering a visual backdrop visible from all areas of the city. New developments have the potential to block views of the mountains if building heights are too high. View preservation is vital to maintaining Highland's character, and as such is incorporated into the City's General Plan. Goal 5.1 of the Conservation and Open Space Element sets policies in place to maintain and create vistas throughout the city to enhance the visual experience of Highland. The Project site is located in a developed area of Highland zoned as Business

Park (BP) which has a height limit of 35 feet. Until recently the Project site contained a number of industrial and residential structures which were demolished in December 2022 and the site is currently vacant. The proposed warehouse will have a finished height of 48 feet which exceeds the established zone height limit. However the City approved a City-wide Variance Process that allows a maximum height of 50 feet for warehouses.[1] In addition, the Project has received confirmation that its requested height will not interfere with any Federal Aviation Authority (FAA) or San Bernardino International Airport Authority (SBIAA) restrictions.

There are public views of the San Bernardino Mountains to the north and east from the two local roadways (3rd Street to the south and 5th Street to the north of the site). The new warehouse building may block views of the mountains for travelers along 3rd Street (looking north) which would only occur for several seconds for vehicles traveling along the roadway. With the proposed height of the warehouse and its location in an already developed area, impacts to the scenic vistas in this portion of Highland would be less than significant and no mitigation is required.

b) **No Impact.** There are no historic highways on the Project site, and the site is not visible to a designated state scenic highway as identified on the California Scenic Highway Mapping System.[2] The nearest officially designated scenic highways are California State Route 74 in Banning and California State Route 38 near Big Bear Lake. State Route 330 in Highland has not been officially designated but is eligible for designation. The Project site is not visible from these routes. While scenic vistas form a complete viewshed, scenic resources are isolated occurrences of aesthetically pleasing forms. Typical examples of natural scenic resources include rock outcroppings, trees, and prominent ridgelines. Scenic resources can also be man-made, such as architecturally distinctive or historic buildings, but there are none of these resources on the site or in the surrounding area that are visible from the Project site. Therefore, the Project is not expected to significantly impact scenic resources. No impacts will occur and no mitigation is required.

c) **Less than Significant Impact.** The areas immediately around the Project site are zoned for business and industrial uses; a warehouse is being proposed concurrently with this site directly west, and the San Bernardino International Airport sits across 3rd Street to the south of the Project site as well. The proposed warehouse building has been designed according to City design guidelines, including requirements for architectural quality, landscaping, and screening, and will be consistent in character and quality with surrounding developments. The Project is also requesting a variance for height which was approved City-wide for warehouses to exceed their zone height limits to a maximum height of 50 feet. Views of the mountains in this area are to the north and east, and residences in the area, though they are non-conforming, are located to the east and north, so there are no residential uses in the area whose views would be blocked by the Project. The new warehouse building may block views of the mountains for travelers along 3rd Street (looking north) which would only occur for several seconds for vehicles traveling along the roadway.

The Project site while under construction will undergo visual changes consistent with an ongoing construction project, but these will only temporarily change the visual character of the site and surrounding area. However, the Project will not substantially degrade the existing visual character and qualities of the site and its surroundings, so it will have a less than significant impact, and no mitigation is required. It should also be noted that the proposed Project will result in positive aesthetic changes to the site by the recent removal of dilapidated buildings, the addition of landscaping, and overall rehabilitation of a formerly visually degraded site.

d) **Less than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused by

unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from a simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists). Sources of daytime glare are typically concentrated in commercial areas and are often associated with retail uses. Glare results from development and associated parking areas that contain reflective materials such as high-efficiency window glass, highly polished surfaces, and expanses of pavement. It is also possible that light and glare from the Project could affect activities at the San Bernardino International Airport to the southwest. Development of parking improvements, related lighting, and associated glare will be controlled in accordance with design standards in the City of Highland Municipal Code; Chapter 16.52.060 Parking Regulations and Chapter 16.40, General Development Standards[3] which do not allow the use of highly reflective glass and other surfaces. As a result, glare is not expected to result from the increase in white pavement or glass from the warehouse building. Adhering to Highland Municipal Code Standards will ensure any impacts related to excessive or inappropriately directed lighting. In addition, the Federal Aviation Administration (FAA) and San Bernardino County Airport Land Use Commission (ALUC) reviewed the Project relative to the Airport Land Use Plan for the San Bernardino International Airport (SBIA) and determined lighting and glare from the Project would not have significant effects on airport and aircraft operations. Therefore, potential lighting and glare impacts of the Project will be less than significant and no mitigation is required.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☑
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

a) **No Impact.** The California Important Farmland Finder prepared by the California Department of Conservation does not identify the Project site as being located on prime farmland, unique farmland, or farmland of Statewide Importance.[4] The City of Highland General Plan does identify portions of the eastern city for Agricultural/Equestrian uses, allowing for light agricultural activities and permits the keeping of large animals. The Project site is located away from any land zoned AE, and there will be no conversion of farmlands to non-agricultural uses, and as a result, will have no impact.

b) **No Impact.** The Project site is not located on land that is used or conflicting with agriculturally zoned land. The Project site is currently zoned Business Park (BP) which does not allow for agricultural uses.[5] The Project site is not located on a Williamson Act parcel in the County of San Bernardino.[6] There will be no conflict with existing zoning for agricultural use or a Williamson Act contract, therefore there will be no impact.

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits*. The Project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The Project site is zoned as Business Park for commercial uses that include warehousing, office space, and light industrial uses, and as such, development of the Project will have no impact to any timberland or forestland zoning.

d) **No Impact.** As indicated in 4.2 c), the area is not designated as forest land; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project.

e) **No Impact.** Until recently, the Project site contained multiple properties with industrial uses including equipment and truck storage, mixed with residential uses within an urbanized environment. In December 2022 these uses were demolished and the site is currently vacant. A warehouse is being proposed concurrently directly west of the proposed Project site. Zoning to the east, west, and north of the site is for Business Park and Industrial uses respectively, and the San Bernardino International Airport is across 3rd Street to the south. None of the surrounding sites contain existing forest uses or large numbers of trees. The development of this proposed Project would not change the existing environment in a manner that would result in the conversion of forest land to non-forest use. No impact would occur.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☑	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☑	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☑	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☑	☐

An Air Quality and Health Risk Assessment Report[7] was prepared for the proposed Project by MIG, Inc., dated June 2, 2023 (See Appendix A). The Report estimates the potential air quality emissions for the proposed Project and evaluates Project emissions against applicable South Coast Air Quality Management District (SCAQMD)-recommended California Environmental Quality Act (CEQA) significance thresholds for construction and operation.

a) **Less than Significant Impact.** A project that conflicts with or obstructs the implementation of the South Coast Air Quality Management District's (SCAQMD) South Coast Air Basin 2022 Air Quality Management Plan (AQMP) could hinder the implementation of the AQMP, delay efforts to meet attainment deadlines, and/or interfere with SCAQMD efforts to maintain compliance with, and attainment of, applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the SCAQMD *CEQA Air Quality Handbook*, consistency with the AQMP is affirmed if the project (SCAQMD, 1993):

1) Is consistent with the growth assumptions in the AQMP; and

2) Does not increase the frequency or severity of an air quality standards violation or cause a new one.

Consistency Criterion 1 refers to the growth forecasts and associated assumptions included in the AQMP. Projects that are consistent with the AQMP growth assumptions would not interfere with attainment of air quality standards, because this growth is included in the projections used to formulate the AQMP. The Southern California Association of Governments (SCAG) 2020 Regiona Tranportation

Plan/Sustainable Communities Strategy (RTP/SCS), now called "Connect SoCal", which formulates the growth projections on which the 2022 AQMP are based, estimated that the City of Highland would increase employment by approximately 4,200 jobs between 2016 and 2045, a growth rate of approximately 145 new jobs per year during that time period (SCAG, 2020). The proposed Project is estimated to create approximately 208 new jobs, which would be well within the SCAG 2020 RTP/SCS growth projections for the City of Highland (Urban Crossroads 2023). The proposed Project is consistent with the General Plan and Zoning designations, which form the basis for growth assumption accounted for in the SCAG 2020 RTP/SCS (SCAG, 2020). Therefore, the proposed Project would not exceed the growth assumptions contained in the AQMP.

Consistency Criterion 2 refers to the California Ambient Air Qualtiy Standards (CAAQS). In developing its CEQA significance thresholds, the SCAQMD considered the emission levels at which a project's individual emissions would be cumulatively considerable (SCAQMD, 2003; page D-3). As described below in Section 3(b), the proposed Project would not generate construction or operational emissions in excess of SCAQMD criteria air pollutant thresholds.

For the reasons described above, the proposed Project would not conflict with the SCAQMD 2022 AQMP.

b) **Less than Significant Impact.** A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds or if project-related emissions would substantially contribute to existing or projected air quality violations. The proposed Project is located within the South Coast Air Basin (Basin), where efforts to attain state and federal air quality standards are governed by the SCAQMD. Air pollution levels are measured at monitoring stations located throughout the Basin. The Project site is located in SCAQMD Source Receptor Area (SRA) 34 – Central San Bernardino Valley. The station closest to the Project site is identified as Central San Bernardino Valley 2 by the SCAQMD. The station is approximately 3.3 miles west of the Project site, near Anderson Elementary School, and monitors Carbon Monoxide (CO), Ozone (O_3), Nitrogen Dioxide (NO_2), Large Particulate Matter (PM_{10}), and Fine Particulate Matter ($PM_{2.5}$). This monitoring station represents the best approximation of the air quality conditions near the Project site. Table 4.3-1, *Local Air Quality*, summarizes the published monitoring data from the Central San Bernardino Valley 2 monitoring station from 2019 to 2021, the three most recent years for which verified, published data was available from the SCAQMD at the time this report was prepared. Table 4.3-2, *South Coast Air Basin Attainment Status*, shows that air quality standards at this location have been exceeded for PM_{10}, $PM_{2.5}$, and O_3. This is consistent with the entire Basin's classification as non-attainment for PM_{10}, $PM_{2.5}$ and O_3.

Table 4.3-1
Local Air Quality

Pollutant	Ambient Air Standard	Year		
		2019	2020	2021
Ozone (O_3)				
Maximum 1-hour Concentration (ppm)		0.127	0.162	0.142
Maximum 8-hr Concentration (ppm)		0.114	0.128	0.112
Number of Days Exceeding State 1-hr Standard	>180 µg/m3	63	89	66
Number of Days Exceeding State 8-hr Standard	>137 µg/m3	96	128	101
Days Exceeding Federal 1-hr Standard	>0.124 ppm	2	15	6
Days Exceeding Federal 8-hr Standard	>0.070 ppm	96	128	98
Carbon Monoxide (CO)				
Maximum 1-hr Concentration (ppm)		1.3	1.9	2.0
Maximum 8-hr Concentration (ppm)		1.1	1.4	1.6
Days Exceeding State 1-hr Standard	>23,000 µg/m^3	0	0	0
Days Exceeding Federal/State 8-hr Standard	>10,000 µg/m^3	0	0	0
Days Exceeding Federal 1-hr Standard	>40,000 µg/m^3	0	0	0
Nitrogen Dioxide (NO_2)				
Maximum 1-hr Concentration (ppb)		59.3	54.0	56.3
Annual Arithmetic Mean Concentration (ppb)		14.3	14.9	15.1
Days Exceeding State 1-hr Standard	>180 µg/m^3	0	0	0
Suspended Particulate Matter (PM_{10})				
Maximum 24-hr Concentration (µg/m^3)		112	80	111
Annual Arithmetic Mean (µg/m^3)		29.9	38.7	39.3
Samples Exceeding State 24-hr Standard	>50 µg/m^3	36	81	79
Samples Exceeding Federal 24-hr Standard	>150 µg/m^3	0	0	0
Fine Particulate Matter ($PM_{2.5}$)				
Maximum 24-hr Concentration (µg/m^3)		34.8	25.7	57.9
Annual Arithmetic Mean (µg/m^3)		10.1	11.7	11.9
Samples Exceeding Federal 24-hr Standard	>35 µg/m^3	0	0	1

Sources:Table 3-2, MIG 2023 (Appendix A). Data from SCAQMD Air Quality Data for SRA Central San Bernardino Valley

Both the State of California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as criteria pollutants). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), inhalable particulate matter with a diameter of 10 microns or less (PM_{10}), fine particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS (CAAQS) are more stringent than the national AAQS (NAAQS). The U.S. Environmental Protection Agency (U.S. EPA), California Air Resources Board (CARB), and the SCAQMD assess the air quality of an area by measuring and monitoring the amount of pollutants in the ambient air and comparing pollutant levels against NAAQS and CAAQS. Based on these comparisons, regions are classified into one of the following categories:

- **Attainment.** A region is "in attainment" if monitoring shows ambient concentrations of a specific pollutant are less than or equal to NAAQS or CAAQS. In addition, an area that has been re-designated from nonattainment to attainment is classified as a "maintenance area" for 10 years to ensure that the air quality improvements are sustained.

- **Nonattainment.** If the NAAQS or CAAQS are exceeded for a pollutant, the region is designated as nonattainment for that pollutant. It is important to note that some NAAQS and CAAQS require multiple exceedances of the standard in order for a region to be classified as nonattainment. Federal and state laws require nonattainment areas to develop strategies, plans, and control measures to reduce pollutant concentrations to levels that meet or attain standards.
- **Unclassified.** An area is unclassified if the ambient air monitoring data are incomplete and do not support a designation of attainment or nonattainment.

Air pollution levels are measured at monitoring stations located throughout the Basin. Table 4.3-2, *South Coast Air Basin Attainment Status*, summarizes the Basin's attainment status for the NAAQS and CAAQS.

Table 4.3-2
South Coast Air Basin Attainment Status

Pollutant	Attainment Status[1]	
	NAAQS	CAAQS
O_3 (1-hr)	Nonattainment	Nonattainment
O_3 (8-hr)	Nonattainment	Nonattainment
PM_{10} (24-hr and Annual)	Attainment	Nonattainment
$PM_{2.5}$ (24-hr)	Nonattainment	--
$PM_{2.5}$ (Annual)	Nonattainment	Nonattainment
CO	Attainment (Maintenance)	Attainment
NO_2 (1-hr)	Attainment	Attainment
NO_2 (Annual)	Attainment (Maintenance)	Attainment
SO_2	Attainment	Attainment
Lead	Partial Nonattainment	Attainment
Visibility Reducing Particles	--	Unclassified
SO_4	--	Attainment
H_2S	--	Attainment

Source: SCAQMD, 2018
[1] This table summarizes the Basin's attainments status for the NAAQS and CAAQS (as of September 2018). This table does not provide comprehensive information regarding the CAAQS and NAAQS. Each CAAQS and NAAQS has its own averaging time, standard unit of measurement, measurement method, and statistical test for determining if a specific standard has been exceeded. Refer to the table source for detailed information on the NAAQS and CAAQS.

The proposed Project would generate both short-term construction emissions and long-term operational emissions. The SCAQMD adopts rules that establish permissible air pollutant emissions levels for a variety of businesses, processes, operations, and products that are subject to Federal and State air quality requirements. In general, the proposed Project and its potential emissions sources would be subject to the following State and SCAQMD rules:

- **SCAQMD Rule 401 (Visible Emissions)** prohibits discharge into the atmosphere from any single source of emission for any contaminant for a period or periods aggregating more than three minutes in any one hour that is as dark or darker in the shade than that designated as No. 1 on the Ringelmann Chart, as published by the U.S. Bureau of Mines.
- **SCAQMD Rule 402 (Nuisance)** prohibits discharges of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the

public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- **SCAQMD Rule 403 (Fugitive Dust)** prohibits emissions of fugitive dust from any grading activity, storage pile, or other disturbed surface area if it crosses the project property line or if emissions caused by vehicle movement cause substantial impairment of visibility (defined as exceeding 20 percent capacity in the air). Rule 403 requires the implementation of Best Available Control Measures and includes additional provisions for projects disturbing more than five acres and those disturbing more than fifty acres.
- **SCAQMD Rule 461 (Gasoline Transfer and Dispensing)** applies to the transfer of gasoline from any tank truck, trailer, or railroad tank car into any stationary storage tank or mobile fueler and from any stationary storage tank or mobile fueler into any mobile fueler or vehicle fuel tank. The rule prohibits transfer and dispensing of gasoline in equipment that does not meet CARB Phase I and Phase II vapor recovery requirements that provide between 95% and 98% control of gasoline vapors.
- **SCAQMD Rule 1108 (Cutback Asphalt)** prohibits the sale or use of any cutback asphalt containing more than 0.5 percent by volume organic compounds which evaporate at 260°C (500°F) or lower.
- **Rule 1113 (Architectural Coatings)** establishes maximum concentrations of VOCs in paints and other applications and establishes the thresholds for low-VOC coatings.
- **Rule 1143 (Consumer Paint Thinners and Multi-Purpose Solvents)** prohibits the supply, sale, manufacture, blend, package, or repackage of any consumer paint thinner or multi-purpose solvent for use in the District unless consumer paint thinners or other multipurpose solvents comply with applicable VOC content limits.
- **Rule 2305 (Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program)** was adopted by the SCAQMD Governing Board on May 7, 2021, and sets forth requirements that regulated warehouse owners and operators must follow. Rule 2305 specifies that warehouse operators (for warehouses with an indoor floor space of 100,000 square feet or more and operate at least 50,000 square feet of that space for warehousing activities) must achieve a specified number of WAIRE Points (also referred to as the WAIRE Point Compliance Obligation, or WPCO) every year using either a menu of options, developing and implementing a custom plan, or paying a mitigation fee. Regardless of size, warehouse operators are required to submit a Warehouse Operations Notification (WON): 1) within 14 days of a new warehouse operator having access to at least 50,000 square feet of space for warehousing purposes, 2) within 30 days after a renovation that alters the size of the warehouse, or 3) within three days of a request from the SCAQMD. An Initial Site Information Report (ISIR) must also be submitted by an authorized official of the warehouse operator through the WAIRE Program Online Portal. No additional reporting is required in the ISIR if 1) the total square footage that may be used for warehousing activities in that facility is less than 100,000 square feet, or 2) the warehouse operator's lease does not allow them to use more than 50,000 square feet for warehousing activities.

In addition to SCAQMD Rules, the Conservation and Open Space Element of the City of Highland's General Plan contains the following goals and policies related to air quality (City of Highland 2006b):

Goal 5.17: Encourage site design practices that reduce and conserve energy use

- Policy 1. Encourage energy and environmentally sustainable designs— such as "Green Development Standards"—in the design and approval of new projects.

- Policy 2. Orient buildings on the site to maximize the natural ventilation provided by prevailing breezes.
- Policy 3. Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.
- Policy 4. Increase minimum building insulation standards.
- Policy 5. Encourage landscape design that cools buildings and blocks solar rays, such as the planting of deciduous trees on south and west-facing elevations, and give Title 24 credit for landscaping.
- Policy 7. Encourage energy-efficient retrofitting of existing buildings, where practical, throughout the City including assisting applicants in the installation of more efficient HVAC (heating, ventilation, air conditioning) systems.
- Policy 8. Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.

Goal 5.19: Continue to support air quality planning through land use policies, outreach efforts and coordination with regional air quality agencies.

- Policy 1. Reduce locally generated emissions through traffic flow improvements (including signal synchronization) and construction management practices.
- Policy 3. Encourage land use planning and urban design that reduces vehicle trips through mixed and multi-use development, consolidation of commercial development along major arterials, provision of pedestrian connections from residential to retail areas, and development of a multi-use Town Center.
- Policy 7. Encourage employers to develop trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education and preferential parking.
- Policy 9. Work with SANBAG to develop guidelines for the location and design of land uses that are sensitive to air pollution.
- Policy 10. Reduce particulate emissions from roads, parking lots, construction sites and agricultural lands to the maximum extent practical through dust suppression, street cleaning and other practices.
- Policy 11. Establish grading and building permitting procedures so that all construction involving demolition or earth movement reduces fugitive dust emissions through the appropriate techniques (e.g., wetting).
- Policy 12. Incorporate the provisions of SCAQMD Rule 403 (Fugitive Dust) into City land use administration rules and procedures.
- Policy 13. Continue comprehensive efforts to reduce energy consumption.

Goal 10.12: Encourage development that is energy efficient and environmentally sustainable.

- Policy 5. Encourage transit-oriented, infill development to make efficient use of existing land.
- Policy 6. Encourage site planning and building orientation that maximizes solar and wind resources for cooling and heating.
- Policy 7. Encourage the use of ecologically sound building materials such as those made of recycled content and contain low amounts of volatile organic compounds (VOCs).

- Policy 8. During construction, require developers and builders to protect topsoil in order to reduce dust and runoff impacts.

Finally, the City of Highland Municipal Code (CHMC)Title 16 (Land Use and Development), Chapter 16.48 (Performance Standards), sets the following limitations that may be applicable to air quality for the proposed Project:

- Section 16.48.030 (Air Quality): No operation or activity shall cause the emission of any smoke, fly ash, dust, fumes, vapors, gases or other forms of air pollution which can cause material damage to health or property, or which can cause excessive dirt on any other lot. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or the requirements of any Air Quality Plan adopted by the city of Highland.
- 16.48.100 (Maintenance of Open Areas): All open areas shall be landscaped, or they shall be surfaced, treated and maintained permanently in a manner which will minimize dust.
- 16.48.110 (Mechanical and Electrical Equipment): All such equipment, including air conditioners, antennas, pumps, transformers, heating and ventilating equipment, shall be located and operated in a manner that does not materially disturb adjacent uses and activities.
- 16.48.130 (Odors): No operation or activity shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable without the aid of instruments at or beyond the lot line.
- 16.48.150 (Smoke): No operation or activity is permitted to have operations which emit excessive smoke, fumes, or dust or which exceed the requirements or levels as specified by the South Coast Air Quality Management District.

These SCAQMD rules, General Plan Goals and Policies, and Municipal Code Sections serve to limit and control the proposed project's potential to emit air pollutants. As described in more detail below, the proposed project would not generate short-term or long-term emissions that exceed SCAQMD-recommended pollutant thresholds.

Regional Construction Emissions

Construction of the proposed Project could begin as early as the 3rd quarter of 2023 and take approximately 13 months to complete. The development of the approximately 11.09-acre Project site and the construction of the approximately 243,323 square feet industrial warehouse building would require site preparation, grading, trenching, building construction, paving, and architectural coating phases/activities. Grading/earthwork would be balanced on site. The proposed Project is anticipated to require varying types of equipment throughout the different construction phases including, but not limited to, bulldozers, backhoes, loaders, graders, cranes, and forklifts. Table 4.3-3, *Construction Activities*, summarizes the proposed Project's construction phasing and the typical pieces of heavy-duty, off-road construction equipment that would be required during each phase. It should be noted these emission estimates account for removal/demolition of existing uses on the site prior to submittal of the IS/MND to the City. Therefore, the Project does not receive any "discount" for removing existing uses (and their air pollutant emissions) by its development.

Table 4.3-3
Construction Activities

Construction Activity	Duration (Days)[1]	Typical Equipment Used[2]
Site Preparation	20	Dozer, Tractor/Loader/Backhoe
Grading	20	Excavator, Grader, Dozer, Backhoe
Trenching	60	Trencher, Forklift, Backhoe
Building Construction	140	Crane, Forklift, Backhoe
Paving	10	Paver, Paving Equipment, Roller
Architectural Coating	25	Air Compressor

Source: Table 2-3, MIG 2023 (Appendix A).

[1] Days refers to total active workdays in the construction phase, not calendar days.

[2] The typical equipment list does not reflect all equipment that would be used during the construction phase. Not all equipment would operate eight hours per day each workday.

The proposed Project's maximum daily unmitigated construction emissions are shown in Table 4.3-4, *Construction Emissions*. The construction emissions estimates incorporate measures to control and reduce fugitive dust as required by SCAQMD Rule 403 and the implementation of project design features as conditions of approval and identified in Section 2.8, that reduce construction-related air pollutants. As shown in Table 4.3-4, the proposed Project's maximum daily unmitigated construction emissions would be below the SCAQMD's regional pollutant thresholds for all criteria pollutants. Thus, the proposed Project would not generate construction-related emissions that exceed SCAQMD CEQA thresholds and no mitigation is required for construction emissions.

It should be noted that the City has a number of standard Conditions of Approval (COAs) that implement SCAQMD regulations related to air pollution emissions from construction of development projects. The City will require this project to implement those standard COAs which will help further reduce potential air pollutants from Project construction.

Table 4.3-4
Construction Emissions

Season	Maximum Daily Emissions (lbs/day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer 2023	11.9	17.7	21.6	<0.1	6.6(A)	3.6(B)
Winter 2023	11.9	17.7	21.5	<0.1	6.6(C)	3.6(D)
Summer 2024	11.9	1.4	3.2	<0.1	0.5(E)	0.2(F)
Winter 2024	11.9	1.4	3.0	<0.1	0.5(G)	0.2(H)
SCAQMD CEQA Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Table 4-15, MIG 2023 (Appendix A)

Regional Operational Emissions

Once operational, the proposed Project would generate long-term emissions from the following sources:

- **"Area" Sources.** The proposed Project would generate emissions from small area sources, including landscaping equipment, the use of consumer products (e.g., paints, cleaners, and fertilizers) that result in the evaporation of chemicals into the atmosphere during product use.
- **Energy Use and Consumption.** The proposed Project would generate emissions from the combustion of natural gas in water and space heating equipment, as well as industrial processes.
- **Mobile Sources.** The proposed Project would generate emissions from vehicles traveling to and from the project site.

The proposed Project's operational emissions were also estimated using the latest California Emissions Estimator Model (CalEEMod, Version 2020.4.0). The Project's first full year of operation is anticipated to be 2025; however, as the Project could operate in a portion of Year 2024, the earlier year was selected as its operational year for the CalEEMod emissions modeling to provide a conservative assessment of the Project's potential operational emissions. Similar to construction emissions, operational emissions do not allow any "discount" for removal/demolition of existing uses on the site since those uses were removed prior to submittal of the IS/MND to the City. Therefore, the "baseline" conditions for the Project impact analysis do not include any "discount" for removing existing uses.

As shown in Table 4.3-5, 3, *Operational Emissions*, the proposed Project's maximum daily, unmitigated operational criteria air pollutant emissions would be well below the SCAQMD's-recommended regional pollutant thresholds. The Project will also have to comply with SCAQMD Rule 2305 – Warehouse Indirect Source Rule which will further reduce potential operational emissions. Project operation, therefore, would not generate criteria air pollutant emissions levels that exceed SCAQMD regional CEQA thresholds. Impacts will be less than significant and no mitigation is required.

In addition, implementation of project design features will help reduce operation-related air pollutants are outlined in Section 2.8, Project Characteristics (Project Design Features).

Table 4.3-5
Operational Emissions

Source	Maximum Daily Pollutant Emissions (Pounds Per Day)[1]					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	5.5	<0.1	<0.1	0.0	<0.1	<0.1
Energy	<0.1	0.1	0.1	<0.1	<0.1	<0.1
Mobile	1.5	20.2	26.3	0.2	8.6	2.4
Off-Road	0.0	0.0	0.0	0.0	0.0	0.0
Total	**7.0**	**20.3**	**26.4**	**0.2**	**8.6**	**2.4**
SCAQMD CEQA Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Table 4-16, MIG 2023 (Appendix A). Unmitigated emissions for Year 2024

[1] Maximum daily ROG, CO, and SO_X occur in the summer. Maximum daily NO_X, PM_{10}, and $PM_{2.5}$ emissions occur in the winter

[2] Totals may not equal due to rounding.

In developing its CEQA significance thresholds, the SCAQMD considered the emission levels at which a project's individual emissions would be cumulatively considerable (SCAQMD, 2003; page D-3). As described above, the proposed Project's construction and operational emissions would be below applicable SCAQMD regional thresholds for criteria air pollutants. Therefore, the proposed Project would not result in a cumulatively considerable increase in criteria air pollutants. Impacts would be less than significant and no mitigation is required.

c) **Less than Significant Impact.** The SCAQMD identifies sensitive receptors as populations more susceptible to the effects of air pollution than the general population. Some people are more affected by air pollution than others. Sensitive air quality receptors include specific subsets of the general population that are susceptible to poor air quality and the potential adverse health effects associated with poor air quality. Both CARB and the SCAQMD consider residences, schools, parks and playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes to be sensitive air quality land uses and receptors (SCAQMD 2017a; CARB 2005). The potential sensitive air quality receptors adjacent or in close proximity to the perimeter of the Project area (i.e., within 1,000 feet) include:

- Single-family homes on W. 5th Street approximately 82 feet north of the site

The proposed Project would generate both short-term construction emissions and long-term operational emissions that could impact sensitive residential receptors located near the Project; however, as described in more detail below, the proposed Project would not generate short-term or long-term emissions that exceed SCAQMD-recommended localized significance thresholds or result in other substantial pollutant concentrations.

Localized Significance Thresholds

In addition to regional CEQA thresholds addressed in Threshold 4.3.b above, the SCAQMD has also developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, which would result in significant adverse localized air quality impacts.

Construction. The Project's maximum daily construction emissions are compared against the SCAQMD's recommended LSTs thresholds in Table 4.3-6, *Construction LST Impacts*. Consistent with the SCAQMD's LST methodology, the emissions included in the construction LST analysis are on-site emissions only, and the LST against which these on-site emissions are compared are based on the project size, in acres, as determined using the equipment assumptions generated by CalEEMod and the SCAQMD's Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. The LST thresholds are for source receptor area (SRA) 34 (Central San Bernardino Valley), the SRA in which the proposed Project is located, and are based on a receptor distance of 25 meters (82 feet), the closest LST receptor distance thresholds recommended for use by the SCAQMD.

Table 4.3-6
Construction LST Impacts

Construction Phase[1, 2]	Maximum On-Site Pollutant Emissions (Pounds Per Day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Site Preparation	11.6	13.7	6.4	3.6
Grading	17.6	21.0	3.8	2.1
Trenching	6.1	8.3	0.4	0.4
Building Construction	1.7	2.1	0.1	0.1
Paving	2.1	3.2	0.1	0.1
Architectural Coating	1.4	1.8	0.1	0.1
SCAQMD LST Threshold[3]	270	1,746	14	8
Exceeds Threshold?	***No***	***No***	***No***	***No***

Source: Table 4-17, MIG 2023 (Appendix A).
1 Emissions estimated using CalEEMod, v. 2020.4.0. Estimates are based on default model assumptions unless otherwise noted in this document.
2 Emissions presented are worst-case emissions and may reflect summer or winter emission levels. In general, due to rounding, there is no difference between summer and winter emission levels for the purposes of this table.
3 The LSTs are based on a 5.0-acre project size and 25-meter receptor distance.

As shown in Table 4.3-6, the proposed project's construction emissions would not exceed the SCAQMD's recommended construction LSTs. Project construction, therefore, would not generate criteria air pollutant emissions levels that exceed SCAQMD local CEQA thresholds. Construction impacts will be less than significant and no mitigation is required.

Operations. Typically, operations-related LSTs become a concern when there are substantial on-site stationary or on-site mobile sources (e.g., heavy-duty or idling trucks) that could impact surrounding receptors, which is not the case for the proposed project. Nonetheless, the proposed project's maximum daily operational emissions are compared against the SCAQMD's-recommended LSTs in Table 4.3-7, *Operational LST Impacts*. The LSTs are for SRA 34, in which the proposed Project is located, and a project size of 5.0 acres which represents a "worst case" analysis since the site is actually 11 acres.

Table 4.3-7
Operational LST Impacts

Emissions	Maximum On-Site Pollutant Emissions (Pounds Per Day)			
	NOX	CO	PM10	PM2.5
Area Sources	0.1	0.1	0.1	0.1
Energy Sources	0.1	0.1	0.1	0.1
Mobile Sources	0.6	0.6	0.2	0.1
Total On-Site Emissions	**0.6**	**0.7**	**0.2**	**0.1**
SCAQMD LST Threshold	270	1,746	4	2
Threshold Exceeded?	No	No	No	No

Source: Table 4-18, MIG 2023 (Appendix A)

As shown in Table 4.3-7, the proposed Project's on-site operational emissions would not exceed the SCAQMD's recommended operational LSTs. Project operation, therefore, would not generate criteria air pollutant emissions levels that exceed SCAQMD's LST CEQA thresholds. Operational impacts will be less than significant and no mitigation is required.

Carbon Monoxide Hotspots

According to the Project traffic study, the proposed Project would add approximately 642 total new vehicle trips and approximately 372 passenger care equivalent (PCE) trips to the local roadway infrastructure per day, with approximately 11 and 18 PCE trips added during the AM and PM peak hours, respectively. PCE trips reflect the impact of large trucks, buses, and recreational vehicles on traffic flow. By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow down is much longer than for passenger cars and varies depending on the type of vehicle and number of axles. A PCE factor of 1.5, 2.0, and 3.0 was applied to the 2-, 3-, and 4-axle trucks, respectively, that were estimated in the traffic study for the proposed Project. Based on data from the Bay Area Air Quality Management District (BAAQMD), the Project is not located in an area where hourly or daily traffic volumes are anywhere close to 44,000 vehicles per hour, and the SCAQMD does not have CO Hotspots significance criteria. However, the BAAQMDscreening threshold is 100,000 vehicles per day. Furthermore, the Project would not add enough trips to result in these hourly or daily traffic volumes either. The proposed Project would not cause intersection volumes to exceed any daily (100,000) or hourly (44,000) screening vehicle volumes maintained by the SCAQMD and other regional air districts and, therefore, would not result in significant CO concentrations.

Project-Level Health Risk Assessment

As described previously, the nearest sensitive receptor (also referred to as the "modeled residential MEIR location") is located approximately 82 feet north of the Project site. Project-related construction activities would emit PM_{10} from equipment exhaust which includes diesel particulate matter (DPM), a Toxic Air Contaminant (TAC). The operation of trucks during operation of the proposed Project would also generate PM_{10} from equipment exhaust during idling and truck operation.

Individual Cancer Risks. The predicted locations of the annual, unmitigated point of maximum impact (PMI), maximally exposed individual resident receptor (MEIR), and maximum exposed individual worker (MEIW) receptor for DPM exposure during construction are shown in **Exhibit 4.3-1, Construction DPM Concentrations**, measured in micrograms per cubic meter (ug/m^3), along with contours of pollutant concentrations in proximity of the Project site. The predicted PMI and MEIW are at the same location, which is east of the Project site on a parcel operated by American Rentals. Chronic non-cancer health hazards were assessed at the MEIW location. Since the PMI for DPM exposure is located on land that is not occupied by a receptor on a permanent basis, lifetime excess cancer risks and chronic non-cancer health hazards, which are based on exposure to annual average pollutant concentrations, were not estimated for the modeled PMI location.

Health risks were assessed at the modeled residential MEIR location, which is located north of the Project site at 27112 West 5th Street. The project Health Risk Assessment (HRA) for residential receptors evaluated worst-case carcinogenic and non-carcinogenic risks to child and adult receptors. Potential health risks were also assessed for worker receptors at the commercial property east of the site.

The calculated, maximum unmitigated cancer risk at the MEIR would be approximately 7.1 excess cancers per million population, as shown in Table 4.3-8, *Project-Related Cancer Risks*. This unmitigated cancer risk value would be less than the SCAQMD threshold of 10 excess cancers per million population. Receptor exposure to construction emissions at the MEIR, which would only occur during the first year of exposure, would contribute to approximately 80% (approximately 5.7 excess cancers per million population) of the total cancer risk. During operation of the warehouse (years 2 through 30), emissions would be generated by diesel truck trips traveling to and from the Project site, as well as their on-site idling. The MEIR's exposure to operational emissions would comprise the other 20% (1.3 excess cancers per million population) of the total cancer risk. The cancer risks presented above for the MEIR location are conservative in that they account for a receptor born at the MEIR location at the beginning of construction activities. Appendix A of the Air Quality/HRA contains more details regarding the conservative risk parameters recommended by the Office of Environmental Health and Hazard Assessment (OEHHA), and used in this HRA, for infants and children.

Table 4.3-8
Project-Related Cancer Risks

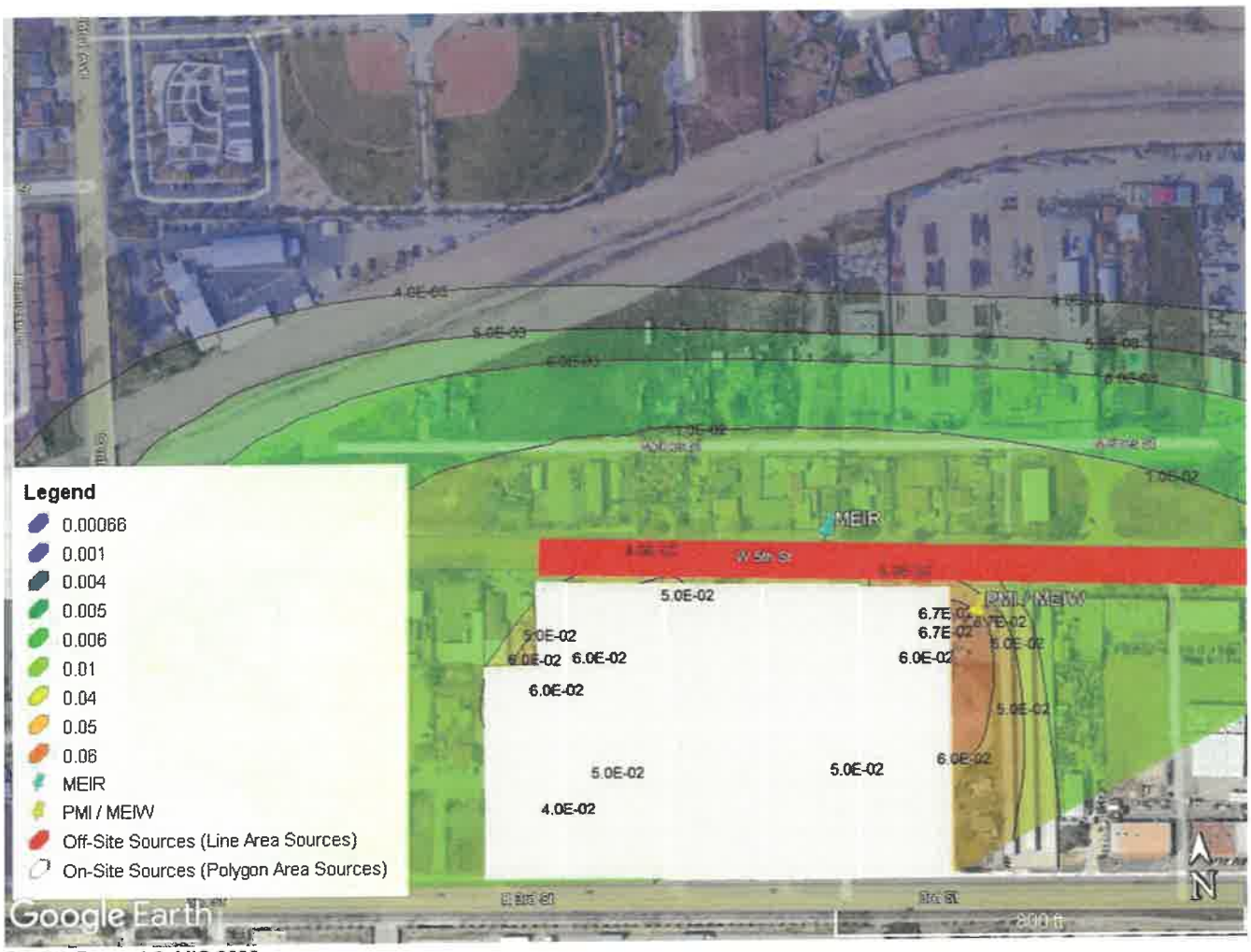
Receptor	UTM Location		Annual Average DPM Concentration (µg/m^3)		Excess Cancer Risk (per million population)		
	East	North	Construction	Operational	Construction	Operational	Total
PMI	480445.05	3774124.61	0.06691	0.00371	--	--	--
MEIR	480359.09	3774177.61	0.03801	0.003	5.7	1.3	7.1
MEIW	480445.05	3774124.61	0.06691	0.00215	0.2	0.1	0.3

Source: Table 4-19, MIG 2023 (Appendix A)

Cancer Burden. The average cancer risk based on the lifetime exposure scenario (70 years), is 2.34E-07 (approximately 0.234 cases per million people). The product of cancer risk and the estimated population (352) is 0.000082 and does not exceed the SCAQMD threshold of 0.5 excess cancer cases.

Non-Cancer Risk. The maximum annual average DPM concentration at any receptor location would be approximately 0.06691 µg/m^3 which would occur at the MEIW location during construction. Based on the chronic inhalation Reference Exposure Levels (REL) for DPM (5 µg/m^3), the calculated chronic hazard quotient during the maximum exposure to DPM concentration would be 0.013, which is below the SCAQMD's non-cancer hazard index threshold value of 1.0. All other receptor exposure scenarios would result in a non-carcinogenic hazard index of less than 0.013.

Exhibit 4.3-1
Construction DMP Concentrations (ug/m^3)



Source: Figure 4-3, MIG 2023

Exhibit 4.3-2
Operational DMP Concentrations (ug/m^3)



Source: Figure 4-4, MIG 2023

Cumulative TAC Emissions

A project impact that is individually limited may nonetheless contribute to a larger cumulative impact. A "cumulative impact" is defined as two or more impacts from related past, current, or probable future projects which, when considered together, are considerable. The cumulative HRA also considers the emissions from the Highland West Industrial Warehouse Building Project (Highland West Project), which is located approximately 200 feet west of the Project site. The Highland West Project would be constructed approximately one year prior to the proposed Project.

The cumulative cancer health risk from receptor exposure to DPM emissions associated with the Highland West Project and the proposed Project is shown in Table 4.3-9, *Cumulative Cancer Risks at MEIR*. The cumulative MEIR would be located at 27014 West 5th Street, which also corresponds to the Project's MEIR location where risks would be the greatest per the OEHHA methodology, which gives a higher weighting to health risks during the first few years of life; see Appendix A for more details).

Exhibit 4.3-3, Cumulative Warehouse MEIR, shows the locations of the two warehouse projects and the MEIR locations for the proposed Project's project-level HRA and cumulative HRA.

Table 4.3-9
Cumulative Cancer Risks at MEIR

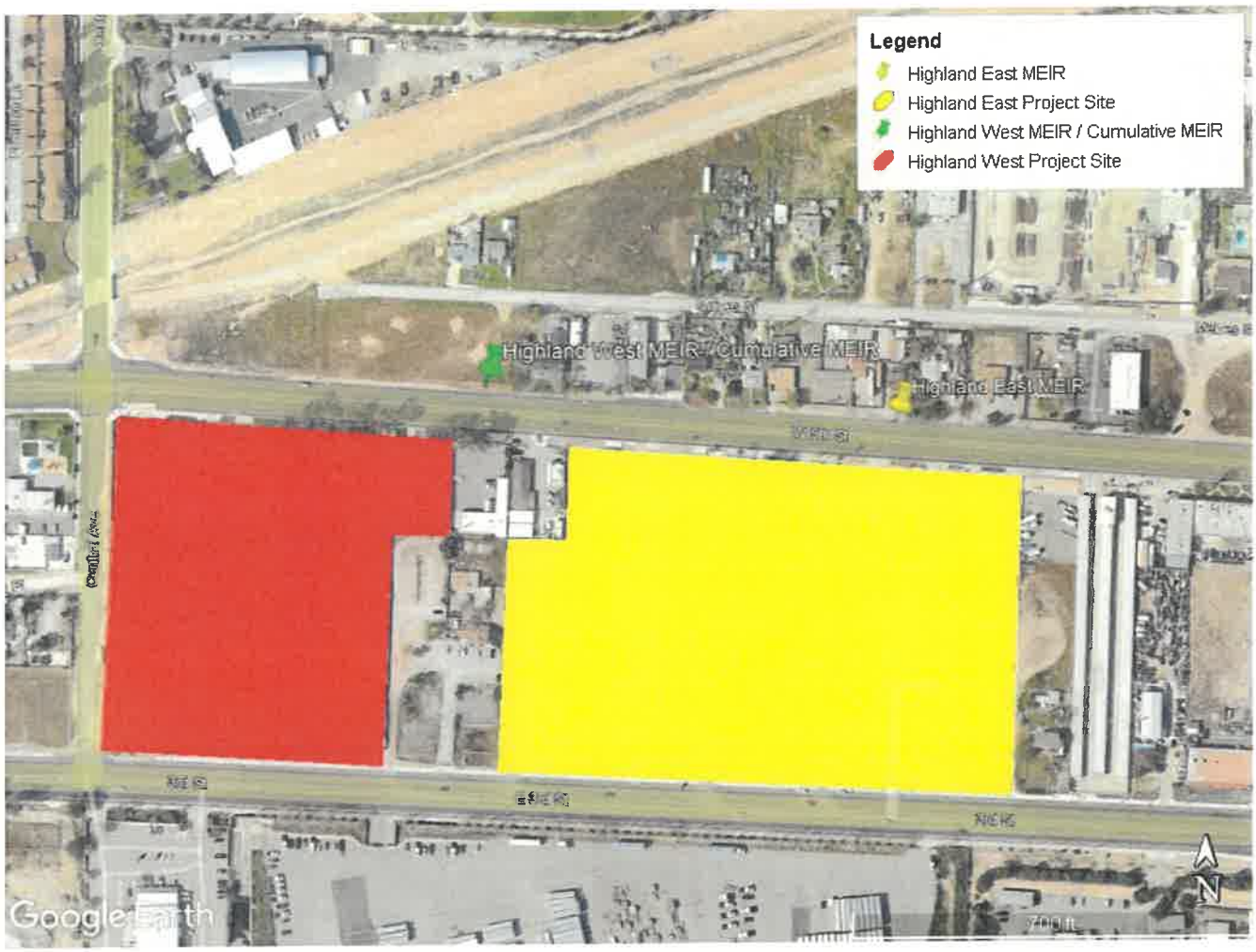
Year	MEIR UTM Location		Annual Average DPM Concentration ($\mu g/m^3$)			Excess Cancer Risk (per million population)		
	East	North	Highland West	Highland East	Combined	Highland West	Highland East	Combined
Year 1	480145.05	3774199.6	0.03894	--	0.03894	6.4	0.0	6.4
Year 2			0.00101	0.01437	0.01538	0.2	2.3	2.5
Year 3-30			0.00101	0.00096	0.00197	0.4	0.4	0.8
Total						**7.0**	**2.7**	**9.7**
							Cumulative Cancer Risk Project-Specific Goal[(a)]	10.0
							Goal Exceeded?	No

Source: Table 4-21, MIG 2023 (Appendix A)

(a) As a conservative and health-proactive approach, this Initial Study also utilizes the SCAQMD project-level cancer risk threshold of 10 excess cancers per million as a Project-specific goal for helping describe and characterize potential cumulative risks that could be associated with the proposed Project (i.e., the Project's risks plus those of other projects). The City is not adopting or proposing to use the 10 excess cancers per million Project-specific goal as a CEQA threshold or for general use; rather, it is only intended to provide additional context and information on the magnitude of the proposed Project's potential cumulative cancer risk impact.

As shown in Table 4.3-9, the calculated maximum unmitigated cumulative construction risks at the cumulative MEIR would be approximately 6.4 excess cancers per million population during the first year of exposure (i.e., while the Highland West Project is being constructed). During the cumulative MEIR's second year of exposure (i.e., once the Highland West Project becomes operational and construction on the proposed Project has commenced), the cancer risks from the two projects would be approximately 2.5 excess cancers per million population (with 0.2 of that risk coming from the Highland West Project and 2.3 of that risk coming from the proposed Project). During the cumulative MEIR's exposure to operational emissions from both the Highland West Project and proposed Project during years 3 through 30, risks would be approximately 0.8 excess cancers per million population, with the Highland West Project and proposed Project both contributing 0.4 excess cancers per million to that total. As with the individual project-level assessment for the proposed Project (i.e., HRA prepared for the Highland East MEIR earlier this this analysis) the cumulative MEIR's risks are based on the conservative assessment that a receptor would be born at the cumulative MEIR's location at the commencement of construction activities at the Highland West Project site. In total, construction and operational emissions from the two projects would result in cumulative cancer risk of 9.7 excess cancers per million, which is below the Project-specific goal of 10.0 excess cancers per million. Therefore, the Project would not result in a cumulative impact with regard to receptor exposure to TACs and no mitigation is needed.

Exhibit 4.3-3
Cumulative Warehouse MEIR Locations



Source: Figure 4-5, MIG 2023

d) **Less than Significant Impact.** According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed Project would result in the construction of a new industrial use that could generate odors related to equipment use (e.g., oils, lubricants, fuel vapors); however, these activities would generally be located across the road from the nearest sensitive receptors, giving potentially odorous compounds time and space to disperse. The activities proposed as part of the Project would not generate sustained odors that would affect substantial numbers of people, nor nearby sensitive receptors. Therefore, impacts related to odor will be less than significant and no mitigation is required.

4.4 – Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☑	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☑	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑

A general Biological Resources Assessment[8] (BRA) was prepared by MIG for the 11.09-acre Project site. The purpose of the report was to verify the type, location, and extent of potential sensitive biological resources on the Project site and vicinity (Appendix B). Prior to visiting the Project site, available relevant data on the biological characteristics, sensitive habitats, and species potentially present on or near the Project site was reviewed. Additionally, aerial photography and USGS topographic map were examined. The site occurs within the USGS 7.5' series Redlands Quadrangle. The Project site is flat with elevations ranging from 1,172 to 1,186 feet AMSL

a) **Less than Significant with Mitigation Incorporated.** The Project site has been historically altered by development so it can all be classified as disturbed and/or developed (although at present it is vacant with no existing buildings or supporting improvements).

Vegetation
The majority of the vegetation present on the site is non-native and the site receives regular clearing to maintain compliance with fire code requirements. The site is dominated by non-native vegetation, including bromes (*Bromus tectorum, B. madritensis* spp. *Rubens*), Old han schismus (*Schismus barbatus*), Russian thistle (*Salsola tragus*), storksbills (*Erodium botrys, E. cicutarium*), prostrate pigweed (*Amaranthus albus*), short-pod mustard (*Hirschfeldia incana*), and various planted ornamental trees and shrubs. Native species are occasional within the Project site and include disturbance-adapted species such as California suncup (*Eulobus californicus*), slender buckwheat (*Eriogonum gracile*), slender sunflower (*Helianthus gracilentus*), common rabbitbrush (*Ericameria nauseosa*), telegraph weed (*Heterotheca grandiflora*). No rare plant surveys were conducted on the site due to the high degree of disturbance and the lack of suitable habitat for any listed or otherwise sensitive plant species. Although five Sensitive Plant Communities are listed on governmental databases as occurring in the general region, none of these are expected to occur on the Project site. In addition, no USFWS-designated critical habitat areas for any federally listed animals are present.

Special-status plants are defined as: (1) plants that are federal- or state-listed as rare, threatened, or endangered, (2) federal and state candidates for listing, (3) plants assigned a Rank of 1 through 4 by the California Native Plant Society (CNPS) Inventory, and (4) plants that qualify under the definition of "rare" in the CEQA, section 15380. The Project site was initially determined to provide potentially suitable habitat for a total of 88 special-status plant species based on the proximity of the Project to previously recorded occurrences in the region, vegetation types and habitat quality, topography, elevation, soil types, and other species-specific habitat requirements. However, based on an assessment of actual habitat suitability and a focused late-season survey conducted on April 5, 2022, none of the 88 plant species are expected to occur on the Project site (see Appendix B), and no additional studies or mitigation measures were recommended.

Wildlife
Wildlife species observed or expected on the urbanized Project site include those tolerant of human activity such as songbirds, small mammals, and reptiles. The site is located adjacent to busy streets and construction activity with high levels of noise and human disturbance that may preclude high

levels of wildlife activity, which is assumed to be the cause of the limited wildlife activity observed onsite.

Special-status wildlife species include those species listed as endangered or threatened under the Federal or State Endangered Species Acts (i.e., FESA or CESA); candidates for listing by the USFWS or CDFW; species of special concern to the CDFW; and birds protected by the Calfifornia Department of Fish and Wildlife (CDFW) under California Fish and Game Code (CFGC) Sections 3503 and 3513. Approximately 68 special-status wildlife species have been recorded in the vicinity of the Project site. Of these wildlife species, 62 are not expected to actually occur on the Project site due to the absence of essential habitat requirements for the species, the distance to known occurrences and/or the species distributional range, the limited availability of foraging and nesting habitat, amount of site disturbance from past and present land uses, and/or the proximity of existing human-related disturbances. Appendix C of the Biological Resources Assessment contains a table presenting the special-status wildlife species considered and evaluated for their potential occurrence on the project site, including species-specific habitat requirements.

The following six sensitive species have some potential to occur on-site:

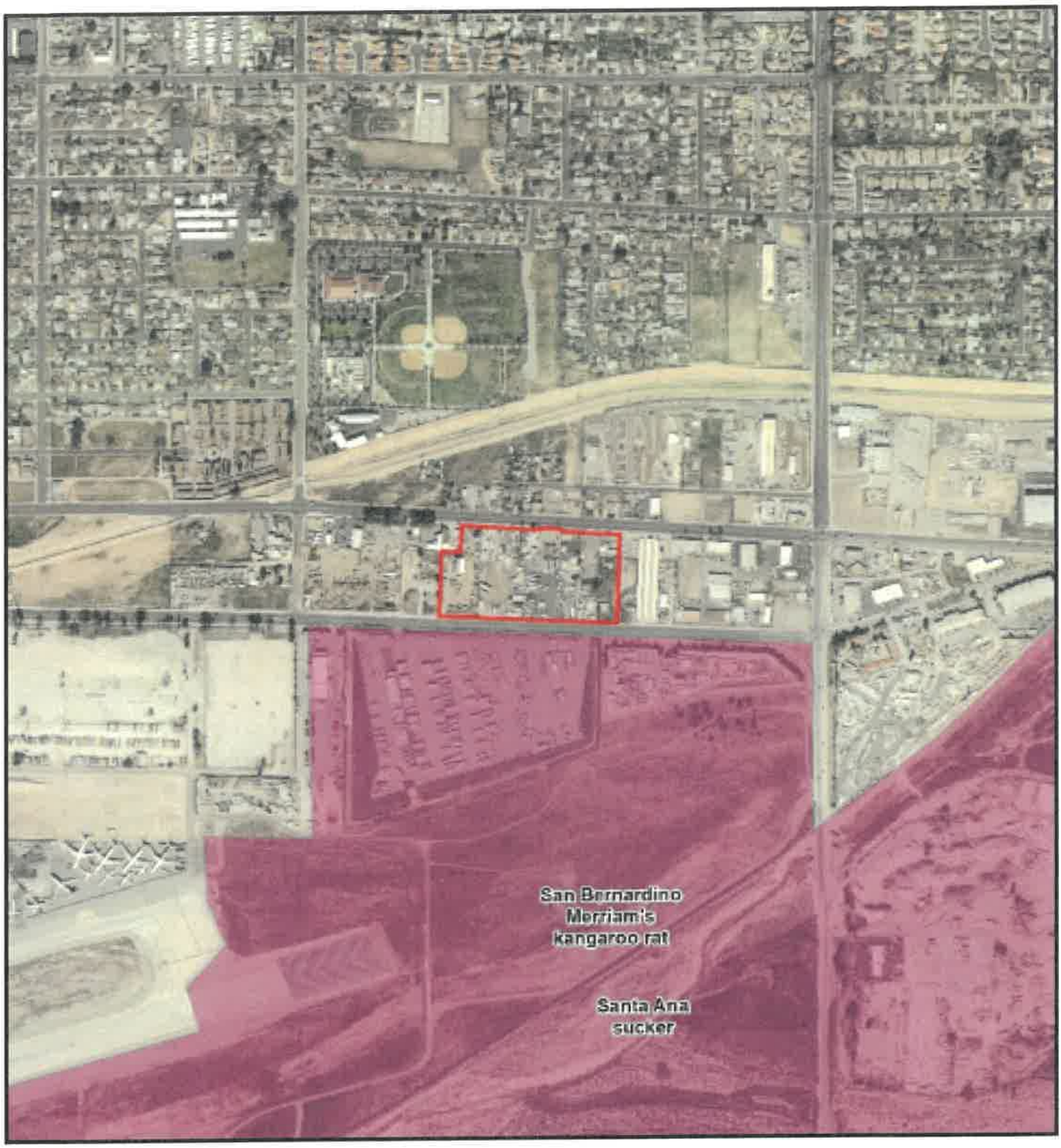
- Cooper's hawk (*Accipiter cooperii*), a California Watch List Species;
- Burrowing Owl (*Athene cunicularia)*, a California Species of Special Concern;
- Ferruginous Hawk (*Buteo regalis)*, a California Watch List Species;
- Pallid Bat (*Antrozous pallidus)*, a California Species of Special Concern;
- Western Mastiff Bat (*Eumops perotis californicus), a* California Species of Special Concern: and
- Lesser Long-nosed Bat (*Leptonycteris yerbabuenae)*, a California Species of Special Concern.

Although these species have a potential to occur onsite, the clearing of trees and the demolition of buildings and improvements on the site earlier in the year removed any potential habitat for bats. Therefore, at this time no impacts to the three sensitive bat species are anticipated. Potential impacts to the three bird species are addressed by **Mitigation Measure BIO-1** if any of them are ground nesting on the site at the time of survey. Potential impacts to burrowing owl are also addressed in **Mitigation Measure BIO-1**.

Nesting Birds

Nesting birds are protected under CFGC Sections 3503, 3503.5, and 3512, which prohibits the taking of active bird nests. Ruderal vegetation and ornamental trees within the Project site provide marginally suitable nesting habitat for songbirds, including common species protected by the code. There is potential for ground- and tree-nesting birds to establish nests on the project site prior to initiation of project construction. To prevent impacts to nesting birds, **Mitigation Measure BIO-1** recommends a pre-construction nesting bird survey.

No other special-status wildlife species are expected to be impacted by project construction due to a lack of suitable habitat (refer to Appendix C) and high degree of site disturbance due to existing development within and surrounding the project site. No impacts are expected to Critical Habitat for San Bernardino Kangaroo Rat, which is adjacent to the project (see Exhibit 4.4-1). However, the Project site is separated from the Critical Habitat area by W. 5th Street, a primary arterial in this portion of Highland that carries a large amount of traffic each day. It should be noted that Appendix D of the BRA contains a small mammal report and correspondence with the USFWS regarding protected species.



Source: ESRI, USFWS, MIG, 2022

Legend
Highland East
USFWS Final Critical Habitat

0 450 900 1,800 Feet

Exhibit 4.4-1 USFWS Critical Habitat Map

CHIPT Highland East Warehouse Building and Office Space
Highland, California

This Page Intentionally Left Blank

Burrowing Owl

A burrowing owl survey[9] was conducted on the site in summer 2022. Pipes and other round structures present on the property can provide habitat for burrowing owl, (*Athene cunicularia*). Suitable habitat type (Disturbed and/or Developed) for burrowing owl was also determined to be present onsite and burrowing owl are known to occur less than one mile from the Project site. Construction activities may impact burrowing owl in a manner like those already described for nesting birds. Even though burrowing owls were not located as part of the general biological survey, a pre-construction survey for burrowing owl is required because burrowing owls may encroach or migrate to the property at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of burrowing owl or burrows. **Mitigation Measure BIO-1** recommends a pre-construction survey to reduce potential impacts on burrowing owl to less than significant levels.

In summary, implementation of **Mitigation Measure BIO-1** will prevent any substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or U.S. Fish and Wildlife Service (USFWS). With the recommended mitigation, impacts will be reduced to less than significant levels.

Mitigation Measures

BIO-1 **Pre-construction Survey for Burrowing Owl and Ground Nesting Birds.** Prior to ground disturbance, the following two surveys shall be conducted to determine presence or absence of burrowing owl or ground nesting birds on the site.

Burrowing Owl. No more than 14 days prior to ground disturbance a focused survey for burrowing owl will be required to ensure take avoidance. Even though burrowing owls were not located as part of the general biological survey, a pre-construction survey for burrowing owl is required because burrowing owls may encroach or migrate to the property at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of burrowing owl or burrows. Pre-construction surveys shall be conducted in accordance with the survey requirements outlined in Appendix D of the CDFW's *Staff Report on Burrowing Owl*, dated March 7, 2012. If burrowing owl are found on the Project Site during pre-construction surveys, the biologist conducting surveys shall immediately contact the CDFW to develop a plan for avoidance and/or translocation prior to construction crews initiating any ground disturbance on the Project Site.

Ground Nesting Birds. To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Bernardino County extends from February 1 through September 1.

If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds will be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys will be conducted no more than 5 days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more than 5 days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all trees

and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented.

If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist will determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading will be permitted until the chicks have fledged.

A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.

b) **No Impact.** The Biological Resources Assessment included an overview of potential U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW riparian/riverine/vernal pool jurisdictional resources. There are no waterways, wetlands, or riparian vegetation subject to regulation by the USACE, CDFW, or RWQCB present on the Project site. In addition, no water features were identified in the National Wetlands Inventory on or near the Project site. There is an earthen drainage channel (City Creek) north of the Project site across West 5th Street, however, the Project site does not have any connectivity to this channel as there is no evidence (e.g., watermarks, vegetation, or other characteristics) that water flows from this waterway onto or off of the Project site. Therefore, there will be no impacts to these resources and no mitigation is required.

c) **No Impact.** There are no water-related features located on or immediately adjacent to the Project site that represent jurisdictional resources regulated by the Santa Ana RWQCB, CDFW, or the USACE. Therefore, a formal jurisdictional delineation was not prepared and no impact will occur.

d) **Less Than Significant with Mitigation Incorporated.** Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of potential wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information.

Providing functional habitat connectivity between natural areas is essential to sustaining healthy wildlife populations and allowing for the continued dispersal of native plant and animal species. The regional movement and migration of wildlife species has been substantially altered due to habitat fragmentation over the past century. This fragmentation is most commonly caused by development of open areas, which can result in large patches of land becoming inaccessible and forming a functional barrier between undeveloped areas. Additional roads associated with development, although narrow, may result in barriers to smaller or less mobile wildlife species. Habitat

fragmentation results in isolated islands of habitat, which affects wildlife behavior, foraging activity, reproductive patterns, immigration and emigration or dispersal capabilities, and survivability. Wildlife corridors can consist of a sequence of stepping-stones across the landscape (i.e., discontinuous areas of habitat such as isolated wetlands), continuous lineal strips of vegetation and habitat (e.g., riparian strips and ridge lines), or they may be parts of larger habitat areas selected for its known or likely importance to local wildlife.

The Project site is bordered by existing high-traffic roadways, industrial uses, and residential development and does not represent a wildlife movement corridor. Therefore, no impact will occur and no mitigation is required.

The site contains no water resources that could support migratory fish species. However, nesting birds, including many species that migrate through this area, are protected under CFGC 3503, 3503.5, and 3512, which prohibits the taking of active bird nests. Ruderal vegetation and ornamental trees within the Project site may provide marginally suitable nesting habitat for songbirds, including common species protected by the state code. It is also possible, though not likely, that raptors may nest in nearby trees that could be affected by Project construction. Although onsite buildings were demolished and trees removed earlier in the year, there is a potential for migratory ground-nesting birds to establish nests on the Project site prior to initiation of project construction. To prevent impacts to migratory nesting birds, **Mitigation Measure BIO-1** has been included which require pre-construction nesting bird and bat surveys. With these measures, potential impacts to migratory bird species will be reduced to less than significant levels.

e) **No Impact.** At present, there are a few ornamental trees present onsite but all buildings and related improvements were demolished recently. The Highland Municipal Code (HMC) Chapter 8.36, Heritage Trees, addresses removal of large (trunk circumference of 24 inches or greater) or a grove of trees that contributed in some way to the history of the City. In addition, HMC Chapter 16.64, Environmental Management, Sub-chapter 16.64.040 deals with Heritage Tree Preservation Requirements as follows:

> HMC Chapter 16.40.350, Street Lighting and Tree Planting, addresses the planting of new trees along public street right-of-ways which is a requirement of most new development. In addition, HMC Chapter 2.20, Historic and Cultural Preservation Board, outlines when the Board can address historic trees or groves in the City. However, as noted above, the site contains no historic trees. There are no other HMC Chapters that deal with trees as potential biological or cultural resources.

The Project site contains no significant trees in terms of either size or historical importance. Therefore, the Project does not conflict with this HMC requirement. Therefore, the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts and no mitigation is required.

f) **No Impact.** The purpose of the Biological Resources Assessment was to document the existing biological resources, identify general vegetation types, and assess the potential biological and regulatory constraints associated with the proposed development within the Project site. There is no Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) on the Project site or in the immediate surrounding area. Although the land to the south is designated as Critical Habitat for the San Bernardino Kangaroo Rat, there is no HCP related to that species that affects the Project site. Therefore, there will be no impacts and no mitigation is required.

4.5 – Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to '15064.5?	☐	☐	☐	☑
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☑	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☑	☐	☐

A California Historic Resources Information System-South Central Coastal Information Center (CHRIS-SCCIC) Record Search for the Project site and vicinity was performed by CRM TECH in November 2022. A Cultural Resources Assessment for the Project was conducted by CRM TECH and dated December 1, 2022 (See Appendix C).

a) **No Impact.** Following the establishment of Mission San Gabriel in 1771, the San Bernardino Valley became a part of the mission's vast land holdings. The name "San Bernardino" was bestowed on the region when the Asistencia and an associated mission rancho, both bearing that name, were established in present-day Loma Linda. After gaining independence from Spain in 1821, Mexico began to secularize/dismantle the mission system in Alta California. During the next 12 years, former mission ranchos throughout Alta California were divided and granted to various prominent citizens of the area. In 1842, the former mission rancho of San Bernardino was granted to members of a prominent Los Angeles family, the Lugos. After the American annexation of Alta California in 1848, the Lugos sold the entire land grant in 1851 to a group of Mormon settlers who promptly founded the town of San Bernardino, one of the first non-Indian settlements in the Inland Empire.

A few miles northeast of San Bernardino the present-day Highland area received the earliest Euroamerican settlers (mid-1850s). The name "Highland" was adopted by the settlers in 1883 when the area had a large enough population to warrant the establishment of a school district, and the town of Highland was laid out in 1891. During much of the 20th century, Highland remained a small rural settlement best known for citrus cultivation. In recent decades, Highland experienced rapid growth as a bedroom community in Los Angeles which culminated in its incorporation in 1987.

The Project site consists of 9 adjacent parcels which until recently supported a variety of light industrial and related outdoor storage uses. These uses were demolished in December 2022 and the site is currently vacant. Prior to the recent demolition, the site was evaluated and five parcels were found containing buildings that were modern in origin or had been modernized/altered to such an extent that they no longer retained sufficient historical character to relate to their period of origin. Two were

commercial properties that were previously recorded and found not to qualify as "historical resources" under CEQA provisions. The current Cultural Resources Assessment concurs with this finding.

The buildings on the remaining four parcels were all single-family residences that dated to the 1940-1950 era and retained a recognizable level of historical character despite various degrees of past alterations. Therefore, these four properties were recorded into the California Historical Resources Inventory and were designated temporarily as Sites 3879A-1H to 3879A-4H, pending assignment of official identification numbers. None of these four properties met any of the criteria for listing in the California Register of Historical Resources, and therefore none met the statutory definition of a "historical resource" under CEQA. No other potential "historical resources" were encountered during preparation of the Cultural Resources Assessment which concluded that no "historical resources" existed within the Project area so the City allowed their demolition in December 2022.

The Project site did not contain any structures that could be considered historic in nature. Therefore, the Project would not result in any adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5. Additionally, in accordance with Assembly Bill 52 (AB 52), which added various provisions to the California Public Resources Code (PRC) that concern Tribal Cultural Resources, including Section 21080.3.1(d), the City is in the process of consulting with the San Manuel Band of Mission Indians - Kizh Nation and the Gabrieleno Band of Mission Indians. No historic resources have been identified on the Project site by either Tribe. As such, the Project will have no impact on historical resources and no mitigation is required.

b) **Less than Significant with Mitigation Incorporated.** The San Bernardino Valley and adjacent San Bernardino Mountains have been inhabited by Native American tribes for thousands of years. The present-day Highland area is a part of the homeland of the Serrano people which is centered in the San Bernardino Mountains but also includes part of the San Gabriel Mountains, much of the San Bernardino Valley, and the Mojave River valley in the southern portion of the Mojave Desert. The name "Serrano" was derived from a Spanish term meaning "mountaineer" or "highlander."

Although contact with Europeans may have occurred as early as 1771, Spanish influence on the Serrano was minimal until the early 1800s when a mission asistencia was established on the southern edge of Serrano territory. By the end of the mission era in 1834, most of the Serrano in the western portion of their traditional territory were removed to the nearby missions. In the eastern portion, a series of punitive expeditions in 1866-1870 resulted in the death or displacement of almost all remaining Serrano population in the San Bernardino Mountains. Today, most Serrano descendants are affiliated with the Yuhaaviatam of San Manuel Nation, formerly known as the San Manuel Band of Mission Indians), the Morongo Band of Mission Indians, or the Serrano Nation of Indians.

The Project site is located in proximity to the Lytle Creek Channel which is considered a sensitive archaeological area in the City's General Plan and through consultation with the Gabrieleno Band of Mission Indians - Kizh Nation (GBMI-KN) and the San Manuel Band of Mission Indians (SMBMI(see Appendix C). In order to comply with CEQA Guidelines Section 15064.5, PRC 5097.98(d)(1), the Native American Graves Protection and Repatriation Act (NAGPRA), and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), the proposed Project will incorporate **Mitigation Measures CUL-1 through CUL-6** to reduce potentially significant impacts to previously undiscovered archaeological resources to a less than significant level. With implementation of the recommended mitigation measures, potential impacts to sensitive archaeological resources will be reduced to less than significant levels relative to GBMI-KN resources.

In addition, the Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians, indicated the site is within their tribe's ancestral territory and thus is of interest to

them. The YSMN recommended **Mitigation Measures CUL-7 and CUL-8** to address potential impacts to their tribal resources (see Appendix C).

Mitigation Measures

CUL-1 **Retain a Native American Monitor/Consultant.** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians - Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

CUL-2 **Unanticipated Discovery of Tribal Cultural and Archeological Resources.** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.

CUL-3 **Public Resources Code Sections 21083.2(b) for Unique Archaeological Resources.** Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

CUL-4 **Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting,

clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-5 **Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, Tribal monitors representing the San Manuel Band of Mission Indians shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within SMBMI-CUL-1, and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-6 **Treatment of Cultural Resources.** If a pre-contact cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the Monitoring and Treatment Plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment. Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during

Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.). Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can include the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

CUL-7 **Tribal Consultation.** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and an archaeologist meeting the Secretary of Interior's professional qualification standards in archaeology shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally,the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in TCR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

CUL-8 **Tribal Resources.** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

c) **Less than Significant with Mitigation Incorporated.** Although the San Bernardino Valley has been inhabited by Native Americans for thousands of years, no known human remains are anticipated to be located on or beneath the Project site. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface, which may be encountered during construction excavations associated with the Project. Similar to the discussion in Threshold 4.5.a above regarding archaeological resources, it is also possible to encounter buried human remains during construction given the proven prehistoric occupation of the region, the identification of multiple surface archaeological resources within a half-mile of the Project site, and the favorable natural conditions that would have attracted prehistoric inhabitants to the area. As a result, **Mitigation Measures CUL-9 through CUL-15** have been incorporated to ensure any buried human remains related to the Gabrieleno Band of Mission Indians - Kizh Nation (GBMI-KN) or the Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians, will be properly preserved. With implementation of the recommended mitigation measures, potential impacts to buried human remains related to GMBI-KN and YSMN will be reduced to less than significant levels as a result of construction of the proposed warehouse Project.

Mitigation Measures

CUL-9 **Unanticipated Discovery of Human Remains and Associated Funerary Objects.** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

CUL-10 **Resource Assessment and Continuation of Work Protocol.** Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

CUL-11 **Kizh-Gabrieleno Procedures for Burials and Funerary Remains**. If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

CUL-12 **Treatment Measures.** Prior to the continuation of ground-disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

CUL-13 **Professional Standards.** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

CUL-14 **Inadvertent Discoveries of Human Remains/Funerary Objects.** In the event that any human remains are discovered within the Project area, ground-disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations

within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

CUL-15 **Human Remains.** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

4.6 – Energy

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption or energy resources, during project construction or operation?	☐	☐	☑	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☑	☐

CARB Low Carbon Fuel Standard Regulation

CARB initially approved the Low Carbon Fuel Standard (LCFS) regulation in 2009, identifying it as one of the nine discrete early action measures in its original 2008 Scoping Plan to reduce California's GHG emissions. Originally, the LCFS regulation required at least a 10% percent reduction in the carbon intensity of California's transportation fuels by 2020 (compared to a 2010 baseline). On September 27, 2018, CARB approved changes to the LCFS regulation that require a 20% reduction in carbon intensity by 2030. These regulatory changes exceed the assumption in CARB's 2017 Climate Change Scoping Plan, which targeted an 18% reduction in transportation fuel carbon intensity by 2030 as one of the primary measures for achieving the state's GHG 2030 target.

According to the *GHG Report*, the California Department of Tax and Fee Administration, statewide taxable sales figures indicate a total of 13,822 million gallons of gasoline and 3,142 million gallons of diesel fuel were sold in California in 2021. Although exact estimates are not available by county, the *GHG Report* indicates that San Bernardino County accounted for approximately 6.5% and 9.0% of total statewide gasoline and diesel sales, respectively, in 2020.

Renewable Portfolio Standard Program

In 2002, California established its Renewables Portfolio Standard (RPS) Program, with the goal of increasing the percentage of renewable energy in the state's electricity mix to 20 percent of retail sales by 2017. The *2003 Integrated Energy Policy Report* recommended accelerating that goal to 20 percent by 2010, and the *2004 Energy Report Update* further recommended increasing the target to 33 percent by 2020. The state's *Energy Action Plan* also supported this goal. In 2006 under Senate Bill 107, California's 20 percent by 2010 RPS goal was codified. The legislation required retail sellers of electricity to increase renewable energy purchases by at least one percent each year with a target of 20 percent renewables by 2010. Publicly owned utilities set their own RPS goals, recognizing the intent of the legislature to attain the 20 percent by 2010 target.

On November 17, 2008, Governor Schwarzenegger signed Executive Order S-14-08 requiring "all retail sellers of electricity shall serve 33 percent of their load with renewable energy by 2020." The following

year, Executive Order S-21-09 directed the California Air Resources Board, under its AB 32 authority, to enact regulations to achieve the goal of 33 percent renewables by 2020.

In October 2015, Governor Brown signed Senate Bill 350 to codify ambitious climate and clean energy goals. One key provision of SB 350 is for retail sellers and publicly owned utilities to procure "half of the state's electricity from renewable sources by 2030."

The State's RPS program was further strengthened by the passage of SB 100 in 2018. SB 100 revised the State's RPS Program to require retail sellers of electricity to serve 50% and 60% of the total kilowatt-hours sold to retail end-use customers be served by renewable energy sources by 2026 and 2030, respectively, and requires 100% of all electricity supplied come from renewable sources by 2045.

On a regional level, The *GHG Report* inducates Southern California Edison (SCE) is the electricity utility provider in the Project region. In 2021, SCE sold approximately 82,048 million kilowatt-hours (kWh) of electricity and approximately 43% of the electricity that SCE delivered to customers came from carbon-free resources, including solar energy (approximately 15%), wind energy (approximately 10%), and geothermal energy (approximately 6%). In comparison, the *GHG Report* indicates Southern California Gas Company (SCGC) provides natural gas service in the Project region and is the principal distributor of natural gas in Southern California for residential, commercial, and industrial uses. The annual sale of natural gas by SCGC to all of its users in 2022 was approximately 5.23 million kiloBritish Thermal Units (kBtu).

Note: The analysis provided below is based on use of the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 in the Energy Analysis[10] prepared by MIG in June 2023 (Appendix A).

a) **Less than Significant Impact.** Implementation of the Project would increase the demand for electricity and natural gas at the project site and gasoline consumption in the region during construction and operation. These potential increases are discussed in more detail below.

It should be noted the Energy and Greenhouse Gas Emissions (GHG) Study prepared by MIG (Appendix A) included a number of "project design features" that were included in the analysis of energy and GHG impacts (i.e., they are not mitigation measures). These features, which are based on the example best practices identified in the California Attorney General Office's "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act" document, will be incorporated as conditions of approval for the Project and are summarized in Table 6-1, *Project Energy/GHG Conditions of Approval.*

Table 4.6-9
Project Energy/GHG Conditions of Approval

Project Design Feature	Condition of Approval (COA) Needed	How the COA Reduces Energy and GHG Emissions
Use of Zero Emission On-site Operations Equipment (forklifts, pallet jacks, etc.)	The Applicant will require the use of electric forklifts, pallet jacks, and other cargo/material handling equipment as a lease condition / condition of sale.	The use of electric forklifts and other equipment avoids on-site emissions from diesel-, compressed natural gas- and other fossil-fuel-powered types of this equipment.

Project Design Feature	Condition of Approval (COA) Needed	How the COA Reduces Energy and GHG Emissions
Cool/Reflective Roof Materials	The Applicant has designed the proposed Project to include the use of light colored roofing materials with a solar reflective index (SRI) not less than 78.	The use of light colored roofing materials reduces heat gain and energy usage associated with building heating and cooling systems.
Solar-ready Building Roof	The Applicant has designed the proposed building's roof to facilitate and optimize the future installation of a solar photovoltaic (PV) system.	The installation of solar PV system will reduce facility energy demand and indirect emissions associated with energy production.
Cool Pavements	The Applicant has designed the Project's parking areas and drive aisles to be constructed with a solar-reflective cool pavement (concrete).	The use of solar-reflective cool pavements reduces heat island effects that can lead to increased demand for energy in building heating and cooling systems.
Electrical Rooms	The Applicant has designed the proposed building's electrical maintenance rooms to be 25% larger than required for the current building design.	The installation of a larger electrical room supports the future installation and expansion of emissions reduction infrastructure such as solar PV systems, alternative space and water heating systems, electric vehicle/truck charging equipment, etc.
Off-road Equipment Selection	The Applicant shall require construction bid, contract, procurements, and other similar documents including a requirement for the contractor to use the highest rated California Air Resources Board (CARB) engine tier technology available at the time of construction unless proof is provided that such equipment is not available and cannot be reasonably obtained from other sources within the jurisdiction of the SCAQMD.	The use of late-model off-road equipment meeting CARB and U.S. EPA Tier 3 and Tier 4 emissions standards (either through the original equipment manufacturer or the use of retrofit devices that reduce specific pollutant emissions) reduces construction emissions and potential pollutant concentrations at sensitive receptor locations.

Project Design Feature	Condition of Approval (COA) Needed	How the COA Reduces Energy and GHG Emissions
Electric-powered hand tools, forklifts, and pressure washers	The Applicant shall require construction bid, contract, procurements, and other similar documents including a requirement for the contractor to electric-powered hand tools, forklift, and pressure washers during Project construction. The Applicant shall also require the construction contractor to designate an area where electric-powered construction vehicles and equipment can charge.	The use of electric-powered hand tools, forklifts, and pressure washers on-site emissions from diesel-, compressed natural gas- and other fossil-fuel-powered types of this equipment.
Electric Service During Construction	The Applicant shall require construction bid, contract, procurements, and other similar documents including a requirement for the contractor to provide temporary electrical utility service to the construction site and limit the use of diesel-powered generators.	Connecting to electric service during construction and limiting the use of diesel-powered generators minimizes on-site emissions during construction.

Electricity

Construction. Temporary electric power would be required for lighting and electronic equipment (e.g., computers) located in trailers used by the construction crew. In addition, onsite electrical hookups are used to power handheld construction equipment such as saws, nailguns, drills, etc. Project construction is estimated to require approximately 2,222 kiloWatt hours (kWh) of electricity for worker trips. However, the electricity used for such activities would be temporary and would have a negligible contribution to the Project's overall energy consumption.

Operation. During operation of the new warehouse, the Project would consume electricity from appliance operation, general building systems (e.g., lighting, heating, ventilation, and air conditioning (HVAC) equipment, and outdoor lighting. Based on estimates generated by CalEEMod, the proposed Project would consume approximately 1,426,594 kWh per year of electricity. In 2021, SCE sold approximately 82,048 million kWh of electricity to all its customers so Project consumption would equal less than 0.002% of SCE service supplies in 2021. The proposed Project would be required to comply with the standards contained in the CalGreen Code (i.e., Part 11 of the Title 24 Building Code) that requires the warehouse building constructed at the site meet energy efficiency standards that improve upon those from previous years. Title 24 standards include limits on lighting levels and fixtures, amount and type of air conditioning that can be provided, hot water heating, and reduced consumption standards for electric appliances.

Electricity would also be consumed by the operation of electric vehicles by future workers and customers traveling to and from the site. As estimated in CalEEMod, based on the trip generation rates and trip distances provided for in the Urban Crossroads traffic memorandums / SCAQMD guidance document, the proposed Project is anticipated to generate approximately 3,769,501 vehicle miles

traveled (VMT) on an annual basis. The average fuel economies and vehicle fleet mix attributable to the proposed Project were used to estimate the amount of electricity consumed from vehicle trips associated with the proposed Project. The Project is estimated to consume approximately 19,017 kWh of electricity from vehicle fuel consumption on an annual basis (see Appendix A). The estimating of electricity used by vehicles is a relatively recent occurrence generated by the increase in electric passenger vehicles, although electric onsite equipment such as forklifts and "yard hogs" is much more common. Electric vehicles and equipment must been safety and energy efficiency standards promulgated by the Federal Occupational Safety and Health Administration (OSHA). Therefore, the use of electricity by vehicles on and off the Project site is considered to be efficient and not wasteful.

The proposed Project would also indirectly benefit from other, regulatory actions taken at the state level. For example, SB 100 requires 60% of the power purchased by California come from renewable sources by 2030. SB 100 further requires all retail electricity be carbon-free by 2045, and SB 1020 sets an interim target of having 90% of supplied retail electricity be carbon-free by 2035. Based on these state-wide mandates, electricity consumed at the site will become more and more green (e.g., not requiring the burning of fossil fuels), which will lead to the more efficient use of energy resources.

Although electricity would increase at the site under implementation of the Project, the proposed facility would be designed to the 2022 Title 24 Building Code standards, and benefit from other actions taken at the State level. Furthermore, as discussed in Section 2.8, Project Characteristics (Project Design Features). the proposed Project includes site features that support the future installation of the electrical infrastructure necessary to support EV charging at truck docks in the future, which would support the transition to zero-emission trucks / near zero-emission trucks over the next few decades. For these reasons, the electricity consumed by the Project is not considered to be inefficient or wasteful.

Natural Gas

Construction. Natural gas consumption is not anticipated during construction of the Project. Fuels used for construction would generally consists of diesel and gasoline, which are discussed in the next subsection. Any amounts of natural gas that may be consumed during Project construction would be nominal and would have a negligible contribution to the Project's overall energy consumption.

Operation. Natural gas consumption would be required during operation of the Project for various purposes, such as hot water and building HVAC. Based on estimates generated by CalEEMod, the proposed Project would consume approximately 4,684,741 thousand British Thermal Units (kBTU) per year of natural gas. The annual sale of natural gas by SCGC to all of its users in 2022 was approximately 5,230 million kBTU, therefore, the Project would consume less than 0.001 of SCGC's annual service in the region. Although natural gas consumption would increase at the site under implementation of the Project, the building envelope, HVAC, lighting, and other systems, would likely be more efficient than other warehouses in the area, because of the energy efficiency requirements outlined in the 2022 Title 24 Building Code. For example, Title 24 sets energy consumption limits for appliances such as furnaces and ovens that use natural gas which makes them very efficient to older less efficient models in use in older facilities. Therefore, the natural gas that would be consumed by the Project is not considered to be inefficient or wasteful.

Diesel and Gasoline Fuel

Construction. Diesel and gasoline fuels, also referred to as petroleum in this subsection, would be consumed throughout construction of the Project. Fuel consumed by construction equipment would be the primary energy resource consumed over the course of construction, and VMT associated with the transportation of construction materials (e.g., deliveries to the site) and worker trips to and from the site

would also result in petroleum consumption. Whereas on-site, heavy-duty construction equipment and delivery trucks would predominantly use diesel fuel, construction workers would generally rely on gasoline-powered vehicles to commute to and from the Project site.

The operation of heavy-duty, off-road equipment associated with Project construction would consume approximately 10,533 gallons of diesel fuel. Worker, vendor, and hauling trips associated with Project construction are estimated to consume approximately 17,944 and 9,907 gallons of gasoline and diesel fuel, respectively. In total, Project construction is estimated to require approximately 17,944 gallons of gasoline and 20,440 gallons of diesel.

The *GHG Report* indicates that San Bernardino County accounted for approximately 898.5 million gallons of gasoline and 282.8 million gallons of diesel fuel sales in the state in 2020. Project construction would therefore represent 0.002% of the gasoline sold in the state and 0.007% of the diesel fuel sold in the state in 2020. On- and off-road petroleum-powered vehicles/equipment would be subject to various rules and regulations at the federal and state levels. On the federal level, on-road vehicles would be subject to the SAFE Vehicles Rule. On the state level, off-road equipment at the site would also be required to comply with CARB's Airborne Toxic Control Measures, which restricts heavy-duty diesel vehicle idling to five minutes. In addition, the efficiency of petroleum use is related to numerous other state-wide regulations and programs, such as the LCFS (on- and off-road vehicles/equipment), ACC Program (on-road passenger vehicles), and ACT Program (on-road trucks). In addition, on the local level (i.e., immediate Project-level) project design features contained in the Air Quality and Health Risk Assessment Report prepared for the proposed Project, would require the use of later engine model years (i.e., equipment meeting U.S. EPA and CARB Tier III Final Emission Standards). Since petroleum use during construction would be temporary and is a necessary component when conducting development activities, it would not be wasteful or inefficient. Note that Project Design Features are detailed in Section 2.8, Project Characteristics (Project Design Features).

Operation. Gasoline and diesel would be consumed during operation of the proposed Project. Both forms of petroleum fuel would be consumed from future workers and customers traveling to and from the site. As estimated in CalEEMod, based on the trip generation rates and trip distances provided for in the Urban Crossroads traffic memorandums / SCAQMD guidance document, the proposed Project is anticipated to generate approximately 3,769,501 VMT on an annual basis. Based on the average fuel economies and vehicle fleet mix attributable to the proposed Project, vehicle trips associated with the proposed Project are estimated consume approximately 25,320 and 275,459 gallons of gasoline and diesel, respectively, on an annual basis. These fuel consumption estimates are based on vehicle efficiency in 2024, and would decrease in future years as trucks become more fuel-efficient and zero emission vehicle (ZEV) trucks are more commonly available and used within San Bernardino County.

The *GHG Report* indicates that San Bernardino County accounted for approximately 898.5 million gallons of gasoline and 282.8 million gallons of diesel fuel sales in the state in 2020. Project operation would therefore represent 0.002% of the gasoline sold in the state and 0.02% of the diesel fuel sold in the state in 2020.

There are numerous regulations in place that require and encourage fuel efficiency. For example, CARB has adopted an approach to passenger vehicles by combining the control of smog-causing pollutants and GHG emissions into a single, coordinated package of standards. The approach also includes efforts to support and accelerate the number of plug-in hybrids and ZEVs in California. In addition, per the requirements identified in SB 375, CARB adopted a regional goal for the SCAG region of reducing per-capita GHG emissions from 2005 levels by 8% by 2020 and 19% by 2035 for light-duty passenger vehicles. The SB 375 goal would help reduce emissions from worker and customers trips at the site. The proposed Project would also benefit from actions taken at the state level with regard to the ACT

Program and Sustainable Freight Plan. The implementation of these programs will help reduce the number of diesel trucks on California roadways and improve the fuel efficiency of those diesel trucks that remain in operation. Accordingly, operation of the Project is expected to decrease the amount of petroleum it consumes in the future due to advances in fuel economy.

Although the Project would increase petroleum use in the region during construction and operation, the calculations above indicate the amount would be a small fraction of the statewide use, and would have its overall fuel consumption decrease over time. As such, petroleum consumption associated with the Project would not be considered inefficient or wasteful and would result in less than significant energy use impacts and no mitigation is required.

b) **Less than Significant Impact.** The proposed Project would not conflict with nor obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. As discussed above, the project would be subject to the California Title 24 Building Code energy efficiency standards for non-residential buildings, which would help reduce energy consumption. Equipment and vehicles associated with construction and operation of the project would also be subject to fuel standards at the state and federal level. The project would inherently benefit from programs implemented to achieve the goals of the Sustainable Freight Plan, such as the turnover of older, less fuel-efficient trucks, as fuel economy standards are rolled out and ZEV trucks becomes more widely available and cost-effective for business. The Project would not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant and no mitigation is required.

4.7 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☐	☑
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	☐	☐	☑	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☑	☐

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐

An updated comprehensive geotechnical constraints report[11] was prepared for the Project site by Southern California Geotechnical dated September 7, 2022 (*Geo Report*, **Appendix D1**). An Infiltration Report[12] was also prepared by SCG dated September 8 2022 (**Appendix D2**).

a.i) **Less than Significant Impact.** The Project site is not located in a known fault zone, however, there are numerous regional faults[13] in and surrounding the City of Highland. The southern branch of the San Andreas fault runs through the northern portion of Highland and the San Bernardino Mountains, although the Project site is southwest of this fault zone. Additionally, the San Jacinto fault zone is located approximately 4.5 miles southwest of the City of Highland, and the Project site is northeast of this fault. The Project is located in an area subject to strong ground shaking from earthquakes, and significant damage to structures during a large earthquake may occur.[14] Structures should be designed to resist collapse and provide reasonable protections from injury. Adhering to the design and repair requirements adopted from the 2019 California Building Code (CBC)[15] will be sufficient for protecting persons and structures from potential significant impacts. With this regulatory compliance, impacts are determined to be less than significant and no mitigation is required.

a.ii) **Less than Significant Impact.** The Project site is subject to strong groundshaking given its proximity to fault zones and Southern California location. The *Geo Report* indicates the site could be subject to horizontal ground acceleration of 0.871 g or almost 90% of the force of gravity exerted horizontal to the ground surface (acceleration at 1.0 second period or S_1). Per the City's General Plan, the potential for ground shaking and seismic-related damages are less significant the farther a development is from the San Andreas fault zone.[16]

The Project is subject to the seismic design standards of the CBC, and while structures may be damaged during earthquakes, adherence to these design requirements will minimize damage to property within the structure, as they are designed to not collapse, and thus protect occupants of those structures as well. The CBC is intended to provide minimum requirements to prevent major structural failure and loss of life. With regulatory compliance with the CBC, potential impacts due to strong ground shaking would be less than significant and no mitigation is required.

a.iii) **Less than Significant Impact.** Liquefaction is a form of ground failure that occurs when soil transforms from a solid state to liquefied condition due to intense seismic ground shaking. Liquefaction typically occurs in loose granular materials, with saturated silt and clay contents, at shallow groundwater tables less than 50 feet from the surface. Part of the City of Highland is susceptible to liquefaction and ground failure from seismically induced ground shaking. However, the City's General Plan indicates that the Project site is not located in an area with a high susceptibility to liquefaction.[17] Most of Highland, including the Project site, is located over the San Bernardino portion of the Upper Santa Ana Valley groundwater basin, also referred to as the Bunker Hill Subbasin.[18] Groundwater wells in Highland near the Project site have been recorded as having a depth below ground surface between 200 and 500 feet, significantly deeper than wells typically susceptible to liquefaction and ground failure.[19]

The *Geo Report* states the San Bernardino County Land Use Plan, Geologic Hazard Overlays, Redlands Quadrangle, FH31C, indicates that the Project site is not located within a zone of liquefaction susceptibility. In addition, the subsurface conditions at the boring locations are not considered to be conducive to liquefaction. These conditions generally consist of medium-dense to very dense, well-graded, granular soils, and no evidence of a historic high ground water table within the upper 50 feet of

the ground surface. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations and documented in the *Geo Report*, liquefaction is not considered to be a design concern for this Project.[20]

The *Geo Report* indicates that the Project area is not susceptible to subsidence in soils below the zone of removal during construction operations[15]. Ground subsidence is estimated to be 0.1 foot but the actual amount will vary depending on the machinery and frequency of use. Impacts will be less than significant per the *Geo Report,* and the Project will be required to comply with the recommendations of the *Geo Report*. With this regulatory compliance, impacts will be less than significant and no mitigation is required.

a.iv) **No Impact.** The City's General Plan outlines areas in Highland susceptible to landslides which are in the foothill areas of the San Bernardino Mountains. The Project site is generally flat and not located in an area with a high susceptibility to landslide or ground subsidence.[15] There will be no impacts and no mitigation is required.

b) **Less than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The Project site is vacant and located in an already developed area of Highland, so there is the potential to expose surface soils to wind and water erosion during construction activities and moving vehicles. However, wind erosion would be minimized through soil stabilization measures required by SCAQMD Rule 403 (Fugitive Dust), such as daily watering. Water erosion would be prevented through the City's standard erosion control practices required pursuant to the CBC and the National Pollution Discharge Elimination System (NPDES) regulations, such as silt fencing, fiber rolls, or sandbags. Following Project construction, the site itself would consist of mostly impervious surfaces and landscaping. Impacts related to soil erosion would be less than significant with implementation of existing regulations and no mitigation is required.

c) **Less than Significant Impact.** Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to a combination of gravity and ground shaking. Lateral spreading has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to a lesser extent on ground surfaces with a very gentle slope. As previously discussed, the Project site is in an area with a low susceptibility to liquefaction, and thus a low potential for lateral spreading to occur on the Project site.[15] The Project site is vacant and located in a flat developed area, and any soil instability on the Project site would not be cause for a landslide (see also discussion under Threshold 5.7.a.iv above).

The *Geo Report* conducted on the Project site determined that development was feasible with consideration to seismic design standards outlined in the CBC.[15] The Project is required to be constructed in accordance with the CBC and the recommendations of the *Geo Report*. These actions are considered regulatory compliance and not unique mitigation under CEQA. Therefore, regulatory compliance would limit hazard impacts arising from unstable soils to less than significant levels and no mitigation is required.

d) **No Impact.** The Geo Study determined that near-surface soils in the Project site are non-expansive, and so there are no design considerations warranted for expansive soils.[15] No impacts will occur.

e) **No Impact.** The Project area is served by the City's municipal sewer system.[21] The proposed Project would connect to this system and would not require use of septic tanks. No impact will occur.

f) **Less than Significant with Mitigation Incorporated.** The Project site consists of nine previously disturbed parcels and a number of light industrial, truck storage, and residential structures were removed from the site in December 2022. Any buried paleontological resources would likely have been already been uncovered or destroyed during these activities. However, it is still possible that fossiliferous materials may be found at depth below the site during Project grading.

In the event that paleontological materials are uncovered, **Mitigation Measures GEO-1 through GEO-4** are recommended to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during Project implementation to a less than significant level. With implementation of the recommended mitigation measures, potential impacts to paleontological resources will be reduced to less than significant levels as a result of construction of the proposed warehouse.

Mitigation Measures

GEO-1 **Conduct Paleontological Sensitivity Training for Construction Personnel.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.

GEO-2 **Conduct Periodic Paleontological Spot Checks During Grading and Earth-moving Activities.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct periodic Paleontological Spot Checks beginning at depths below six (6) feet to determine if construction excavations have extended into older Quaternary deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for Paleontological Resources will be required. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.

GEO-3 **Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.** In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where

construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

GEO-4 **Prepare Report Upon Completion of Monitoring Services.** Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, the City, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

4.8 – Greenhouse Gas Emissions

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☑	☐

Note: The analysis provided below is based on use of the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 as outlined in the Greenhouse Gas Emissions Analysis[10] performed by MIG in June 2023 (See Appendix A).

a) **Less than Significant Impact.** Gases that trap heat in the atmosphere and affect regulation of the Earth's temperature are known as greenhouse gases (GHGs). GHG that contribute to climate change are a different type of pollutant than criteria or hazardous air pollutants because climate change is global in scale, both in terms of causes and effects. Some GHG are emitted to the atmosphere naturally by biological and geological processes such as evaporation (water vapor), aerobic respiration (carbon dioxide), and off-gassing from low oxygen environments such as swamps or exposed permafrost (methane); however, GHG emissions from human activities such as fuel combustion (e.g., carbon dioxide) and refrigerants use (e.g., hydrofluorocarbons) significantly contribute to overall GHG concentrations in the atmosphere, climate regulation, and global climate change. The 1997 United Nations' Kyoto Protocol international treaty set targets for reductions in emissions of four specific GHGs

– carbon dioxide, methane, nitrous oxide, and sulfur hexafluoride – and two groups of gases – hydrofluorocarbons and perfluorocarbons. These GHG are the primary GHG emitted into the atmosphere by human activities. The six most common GHG's are described below.

- Carbon Dioxide (CO_2)
- Methane (CH4)
- Nitrous oxide (N2O)
- Sulfur hexafluoride
- Hydrofluorocarbons (HFCs) and
- Perfluorocarbons (PFCs).

GHG emissions from human activities contribute to overall GHG concentrations in the atmosphere and the corresponding effects of global climate change (e.g., rising temperatures, increased severe weather events such as drought and flooding). The potential for a GHG to absorb and trap heat in the atmosphere is considered its global warming potential (GWP). The reference gas for measuring GWP is CO_2, which has a GWP of one. By comparison, CH_4 has a GWP of 25, which means that one molecule of CH_4 has 25 times the effect on global warming as one molecule of CO_2. Multiplying the estimated emissions for non-CO_2 GHGs by their GWP determines their carbon dioxide equivalent (CO_2e), which enables a project's combined global warming potential to be expressed in terms of mass CO_2 emissions.

SCAQMD GHG Thresholds

The proposed Project would generate GHG emissions from both short-term construction and long-term operational activities. As described in more detail below, the Project would not generate GHG emissions that exceed SCAQMD-recommended GHG thresholds. In order to provide guidance to local lead agencies on determining the significance of GHG emissions in their CEQA documents, the SCAQMD convened the first GHG Significance Threshold Working Group (Working Group) meeting on April 30, 2008. To date, the SCAQMD has not adopted a numerical threshold for determining the significance of GHG emissions in the Basin; however, as an interim threshold based on guidance provided in the CAPCOA *CEQA and Climate Change* handbook, the SCAQMD has considered adopting and recommending for use a non-zero threshold that captures approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD in 2019 using this interim method is 10,000 Metric Tons of CO2 equivalents ($MTCO_2e$) per year for industrial projects.

The SCAQMD's interim 10,000 $MTCO_2e$ per year for industrial land uses was intended to address GHG emissions through the Year 2020, consistent with AB 32 GHG emissions reduction goals at the state level. Since the proposed Project would become operational as early as 2024 (i.e., four years after 2020), the 10,000 $MTCO_2e$ per year interim threshold is not directly applicable to the proposed Project. As such, in addition to the 10,000 $MTCO_2e$ per year interim threshold, this analysis also uses a Project-specific GHG emissions goal of 6,000 $MTCO_2e$ per year, which demonstrates progress towards the state's next GHG emission reduction goal in 2030 (i.e., 40 percent below 1990 levels by 2030).

The 6,000 $MTCO_2e$ per year goal was developed by taking the SCAQMD's 10,000 $MTCO_2e$ per year, which was the threshold to reduce emissions back to 1990 levels, and reducing it by 40 percent (10,000 $MTCO_2e$/yr (1 - 0.4) = 6,000 $MTCO_2e$/yr). This reduction is consistent with the GHG reductions required under SB 32. This linear reduction approach oversimplifies the threshold development process. The City is not adopting nor proposing to use 6,000 MTCO2e as a CEQA GHG threshold for general use; rather, it is only intended for to provide additional context and information on the magnitude of the proposed Project's GHG emissions.

Project GHG Emissions

The proposed Project would generate GHG emissions from both short-term construction and long-term operational activities. As described in more detail below, the proposed Project would not generate short-term or long-term emissions that exceed the SCAQMD GHG interim threshold of 10,000 $MTCO_2e$ per year or the Project-specific goal of 6,000 $MTCO_2e$ per year.

Construction. Construction activities would generate GHG emissions primarily from equipment fuel combustion as well as worker, vendor, and haul trips to and from the Project site during demolition, site preparation, grading, building construction, paving, and architectural coating activities. Construction activities would cease to emit GHG upon completion, unlike operational emissions that would be continuous year after year. Accordingly, the SCAQMD recommends amortizing construction GHG emissions over a 30-year period and including them with operational emissions estimates. This normalizes construction emissions so that they can be grouped with operational emissions and compared to appropriate thresholds, plans, etc. GHG emissions from construction of the proposed Project were estimated using CalEEMod, Version 2020.4.0 based on the anticipated construction schedule and construction activities. The proposed Project's total construction emissions, as estimated using CalEEMod V.2020.4.0, are shown in Table 4.8-1, *Construction GHG Emissions*.

Table 4.8-10
Construction GHG Emissions

Construction Year	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	CO_2e
2023	326.4	0.1	<0.1	332.6
2024	4.4	0.1	<0.1	4.4
Total	326.4	0.1	<0.1	332.6
Amortized (over 30 years)	8.2	0.1	<0.1	8.3

Source: Table 6-2, MIG 2023 (Appendix A)

Operations. Once operational, the proposed Project would generate emissions of GHG from area, energy, mobile, water/wastewater, and solid waste sources. The proposed Project's operational GHG emissions are shown in Table 4.8-2, *Operational GHG Emissions*.

Table 4.8-11
Operational GHG Emissions

Source	GHG Emissions (MT/YR)[1]			
	CO_2	CH_4	N_2O	$MTCO_2e$
Mobile	3,335.6	0.2	0.4	3,471.8
Area	<0.1	<0.1	0.0	<0.1
Energy	137.0	<0.1	<0.1	137.8
Waste	46.4	2.7	0.0	115.0
Water	134.2	1.8	<0.1	193.2
Amortized Construction	8.2	<0.1	<0.1	8.3
Total	**3,597.2**	**4.8**	**0.5**	**3,926.0**
SCAQMD 2020 Interim Threshold				10,000
Project-specific 2030 GHG Emissions Goal				6,000
SCAQMD Interim Threshold or Project-specific Goal Exceeded?				No

Source: Table 6-3, MIG 2023 (Appendix A)
[1] <0.1 means that emissions are greater than zero but less than 0.05.

As shown in Table 4.8-2, the proposed Project's potential increase in GHG emissions would be below the SCAQMD's 2020 interim threshold for industrial land uses of 10,000 $MTCO_2e$ per year, as well as the Project-specific goal of 6,000 $MTCO_2e$ that demonstrates progress toward the State's 2030 GHG emission reduction goals. Therefore, the proposed Project would not generate GHG emissions that have the potential to exceed SCAQMD thresholds. Impacts would be less than significant and no mitigation is required.

It should also be noted the Energy and Greenhouse Gas Emissions (GHG) Study prepared by MIG (Appendix A) included a number of "project design features" that were included in the analysis of energy and GHG impacts (i.e., they are not mitigation measures). These features, which are based on the example best practices identified in the California Attorney General Office's "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act" document, will be incorporated as conditions of approval for the Project and are summarized in Table 6-1, *Project Energy/GHG Conditions of Approval,* in Section 4.6, *Energy.*

b) **Less than Significant Impact.** The proposed Project would not conflict with CARB's Scoping Plan, Sustainable Freight Plan, ACT Program, or regional RTP/SCS. The Project's consistency with these plans is described in more detail below.

CARB Scoping Plan

The *2022 Climate Change Scoping Plan* is CARB's primary document used to ensure State GHG reduction goals are met. The *2022 Climate Change Scoping Plan's* primary objective is to identify the measures needed to achieve the 2030 reduction target established under SB 32 and have the state achieve carbon neutrality by 2045, as established by AB 1279. The major elements of the plan are generally geared toward actions either CARB or other state entities will pursue, such as, but not limited to:

- Creation and future implementation of the Carbon Capture, Removal, Utilization, and Storage Program required by SB 905.

- Reducing embedded GHG emissions in supplied retail electricity by increasing the amount of electricity generated and supplied to the grid from renewable resources, consistent with the requirements identified in SB 100 and SB 1020 (i.e., 60% by 2030, 90% by 2035, 95% 2040, and 100% by 2045).
- Expansion of non-petroleum fueling stations across the state to support the transition to electric, hydrogen, and other alternatively-powered vehicles (e.g., through AB 2127 and SB 1075) while also increasing the use of mass transit, carpooling, and other trip reduction measures (e.g., through the implementation of SB 375).
- Leverage the capacity of California's natural and working lands to function as a sink for carbon emissions. Specifically, AB 1757 requires the CNRA, in collaboration with CARB, other state agencies, and an expert advisory committee, to determine a range of targets for natural carbon sequestration, and for nature-based climate solutions, that reduce GHG emissions in 2030, 2038, and 2045. This is supported by SB 27, which requires CNRA to establish Natural and Working Lands Climate Smart Strategy, and for CARB to established specified CO_2 removal targets for 2030 and beyond.

Many of the measures identified in the *2022 Scoping Plan Update* are not applicable at the proposed Project's level; rather, the success of the plan primarily relies upon the State's actions to uphold and implement existing legislation and develop new plans and strategies to sequester, trap, and store emitted carbon emissions. Although most of these measures would be implemented at the State level, the GHG reductions achieved by these state measures would be realized at the local level. For example, regardless of actions taken by the City of Highland or County of San Bernardino, emissions generated through gasoline combustion in motor vehicles within the county would produce less GHG in 2030 than they do now. Similarly, the electricity consumed by on-site sources (e.g., lighting, building systems, etc.) would become greener over time as the State's RPS increases, consistent with the benchmarks established in SB 100 and SB 1020.

In addition to State measures, Appendix D to CARB's *2022 Scoping Plan Update* identifies potential actions that could be undertaken at a local level to support the State's climate goals. These actions primarily relate to preparing and implementing a qualified Climate Action Plan (CAP) at the local level. Appendix D goes on to provide specific recommendations regarding the types of measures the qualified CAPs should consider to align local actions with those being undertaken at the state-level. Section 3.2.1 of Appendix D also outlines project attributes for residential and mixed-use projects to qualitatively determine consistency with the *2022 Scoping Plan*. It does not, however, include specific criteria for qualitatively evaluating the consistency of other land uses (e.g., industrial) or air permitting with the *2022 Scoping Plan Update*. The proposed Project would not conflict with nor obstruct implementation of the *2022 Scoping Plan Update*.

Sustainable Freight Plan and ACT Program

The proposed Project would conflict with neither the Sustainable Freight Plan nor the ACT Program. Although the proposed Project would include the use of diesel trucks during operation, the Sustainable Freight Plan and ACT Program would be implemented at the state-level. Furthermore, the proposed Project includes sites features that support the future installation of the electrical infrastructure necessary to support EV charging at truck docks in the future, which would support the transition to zero emission trucks / near zero emission trucks over the next few decades. The proposed Project's GHG emissions would benefit (i.e., be reduced) over the long-term as older, less fuel-efficient, and higher polluting engines are decommissioned and replaced by newer, cleaner engines and ZEV trucks.

Southern California Association of Governments RTP/SCS

The Connect SoCal is the growth strategy and transportation plan whose primary intent is to demonstrate how the SCAG region will meet its GHG reduction target through the year 2045. Many of the measures included in the RTP/SCS are focused on: the expansion of, and access to, mass transit (e.g., light rail, commuter rail, bus rapid transit, etc.); planning growth around livable corridors; and locating new housing and job growth in high quality transit areas. Collectively, these land use plans, in conjunction with measures at the state-level to improve fuel efficiency standards, are designed to meet CARB's goal for the SCAB region for reducing per capita GHG emissions in the region by eight percent by 2020—compared with 2005 levels—and by 19 percent by 2035 (CARB, 2018).

The definitions of a "transit priority area" (TPA) and a "high quality transit corridor" are as follows:

* **TPA** is a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (CA Public Resource Code Section 21064.3). It also includes major transit stops that are included in the applicable regional transportation.

* **HQTC** is a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

The proposed Project is not located in a TPA nor is it located in a HQTA. While the Project would generate approximately 642 new daily trips, this quantity of trips would not cause a substantial increase in total citywide or regional VMT according to the SBCTA guidelines (Urban Crossroads, 2023). The Project meets VMT screening criteria. In addition, the Project is an industrial warehouse, which would not conflict with housing land use strategies contained in the RTP/SCS. For these reasons, the Project would not conflict with or otherwise obstruct implementation of Connect SoCal.

San Bernardino County Regional Greenhouse Gas Reduction Plan

The Project's GHG emissions would not conflict with the Regional Greenhouse Gas Reduction Plan (Reduction Plan). The Project would be consistent with the General Plan policies that form the basis for Highland's emission reduction measures in the Reduction Plan. In addition, the Project contains design features, as described in Section 2.8, Project Characteristics (Project Design Features), that support the goals of the Reduction Plan. Therefore, the Project would be consistent with the Reduction Plan.

City of Highland General Plan

The City's General Plan contains the following goals and policies related to GHG emissions:

In March 2006, the Highland City Council adopted the General Plan. The Conservation and Open Space Element and Community Design Element of the General Plan contains the following goals and policies related to energy consumption (City of Highland 2006):

Goal 5.17: Encourage site design practices that reduce and conserve energy use

- Policy 1. Encourage energy and environmentally sustainable designs— such as "Green Development Standards"—in the design and approval of new projects.
- Policy 2. Orient buildings on the site to maximize the natural ventilation provided by prevailing breezes.

- Policy 3. Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.
- Policy 4. Increase minimum building insulation standards.
- Policy 5. Encourage landscape design that cools buildings and blocks solar rays, such as the planting of deciduous trees on south and west facing elevations, and give Title 24 credit for landscaping.
- Policy 6. Channel runoff to permeable surfaces through the design of roofs and rain gutter systems and drainage courses.
- Policy 7. Encourage energy-efficient retrofitting of existing buildings, where practical, throughout the City including assisting applicants in the installation of more efficient HVAC (heating, ventilation, air conditioning) systems.
- Policy 8. Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.

Goal 5.19: Continue to support air quality planning through land use policies, outreach efforts and coordination with regional air quality agencies.

- Policy 7. Encourage employers to develop trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work at-home programs, employee education and preferential parking.
- Policy 13. Continue comprehensive efforts to reduce energy consumption.

Goal 10.12: Encourage development that is energy efficient and environmentally sustainable.

- Policy 1. Encourage landscaping practices that increase energy efficiency and conserve natural resources such as:
- Policy 2. Planting trees and incorporating landscaped berms to provide shade and wind buffering
- Policy 3. Using native and drought-tolerant landscaping ("xeriscaping") and drip irrigation to conserve water resources.
- Policy 4. Encourage designs that channel runoff to permeable surfaces.
- Policy 5. Encourage transit-oriented, infill development to make efficient use of existing land.
- Policy 6. Encourage site planning and building orientation that maximizes solar and wind resources for cooling and heating.

The evaluation of GHG emissions in Section 4.8.a above, plus the Project Design Features outlined in Section 2.8, Project Characteristics, demonstrate that the proposed Project will be consistent with these various goals and policies of the City General Plan relative to the reduction of GHG emissions. Therefore, impacts will be less than significant and no mitigation is required.

4.9 – Hazards and Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☑	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☑	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☑	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☑	☐

A Phase I Environmental Site Assessment[22] was prepared for the Project site dated March 1, 2022 (*Phase I ESA*). In addition, a Phase II Subsurface Investigation Report[23] was prepared and dated March 31, 2022 (*Phase II ESA*). Finally, a Soil Management Plan[24] was prepared dated June 28, 2022. All of these reports were prepared by Partner Engineering and Science, Inc., and are included in Appendix (E). The information in this section related to hazards and hazardous materials (hazmat) is based on the analysis provided in the *Phase I ESA* and *Phase II ESA* Reports.

a) **Less than Significant with Mitigation Incorporated.** Implementation of the Project could create significant hazards as a result of the routine transport, use, or disposal of hazardous materials during the construction of the proposed Project and subsequent operation of the Project.

Construction Impacts

Due to past industrial and automotive activities, the *Phase I ESA* found evidence of a number of conditions involving hazardous materials (hazmat) on the Project site. The report found significant oil staining, a potential concrete sump, suspected asbestos-containing materials and lead-based paints in older buildings, at least four residential septic tanks, and a former water well. The report found nine former underground storage tanks (USTs) that were removed in 1997 under the supervision of the San Bernardino County Fire Department (SBCFD). Closure letters were issued by the SBCFD for these facilities in 1997. The report also found a fuel dispenser island and canopy were not removed from the site but no soil samples were taken at the time of removal of the USTs.

Project construction activities would involve the temporary use and transport of fuels, equipment, earth and building materials, among other potentially hazardous materials. A Phase II Subsurface Investigation Report (*Phase II ESA*) was conducted to ascertain the potential impact of petroleum hydrocarbons (TPH-cc) and fuel-related volatile organic compounds (VOCs) to soil from potential releases from the hydraulic lifts and fuel dispenser island. The *Phase II ESA* found one of the soil samples tested from the site indicated a release of TPH-cc and fuel-related VOCs exceeding regulatory guidelines but concluded it did not represent a significant environmental condition.

The *Phase I ESA* also recommended that any UST piping that still remains onsite near the former dispenser island and canopy would need to be removed during grading. Any areas where subsurface hazmat conditions are found would need to have soil sampling and testing done to assure there were no health hazards for the planned industrial uses.

If still present after past demolition activities, the removal, clean up, and proper disposal of contaminated areas identified by the Phase I and II ESAs on the Project site will be required per **Mitigation Measure HAZ-1**. Per the Soil Management Plan, onsite soils tested were determined to be within regulatory guidelines for TPH and fuel-related VOCs. Impacts to the surrounding area through the disposal of onsite hazardous materials and waste would be less than significant. The Project will be in the jurisdiction, and in compliance, of the Environmental Protection Agency (EPA) and County of San Bernardino, which manage the inspection, regulation, transportation, use, and disposal of hazardous materials in Highland. Per the City's General Plan, the Project site and proposed project will be in compliance with federal, state, and local regulations pertaining to safe transport, use, handling, and disposal of hazardous materials. Impacts will be less than significant and no additional mitigation is required.

The contractor would be required to develop and adhere to a Health and Safety Plan pursuant to California state Health and Safety Code Chapter 6.95, Division 20 (§§ 25500-25532) which would minimize potentially hazardous effects of handling potentially hazardous materials during construction.

Construction operations would require the removal, clean up, and proper disposal of hazmat materials found on the Project site.

The above-ground buildings and improvements previously identified in the *Phase I ESA* were removed from the site in December 2022. However, preparation of the site to support the proposed light industrial warehousing development would require removal and confirmatory testing of contaminated areas. Therefore, **Mitigation Measure HAZ-1** is recommended to implement the various recommendations of the *Phase I ESA, Phase II ESA, and Soil Management Plan* reports.

Operational Impacts

With regard to Project operation, the site is zoned as Business Park, which are designated for light industrial, research and development, and office uses. The proposed Project is a warehouse, meant for the storage and movement of materials. The specific materials moved through the proposed warehouse site are unknown prior to its construction. In compliance with the San Bernardino County Hazardous Waste Management Plan (HWMP), the City of Highland requires businesses that use or generate hazardous materials to keep an inventory of the amounts and types on-site. The transport, use, and/or disposal of hazardous materials is not associated with or expected with this Project. The Project will generate limited amounts of Household Hazard Waste (HHW), wastes prohibited or discouraged from being disposed of at local landfills. The San Bernardino County Fire Protection District operates a Household Hazardous Waste Program, with 14 permanent HHW collection facilities. These facilities will allow easy disposal of any HHW generated on-site. Further, the Project will be in compliance of Chapter 16.40.130 "Hazardous Materials Management" of the Highland Municipal Code, which regulates the use and disposal of hazardous materials by businesses in Highland. Following local regulations and strategies, the use of common household hazardous materials, created waste, and their disposal do not present a substantial health risk to the community.

With implementation of the recommended mitigation measure, plus regulatory compliance regarding any hazmat found during grading, the Project would not create any significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials either during construction or operation of the Project. Impacts would be less than significant with mitigation.

Mitigation Measures

HAZ-1 **Hazardous Materials Remediation.** Prior to issuance of a building permit, the applicant shall document that the site has been remediated based on the recommendations included in the Phase I Environmental Site Assessment (*Phase I ESA*) prepared for the Project site dated March 1st, 2022 and the Phase II Subsurface Investigation Report (Phase II ESA) prepared and dated March 31, 2022. Both reports were prepared by Partner Engineering and Science, Inc., and are included in Appendix E of the IS/MND. This measure shall be implemented to the satisfaction of the City Planning Division in consultation with the San Bernardino County Fire Department, Hazardous Materials Division (as the County's Consolidated Unified Program Agency or CUPA), County Department of Public Health, California Department of Toxic Substances Control (DTSC), and other regulatory agencies if or as needed. Prior to issuance of a building permit, the applicant shall submit a closure report documenting the various hazardous materials characterization studies, their conclusions and recommendations, and all remediation activities for identified hazmat conditions.

Due to the age of the recently demolished buildings, there may still be asbestos-containing materials (ACMs) and/or lead-based paints (LBPs) present. These are considered Business

Environmental Risks (BERs) and sampling of possible ACMs and LBPs will need to be done on any remaining demolition materials onsite if they are present prior to grading. Other BERs identified on the Project site include oil spillage in former auto-maintanence areas, four septic tanks systems, and a potential concrete sump. Oil-stained soils shall be disposed of if encountered, the sump and septic tanks removed and abandoned with regard to applicable regulatory requirements.

Once all remaining demolition waste has been removed from the site, onsite soils shall be tested to determine if or to what degree they can be used for Project grading based on regulatory standards for industrial buildings. Prior to issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the onsite soils meet appropriate regulatory standards for industrial properties.

b) **Less than Significant Impact.** According to the State Water Resources Control Board Geotracker website[27], there are no open cases of leaking underground storage tanks (LUST) on the Project site. Former USTs on site were removed in 1997. As previously discussed, the Phase I ESA identified two hydraulic lifts on-site as recognized environmental conditions (RECs), which refer to the presence of hazardous substances in, on, or at the Project site due to a release or potential release into the environment. The southern hydraulic lift was reported to have had a leak for many years, and a fuel dispenser island was leftover from one of the removed USTs. A subsequent Phase II Subsurface Investigation Report tested soil samples to evaluate the potential impacts of petroleum hydrocarbons and fuel-related VOCs from a release from these conditions. None of the samples tested contained concentrations of TPH-cc and VOCs exceeding regulatory guidelines. It was concluded there was no release of environmental concern in the area. During construction operations, a Soil Management Plan is recommended to protect workers in case subsurface areas of concern are identified during redevelopment. Impacts would be less than significant in regards to the subsurface release of hazardous materials into the environment.

Development on the Project site began in the 1930s with several residential structures, and in 1975 a commercial structure was built. Between 1985 and 89 more commercial buildings were built and expanded. However, in 2022 the structures were demolished and materials removed from the site. Due to the age of the demolished buildings, there may still asbestos-containing materials (ACMs) and/or lead-based paints (LBPs). These are considered Business Environmental Risks (BERs) and sampling of possible ACMs and LBPs will need to be done of any remaining demolition materials onsite prior to grading. Other BERs identified on the Project site include oil spillage in former auto-maintanence areas, four septic tanks systems, and a potential concrete sump. Oil stained soils should be disposed of if encountered, the sump and septic tanks removed and abandoned with regard to local requirements. Impacts to the public through the accidental release of hazardous materials would be less than significant with diligent sampling and removal methods taken.

c) **Less than Significant with Mitigation Incorporated.** There are no public or private Kindergarten through 12th grade schools within a quarter mile of the Project site. The closest public school to the Project site is the Landershim Elementary School located 1.2 miles to the southeast. The Highland Headstart facility is a private child daycare center located at the southwest corner of 5th Street and Central Avenue. However, the facility has an outdoor playground area enclosed in fencing on the property. The Headstart property is a pre-school and located 850 feet west of the Project site. There are no public or private schools or educational facilities within a quarter mile of the Project site, but there is one pre-school facility within a quarter mile of the site. Based on the preceding analysis, the Project does not represent a significant health risk or hazard to the pre-school facility or program with implementation of **Mitigation Measure HAZ-1** outlined in Section 4.9(a). Therefore, impacts will be reduced to less than significant levels with implementation of the recommended mitigation.

d) **No Impact.** The proposed Project site is not located on a site listed on the state *Cortese List*, a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses.[25] Based upon review of the *Cortese List*, the Project site is not:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),[26]
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),[27]
- listed as a hazardous solid waste disposal site by the SWRCB,[28]
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB,[29] or
- developed with a hazardous waste facility subject to corrective action by the DTSC.[30]

The Project site is not on any governmental databases associated with the Cortese List so there will be no impact and no mitigation is required.

e) **Less than Significant Impact.** The Project site is located about a mile from the northeastern corner of a runway of the San Bernardino International Airport (SBIA). The airport is located on the former Norton Air Force Base, outside of the City of Highland in the City of San Bernardino. The SBIA is used mostly for cargo shipment although passenger flights have recently started at the airport. The next closest airport is Redlands Municipal Airport located approximately 6.3 miles southeast of the Project site.

Highland has no direct authority over nearby airports, and as such, plans and regulations created by local, state, and federal airport authorities inform land use planning in Highland. San Bernardino County has delegated each airport proprietor to create individual Airport Land Use Compatibility Plans, rather than establish an Airport Land Use Commission. The San Bernardino International Airport Authority (SBIAA) is a State-created authority that serves as the owner, developer, and operator of that airport's aviation functions.

The Project site is zoned as Business Park (BP) allowing for light industrial uses, wholesaling, and/or warehousing in an enclosed building. The 5th Street Corridor is zoned for BP uses specifically because of its proximity to the SBIA, and its potential to create business and employment opportunities. The Project site will be developed and operated in cooperation with the SBIAA, and will not encroach on airport property. The Project site is outside of the SBIAA noise contour maps and will not expose persons residing or working in the Project area to excessive airport safety hazards.

The proposed Project will adhere to Highland's Municipal Code, Chapter 8.50 Noise Control and Title 16 Land Use and Development. The Project site lies within the 65dB Community Noise Equivalent Level noise contour of the airport and will not exceed the CNEL range from 65 to 70 dB, the level of noise acceptable for people in the vicinity of an airport as set by California's Airport Noise Regulations.

The proposed Project will adhere to noise and safety policies set in the Highland's General Plan Airport and Noise Elements. The warehouse building is proposed to exceed the City's height requirements for the Business Park zone (48 vs. 35 feet), so a major variance for construction is included in the requested entitlements from the City of Highland. The FAA has already issued a "No Effect" letter for the Project indicating it will not result in safety risks to the airport. In addition, the Noise Report indicates the Project can meet the City's indoor and outdoor noise guidelines with standard methods of industrial building

construction (Appendix G). Therefore, the Project will not pose an increased safety hazard or create an abundance of noise that is not acceptable for areas in proximity to an airport. Therefore, any impacts will be less than significant and no mitigation is required.

f) **Less than Significant Impact.** Per California Fire and Building Codes, sufficient space will have to be provided around the buildings for emergency personnel and equipment access and emergency evacuation. The Project includes 10-foot landscaping setbacks and 20-foot building setbacks around the parking stalls and proposed building so as not to interfere with emergency access to and evacuation from the facility. Construction operations conducted at the Project site will not significantly impede the flow of traffic on major evacuation routes in and around the City of Highland, which include Highways 10, 210, and 215. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the Project would be limited to a nominal potential traffic diversion. Project impacts would be less than significant and no mitigation is required.

g) **Less than Significant Impact.** The Project Site is not located within or near any State Responsibility Areas[31] or other wildland areas. The nearest such area is located east outside of the City of Highland. Any potential impacts related to wildland fire would be less than significant and no mitigation is required.

4.10 – Hydrology and Water Quality

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☑	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☑	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☑	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☑	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☑	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☑	☐
iv) impede or redirect flood flows?	☐	☐	☐	☑
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☑
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☑	☐

A Preliminary Water Quality Management Plan[32] (*WQMP*) was prepared for the Project by Kier + Wright Engineers dated February 27, 2023 (**Appendix F**).

a) **Less than Significant Impact.** The Project site is zoned as Business Park (BP), meant for light industrial development, warehousing, wholesaling, and other commercial or manufacturing purposes. By their nature, these kind of facilities require a significant amount of parking, truck-staging and vehicle circulation, in addition to the building facilities themselves. This in turn increases the amount of impermeable surfaces and the amount of flows into storm drains, even with the addition of landscaping coverage around the Project site.

The Project site is currently vacant but was previously developed and used for light manufacturing and equipment storage. The Project includes the construction of a warehouse building and associated parking and landscape improvements. A Water Quality Management Plan (WQMP) was prepared to comply with the requirements of the City of Highland and the NPDES Areawide Stormwater Program. Five distinct drainage areas were identified on the Project site. Two drainage areas, on the west and east sides of the building along 3rd Street, direct surface flows to inlets, where runoff is collected in an underground stormwater drainage pipeline, and moved to two (2) underground infiltration systems, the larger system (#1) on the north and the smaller system (#2) on the west. Storms, where runoff exceeds the capacity of these infiltration systems, will be directed to a new connected 3rd Street storm drain line. In addition, hydrodynamic separators are proposed as pre-treatment Best Management Practices (BMPs), located upstream of the underground infiltration systems. The City has a standard Condition of Approval requiring the Project to prepare and comply with a WQMP approved by the City. According to the NPDES Areawide Storwater Program, a project's compliance with the WQMP helps assure that project will not result in significant regional water quality impacts or violate any water quality standard or discharge requirements.

The *WQMP* also requires non-structural and structural source control Best Management Practices (BMPs) to be incorporated to reduce pollution from the Project. Non-structural BMPs to be incorporated into the Project include, but are not limited to: education of property owners, tenants, and occupants on contents of WQMP; activity restrictions; irrigation and pesticide management BMPs; BMP maintenance; a site-specific Spill Contingency Plan; compliance with Local Water Quality Ordinances; a litter/debris control program; drainage facilities inspected, cleaned, and maintained annually; and loading docks, driveways, and parking lots regularly cleaned and swept. Structural BMPs to be incorporated into the Project include: storm drain system stenciling and signage; construction of outdoor trash and waste storage areas; efficient landscape design and irrigation systems; landscaped areas at a minimum of 1 inch below the curb, sidewalk, or pavement; and dock areas maintained and swept. All BMPs included as part of the Project *WQMP* are required to be maintained through regular scheduled inspection and maintenance.

The Project is also subject to preventative low-impact development (LID) site design requirements. Design features intended to comply with these requirements will include disconnecting impervious areas, preserving existing drainage patterns, maximizing the natural infiltration capacity, and prohibiting heavy construction vehicles from unnecessary soil compaction.

The Project will be required to adhere to all Santa Ana Regional Water Quality Control Board (SARWQCB) permitting requirements for construction and NPDES standards for stormwater runoff. With adherence to SARWQCB permitting requirements and NPDES standards, implementation of non-structural and structural BMPs, and adherence to LID design requirements, impacts to water quality standards or waste discharge requirements will be less than significant.

b) **Less than Significant Impact.**

Free water was not found beneath the Project and any subsurface waters were determined to be at a depth in excess of 35 feet. The nearest monitoring well is located approximately 2,000 feet southeast of the Project site. Readings indicate a high of 52 feet below the ground's surface in October 1984. The most recent reading available via the Geotracker website was from June 2016 which showed a depth to groundwater of approximately 220 feet below ground surface with an inferred flow direction to the south. The low water tables recorded indicate the Project will have a less than significant impact on groundwater supplies.

There is a nearby former landfill site in the northeast corner of the San Bernardino International Airport property is currently overseen by the Department of Toxic Substances Control and the SARWQCB. No disturbance of groundwater is anticipated from the former landfill site or from grading of the Project site. The proposed building footprint and pavement area would increase impervious surface coverage on the site, thereby reducing the total amount of infiltration onsite. However, the proposed Project will have two infiltration systems installed on site, southeast and southwest of the building. The bottoms of these sites will be approximately 10 to 12 feet below the existing site grades and at least 25 feet away from the building and any retaining walls. The Project site is not utilized for groundwater recharge and will include landscaping that will contribute to allow infiltration of surface runoff. The updated infiltration and landscaping will be beneficial. Therefore, development of the Project site will have a less than significant impact on the groundwater table level.

c.i) **Less than Significant Impact.** According to the City of Highland General Plan, Conservation and Open Space Element, the City lies at the base of several regional watersheds, notably the Santa Ana River watershed, with the river located approximately 1.5 miles south of the Project site. However, the river and its tributaries do not intersect the Project site. Further, the Project will not result in the significant alteration of drainages and drainage patterns, as existing onsite drainage facilities will be regularly maintained as stated previously. Proper maintenance of drainage facilities will decrease the likelihood of erosion of sensitive stream habitats, and as such any impacts to streams or rivers near the Project site will be less than significant.

c.ii) **Less than Significant Impact.** No streams traverse the Project site so the Project would not result in the alteration of any stream course. During construction, the Project applicant would be required to comply with drainage and runoff guidelines pursuant to Highland Municipal Code Chapter 16.64.070. With regard to Project operation, construction would increase the net area of impermeable surfaces on the site; therefore, increased discharges to the City's existing storm drain system may occur. Surface runoff associated with the proposed development would be collected on site through multiple drainage areas and infiltration systems, and conveyed to the City's storm drainage system. All drainage plans are subject to City review and approval. The Project site is vacant but zoned Business Park which allows light industrial uses and as a result could increase pollutants entering drainage systems. Pre-treatment BMPs are proposed for two drainage facilities on-site, as well as general non-structural and structural BMPs throughout the Project site, which will assist in protecting downstream water quality. Compliance with local drainage guidelines and implementation of pollutant-related BMPs would make any impacts less than significant.

c.iii) **Less than Significant Impact.** Development of the proposed Project would increase the net area of impermeable surfaces on the site; therefore, increased discharges to the City's existing storm drain system may occur. Runoff will be collected through multiple drainage areas would be collected on site and conveyed to two on-site infiltration system basins and then conveyed to the City's storm drainage system. All drainage plans are subject to City review and approval. The proposed Project is zoned for business park (light industrial) use and could result in substantial pollutant loading. Non-structural and

structural BMPs are required to be incorporated to protect downstream water quality. With proper maintenance of drainage facilities and adherence to BMPs, impacts would be less than significant.

c.iv) **No Impact.** According to flood maps prepared by the Federal Emergency Management Agency (FEMA), the Project site is located in an area designated "Other Flood Area, Zone X"; which is an area encompassing the following criteria: 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and an area protected by levees from 1% annual chance flood. The Project site is in an area of minimal flood hazard, and will not impede or redirect flood flows. No impacts will occur.

d) **No Impact.** The City is not exposed to tsunami hazards due to its inland location. In addition, according to Figure 6-5 in the Public Health and Safety Element of Highland's General Plan, most of the City is within the dam inundation area of the Seven Oaks Dam. However, the Project site is not located in the dam inundation area, and is located in a 500-year floodplain. As previously stated, according to FEMA, the Project site is in an area of minimal flood hazard. No impacts will occur.

e) **Less than Significant Impact.** The SARWQCB Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Development of the proposed Project will be required to adhere to requirements of the Basin Plan. This includes the incorporation of best management practices (BMPs) to protect water quality during construction and operational periods. Per the preliminary WQMP, the proposed Project is required to implement non-structural and structural BMPs to reduce runoff and pollutants entering waterways. Development of the Project site would be subject to all existing water quality regulations and programs, including all applicable construction permits. Existing General Plan policies related to groundwater quality are applicable to the Project. The Conservation and Open Space Element includes policies that would limit potential water quality impacts to surface water and groundwater resources. Implementation of General Plan policies, adherence to the Storm Water Quality Management Plan, and the Regional Basin Plan, would ensure that water quality impacts related to the proposed Project would be less than significant.

4.11 – Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☑

a) **No Impact.** The Project site is comprised of nine rectangular parcels which until recently were used for various light-industrial or manufacturing uses including, but not limited to, equipment storage, truck parking facilities, single-family residences, and some vacant parcels. The existing uses were demolished in December 2022 and the site is currently vacant. The Project site is surrounded by commercial, industrial, and transportation-related land uses, and will not include the reconfiguration of

existing roadways or streets. Prior to demolition there were several non-conforming single family residences on the site. However, development of the Project will not divide an established community so no impacts will occur.

b) **No Impact.** The Project site is designated for Business Park uses in the General Plan Land Use Element. The proposed Project is located within the City of Highland with the Zoning designation of Business Park (BP). The site is surrounded by light industrial and outdoor storage yards so the proposed warehouse Project would not conflict with existing land uses.

The Project site and surrounding area are zoned as Business Park (BP) which has a height limit of 35 feet. The proposed warehouse will have a finished height of 48 feet which exceeds the established zone height limit. However, the City approved a City-wide Variance Process that allows a maximum height of 50 feet for warehouses1. The Project is requesting such a variance but the increased height will not have a significant impact on public views of the local mountains as outlined in Section 4.1, *Aesthetics*.

The site is not located in a specific plan area, and does not conflict with any other land use plan, policy or regulation of any agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect. No impact will occur.

4.12 – Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☑	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☑	☐

a) **Less Than Significant Impact.** According to the City's General Plan, there are 6,052 acres in Highland classified as MRZ-2, indicating that significant mineral deposits are likely to be present. Of this, 2,345 acres of this remain undeveloped. Minerals in Highland are consist mostly of iron, decorative rocks, clay, limestone, sand and gravel. Mineral resources in Highland have been classified as significant by the State Geologist and San Bernardino County. Per the City's General Plan, extraction of minerals is limited to areas where they naturally occur, and those same areas can support new developments. Mineral resource extractions are often ignored in favor of development, as such operations leave scars on the land and produces various forms of pollution to the environment and surrounding community. The Project site is currently vacant but located in an urbanized area of Highland, with various kinds of non-residential developments on and surrounding the property. Following Mineral Resource policies in the City General Plan, the proposed Project will have a less than significant impact on mineral resources available to the City.

b) **Less than Significant Impact.** Mineral resources found in Highland have been deemed significant to the San Bernardino region. The Project site is located in an area designated as a Mineral Resource Zone, MRZ-2, which are areas of which significant mineral deposits are likely to be present. However, the area is zoned Business Park (BP) meant for light industrial uses related to warehousing, wholesaling, and some manufacturing uses. The area is highly urbanized, and is surrounded by areas that would not support the development of mining operations and the subsequent increase in mining related pollution. While development of the Project site would limit the ability of the City to extract mineral resources from the site, the loss would be less than significant to the City.

4.13 – Noise

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☑	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☑	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☑	☐

A *Noise Impact Analysis Report*[33] was prepared by MIG, Inc. dated June 8, 2023 to evaluate and document noise levels associated with construction and operation of the proposed industrial warehouse (*NIAR*, ee Appendix G). The information in this section is taken from the *NIAR* for the proposed Project. Additional details regarding how noise is defined and measured can be found in Appendix D. The NIAR measured ambient and predicted future noise levels at several short-term (ST) and long-term (LT) locations around the Project site (see Exhibit 4.13-1, *Noise Monitoring Locations*).

Ambient Noise Levels. The NAIR measured ambient noise levels at and near the Project site and found them to be consistently above 62 dBA L_{eq} during the daytime and evening hours, and above 55 dBA during nighttime hours. Measured noise levels were higher along East 3rd Street (ST-3, ST-4) than West 5th Street (LT-1, ST-1, ST-2, and ST-6) due to higher traffic volumes. The 24-hour noise exposure level at LT-1 was 68.4 dBA CNEL, which is generally consistent with future traffic volumes predicted along West 5th Street in the City's General Plan. Based on observations during the monitoring, vehicle traffic

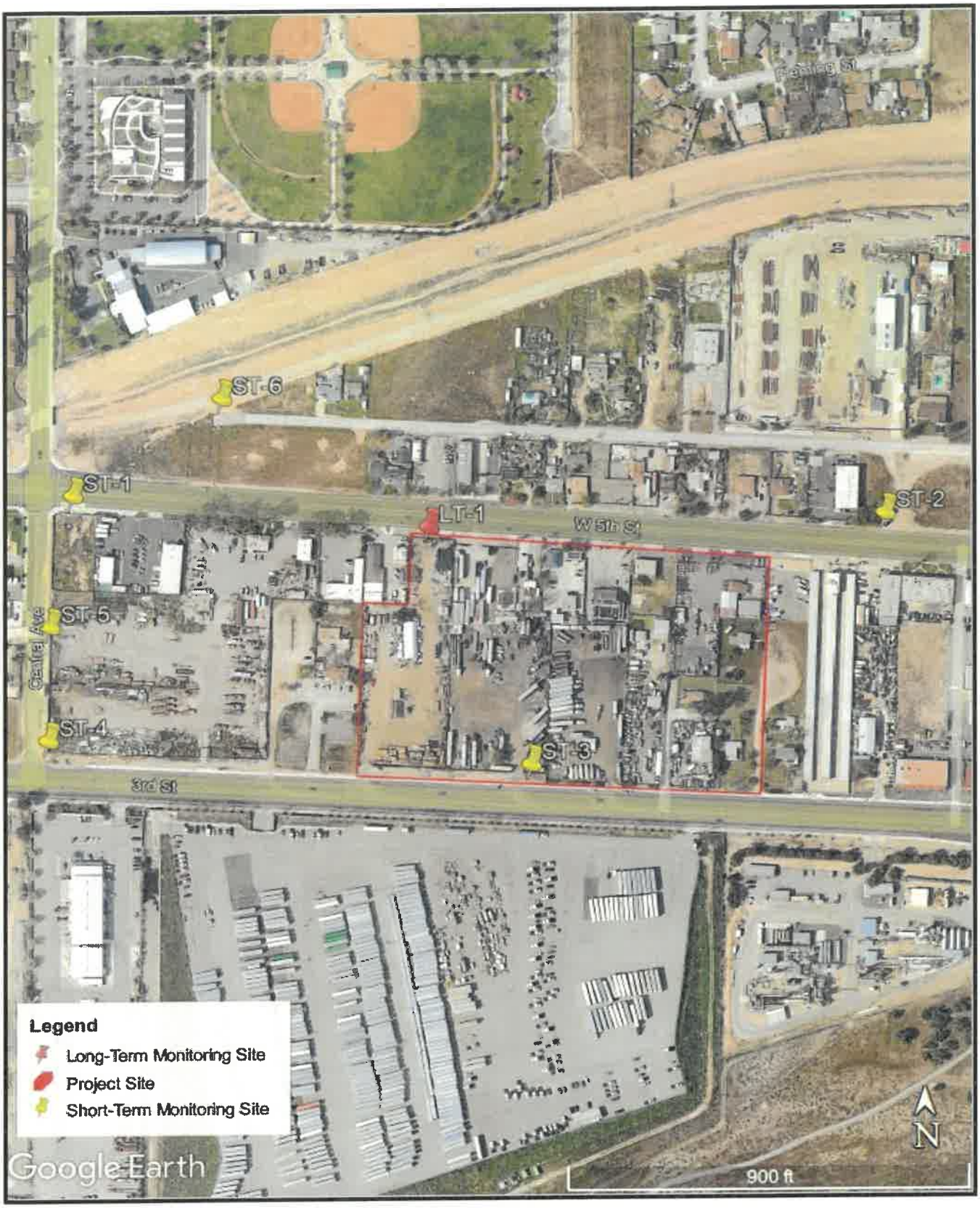


Exhibit 4.13-1 Noise Monitoring Locations

CHIPT Highland East Warehouse Building and Office Space
Highland, California

This Page Intentionally Left Blank

on West 5th Street and East 3rd Street was the predominant noise source near the Project site, with industrial and commercial land use activities and occasional aircraft overflights also contributing to the noise environment.

Sensitive Receptors. Noise-sensitive land uses and receptors are buildings or areas where unwanted sound or increases in sound may have an adverse effect on people or land uses. The City's General Plan identifies that the City considers residential dwellings and institutional uses such as hospitals, convalescent homes, and churches to be sensitive noise receptors and requires that activities conducted in proximity to these facilities must consider the noise output and ensure they don't create unacceptable noise levels that may unduly affect noise-sensitive uses (City of Highland, 2006, p. 7-4). The noise-sensitive receptors near the proposed Project site include:

- Single- and multi-family residences located to the north (across West 5th Street and on Meines Street):
    - The closest single-family receptor is located approximately 110 feet north of the Project site, across West 5th Street. The closest single-family residential receptors on Meines Street is located 310 feet north of the Project site. Each of these receptors is located on land zoned and designated by the City for industrial uses and, therefore, are non-conforming residential uses.
    - The closest multi-family residential receptor is located 950 feet northwest of the Project site, across the intersection of Central Avenue and West 5th Street.
- Institutional uses located to the north (across West 5th Street) and west (across Central Avenue) of the site, including:
    - Highland Head Start Preschool located approximately 765 feet west of the Project site across Central Avenue.

San J. Racadio Library and Environmental Learning Center located approximately 900 feet northwest of the Project site. Exhibit 4.13-1, *Noise Receptor Locations*, shows the locations of the various sensitive receptors around the Project site that were used to estimate noise impacts from Project construction and operation.

a) **Less than Significant with Mitigation Incorporated.** The applicant anticipates the construction of the proposed Project could begin as early as the 3rd quarter of 2023 and take approximately 13 months to complete. The development of the approximately 11.09-acre site and the construction of the approximately 243,323 square feet industrial warehouse building would require site preparation, grading, trenching, building construction, paving, and architectural coating phases/activities. Soil would be balanced on site. The proposed Project is anticipated to require varying types of equipment throughout the different construction phases including, but not limited to, bulldozers, backhoes, loaders, graders, cranes, and forklifts. Table 4.13-1, *Construction Activities*, summarizes the proposed Project's construction phasing and the typical pieces of heavy-duty, off-road construction equipment that could be used during each phase.

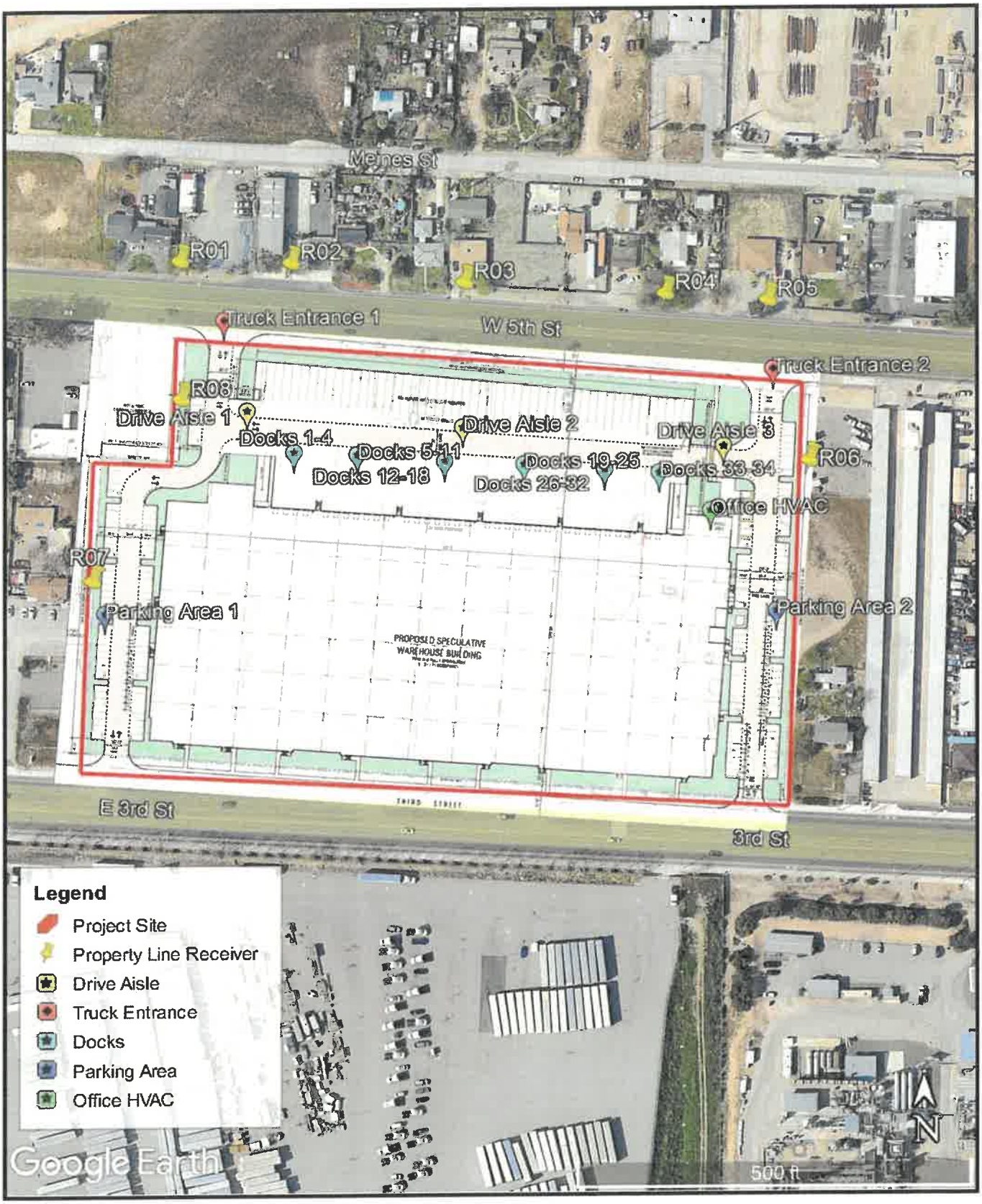


Exhibit 4.13-2 Operational Noise Receptor Locations

This Page Intentionally Left Blank

Table 4.13-12
Construction Activities

Construction Activity	Duration (Days)[A]	Typical Equipment Used[B]
Site Preparation	20	Dozer, Tractor/Loader/Backhoe
Grading	20	Excavator, Grader, Dozer, Backhoe
Trenching	60	Trencher, Backhoe
Building Construction	140	Crane, Forklift, Generator, Backhoe, Welder
Paving	10	Paver, Roller, Paving Equipment
Architectural Coating	25	Air Compressor

Source: Table 2-3, MIG 2023 (Appendix G)
1 Days refers to total active workdays in the construction phase, not calendar days.
2 The typical equipment list does not reflect all equipment that would be used during the construction phase. Not all equipment would operate eight hours per day each workday.

Construction Impacts

Construction of the proposed Project would generate noise from heavy equipment operations throughout the Project area. Some heavy equipment would consist of mobile equipment such as a loader, excavator, etc., that would move around work areas; other equipment would consist of stationary equipment (e.g., generators, air compressors) that would generally operate in a fixed location until work activities are complete. Heavy equipment generates noise from engine operation, mechanical systems and components (e.g., fans, gears, propulsion of wheels or tracks), and other sources such as back-up alarms. Mobile equipment generally operates at different loads or power outputs, and produces higher or lower noise levels depending on the operating load. Stationary equipment generally operates at a steady power output that produces a constant noise level. Construction of the proposed Project would also generate noise from vehicle trips, including worker, vendor, and haul truck trips. These trips would occur on the roads that provide access to the Project site, primarily North Perris Boulevard and East Rider Street.

The NIAR estimated the proposed Project's short-term construction-related noise levels using project-specific information and standard noise estimation methodologies recommended by the California Department of Transportation (Caltrans), the Federal Highway Administration (FHWA), and the Federal Transportation Administration (FTA). The results of this modeling, and a discussion regarding the significance of the Project's construction noise and vibration levels, are provided below. Table 4.13-2, *Construction Noise Impacts*, summarizes modeled construction equipment noise levels at residential and non-residential Receptors (R#) in the vicinity of the Project site for each anticipated Project construction activity.

Table 4.13-13
Construction Noise Impacts

Construction Activity	Days	Estimated Noise Level (dBA L_{eq})[1]										
		R01	R02	R03	R04	R05	R06	R07	R08	R09	R10	R11
Site Preparation (Worst Case)	3	78.2	78.2	77.8	77.4	77.1	77.1	77.1	77.1	88.1	83.4	81.5
Site Preparation Typical)	20	66.0	69.2	71.2	71.8	69.9	67.8	65.8	64.6	65.1	65.0	66.4
Grading (Worst Case)	3	81.8	81.8	81.5	81.1	80.7	80.7	80.7	80.7	91.8	87.1	85.2
Grading (Typical)	20	69.7	72.8	74.9	75.4	73.6	71.4	69.5	68.3	68.8	68.7	70.1
Trenching (Typical)	60	67.8	70.6	72.2	72.0	70.2	68.0	68.0	68.0	82.2	72.5	71.7
Building Construction	140	66.7	68.7	69.9	70.0	69.0	67.7	68.0	67.8	78.3	71.5	71.2
Paving (Worst Case)	10	60.1	62.9	64.5	64.3	62.5	60.3	60.3	60.3	74.5	64.8	64.0
Architectural Coating (Typical)	25	53.8	55.7	56.9	57.0	56.1	54.7	55.0	54.8	65.4	58.6	58.3

Source: Table 5-5, MIG 2023 (Appendix G)
[1] **Receptor Locations shown in Exhibit 4.13-2.** Worst case distances are measured between the Project property line and the receptor property line. Typical distances are measured between the center of the site (site preparation and grading) or the east and west parts of the site (trenching, building foundations, building construction, building MEP, and architectural coating) and the receptor property line or building façade.

As shown in Table 4.13-2, the Project's construction noise levels could reach up to 81.8 dBA L_{eq} at residential receptors, and 91.8 dBA L_{eq} at adjacent commercial receptor locations:

- **Residential Receptors (R01, R03, R04, R05, R06, R07, R08):** The modeled worst-case construction noise level at any residential receptor location would be 81.8 dBA L_{eq}. This would occur at the residence located northwest of the Project site (R01), across West 5th Street, during the Project's grading phase. During typical construction periods, construction noise levels would not exceed 76 dBA at any residence on West 5th Street. The estimated temporary increase in daytime noise levels at residential receptor locations could temporarily, under worst-case conditions, be approximately 9.0 dBA L_{eq} to 16.6 dBA L_{eq} with the highest increases occurring at R01 during the grading phase and the lowest increases occurring at R05 to R09 during the site preparation phase. Under typical conditions, the temporary increase in daytime noise levels at residential receptors could range from less than 1.0 dBA L_{eq} during the architectural coating phase to approximately 10.2 dBA L_{eq} during the grading phase.
- **Commercial Receptors (R02, R09, R10, R11):** The modeled worst-case construction noise level at any commercial receptor would be 91.8 dBA L_{eq}. This would occur at the Third Street Tavern adjacent to the Project site (R09) during the Project's grading phase. During typical construction periods, construction noise levels would not exceed 72 dBA at the adjacent crematory (R10) or air conditioning contractor (R11), 79 dBA at the adjacent tavern (R09), and 73 dBA at the drywall contractor across West 5th Street (R02). The estimated temporary increase in daytime noise levels at commercial receptor locations could temporarily, under worst-case conditions, be approximately 8.0 dBA L_{eq} to 32.9 dBA L_{eq} with the highest increases occurring at the tavern (R09). Under typical conditions, the temporary increase in daytime noise levels could range from less than 1.0 dBA L_{eq} during architectural coating to 13.1 dBA L_{eq} during

building construction. Commercial receptors are not considered sensitive receptors because they lack sensitive outdoor use areas where occupants could be exposed to construction noise levels.

The noise level estimates summarized above are based on peak equipment usage during each construction phase. As construction progresses within each phase, less equipment is usually required to perform activities and, therefore, less equipment noise is generated.

The City's Municipal Code does not establish numeric standards for construction noise levels (e.g., 90 dBA L_{eq}). Construction activities are exempt from the City's noise standards (Section 8.50.060.L) but are limited to the hours of 7 AM to 6 PM Monday thru Saturday by the City's General Plan (Goal 7.3, Action 1), with no construction activities performed during city or federal observed holidays (Section 15.48.020.A). Potential construction noise level increases at the sensitive residential land uses, when compared to the existing ambient noise environment, could range from less than 1.0 to up to 16.6 dBA higher than existing conditions, depending on the construction activities undertaken. This temporary increase in daytime exterior noise levels would represent an approximate doubling to tripling of perceived loudness at sensitive receptor locations for a short duration (i.e., site preparation, grading, and paving activities would last approximately 3 months out of the Project's 12-month long construction schedule). The proposed Project would comply with the City Municipal Code's permissible construction activity time period requirements and would not result in prolonged temporary construction noise levels that exceed an applicable standard. This impact would be less than significant.

To further reduce the Project's less than significant construction noise levels, and to reduce the potential for construction activities to interfere or annoy adjacent receptors or otherwise result in a nuisance, **Mitigation Measures NOI-1 through NOI-3** are recommended so the Project will incorporate the most appropriate Best Management Practices to control potential construction noise levels and to help assure potential noise impacts on surrounding uses will remain at less than significant levels.

Mitigation Measures

NOI-1 **Notify Adjacent Land Use of Construction Activities.** During all construction-related activities, the applicant and/or its designated contractor, contractor's representatives, and all other appropriate personnel shall notify adjacent land uses of planned construction activities. This notice shall be provided at least one week prior to the start of any construction activities, describe the construction noise control best management practices to be implemented by the Project, and include the name and phone number of a designated contact for the Applicant and the City of Highland responsible for handling construction-related noise complaints. This notice shall be provided to the owner/occupants of all occupied properties within 250 feet of the Project site.

NOI-2 **Restrict Work Hours/Equipment Noise.** All work shall be subject to the requirements in City Code Section 15.48.020.A and General Plan Goal 7.3, Action 1. Construction activities, including deliveries, shall only occur during the hours of 7:00 AM to 6:00 PM, Monday through Saturday. Construction activities shall be prohibited on Sundays and City- and Federal-observed holidays. The applicant and/or its contractor shall post a sign at all entrances to the construction site informing contractors, subcontractors, construction workers, etc. of this requirement.

NOI-3 **Construction Equipment Restrictions.** The following measures shall apply during all of the construction-related activities:

- Contractors shall use the smallest size equipment capable of safely completing work activities.
- Construction staging shall occur as far away from the residential properties on West 5th Street as possible.
- All stationary noise-generating equipment such as pumps, compressors, and welding machines shall be located as far from the residential properties on West 5th Street as possible.
- Heavy equipment engines shall be covered, and exhaust pipes shall include a muffler in good working condition.
- Pneumatic tools shall include a noise suppression device on the compressed air exhaust.
- The Applicant and/or his contractor shall connect to existing electrical service at the site to avoid the use of stationary power generators. This measure shall be subject to the approval of the local electric utility.
- No radios or other amplified sound devices shall be audible beyond the property line of the construction site.

Operational Impacts

For the purposes of this analysis, the Project's noise sources (HVAC units, parking areas, drive aisles, and truck dock bays) were treated as stationary noise sources. Although the noise generated from parking areas, drive aisles, and truck dock bays is primarily generated by cars and trucks (mobile sources) and not truly stationary sources, this analysis conservatively compares noise from these sources against the City's exterior stationary source noise standards because noise from these areas would generally come from a fixed location (e.g., an idling truck, a parked car, etc.). In addition, it is assumed that all on-site travel would occur at slow speed (15 mph or less), and due to the short distance traveled on-site (as little as approximately 200 feet to some dock locations), on-site truck travel would be similar to a stationary source (as compared to a trucks travelling on West 5th Street or East 3rd Street). Project noise levels were estimated at eight (8) representative property line receptor locations (R01-R08)surrounding the site, as shown in Exhibit 4.13-2. Only Project noise sources within 700 feet of a noise receptor that had a direct line of sight to the receptor were included in the noise prediction estimates. The following discusses the key assumptions made to estimate potential Project noise levels at noise receptor locations:

- *Truck entrances:* Truck entrances would be located on West 5th Street. Truck entrances include truck turns into and out of the facility and are assumed to produce an average hourly noise level of approximately 71.4 dBA at a distance of 3 feet.
- *On-site passenger car parking:* Parking areas were assumed to require vehicle travel/maneuvering, doors closing, and engine start/revving activities that would produce an average hourly noise level of approximately 64.9 dBA at a distance of 3 feet. Only parking areas with a potential direct line of sight to receptor locations were evaluated. Parking areas were assumed to be fully occupied.
- *On-site truck travel:* Each on-site truck trip was assumed to travel at low speed (no more than 15 mph) and produce an average hourly noise level of 75.2 dBA at a distance of 3 feet. Truck travel lanes would include the West 5th Street driveways. The amount of peak on-site truck travel activity (seven (7) total trips in the peak hour periods) was determined from the Project's Trip Generation Assessment (Urban Crossroads, 2023).

- *On-site truck maneuvering and idling and cargo management:* Loading dock areas were assumed to require truck travel and maneuvering, back-up alarms, air brake release, and other related activities that would produce an average hourly noise level of approximately 87.9 dBA at a distance of 3 feet . Dock areas would face towards residential receptors, which would have property lines located at least 240 feet to the north of the docks. Dock areas would be located approximately 180 feet from adjacent commercial property lines to the northwest. The docks would not have a direct line of sight to most receptors due to an 8-foot-tall screening wall surrounding the dock. Each dock area was assumed to be occupied by one (1) truck each hour. The 8-foot-tall concrete screening wall was assumed to provide 0 dBA of attenuation/no screening (for R06 and R08), 6.6 dBA of attenuation (for R01, R02, and R03), or 5 dBA of attenuation (for R04 and R05).
- *HVAC units:* HVAC units were assumed to operate for 40 minutes of each hour and produce an average hourly noise level of 71.4 dBA at a distance of 3 feet. HVAC units would be located behind a parapet wall that would provide at least 5 dB of attenuation. HVAC units would be located in the center of the office space area.

The Project's stationary source, energy-averaged hourly noise levels at modeled receptor locations are summarized in Table 4.13-3, *Noise Impacts Compared to Exterior Noise Standards*.

Table 4.13-14
Noise Impacts Compared to Exterior Noise Standards

Project Noise Source	Estimated Noise Level at Receptor Property Line[1]							
	Residential Receptors					Commercial Receptors		
	R01	R02	R03	R04	R05	R06	R07	R08
Truck Entrance 1	40.1	39.7	31.3	26.0	24.2	--	40.1	29.5
Truck Entrance 2	--	24.8	28.5	35.8	40.9	32.3	--	--(A)
Drive Aisle 1	46.0	46.6	42.8	38.4	36.6	--	--	45.7
Drive Aisle 2	40.5	43.1	47.2	43.2	40.7	--	--	33.4
Drive Aisle 3	--	37.4	41.2	46.4	46.8	53.2	--	36.3
Docks 1-4	42.8	44.4	42.5	39.7	37.9	37.6	--	54.3
Docks 5 -11	41.4	43.7	43.7	40.8	38.9	38.8	--	51.3
Docks 12-18	39.5	41.7	44.4	42.8	40.7	40.7	--	48.0
Docks 19 -25	37.8	40.1	43.9	44.5	42.3	42.8	--	45.8
Docks 26 - 32	36.4	38.3	42.4	45.8	44.1	45.8	--	44.0
Docks 33 - 34	35.6	37.4	41.0	45.9	45.3	48.8	--	42.9
Parking Area 1	--	--	--	--	--	--	58.4	58.4
Parking Area 2	--	--	--	--	--	58.4	--	
Office HVAC	--	26.7	29.7	33.2	33.4	40.2	--	25.9
Total Combined Noise Level	51.3	52.9	53.6	53.7	52.7	60.3	58.4	62.5
Exterior Daytime Standard	60	70	60	60	60	70	70	70
Exterior Nighttime Standard	55	65	55	55	55	65	65	65
Standards Exceeded?	No	No	No	No	No	No	No	No

Source: Table 5-8, MIG 2023 (Appendix G)

1 -- indicates noise source does not contribute to noise levels at the property line receptor because it is more than 700 feet away from the receptor or the receptor is shielded from the noise source by the proposed warehouse building.

As shown in Table 4.13-3, the proposed Project's stationary noise sources would not generate noise levels that exceed the City's exterior noise standards for residential or commercial land uses. Truck operations would not exceed the City's standards at residential receptor locations (to the north) because the proposed Project's truck dock bays would be set a minimum of 250 feet from residential property lines and shielded from residential receptors by an 8-foot-tall concrete screening wall. This impact would be less than significant and no mitigation is required.

Also as shown in Table 4.13-3, the maximum estimated hourly L_{eq} values at residential receptor property lines (R01, R03, R04, R05) would be 53.6 dBA L_{eq}. Typical residential-type construction achieves a minimum of 15 to 20 dBA of exterior-to-interior noise reduction, which would be sufficient to ensure the City's interior 45 CNEL standard is met inside nearby residential. The maximum estimated hourly L_{eq} values at a commercial property line (R02, R06, R07, and R08) would be 62.5 dBA L_{eq}. Typical commercial-type construction also achieves a minimum of 15 to 20 dBA of exterior-to-interior noise reduction which would be sufficient to ensure the City's interior 55 CNEL standard is met inside adjacent commercial buildings. Therefore, this impact would be less than significant and no mitigation is required.

General Plan Consistency

The Project must demonstrate compliance with the General Plan in terms of land use compatibility and exterior noise exposure. The City's General Plan Noise Element establishes 70 CNEL as the normally acceptable noise exposure limit for office land uses and 75 CNEL as the normally acceptable noise exposure limit for industrial land uses. As described in Section 4.13.a above, the 24-hour CNEL value at LT-1 was determined to be 68.4 dBA CNEL, with short-term hourly ambient noise levels in the vicinity of the site also generally near or above 65 dBA L_{eq}. The proposed Project is not a noise-sensitive land use. As warehousing land use, elevated interior noise levels are not likely to interfere with speech or other communications. Workers and customers are unlikely to expect or require quiet conditions and the site plan does not include any large outdoor open space or exterior use areas intended for respite or relaxation. For these reasons, the proposed Project would not be exposed to unacceptable exterior noise levels that exceed City General Plan noise and land use compatibility standards. Impacts will be less than significant and no mitigation is required.

Part 2, California Building Code, Section 1206.4 establishes that interior noise levels attributable to exterior noise sources shall not exceed 45 dBA DNL or CNEL (as set by the local General Plan) in any habitable room. In addition, Chapter 5 of the California Green Building Standards Code sets forth that buildings exposed to a noise level of 65 CNEL (where noise contours are available) or 65 dBA Leq (1-hour where noise levels are not available) shall: 1) have exterior wall and roof-ceiling assemblies exposed to the noise source that meeting a composite STC rating of at least 50 (or a composite OITC) rating no less than 40, with exterior windows of a minimum STC of 40 or OITC 30 (Section 5.507.4.1); or 2) provide an interior noise environment attributable to exterior sources that does not exceed 50 dBA Leq in occupied areas during any hour of operation. In addition, County Code Section 83.01.080 (h) sets forth that warehousing areas shall be sound attenuated to meet an interior sound level of 65 dBA.

As described above, the proposed building's northern façade would be subjected to noise levels of approximately 68.4 dBA CNEL. Standard construction techniques and materials for new commercial/industrial buildings are commonly accepted to provide a minimum exterior to interior noise attenuation (i.e., reduction) of 30 to 32 dBA with all windows and doors closed, which would result in interior noise levels of approximately 38 dBA L_{eq} for occupied rooms fronting West 5th Street or East 3rd Street. Thus, with standard construction techniques, the proposed Project would satisfy interior building code noise requirements.

The Project must also demonstrate compliance with the City's General Plan Noise Element, as shown in Table 4.13-4, *General Plan Noise Element Consistency.*

Table 4.13-15
General Plan Noise Element Consistency

General Plan Noise Element Goal/Policy	Consistency Analysis
Goal 7.1: Protect sensitive land uses and citizens of Highland from annoying and excessive noise through diligent planning and regulation.	
Policy 1: Enforce the City's Noise Control Ordinance consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes and subdivision and zoning regulations.	Consistent. As discussed above in Section 4.13.a, the proposed Project would not generate noise levels that exceed the City's exterior or interior noise standards.
Policy 2: Encourage the use of site planning and architectural techniques such as alternative building orientation and walls combined with landscaping to mitigate noise to levels consistent with interior and exterior noise standards.	Consistent. The proposed Project's truck dock bays would be along the northern perimeter of the warehouse building, behind 8-foot-tall concrete screening walls. The building would screen the docks from shared commercial property lines, and the concrete walls would screen docks from shared commercial property lines and residential uses to the north (across West 5th Street).
Policy 4: Consider the compatibility of proposed land uses with the noise environment when preparing, revising or reviewing development proposals.	Consistent. As discussed in Section 4.13.a, the Project is not a noise-sensitive land use and would be located in an area that meets the City's 75 CNEL normally acceptable noise and land use compatibility limit for industrial land uses.
Policy 7: Require that site-specific noise studies be conducted by a qualified acoustic consultant utilizing acceptable methodologies while reviewing the development of sensitive land uses or development that has the potential to impact sensitive land uses. Also require a site-specific noise study if the proposed development could potentially violate the noise provisions of the General Plan or City ordinance.	Consistent. As described in Section 4.13.a of this Report, the noise impact analysis prepared for the proposed Project indicates the Project comply with applicable City standard related to noise and would not result in a significant noise impact on any noise sensitive land use.
Goal 7.2: Encourage the reduction of noise from transportation-related noise sources such as automobile and truck traffic	
Policy 3: Require that development generating increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses provide appropriate mitigation measures.	Consistent. As described in Section 4.13.a, the proposed Project would not generate a substantial increase in traffic or traffic-related noise levels on West 5th Street or East 3rd Street.
Goal 7.3: Protect residents from the effects of "spill over" or nuisance noise.	
Policy 2: Prohibit new industrial uses from exceeding commercial or residential stationary-source noise standards at the most proximate land uses, as appropriate. (Industrial noise may spill over to proximate industrial uses so long as the combined noise does not exceed the appropriate industrial standards.)	Consistent. As discussed in Section 4.13.a, the proposed Project would not generate noise levels that exceed the City's exterior or interior noise standards at adjacent residential or commercial land uses.

General Plan Noise Element Goal/Policy	Consistency Analysis
Policy 3: Require that construction activities employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur	Consistent. As discussed in Section 4.13.a, the proposed Project would not result in significant construction noise impacts at any sensitive noise receptor. Best management practices are recommended for inclusion in the Project to reduce the potential for construction noise levels to annoy or interfere with adjacent land uses.
Action 1: As a condition of approval, limit non-emergency construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 6:00 p.m. Discourage construction on weekends or holidays except in the case of construction proximate to schools where these operations could disturb the classroom environment	Consistent. The proposed Project would comply with the requirements in City Code Section 15.48.020.A and General Plan Goal 7.3, Action 1. Construction activities, including deliveries, shall only occur during the hours of 7:00 AM to 6:00 PM, Monday through Saturday. Construction activities shall be prohibited on Sundays and City- and Federal-observed holidays. Recommended best management practices would require the applicant and/or its contractor to post a sign at all entrances to the construction site informing contractors, subcontractors, construction workers, etc. of this requirement.
Action 3: Encourage the use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences or make applicant provide evidence as to why the use of such barriers is infeasible	Consistent. As shown in Section 4.13.a, the proposed Project would not involve construction activities within 100 feet of an existing residential sensitive use area or other noise-sensitive land uses.
Source: Table 5-9, MIG 2023 (Appendix G)	

Table 4.13-4 demonstrates the Project is consistent with the goals and policies of the City General Plan relative to noise. Therefore, the preceding analysis demonstrates the Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant but **Mitigation Measures NOI-1 through NOI-3** are recommended to help assure potential noise impacts will remain at less than significant levels for surrounding land uses.

b) **Less than Significant Impact.** Project construction activities would involve the use of large equipment capable of generating ground-borne vibrations. Since Project-specific construction equipment information is not available at this time, potential construction-related vibration impacts can only be evaluated based on the typical construction activities associated with a typical business park / warehousing development. Table 4.12-5, Potential Vibration Levels, presents the estimated, worst-case vibration levels that could occur from the operation of the typical large and/or vibration-inducing construction equipment used to develop a business park / warehousing land use project. The equipment assumptions used in the NIAR are based on, and consistent with, the CalEEMod construction phasing, equipment usage, and operating schedules used to evaluate the proposed Project's potential construction air quality impacts.

Table 4.13-16
Potential Vibration Levels

Equipment	PPV(A) (Inches/Second) at Distance		
	25 Feet	50 Feet	100 Feet
Vibratory Roller	0.210	0.098	0.046
Large Bulldozer	0.089	0.042	0.019
Small Bulldozer	0.03	0.014	0.001
Loaded Truck	0.076	0.035	0.017
Jackhammer	0.035	0.016	0.008
Source: Table 5-4, MIG 2003 (Appendix G)			

The potential for ground-borne vibration and noise is typically greatest when vibratory or large equipment such as rollers, impact drivers, or bulldozers are in operation. For the proposed Project, these types of equipment would primarily operate during site preparation, grading, and paving work. This equipment would, at worst-case and for very limited period of times, operate adjacent to the site's property lines and within approximately 15 feet of the crematory building façade to the west of the site, approximately 25 feet of the Third Street Tavern building façade to the west of the site, approximately 55 feet to the CSR Inc contractor building façade to the west of the site, and approximately 120 feet from the closest residence to the north of the site; however, most construction activities would take place hundreds of feet away from these building locations. A summary of predicted worst-case construction vibration levels is presented in Table 4.13-6, *Construction Vibration Impacts*.

Table 4.13-17
Construction Vibration Impacts

Scenario / Receptor	Estimated Duration	Maximum PPV, Vibratory Roller (inches/second)	Maximum PPV, Typical Equipment (inches/second)
Worst-Case Construction (15 feet from crematory building to the west)	1 day	0.368	0.156
Worst-Case Construction (25 feet from tavern to the west)	1 day	0.210	0.089
Worst-Case Construction (55 feet from contractor building to the west)	1 day	0.088	0.037
Worst-Case Construction (120 feet from residence to the north)	1 week	0.036	0.015
Source: FTA, 2018 and Table 5-6, MIG 2023 (Appendix G)			

As shown in Table 4.13-6, the proposed Project's construction activities would have the potential to generate worst-case ground-borne vibration levels up to 0.368 in/sec Peak Particle Velocity (PPV) at non-residential buildings to the west of the site. These vibration levels are associated with the operation of a vibratory roller at the Project's western boundary. All other equipment operating along the western boundary would generate groundborne vibration levels up to 0.156 in/sec PPV. Potential typical and worst-case vibration levels at adjacent commercial buildings to the west would be above Caltrans' strongly perceptible threshold for human annoyance from continuous vibration sources (0.10 in/sec PPV), however, at no point would potential vibration levels at adjacent commercial building façades exceed Caltrans' thresholds for potential damage to modern industrial and commercial structures (0.50

in/sec PPV). Similarly, potential typical (0.015 in/sec PPV) and worst case (0.036 in/sec PPV) vibration levels at the closest residential building across West 5th Street would exceed Caltrans' slightly and distinctly perceptible thresholds for human annoyance from continuous vibration sources (0.01 in/sec PPV an 0.035 in/sec PPV, respectively) but would not exceed Caltrans' thresholds for potential damage to older residential structures (0.3 in/sec PPV).

Although construction activities could generate perceptible vibrations when work occurs adjacent to commercial structures and within approximately 120 feet of residences, these vibrations would not be excessive because they would be intermittent (lasting only a few hours each day), temporary (lasting a few days at worst), occur during the daytime (i.e., would not interfere with evening or nighttime use of residences), and would not result in physical damage to any building or structure. For these reasons, the proposed Project would not generate excessive construction-related ground-borne vibration or noise levels. This impact would be less than significant and no mitigation is required.

c) **Less than Significant Impact.** The Noise Study indicates the proposed Project is located approximately 0.4 miles north of the nearest runway associated with the San Bernardino International Airport (SBIA). An airport land use compatibility plan has not been prepared for the SBIA (City of Highland, 2006). According to the City's zoning map, the proposed Project site is located within SBIA Safety Zone D and E, which has low to negligible risk. Additionally, the City's Municipal Code (Section 16.40.410) establishes that warehouses are compatible with these safety zones and acceptable without safety-related conditions. Noise contours prepared for the Eastgate Air Cargo Facility Final Environmental Assessment indicates the southern part of the proposed Project site (the part of the site within approximately 100 feet of the right-of-way boundary for East 3rd Street) is within the airport's future 65 CNEL noise zone, which was developed assuming approximately 240 average daily and 87,617 total annual aircraft operations in 2024 (SBIAA, 2019, Table 4-21 and Figure 4-8). The remainder of the site is within the 60 CNEL contour. The Project is not a noise-sensitive land use that would be prohibited within the potential 65 CNEL noise contour associated with the SBIA. There are no outdoor uses associated with the Project in the potential 65 CNEL contour area other than parking, and standard exterior-to-interior noise attenuation would result in interior noise levels that are less 45 CNEL. Therefore, the proposed Project would not expose people working in the Project area to excessive airport-related noise levels. Impacts would be less than significant and no mitigation is required.

4.14 – Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☑	☐

a) **Less than Significant Impact.** The Project site is designated Business Park (BP) which allows commercial and light industrial uses, and is comprised of multiple adjacent parcels. Until recently the site contained a number of buildings and outdoor areas used for equipment storage and light manufacturing. According to the SCAG 2020-2045 RTP/SCS growth estimates, the City of Highland is anticipated to see employment in the City increase from 5,500 jobs in 2012 to 10,200 jobs in 2045, an increase of 4,700 jobs. According to the Project applicant, the warehouse is anticipated to employ approximately 100 permanent full-time employees during operation.

As such, the Project would be consistent with the SCAG growth projections for the City, which are based on buildout of the City's General Plan, and will not induce substantial population growth in the area either directly or indirectly. Any population growth as a result of the Project would be offset by areas designated for housing to meet housing demands. Finally, because the Project is consistent with anticipated buildout of the City's General Plan, these impacts are not considered significant.

b) **Less Than Significant Impact.** Three single family residences were recently demolished on the Project site, but no additional housing would be displaced as a result of Project development. The Project does not provide any housing and is not located in an undeveloped area that would require a major extension of infrastructure, and as such there will be no impact.

4.15 – Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☑	☐
b) Police protection?	☐	☐	☑	☐
c) Schools?	☐	☐	☐	☑
d) Parks?	☐	☐	☐	☑
e) Other public facilities?	☐	☐	☐	☑

a) **Less than Significant Impact.** The Project is located in the service area of the City of Highland Fire Department which responds to medical emergencies, hazardous materials incidents, rescue calls, and motor-related accidents, in addition to regular fire suppression services. There are three stations in Highland: 26974 Base Line; 29507 Base Line; and 7649 Sterling Avenue, Highland, CA. 92346. The nearest Fire Station to the Project site is actually San Bernardino County Fire Station 234, on 157 W 5th Street., the nearest location in Highland is Station 541 located approximately 1 mile North of the Project site. The Project includes construction of a warehouse and associated parking and landscaping improvements. Any future tenants of the warehouses that would be storing and using hazardous materials would be required to adhere to local and state ordinances pertaining to the handling and storage of such materials. The Project is anticipated to create an incremental increase in demand for fire services. Development of the Project would include adequate fire access. In addition, Development Impact Fees that are collected at the time of building permit issuance for approved projects will offset incremental impacts of development on demand for services. Impacts related to expansion of fire protection services will be less than significant.

b) **Less than Significant Impact.** The Project is located within the service area of the San Bernardino County Sheriff, which the City of Highland contracts services from. The Highland Station is located at 26985 East Baseline Highland, CA. 92346. Approximately 1 mile north of the Project site. Development of the Project site may generate an incremental increase in the need for police protection in the Project area. However, this incremental increase is anticipated with build out of the City's General Plan. The Police Department reviews its needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, Development Impact Fees collected at the time of building permit issuance will help offset incremental impacts of development on demand for services. Therefore, a less than significant impact to police services will occur.

c) **No Impact.** The Project includes construction of a warehouse and associated parking and landscape improvements. The Project will not result in any direct population growth, or associated growth in students, within the San Bernardino City Unified School District. However, occupation of the Project could have the potential to increase demand on local school services, such as the Highland Headstart Daycare located across from the site at the southwest corner of 5th Street and Central Avenue. As most of the employees that would staff the warehouses could be reasonably expected to come from the local population, an increase of school populations is unlikely. Perhaps in the event of future increases in staffing levels, then there would be a correlated increase demand on schools. However, payment of development impact fees required under State law would offset the cost of increased demand on school district facilities in the future. No impacts on school facilities would occur.

d) **No Impact.** Development of the Project could have the potential to incrementally increase demand on parks and recreation facilities if it induced substantial population growth in the vicinity or Project employees used local parks. However, staffing of the warehouse is expected to come from the local population due to the existing vacancy rates in the City and immediate surrounding area. As such, the proposed light industrial development will not result in any direct population growth that would require expansion or acquisition of recreational facilities. No impacts will occur.

e) **No Impact.** The Project is not expected to increase the number of City residents that would generate additional demand for public facilities such as libraries or hospitals. Working conditions in industrial type workplaces can foster opportunities for injury leading to hospital visits, however, impacts related to the expansion of library facilities or hospitals would not occur as a result of the Project.

4.16 – Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☑
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑

a) **No Impact.** The Project includes construction of a 243,323 square foot warehouse building. Employees of the warehouse are likely to be existing residents from within or in the general vicinity of the City of Highland. As such, the Project itself would not create demand for additional parks, or other recreational activities as the workforce will be drawn from the existing population of the area and from additional housing planned by the City to accommodate anticipated buildout of the City's General Plan. Any impacts to recreational facilities would be less than significant.

b) **No Impact.** The Project does not include any recreational facilities or require the construction of new facilities, and there would not be an adverse physical effect to the environment. Therefore, there would be no impact.

4.17 – Transportation

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☑	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☑	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐
d) Result in inadequate emergency access?	☐	☐	☑	☐

Both a trip generation assessment and a vehicle miles traveled (VMT) screening analysis[34] for the proposed Project were prepared by Urban Crossroads in March 2023 (See Appendix H). The trip generation assessment was prepared in accordance with the San Bernardino County Transit Authority (SBCTA) *Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* methodology dated February 2020 (*TIA Guidelines*).

a) **Less than Significant Impact. Table 4.17-1, Project Trip Generation**, shows the estimated trip generation for the Project based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021). The Project trip generation forecast is determined by multiplying the trip generation rates by the land use quantity. Based on review of ITE land use descriptions, trip generation rates for ITE Land Use Code 150-Warehousing, were determined to most closely represent the proposed Project. At the time the trip generation study was initiated (May 2022) the site was occupied by a number of light industrial and truck yard uses, however those uses were demolished and removed in December 2022. Therefore, Table 4.17-1 only shows the proposed Project trips.

The proposed Project is anticipated to generate a total of 416 two-way vehicle trips per day with 40 AM peak hour trips and 43 PM peak hour trips (in actual vehicles). In comparison, the proposed Project is anticipated to generate a total of 642 Passenger Car Equivalents (PCE) two-way trips per day with 47 PCE AM peak hour trips and 54 PCE PM peak hour trips. Table 4.17-1 also shows the Project is

anticipated to generate 642 new PCE two-way trips per day with 47 AM PCE peak hour trips and 54 PM peak hour trips in PCE.

Table 4.17-18
Project Trip Generation

Land Use[1]	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Passenger Cars	29	7	36	8	28	36	270
Total Truck Trips (PCE[2])	6	5	11	10	8	18	372
Total Trips	35	12	47	18	36	54	642

Source: Table 4, Urban Crossroads 2023. (See Appendix H)

[1] Project assumed to be ITE Code 150-Warehousing @248,055 SF (ITE 11th Edition, 2021)

[2] Passenger Car Equivalents assumes higher impacts for trucks depending on the number of axles (2-4)

Based on the anticipated net new trips, additional off-site intersection operations analysis may be required under the City's Guidelines. Since the time the Trip Generation Memo was initiated, the light industrial and residential uses on the Project site have been demolished so no "discount" has been included for eliminating vehicle trips from existing onsite uses. However, it should be noted that level of service (LOS) traffic impacts are no longer considered an environmental issue or threshold under CEQA. For that reason, any additional LOS traffic analysis would not affect this IS/MND but could still be required of the Project for planning or engineering purposes.

The trip generation analysis was also prepared to meet the VMT requirements for the City and evaluate whether the Project screens out from needing to conduct a detailed VMT analysis based on the City's guidelines. As detailed in Section 4.17.b, the proposed Project does not meet any of the three screening criteria so a detailed VMT Memo was prepared which demonstrated the Project will have a less than significant impact on VMT with implementation of three (3) VMT Mitigation Measures VMT-1 through VMT-3. Therefore, the Project will not conflict with a program plan, ordinance, or policy addressing the roadway circulation system or VMT and impacts will be less than significant.

Public Transit

San Bernardino County, including the City of Highland, is provided bus transit service by Omnitrans which maintains Route 15 in the immediate Project area. Route 15 provides service to Colton to the west and Redlands to the south. The route travels along 5th Street east of Central Avenue so it passes right by the Project site. There are several Omnitrans bus stops along 5th Street including at Central Avenue.

The proposed Project will not remove or impact any established bus stops and will not interrupt service to them during either construction or operation. The proposed Project would also not significantly increase or decrease the use of these facilities as a result of construction or operation. As such, the Project will not have an impact on transit.

Pedestrian and Bicycle Facilities

The proposed Project site is currently vacant although it contains a number of light industrial and residential uses until December 2022. There are no continuous sidewalks along either the north or south sides of 3rd Street or 5th Street in the vicinity of the Project site. However, there is a level dirt shoulder approximately ten feet in width behind the curb on the north side of 3rd Street and the south side of 5th Street where sidewalks are not provided. At some point in the future when vacant land or older developed parcels are constructed or reconstructed, these streets will eventually have continuous sidewalks. The City of Highland General Plan, Open Space and Conservation Element, indicates a multi-use trail

(including pedestrian access) will eventually be created along City Creek just north of the Project site, and a major trail node will be created southeast of the Project site near the confluence of the Santa Ana River and City Creek (per General Plan Figure 5-6, Multi-Use Trails).

At present, 3rd Street and 5th Street both have bicycle lanes striped in both directions within their rights-of-way. The Project will provide sidewalks adjacent to the site along 3rd Street and 5th Street. In addition, the proposed Project will provide bicycle parking racks (see Mitigation Measure VMT-3). Therefore, the Project will have the effect of incrementally improving pedestrian and bicycle facilities in the immediate vicinity and providing added connectivity where current facilities do not exist. As such, the Project represents an improvement over existing conditions. Impacts will be less than significant and no mitigation is required.

b) **Less than Significant with Mitigation Incorporated.** California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the California Environmental Quality Act (CEQA) Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts, under CEQA, associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. All agencies and projects State-wide are required to utilize the updated CEQA guidelines recommending the use of VMT for evaluating transportation impacts as of July 1, 2020.

To comply with SB 743, the San Bernardino County Transportation Authority (SBCTA) released the SBCTA Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (*SBCTA Guidelines*) that address VMT analysis requirements. At the time of this analysis, the City of Highland has yet to formally adopt VMT guidelines, however, based on consultation with City planning and engineering staff, the City has directed that on an interim basis the SBCTA Guidelines should be utilized for purposes of VMT screening steps.

The SBCTA Guidelines provide Information on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without the need to conduct a more detailed project level assessment. The SBCTA Guidelines state that a project may have a less than significant impact and screen out of requiring a project level VMT analysis if it meets at least one of the VMT screening steps. To aid in the VMT screening process the SBCTA VMT Screening Tool (*Screening Tool*) was used. The SBCTA's adopted VMT screening steps are described in **Table 4.17-2, *Screening for Land Use Projects Exempt from VMT Analysis***, along with a determination of each screening step's applicability to the Project.

The VMT Memo indicated the Project is not located in a TPA or Low VMT area. In addition, the Project is not local serving and is anticipated to generate an additional 642new daily trips consistent with the Trip Generation Assessment prepared for the Project. The SBCTA Guidelines states that projects not screened through the above steps are required to complete a VMT analysis using the San Bernardino Traffic Analysis Model (SBTAM) to determine if they have a significant VMT impact.

Table 4.17-19
Screening for Land Use Projects Exempt from VMT Analysis

Screening Steps	Description	Project Result
1. Transit Priority Area (TPA) Screening	Projects located within a TPA (i.e., within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor) are presumed to have less than significant impact on VMT.	Project does not meet
2. Low VMT Area Screening	Projects located within a low VMT generating zone that can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area are presumed to have a less than significant VMT impact.	Project does not meet
3. Project Type Screening	Local-Serving Retail under 50,000 square feet, Local Essential Services, and projects generating less than 110 daily vehicle trips are presumed to have a less than significant impact on VMT.	Project does not meet

SBTAM VMT Analysis

SBCTA Guidelines identify San Bernardino Traffic Analysis Model (SBTAM) as the appropriate tool for conducting VMT analysis for land use projects in San Bernardino County. SBTAM is a useful tool to estimate VMT as it considers interactions between different land uses based on socio-economic data such as population, households, and employment. The SBTAM model assumes datasets consistent with the 2020 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). SBTAM is also consistent with the model used to develop the SBCTA's VMT impact thresholds identified in their Guidelines.

City Staff directed the traffic consultant to use the VMT metric home-based work (HBW) metric of VMT per employee which measures all home-based attraction trips (employment) to/from their ultimate destination unless that destination is outside the model boundary area. City staff indicated this is the appropriate metric for an employment-generating single use project in the City of Highland. Using the metric VMT per employee, the City has chosen to utilize the following impact thresholds:

1. The baseline project generated VMT per employee exceeds the City of Highland General Plan Buildout VMT per employee, or

2. The cumulative project generated VMT per employee exceeds the City of Highland General Plan Buildout VMT per employee.

Based on VMT data previously published by the SBCTA for each of its member agencies and the San Bernardino County region, VMT per employee in the City of Highland for General Plan Buildout conditions is 15.57 VMT per employee.

In order to estimate project generated VMT, standard land use information such as building square footage must first be converted into a SBTAM compatible dataset. The SBTAM model utilizes socio-economic data (SED) (e.g., population, households, employment, etc.) instead of land use information to estimate vehicle trips. The Project's building square footage was converted into employment for input into SBTAM using employment density factors derived by the Southern California Association of

Governments (SCAG) Employment Density Study dated October 2001. The VMT Memo estimated the Project would generate 204 employees[i] by land use type which was then used to populate the SBTAM model to calculate the proposed Project's impacts.

As stated previously, VMT per employee is used to evaluate Project VMT. VMT per employee is derived by dividing Project generated HBW VMT by the number of estimated Project employees. HBW VMT is obtained from the SBTAM model using the Production/Attraction (PA) method for calculating VMT, which sums all weekday VMT generated by trips with at least one trip end in the study area (i.e., Project's TAZ). Productions are land use types that generate trips (residences), and attractions are land use types that attract trips (employment). Productions and attractions are converted from person trips to vehicle trips for the purposes of calculating VMT and are then multiplied by the distance skims to calculate VMT. **Table 4.17-3, *Project VMT Per Employee***, presents Project generated PA HBW VMT from the SBTAM model, along with the estimated number of Project employees, and the resulting VMT per employee.

Table 4.17-20
Project VMT Per Employee

VMT Characteristic	Baseline	Cumulative
HBW VMT	3,391	3,239
Employees	204	204
VMT Per Employee	16.62	15.88
City Threshold	15.57	15.57
Percent Above Threshold	+6.74%	+1.99%
Potentially Significant?	Yes	Yes

Source: Table 3, VMT Memo, Urban Crossroads, March 2023

As shown in Table 4.17-3, Project generated VMT per employee is above the City's VMT impact threshold by 6.74% for baseline conditions and 1.99% for cumulative conditions. The Project, at a minimum, will need to reduce its VMT impact for baseline and cumulative conditions by 218 VMT or 6.32%. However, the SBTAM model does adequately account for Project changes or actions that would result in reductions to project generated VMT. The VMT Memo recommended three design features which are intended to reduce Project VMT to less than City baseline and cumulative thresholds. These design features are incorporated into this document as **Mitigation Measures VMT-1 through VMT-3**.

With implementation of the recommended mitigation measures, Project VMT per employee values will be below the City's impact thresholds. The following section provides discussion and calculations of the potential VMT reduction of each of the recommended mitigation measures.

[i] Assumes 248,055 square feet of warehousing with 1,195 square feet per employee equals 208 employees

Mitigation Measures

VMT-1 **Commute Trip Reduction (CTR) Marketing Program.** The Project shall implement a marketing program to promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT. The following features (or similar alternatives) of the marketing strategy are essential for effectiveness.

- Onsite or online commuter information services.
- Employee transportation coordinators.
- Onsite or online transit pass sales.
- Guaranteed ride home service

VMT-2 **Ridesharing Program.** The Project shall provide a ridesharing program and establish a permanent transportation management association with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips and VMT. Ridesharing must be promoted through a multifaceted approach. Examples include but are not limited to the following.

- Designating a certain percentage of desirable parking spaces for ridesharing vehicles.
- Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles.
- Providing an app or website for coordinating rides

VMT-3 **End-of-Trip Bicycle Facilities.** The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained.

Mitigation Analysis and Conclusion. Under VMT-1, the Project will provide tenant's employees material and online resources as a means to promote the commute trip reduction program. The VMT Memo calculates that with proper implementation and 100% of the Project's employees eligible, this measure is expected to reduce VMT by 4%. Under VMT-2, the Project will provide carpool/vanpool/EV parking designated spaces in locations of easy and convenient accessibility to the Project building. The VMT Memo calculated that with proper implementation and 100% of the Project's employees eligible, the Project is expected to reduce VMT by 4%. For VMT-3, the Project will install building elements for bicycle trip end facilities (i.e., bicycle parking) for commuters that choose to bicycle as a mode of travel. This will promote an alternative mode choice of commuting for employees. As calculated, this measure will reduce VMT by 0.1%. As outlined through the VMT reduction calculations presented in the VMT Memo, the three recommended measures will reduce VMT by a total of 7.9%, which would bring the Project's VMT per employee to below the City's threshold, as shown in **Table 4.17-4, *Adjusted Project VMT Per Employee***. Therefore, the Project's potential VMT impacts with mitigation would be reduced to less than significant levels.

Table 4.17-21
Adjusted Project VMT Per Employee

VMT Characteristic	Baseline	Cumulative
HBW VMT	3,457	3,302
Employees	208	208
VMT Per Employee	16.62	15.88
City Threshold	15.57	15.57
Adjusted VMT Per Employee after implementing VMT-1 through VMT-3	**15.31** (-7.9%)	**14.63** (-7.9%)
Potentially Significant? (i.e., exceeds threshold)	No	No

Source: Table 3, VMT Memo, Urban Crossroads, March 2023

c) **Less than Significant Impact.** A significant impact would occur if the proposed Project substantially increased an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. Access to the site will be provided via four (4) separate driveways: two passenger vehicle driveways on 5th Street (30-foot width) and two truck driveways on 3rd Street (40-foot width). Although this portion of the City is bounded on the south by the San Bernardino International Airport, the streets in this portion of the City form a grid pattern with no sharp curves, multiple-legged intersections, or sharp intersections.

The design of the proposed Project, including driveways and approaches, will comply with all applicable City regulations. Furthermore, the proposed Project does not involve changes in the alignment of any local roadway, and the proposed Project is consistent with existing uses in the vicinity of the Project site.

The operation of the Project would not significantly impact surrounding roads or create dangerous curves or intersections. During construction, the proposed Project would comply will all local regulations regarding temporary road closures or and/or one-way traffic controls. The proposed Project would not result in a traffic safety hazard due to any design features. Impacts would be less than significant.

d) **Less than Significant Impact.** A significant impact would occur if the design of the proposed Project would not satisfy emergency access requirements of the San Bernardino County Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the Project site or adjacent uses. The proposed Project would not result in inadequate emergency access. As discussed above, access to the site will be provided via four (4) separate driveways: two passenger vehicle driveways on 5th Street (30-foot width) and two truck driveways on 3rd Street (40-foot width).

The driveway width is sufficient to provide access to fire and emergency vehicles and is consistent with the California Fire Code which requires a minimum of 20 feet. In addition, the Project site plan shows a 24-foot fire access around the entire building. All access features are subject to and must satisfy the City of Highland design requirements, including the Fire Department's requirements. This Project would therefore not result in adverse impacts with regard to emergency access. Impacts will be less than significant and no mitigation is required.

4.18 – Tribal Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☑	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☑	☐	☐

a.i) **Less than Significant with Mitigation Incorporated.** The Cultural Resources Assessment included a records search and site walkover which found no recorded archaeological resources on the Project site. Based on the previously disturbed conditions on the site and the urbanized nature of the Project area, there is little potential for the proposed Project to impact known archaeological resources during construction. However, regardless of negative results, there is still the possibility that resources could be unearthed during clearing and grading.

The Project site is also located in proximity to the Lytle Creek Channel which is considered a sensitive archaeological area in the City's General Plan and through consultation with the Gabrieleno Band of Mission Indians - Kizh Nation (GBMI-KN) and the Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians (SMBMI). In order to comply with CEQA Guidelines Section 15064.5, PRC 5097.98(d)(1), the Native American Graves Protection and Repatriation Act

(NAGPRA), and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), the proposed Project will incorporate **Mitigation Measures CUL-1 through CUL-15** to reduce potentially significant impacts to previously undiscovered archaeological resources to a less than significant level. These potential impacts and the recommended mitigation measures are presented in the previous Section 4.5, *Cultural Resources*. These measures were recommended by GBMI-KN and YSMN during the Native American Tribal Consultation Process outlined below. With implementation of these measures, potential impacts to tribal cultural resources will be reduced to less than significant levels.

In addition, the YSMN recommended two mitigation measures which have been incorporated into **Mitigation Measure TCR-1**. With the incorporation of the recommended mitigation, impacts to listed or eligible tribal cultural resources will be less than significant.

a.ii) **Less than Significant with Mitigation Incorporated.** California Assembly Bill (AB) 52, through its implementing regulations, requires that lead agencies consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the Proposed Project and who have requested in writing to be informed by the lead agency of proposed projects in the tribe's geographic area (PRC Section 21080.3.1(b) and (d)).

Pursuant to AB 52, as the CEQA Lead Agency, the City sent AB 52 consultation notification letters via email on July 31, 2023 to the following Tribes (see Appendix C):

- Soboba Band of Luiseno Indians
- Gabrieleno Band of Mission Indians - Kizh Nation (GBMI-KN);
- Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians;

Under AB 52 tribes have 30 days in which to indicate they wish to consult. For this project, that period ended on August 31, 2023. No correspondence was received from the Soboba Band of Luiseno Indians during that time.

On August 12, the GBMI-KN contacted the City and requested a number of mitigation measures that were subsequently incorporated into the IS/MND as CUL-1 through CUL-6 and CUL-9 through CUL-14.

On August 14, 2023 the YSMN sent an email to the City with recommended mitigation for potential impacs to cultural and tribal cultural resources. These recommendations have been incorporated into Mitigation Measures CUL-7, CUL-8, and CUL-15. The others measures (CUL-1 through CUL-6 and CUL-9 through CUL-14) are based on recommendations from the GBMI-KN (see above).

As described in Threshold 4.18.a.i above, the proposed Project will incorporate **Mitigation Measures CUL-1 through CUL-15** to reduce potentially significant impacts to previously undiscovered archaeological resources to a less than significant level. These potential impacts and the recommended mitigation measures are presented in the previous Section 4.5, *Cultural Resources*. In addition, the YSMN submitted mitigation language during their consultation process that has been incorporated into **Mitigation Measure TCR-1**.

Mitigation Measures

TCR-1 The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

With the incorporation of the recommended mitigation, impacts related to Native American consutation and tribal cultural resources will be less than significant.

4.19 – Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☑	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☑	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☑	☐
d) Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☑	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☑

a) **Less than Significant Impact.** The East Valley Water District (EVWD) delivers water to over 104,457 connections throughout its service area, including the City of Highland. This Special District receives its water from dozens of wells in the San Bernardino Basin Area (SBBA) which is managed by the San Bernardino Municipal Water District (SBMWD). EVWD's water supply consists primarily of groundwater from wells in the western portion of the EVWD service area and SBBA wells supply an estimated 80% of the total water supply. Additionally, Plant 134, an 8-MGD water treatment plant, provides surface water from the Santa Ana River and the State Water Project (SWP) to the EVWD. Seventeen (17) wells provide for 80% of the EVWD's water supply at a rated capacity of 27,586 gallons per minute (GPM).[35]

The Project is estimated to consume approximately 6,300 gallons per day (gpd) or approximately 10 acre-feet (AF) of water per year. The EVWD had an estimated total annual demand of 31,609 total acre-feet (AF) in 2020[29] and a total annual supply of 43,972 AF for a difference or available capacity of 12,363 AF. Therefore, the Project water consumption represents 0.08% (10 AF divided into 12,363 AF) of the EVWD's current available capacity. Impacts would be less than significant.

Wastewater from the EVWD is treated to secondary levels at the San Bernardino Regional Wastewater Reclamation Plant and to tertiary levels at the Rapid Infiltration/Extraction (RIX) Plant.[29] The Project is estimated to have a wastewater generation of approximately 3,150 gallons per day (gpd)[29] or 0.003 million gallons per day (MGD) The EMWD's current capacity of its RIX Plant is 12 MGD so the Project represents 0.025% of the current capacity of the RIX Plant.

Local water and sewer connections to the Project site will remain intact and will not necessitate construction of new or expanded facilities in Highland. As described above in section 4.9a, new underground stormwater drainage connections and infiltration facilities will be constructed to serve the project area. As discussed in the Hydrology section, the project would not generate substantially increased runoff from new impermeable surfaces on site. As outlined in the Water Quality Management Plan, runoff from the site will be treated through two underground infiltration systems located on the north and west sides of the Project site. Runoff will be directed to proposed catch basins and conveyed to the infiltration systems under the site. No additional improvements are anticipated to either sewer lines or treatment facilities to serve the Project. Standard connection fees will address any incremental impacts of the project. Therefore, the project will result in less than significant impact as a result of new or expanded water supply and wastewater treatment facilities.

Section 4.6(a) demonstrates that Project energy impacts related to electric power and natural gas would also be than significant. The Project will connect to existing facilities and will not require any extension of services. Therefore, the proposed industrial facility would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause a significant environmental effect. Less than significant impacts will occur and no mitigation is required.

b) **Less than Significant Impact.** According to the *San Bernardino Valley Regional 2020 Urban Water Management Plan* (*UWMP*), the EVWD reported an estimated total demand of 31,609 total acre-feet (AF) in 2020.[29] The same estimates calculated a supply total of 43,972 AF, a difference of 12,363 AF. The project would generate a marginal increase in additional demand for water from the EVWD's wells, relative to overall existing citywide demand. Based on calculations for water use (See Air Quality Study in Appendix A), the industrial facility will use a total of approximately 2.3 million gallons of water annually, or approximately 10 acre-feet/year, which includes both indoor uses such as toilets and drinking fountains and outdoor use such as sprinklers for landscaping and parking lot upkeep. The estimate of future water demand in the *UWMP* is based on approved land uses at the time the *UWMP* was prepared. The proposed Project is consistent with the land use and zoning designations of the site, so the increased water demand of the Project has already been taken into account in the UWMP. The *UWMP* anticipates the overall future increase in water demand associated with development in the area over 2020 conditions, and the water demand for this Project is within that demand assumption. Therefore, the Project would not substantially deplete water supplies, and the project would have a less than significant impact on entitled water supplies and no mitigation is required.

.

The Project would also be required to comply with CBC Title 24 water efficiency measures to demonstrate a 20 percent reduction in the use of potable water. The Project's landscaping plans include drought tolerant landscaping materials consistent with the City's Municipal Code (CMC) as well.

Compliance with Title 24 and the CMC will reduce the Project's impacts to groundwater supplies to a level of less than significant and no mitigation is required.

c) **Less than Significant Impact.** Potentially significant impacts could occur as a result of this Project if it results in a determination by the wastewater treatment provider (EVWD) which serves or may serve the Project that it does not have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. As detailed in Sections 4.19.a and 4.19.b, the Project will be adequately served by the existing RIX wastewater treatment plant which was expanded in 2020 from 8 to 12 milion gallons per day (MGD) of treatment capacity. The anticipated wastewater flow from the Project is estimated to be 3,150 gallons per day or 0.003 million gallons per day (MGD) The EMWD's current capacity of its RIX Plant is 12 MGD so the Project represents 0.025% of the current capacity of the RIX Plant[29] , Therefore, a less than significant impact would occur.

d) **Less than Significant Impact.** Significant impacts could occur if the proposed Project would exceed the existing permitted landfill capacity or violates federal, state, and local statutes and regulations. Solid waste disposal services in the City of Highland are provided by Burrtec Waste Industries. Waste from Highland is primarily transferred to the Mid-Valley Landfill in nearby Rialto, CA. The Badlands Landfill is as well located in Moreno Valley in Riverside County. Burrtec operates the East Valley Transfer and Recycling center in San Bernardino, where solid waste and recyclables are separated. According to CalRecycle, the Mid-Valley Landfill has a maximum capacity of 101,300,000 tons, with a remaining capacity of 61,219,377 tons measured June, 2020. Construction of the facility is anticipated to generate some solid waste, with an estimated total waste generation of 137.58 tons per year during its operation. Warehousing facilities in Highland are estimated to generate 349 total tons of materials each year which accounts for 2.9% of Highlands annual waste tonnage generated. This tonnage includes disposal materials, recyclables, and other items. The amount of waste that is generated from similar facilities is negligible compared to that produced by other business groups in Highland.

Construction of the facility is anticipated to result in the production of some solid waste. Project operations are anticipated to generate approximately 228.7 tons of solid waste annually (AQ Report).

Therefore, because there would be adequate landfill capacity in the region to accommodate project-generated waste, and the proposed project is not expected to generate a substantial quantity of solid waste, the impact would be less than significant and no mitigation is required.

e) **No Impact.** The proposed Project is required to comply with all applicable federal, state, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Therefore, no impact would occur.

4.20 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☑
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☑
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☑

a) **No Impact.** The Project site is not located within or near any State Responsibility Areas (there are none in the City of Highland). There are no wildland conditions in the urbanized area where the Project site is located. The City's general plan designates Interstates 10, 15, 215, and State Routes 30, 31, 60, 66, and 71 as evacuation routes, and the Project will not interfere with the availability of these highways as evacuation routes. Therefore, the Project will not substantially impair any adopted emergency response plan or emergency evacuation plan, and no impact will occur.

b) **No Impact.** The Project site is not located within a designated fire hazard zone, as identified on the Very High Fire Hazard Severity Zone (VHFHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). The Project site is located in a heavily urbanized area and will not exacerbate wildfire risks, thereby exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact will occur.

c) **No Impact.** The Project site is not located within or near any State Responsibility Areas. As a result, none of the Project improvements would exacerbate fire risk or will result in a temporary or ongoing impact from wildfires requiring the installation or maintenance of associated infrastructure that may

exacerbate fire risk, or that may result in temporary or ongoing impacts to the environment. No impact will occur.

d) **No Impact.** The Project site is not located within or near any State Responsibility Areas. According to the Federal Emergency Management Agency (FEMA) Flood Maps, the Project site is in an area of 0.2% annual chance flood, 1% annual chance flood with average depths of 1 foot. No impacts will occur.

4.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☑	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☑	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☑	☐	☐

a) **Less than Significant with Mitigation Incorporated.** The proposed Project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The Project site is located within a developed area with no natural habitat. The proposed Project would not significantly impact any sensitive plants, plant communities, fish, wildlife, or habitat for any sensitive species. Impacts to burrowing owl and nesting birds will be less than significant with implementation of **Mitigation Measure BIO-1** and adherence to existing regulations. There are no jurisdictional waters on the Project site.

All buildings on the site were recently demolished and there will be no adverse impacts to historic resources. Construction-phase procedures would be implemented in the event any important archaeological or tribal cultural resources are discovered during grading, consistent with **Mitigation Measures CUL-1 through CUL-15 and TCR-1**. Construction-phase procedures would be implemented in the event any important paleontological resources are discovered during grading, consistent with **Mitigation Measures GEO-1 through GEO-4**. This site is not known to have any association with an

important example of California's history or prehistory. The environmental analysis provided in Section 4.3 concludes that impacts related to emissions of criteria pollutants and other air quality impacts would be less than significant with mitigation. Sections 4.8 concludes that impacts related to climate change would be less than significant. Section 4.10 concludes that impacts related to hydrology and water quality would be less than significant with mitigation incorporated. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.20, no evidence is presented that this proposed Project would degrade the quality of the environment. Impacts related to degradation of the environment, biological resources, hydrology and water quality, and cultural resources would be less than significant with mitigation incorporated.

b) **Less than Significant with Mitigation Incorporated.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land-use changes and operational characteristics involved with the proposed Project. Cumulative impacts would be less than significant with mitigation incorporated, as further discussed herein.

Aesthetics
Impacts related to aesthetics in Section 4.1 at the project level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to this topic would occur.

Agricultural Resources
The analysis provided in Sections 4.2 found that no individual impacts would occur; therefore, the Project could not contribute considerably to local agriculture or forestry.

Air Quality
The analysis provided in Section 4.3 related to air quality found that impacts would be less than significant with regulatory compliance including standard conditions of approval. Therefore, the Project would not contribute to localized or regional cumulative impacts.

Biological Resources
The analysis provided in Section 4.4 found that no individual impacts to sensitive species or migratory birds would occur; therefore, the Project could not contribute considerably to regional impacts on such species. It was also found that potential impacts to burrowing owl and nesting birds would be less than significant with adherence to existing regulations and **Mitigation Measure BIO-1**. The Project would have no other impacts on biological resources and would not result in localized or regional cumulative impacts.

Cultural Resources
Section 4.5 indicates that loss of onsite archaeological resources could reduce or eliminate important information relevant to the County of San Bernardino and the City of Highland. Impacts related to cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the Project could contribute considerably to significant localized cumulative impacts in this topic area. **Mitigation Measures CUL-1 through CUL-15 and TCR-1** have been incorporated to reduce impacts to archaeological resources and to buried human remains. Implementation of these measures would eliminate any potential loss of important local archaeological information or human remains that may be buried under the Project site; therefore, the proposed Project would have no contribution to a cumulative loss of important local or regional archaeological knowledge.

Energy

The analysis provided in Section 4.6 found that no individual impacts related to energy use would occur as a result of the proposed Project with adherence to existing regulations and standard conditions of approval. Therefore, the Project will not contribute to cumulative energy impacts.

Geology and Soils

Section 4.7 indicates that impacts related to geology at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Impacts related to paleontological resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the Project could contribute considerably to significant localized cumulative impacts in this topic area. Implementation of **Mitigation Measures GEO-1 through GEO-4** would eliminate any potential loss of important local paleontological information that may be buried under the Project site. Therefore, the proposed Project would have no contribution to a cumulative loss of important local or regional paleontological knowledge. As such, no cumulative impacts related to this topic would occur.

Greenhouse Gas Emissions

As discussed in Section 4.8, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The Project would not contribute considerably to global climate change with adherence to existing regulations and standard conditions of approval.

Hazardous Materials

The analysis provided in Section 4.9 related to hazards and hazardous materials found that impacts would be less than significant with mitigation on a site specific basis because the site was found to have contamination from past activities. Development proposals on other sites would likely recommend mitigation if previous contamination were found. Therefore, CEQA and existing regulatiions require individual projects to mitigate their own specific impacts regarding hazardous materials when present. Implementation of site specific remediation measures and compliance with all regulations related to the disposal and storage of household hazardous waste would ensure that cumulative impacts would be less than significant.

Hazards and Hazardous Materials

Section 4.10 indicates that impacts related to hazardous materials, other hazards, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. **Mitigation Measure HAZ-1** will be implemented to assure the site is sufficiently remediated of past hazmat facilities and contaminants. Therefore, no cumulative impacts related to this topic would occur.

Wildfires

The analysis provided in Section 4.9(g) and 4.20 found that no individual, local, or regional impacts would occur; therefore, no cumulative impacts related to this topic would occur.

Groundwater Levels

The analysis provided in Section 4.10 (b) found that less than significant local or regional impacts would occur; therefore, while the Project would contribute to individual, localized, or regional cumulative impacts, the Project contribution would not be considerable.

Drainage/Water Quality
The analysis provided in Section 4.10 (a), (c), (d), (e), and (f), found that less than significant individual, local, or regional impacts would occur; therefore, while the proposed Project would contribute to individual, localized or regional cumulative impacts, its contribution would not be considerable.

Flooding
The analysis provided in Section 4.10 (d) found that no regional impacts would occur; therefore, no cumulative impacts related to this topic would occur.

Land Use and Planning
The analysis provided in Section 4.11 related to Land Use and Planning found that impacts would be less than significant; therefore, while the proposed Project would contribute to individual, localized, or regional cumulative impacts, its contribution would not be considerable.

Mineral Resources
The analysis provided in Section 4.12 related to mineral resources found that there would be no impact; therefore, the Project contribution would not be considerable.

Noise
As discussed in Section 4.12, on-site operational noise is not anticipated to result in perceptible increases in ambient noise with the implementation of Best Management Practices. Therefore, the proposed Project would not contribute considerably to noise levels in the immediate vicinity of the Project. The Project would contribute to temporary increases in noise levels in the immediate Project vicinity during construction activities; however, Best Management Practices would be incorporated to ensure that impacts to nearby sensitive receptors remain less than significant. The Project would increase traffic in the Project area; however, Project traffic-related noise would not be discernible (as discussed in Section 4.13.a) to the public and, therefore, would have no considerable contribution to cumulative traffic-related noise.

Population and Housing
The analysis provided in Section 4.14 related to Population and Housing found that no impacts would result; therefore, no cumulative impacts related to this topic would occur.

Public Services
The analysis provided in Section 4.15 related to Public Services found that impacts would be less than significant; therefore, while the proposed Project would contribute to localized cumulative impacts, the contribution would not be cumulatively considerable.

Recreation
The analysis provided in Section 4.16 related to Recreation found that impacts would be less than significant; therefore, no cumulative impacts related to this topic would occur.

Traffic and Transportation
Traffic conditions were analyzed in Section 4.17. a and found to be less than significant. There is and would be adequate capacity to serve the uses along 3rd Street and 5th Street even with the addition of the proposed Project. The site also has access to bus transit, sidewalks, and eventually bike lanes in the Project area. The Project will also implement **Mitigation Measures VMT-1 through VMT-3** to help reduce regional impacts from increased vehicle miles traveled. Therefore, the proposed Project's contribution to cumulative impacts to local and regional transportation facilities would not be considerable.

Tribal Cultural Resources
The analysis provided in Section 4.18 related to Tribal Cultural Resources (TCRs) identified that despite the previous disturbances of the Project site and developed nature of the Project area that may have displaced or submerged archaeological resources relating to TCRs on the surface, it is possible that intact tribal cultural resources exist at depth. Due to this uncertainty, **Mitigation Measures CUL-1 through CUL-15 and TCR-1** have been incorporated to address any previously undiscovered archaeological resources (including buried human remains) relating to TCRs encountered during Project implementation. Incorporation of these mitigation measures would ensure that potential impacts to buried TCRs are less than significant through requirements for evaluation, salvage, curation, and reporting.

Utilities and Service Systems
The analysis provided in Section 4.19 related to Utilities and Service Systems found that impacts would be less than significant; therefore, while the Project would contribute to localized or regional cumulative impacts, the Project contribution would not be considerable.

Wildfire
The analysis provided in Section 4.20 related to Wildfire found that no impacts would result; therefore, no cumulative impacts related to this topic would occur.

c) **Less than Significant with Mitigation Incorporated.** Based on the analysis of the Project's impacts in the responses to items 4.1 thru 4.20, there is no indication that this Project could result in substantial adverse effects on human beings, although **Mitigation Measure HAZ-1** will be implemented to assure the site is sufficiently remediated of past hazmat facilities and contaminants. While there would be a variety of temporary adverse effects during construction related to noise, these would be reduced to less than significant levels through regulatory compliance. In addition, **Mitigation Measures NOI-1 through NOI-3** will be implemented to help assure potential noise impacts from construction remain at less than significant levels. Long-term effects include increased vehicular traffic, traffic-related noise, use of commercial hazardous materials, emissions of criteria pollutants and greenhouse gas emissions, and increased demand for emergency response services. The analysis herein concludes that direct and indirect environmental effects would at worst require mitigation to reduce to less than significant levels. Environmental effects would result in less than significant impacts. Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings would be less than significant with mitigation incorporated.

This Page Intentionally Left Blank

BIOLOGICAL RESOURCES

BIO-1 **Pre-construction Survey for Burrowing Owl and Ground Nesting Birds.** Prior to ground disturbance, the following two surveys shall be conducted to determine presence or absence of burrowing owl or ground nesting birds on the site.

Burrowing Owl. No more than 14 days prior to ground disturbance a focused survey for burrowing owl will be required to ensure take avoidance. Even though burrowing owls were not located as part of the general biological survey, a pre-construction survey for burrowing owl is required because burrowing owls may encroach or migrate to the property at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of burrowing owl or burrows. Pre-construction surveys shall be conducted in accordance with the survey requirements outlined in Appendix D of the CDFW's *Staff Report on Burrowing Owl*, dated March 7, 2012. If burrowing owl are found on the Project Site during pre-construction surveys, the biologist conducting surveys shall immediately contact the CDFW to develop a plan for avoidance and/or translocation prior to construction crews initiating any ground disturbance on the Project Site.

Ground Nesting Birds. To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Bernardino County extends from February 1 through September 1.

If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds will be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys will be conducted no more than 5 days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more than 5 days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all trees and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented.

If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist will determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading will be permitted until the chicks have fledged.

A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.

CULTURAL RESOURCES

CUL-1 **Retain a Native American Monitor/Consultant.** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians - Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

CUL-2 **Unanticipated Discovery of Tribal Cultural and Archeological Resources.** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.

CUL-3 **Public Resources Code Sections 21083.2(b) for Unique Archaeological Resources.** Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

CUL-4 **Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive

thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-5 **Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, Tribal monitors representing the San Manuel Band of Mission Indians shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within SMBMI-CUL-1, and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-6 **Treatment of Cultural Resources.** If a pre-contact cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the Monitoring and Treatment Plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment. Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined

reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.). Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can include the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

CUL-7 **Tribal Consultation.** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and an archaeologist meeting the Secretary of Interior's professional qualification standards in archaeology shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally,the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in TCR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

CUL-8 **Tribal Resources.** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

CUL-9 **Unanticipated Discovery of Human Remains and Associated Funerary Objects.** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone

within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

CUL-10 **Resource Assessment and Continuation of Work Protocol.** Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

CUL-11 **Kizh-Gabrieleno Procedures for Burials and Funerary Remains**. If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

CUL-12 **Treatment Measures.** Prior to the continuation of ground-disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

CUL-13 **Professional Standards.** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior

standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

CUL-14 **Inadvertent Discoveries of Human Remains/Funerary Objects.** In the event that any human remains are discovered within the Project area, ground-disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

CUL-15 **Human Remains.** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

GEOLOGY/SOILS/PALEONTOLOGICAL RESOURCES

GEO-1 **Conduct Paleontological Sensitivity Training for Construction Personnel.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.

GEO-2 **Conduct Periodic Paleontological Spot Checks During Grading and Earth-moving Activities.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct periodic Paleontological Spot Checks beginning at depths below six (6) feet to determine if construction excavations have extended into older Quaternary deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for Paleontological Resources will be required. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.

GEO-3 **Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.** In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

GEO-4 **Prepare Report Upon Completion of Monitoring Services.** Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, the City, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

HAZARDS/HAZARDOUS MATERIALS

HAZ-1 **Hazardous Materials Remediation.** Prior to issuance of a building permit, the applicant shall document that the site has been remediated based on the recommendations included in the Phase I Environmental Site Assessment (*Phase I ESA*) prepared for the Project site dated March 1st, 2022 and the Phase II Subsurface Investigation Report (Phase II ESA) prepared and dated March 31, 2022. Both reports were prepared by Partner Engineering and Science, Inc., and are included in Appendix E of the IS/MND. This measure shall be implemented to the satisfaction of the City Planning Division in consultation with the San Bernardino County Fire Department,

Hazardous Materials Division (as the County's Consolidated Unified Program Agency or CUPA), County Department of Public Health, California Department of Toxic Substances Control (DTSC), and other regulatory agencies if or as needed. Prior to issuance of a building permit, the applicant shall submit a closure report documenting the various hazardous materials characterization studies, their conclusions and recommendations, and all remediation activities for identified hazmat conditions.

Due to the age of the recently demolished buildings, there may still be asbestos-containing materials (ACMs) and/or lead-based paints (LBPs) present. These are considered Business Environmental Risks (BERs) and sampling of possible ACMs and LBPs will need to be done on any remaining demolition materials onsite if they are present prior to grading. Other BERs identified on the Project site include oil spillage in former auto-maintenance areas, four septic tanks systems, and a potential concrete sump. Oil-stained soils shall be disposed of if encountered, the sump and septic tanks removed and abandoned with regard to applicable regulatory requirements.

Once all remaining demolition waste has been removed from the site, onsite soils shall be tested to determine if or to what degree they can be used for Project grading based on regulatory standards for industrial buildings. Prior to issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the onsite soils meet appropriate regulatory standards for industrial properties.

NOISE

NOI-1 **Notify Adjacent Land Use of Construction Activities.** During all construction-related activities, the applicant and/or its designated contractor, contractor's representatives, and all other appropriate personnel shall notify adjacent land uses of planned construction activities. This notice shall be provided at least one week prior to the start of any construction activities, describe the construction noise control best management practices to be implemented by the Project, and include the name and phone number of a designated contact for the Applicant and the City of Highland responsible for handling construction-related noise complaints. This notice shall be provided to the owner/occupants of all occupied properties within 250 feet of the Project site.

NOI-2 **Restrict Work Hours/Equipment Noise.** All work shall be subject to the requirements in City Code Section 15.48.020.A and General Plan Goal 7.3, Action 1. Construction activities, including deliveries, shall only occur during the hours of 7:00 AM to 6:00 PM, Monday through Saturday. Construction activities shall be prohibited on Sundays and City- and Federal-observed holidays. The applicant and/or its contractor shall post a sign at all entrances to the construction site informing contractors, subcontractors, construction workers, etc. of this requirement.

NOI-3 **Construction Equipment Restrictions.** The following measures shall apply during all of the construction-related activities:

- Contractors shall use the smallest size equipment capable of safely completing work activities.
- Construction staging shall occur as far away from the residential properties on West 5th Street as possible.
- All stationary noise-generating equipment such as pumps, compressors, and welding machines shall be located as far from the residential properties on West 5th Street as possible.

- Heavy equipment engines shall be covered, and exhaust pipes shall include a muffler in good working condition.
- Pneumatic tools shall include a noise suppression device on the compressed air exhaust.
- The Applicant and/or his contractor shall connect to existing electrical service at the site to avoid the use of stationary power generators. This measure shall be subject to the approval of the local electric utility.
- No radios or other amplified sound devices shall be audible beyond the property line of the construction site.

TRANSPORTATION

VMT-1 **Commute Trip Reduction (CTR) Marketing Program.** The Project shall implement a marketing program to promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT. The following features (or similar alternatives) of the marketing strategy are essential for effectiveness.

- Onsite or online commuter information services.
- Employee transportation coordinators.
- Onsite or online transit pass sales.
- Guaranteed ride home service

VMT-2 **Ridesharing Program.** The Project shall provide a ridesharing program and establish a permanent transportation management association with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips and VMT. Ridesharing must be promoted through a multifaceted approach. Examples include but are not limited to the following.

- Designating a certain percentage of desirable parking spaces for ridesharing vehicles.
- Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles.
- Providing an app or website for coordinating rides

VMT-3 **End-of-Trip Bicycle Facilities.** The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained.

TRIBAL CULTURAL RESOURCES

TCR-1 The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be

subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

This Page Intentionally Left Blank

6.1 – List of Preparers

City of Highland (Lead Agency)
Planning Division
27215 Base Line
Highland, California 92346
909-864-6861, ext. 258

- Angela Tafolla, Associated Planner

MIG, Inc.
1650 Spruce Street, Suite 106
Riverside, California 92507
(951) 787-9222

- Bob Prasse, Director of Environmental Services
- Kent Norton, Senior Environmental Planner/Project Manager
- Chris Dugan, Director of Air Quality, GHG, and Noise Services
- Cameron Hile, Senior Analyst
- Betty Kempton, PhD, Senior Biologist

Urban Crossroads
20341 SW Birch Street, Suite 230
Newport Beach, CA 92660
(949) 660-1994

- Charleen So, Principal, Traffic Engineer
  Alexander So, Senior Associate

6.2 – Persons and Organizations Consulted

- N/A

6.3 – Bibliography

1 *City of Highland Municipal Code Section 1123.20, Structures Permitted Above Height Limits*. City of Highland City Council passed June 22, 2022.

2 Caltrans. *California State Scenic Highway System Map.* https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. [Accessed June 9, 2023].

3 City of Highland Municipal Code. *Land Use and Development, General Development Standards.* https://www.codepublishing.com/CA/Highland/#!/Highland16/Highland1640.html#16.40.160. [Accessed June 2023].

4 California Department of Conservation. *California Important Farmland Finder.* https://maps.conservation.ca.gov/DLRP/CIFF/. [Accessed June 9, 2022].

5 City of Highland. *Zoning Map (PDF).* https://www.cityofhighland.org/298/Zoning. [Accessed June 2023].

6 San Bernardino County Assessor-Recorder-Clerk. *Williamson Act, Parcels.* https://sbcountyarc.org/faq/williamson-act/. [Accessed June 2023].

7 MIG, *Air Quality and Health Risk Assessment, Highland East Industrial Warehouse,* June 2, 2023.

8 MIG. *General Biological Resources Assessment, Highland East Warehouse Development Project*. August 2022.

9 MIG, Inc. *Burrowing Owl Survey Report, Highland East Warehouse Development Project*. August 2022.

10 MIG. *Energy and Greenhouse Gas Impact Analysis Report, Highland East Industrial Warehouse*, June 2, 2023.

11 Southern California Geotechnical. *Updated Geotechnical Investigation, Proposed Warehouse, City of Highland*. September 7, 2022.

12 Southen California Geotechnical. *Results of Infiltration Testing, Proposed Warehouse, City of Highland.* September 8, 2022.

13 California Department of Conservation. *California Earthquake Hazards Zone Application.* https://maps.conservation.ca.gov/cgs/EQZApp/app/. [Accessed June 2023].

14 City of Highland. *General Plan: Public Health and Safety Element.* https://www.cityofhighland.org/191/General-Plan. [Accessed June 2023].

15 City of Highland Municipal Code. *Chapter 15.04 California Building Code.* https://www.codepublishing.com/CA/Highland/#!/Highland15/Highland1504.html#15.04. [Accessed June, 2022].

16 City of Highland. *General Plan: Public Health and Safety Element.* https://www.cityofhighland.org/191/General-Plan. [Accessed June 2023].

17 City of Highland. *General Plan: Public Health and Safety Element.* https://www.cityofhighland.org/191/General-Plan. [Accessed June 2023].

[18] East Valley Water District. *Groundwater Resources.* https://www.eastvalley.org/121/Groundwater-Resources. [Accessed June 2023].

[19] California Department of Conservation. *California's Groundwater Live; Current Groundwater Levels.* https://sgma.water.ca.gov/CalGWLive/#groundwater. https://storymaps.arcgis.com/stories/b3886b33b49c4fa8adf2ae8bdd8f16c3. [Accessed June 2023].

[20] Southern California Geotechnical. *Geotechnical Investigation Two Proposed Warehouses.* June, 2022.

[21] Kier+Wright Engineers. Preliminary Water Quality Management Plan. February 27, 2023.

[22] Partner Engineering and Science, Inc., *Phase I Environmental Site Assessment Report, Third Street and Central Avenue, Highland*, March 1, 2022.

[23] Partner Engineering and Science, Inc. Phase II Subsurface Investigation Report, Highland. March 31, 2022.

[24] Partner Engineering and Science, Inc. Soil Management Plan, Highland. June 28, 2022.

[25] California Environmental Protection Agency. Cortese List Data Resources. http://www.calepa.ca.gov/sitecleanup/corteselist/ [Accessed June 2023].

[26] California Department of Toxic Substances Control. DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm [Accessed July 2023].

[27] California State Water Resources Control Board. GeoTracker. https://geotracker.waterboards.ca.gov/ [Accessed July 2023].

[28] California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. http://www.calepa.ca.gov/files/2016/10/SiteCleanup-CorteseList-CurrentList.pdf [Accessed June 2023].

[29] California State Water Resources Control Board. List of Active CDO and CAO. http://www.calepa.ca.gov/sitecleanup/corteselist/ [Accessed June 2023].

[30] California Department of Toxic Substances Control. Cortese List: Section 65962.5(a). https://www.calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/ [Accessed December 2022].

[31] Riverside County Fire Hazard Severity Zones Maps. https://koordinates.com/layer/96850-riverside-county-ca-fire-hazard-severity-zones/. [Accessed June 2023].

[32] Kier+Wright Engineers. A Preliminary Water Quality Management Plan. February 27, 2023.

[33] MIG, Inc. *Noise Impact Analysis Report, Highland East Industrial Warehouse*. June 8, 2023.

[34] Urban Crossroads. Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis, Highland East Warehouse Project. March 21, 2023.

[35] San Bernardino County. *2020 San Bernardino Valley Regional Urban Water Management Plan*. http://www.sbvmwd.com/home/showdocument?id=4196. [Accessed June 2023].

Exhibit B

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program for the Highland East Industrial Project

November 29, 2023

- This document is designed for double-sided printing to conserve natural resources.-

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Highland East Industrial Warehouse Project. For each Mitigation Measure, the MMRP identifies the significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

This Page Intentionally Left Blank

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
BIOLOGICAL RESOURCES						
Potential Impacts on Burrowing Owl and Ground Nesting Birds.	**BIO-1: Pre-construction Survey for Burrowing Owl and Ground Nesting Birds.** Prior to ground disturbance, the following two surveys shall be conducted to determine presence or absence of burrowing owl or ground nesting birds on the site. *Burrowing Owl.* No more than 14 days prior to ground disturbance a focused survey for burrowing owl will be required to ensure take avoidance. Even though burrowing owls were not located as part of the general biological survey, a pre-construction survey for burrowing owl is required because burrowing owls may encroach or migrate to the property at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of burrowing owl or burrows. Pre-construction surveys shall be conducted in accordance with the survey requirements outlined in Appendix D of the CDFW's *Staff Report on Burrowing Owl*, dated March 7, 2012. If burrowing owl are found on the Project Site during pre-construction surveys, the biologist conducting surveys shall immediately contact the CDFW to develop a plan for avoidance and/or translocation prior to	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	construction crews initiating any ground disturbance on the Project Site. *Ground Nesting Birds.* To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Bernardino County extends from February 1 through September 1. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds will be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys will be conducted no more than 5 days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more than 5 days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all trees and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist will determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading will be permitted until the chicks have fledged. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	special-status species identification, ecology, and habitat requirements.					
CULTURAL RESOURCES						
Adverse Change in the Significance of an Archaeological Resource.	**CUL-1: Retain a Native American Monitor/Consultant.** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians - Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/ consultant	Project Proponent	Planning and Development Services Department	Prior to issuance of grading/ground disturbance permits.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	have indicated that the site has a low potential for impacting Tribal Cultural Resources.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-2: Unanticipated Discovery of Tribal Cultural and Archeological Resources.** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-3: Public Resources Code Sections 21083.2(b) for Unique Archaeological Resources.** Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
Adverse Change in the Significance of an	**CUL-4: Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Archaeological Resource.	for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Adverse Change in the Significance of an Archaeological Resource.	**CUL-5: Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed Project area, Tribal monitors representing the San Manuel Band of Mission Indians shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. Monitoring may cease if the archaeologist and Tribal monitor agree that continued efforts are unneeded, and if the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) agrees with the assessment. A Monitoring and Treatment Plan that is reflective of the Project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within SMBMI-CUL-1, and submitted to the Lead Agency for dissemination to SMBMI. Once all parties review and agree to the	Project Proponent/Tribal Representatives	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-6: Treatment of Cultural Resources.** If a pre-contact cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the Monitoring and Treatment Plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment. Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/ preservation easements, etc.). Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can include the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-7: Tribal Consultation.** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and an archaeologist meeting the Secretary of Interior's professional qualification standards in archaeology shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally,the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in TCR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	remainder of the project, should YSMN elect to place a monitor on-site.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-8: Tribal Resources.** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
Adverse Change in the Significance of an Archaeological Resource.	**CUL-9: Unanticipated Discovery of Human Remains and Associated Funerary Objects.** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-10: Resource Assessment and Continuation of Work Protocol.** Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	as mandated by state law who will then appoint a Most Likely Descendent (MLD).					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-11: Kizh-Gabrieleno Procedures for Burials and Funerary Remains.** If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
Adverse Change in the Significance of an Archaeological Resource.	**CUL-12: Treatment Measures.** Prior to the continuation of ground-disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-13: Professional Standards.** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
Adverse Change in the Significance of an Archaeological Resource.	**CUL-14: Inadvertent Discoveries of Human Remains/Funerary Objects.** In the event that any human remains are discovered within the Project area, ground-disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner shall accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies will be asked to withhold public disclosure information					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).					
Adverse Change in the Significance of an Archaeological Resource.	**CUL-15: Human Remains.** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		
GEOLOGY/SOILS/PALEONTOLOGY						
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-1: Conduct Paleontological Sensitivity Training for Construction Personnel.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps a	Project Proponent and Project Paleontologist	Planning and Development Services Department	Prior to any grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.					
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-2: Conduct Periodic Paleontological Spot Checks During Grading and Earth-moving Activities.** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct periodic Paleontological Spot Checks beginning at depths below six (6) feet to determine if construction excavations have extended into older Quaternary deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for Paleontological Resources will be required. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.					
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-3: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.** In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The	Project Proponent	Planning and Development Services Department	During grading or ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.					
Directly or Indirectly Destroy a Unique Paleontological Resource	**GEO-4: Prepare Report Upon Completion of Monitoring Services.** Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, the City, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.	Project Proponent	Planning and Development Services Department	Upon completion of grading and ground disturbance activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
HAZARDS/HAZARDOUS MATERIALS						
Result in a release of hazardous materials into the environment	**HAZ-1: Hazardous Materials Remediation.** Prior to issuance of a building permit, the applicant shall document that the site has been remediated based on the recommendations included in the Phase I Environmental Site Assessment (*Phase I ESA*) prepared for the Project site dated March 1st, 2022 and the Phase II Subsurface Investigation Report (Phase II ESA) prepared and dated March 31, 2022. Both reports were prepared by Partner Engineering and Science, Inc., and are included in Appendix E of the IS/MND. This measure shall be implemented to the satisfaction of the City Planning Division in consultation with the San Bernardino County Fire Department, Hazardous Materials Division (as the County's Consolidated Unified Program Agency or CUPA), County Department of Public Health, California Department of Toxic Substances Control (DTSC), and other regulatory agencies if or as needed. Prior to issuance of a building permit, the applicant shall submit a closure report documenting the various hazardous materials characterization studies, their conclusions and recommendations, and all remediation activities for identified hazmat conditions.	Project Proponent	Planning and Development Services Department	Prior to issuance of a building permit.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	Due to the age of the recently demolished buildings, there may still be asbestos-containing materials (ACMs) and/or lead-based paints (LBPs) present. These are considered Business Environmental Risks (BERs) and sampling of possible ACMs and LBPs will need to be done on any remaining demolition materials onsite if they are present prior to grading. Other BERs identified on the Project site include oil spillage in former auto-maintenance areas, four septic tanks systems, and a potential concrete sump. Oil-stained soils shall be disposed of if encountered, the sump and septic tanks removed and abandoned with regard to applicable regulatory requirements. Once all remaining demolition waste has been removed from the site, onsite soils shall be tested to determine if or to what degree they can be used for Project grading based on regulatory standards for industrial buildings. Prior to issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the onsite soils meet appropriate regulatory standards for industrial properties.					

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
NOISE						
Generate a substantial temporary increase in ambient noise levels	**NOI-1: Notify Adjacent Land Use of Construction Activities.** During all construction-related activities, the applicant and/or its designated contractor, contractor's representatives, and all other appropriate personnel shall notify adjacent land uses of planned construction activities. This notice shall be provided at least one week prior to the start of any construction activities, describe the construction noise control best management practices to be implemented by the Project, and include the name and phone number of a designated contact for the Applicant and the City of Highland responsible for handling construction-related noise complaints. This notice shall be provided to the owner/occupants of all occupied properties within 250 feet of the Project site.	Project Proponent	Planning and Development Services Department	At least one week prior to any grading or construction activities.		
Generate a substantial temporary increase in ambient noise levels	**NOI-2: Restrict Work Hours/Equipment Noise.** All work shall be subject to the requirements in City Code Section 15.48.020.A and General Plan Goal 7.3, Action 1. Construction activities, including deliveries, shall only occur during the hours of 7:00 AM to 6:00 PM, Monday through Saturday. Construction activities shall be prohibited on Sundays and City- and Federal-observed holidays. The applicant and/or its contractor shall post a sign at all	Project Proponent	Planning and Development Services Department	During any grading or construction activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	entrances to the construction site informing contractors, subcontractors, construction workers, etc. of this requirement.					
Generate a substantial temporary increase in ambient noise levels	**NOI-3: Construction Equipment Restrictions.** The following measures shall apply during all of the construction-related activities: ○ Contractors shall use the smallest size equipment capable of safely completing work activities. ○ Construction staging shall occur as far away from the residential properties on West 5th Street as possible. ○ All stationary noise-generating equipment such as pumps, compressors, and welding machines shall be located as far from the residential properties on West 5th Street as possible. ○ Heavy equipment engines shall be covered, and exhaust pipes shall include a muffler in good working condition. ○ Pneumatic tools shall include a noise suppression device on the compressed air exhaust. ○ The Applicant and/or his contractor shall connect to existing electrical service at the site to avoid the use of stationary power generators. This measure shall be subject to the approval of the local electric utility.	Project Proponent	Planning and Development Services Department	During any grading or construction activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	○ No radios or other amplified sound devices shall be audible beyond the property line of the construction site.					
TRANSPORTATION						
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-1: Commute Trip Reduction (CTR) Marketing Program.** The Project shall implement a marketing program to promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT. The following features (or similar alternatives) of the marketing strategy are essential for effectiveness. • Onsite or online commuter information services. • Employee transportation coordinators. • Onsite or online transit pass sales. • Guaranteed ride home service	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-2: Ridesharing Program.** The Project shall provide a ridesharing program and establish a permanent transportation management association with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips and VMT. Ridesharing must be promoted through a	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	multifaceted approach. Examples include but are not limited to the following. • Designating a certain percentage of desirable parking spaces for ridesharing vehicles. • Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles. • Providing an app or website for coordinating rides					
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-3: End-of-Trip Bicycle Facilities.** The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained.	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		
TRIBAL CULTURAL RESOURCES						
Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource.	**TCR-1: YSMN Contact.** The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find	Project Proponent	Planning and Development Services Department	During any grading or clearing activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	**Monitoring and Verification Entity**	**Timing Requirements**	**Signature**	**Date**
	multifaceted approach. Examples include but are not limited to the following. • Designating a certain percentage of desirable parking spaces for ridesharing vehicles. • Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles. • Providing an app or website for coordinating rides					
Conflict with CEQA Guidelines Section 15064.3, subdivision (b) regarding VMT	**VMT-3: End-of-Trip Bicycle Facilities.** The Project shall install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained.	Project Proponent	Planning and Development Services Department	Prior to issuance of a Certificate of Occupancy.		
TRIBAL CULTURAL RESOURCES						
Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource.	**TCR-1: YSMN Contact.** The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find	Project Proponent	Planning and Development Services Department	During any grading or clearing activities.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.					

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 20, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director KS

PREPARED BY: Angela Tafolla, Associate Planner AT

SUBJECT: Design Review Application No. 24-005 (DRA-24-005) A Public Hearing of the Planning Commission to consider development of Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. In addition, a Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create six (6) new parcels across 25 acres for the purpose of finance and conveyance.

LOCATION: A vacant area of approximately 25 acres located approximately 825 feet north of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-29, 30 & 33

APPLICANT: Mission Communities & Mossa Investments

RECOMMENDATION: Staff recommends the Planning Commission consider the following:

1. Adopt Resolution No. 2024-____, approving Design Review Application No. 24-005 Option "A" subject to the conditions of approval and findings of fact.

2. Adopt Resolution No. 2024-____, approving Design Review Application No. 24-005 Option "B" subject to the

Approved _____	Motion _____	Second _____	Agenda Item No. 3
Denied _____	Ayes _____ Noes _____		File No. _____
Continue _____	Abstain _____ Absent _____		
Carol Scott Recording Secretary		Lawrence Mainez Community Development Director	

Conditions of Approval and Findings of Fact.

3. Adopt Resolution No. 2024-_____, approving Tentative Tract Map No. 24-001 to create six (6) new parcels from three (3) existing parcels for the purpose of finance and conveyance; and

4. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

FISCAL IMPACT: The Applicant submitted the required deposit fee for processing a Design Review and Tentative Tract Map 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 July 26, 2024. No further notice is required.

PUBLIC COMMENT: At the time of this Staff Report, four public comment letters and one in-person comment had been received, all from adjacent property owners to the north of Planning Area 2 (PA2). These residents expressed concerns primarily related to privacy issues, citing the proximity of the proposed residential units to the northern property line (Attachment 2).

In response to these concerns, it should be noted that the residential units proposed in both the Option "A" and Option "B" site plans adhere to the minimum setback requirements as stipulated in the Greenspot Village and Marketplace Specific Plan design guidelines. Furthermore, the Applicant has proactively revised the original site layouts to increase the structural setbacks from the northern property line. This includes situating smaller unit types closer to the neighboring properties and positioning the taller structures further away, thereby addressing the privacy concerns raised by the adjacent property owners.

DESCRIPTION OF SITE: The proposed mixed Residential 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 (Attachment 1). Much of the land within Planning Area 2 of the Greenspot Village & Marketplace Specific Plan has remained vacant for many years. In 2022 a 200-unit multi-family residential development by TREH Partners, LLC was approved and anticipated to begin construction following final environmental clearance and close of escrow. Prior to the entitlement of the Greenspot Village & Marketplace Specific Plan, much of the vacant land was utilized as agricultural which included strawberry fields 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 (Both currently in grading in anticipation of construction of 272 apartment units and a Costco Wholesale warehouse)
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) PA1 & PA3
East:	Planned Commercial (PC)	Planned Commercial (PC)
West:	Planned Development (PD)	Greenspot Village & Marketplace Specific Plan (SPR 06-001) PA1

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." Since 2014, the fire protection issues have been resolved and no additional fees or services will be required by any future project related to multi-storied structures.

On October 13, 2020, the City Council approved a Specific Plan Amendment and Design Review Application for Rexco Development at the southeast corner of Planning Area 3 to accommodate a 200-unit townhome development (San Carlo I). This project is currently near completion.

On June 8, 2021, the City Council approved a Specific Plan Amendment, Conditional Use Permit and Design Review Applications by TREH Partners, LLC for an 85,316 square foot multi-tenant commercial development and a 200-unit multi-family apartment project on PA1 and PA2. The commercial portion of the project is currently under construction.

On September 13, 2022, the City Council approved a Specific Plan Amendment, and Design Review Application by Alliance Residential Company (PA2). The Specific Plan Amendment increased the total dwelling unit count from 800 to 946. The Design Review

proposed to accommodate a 546-unit multi-family development within Planning Area 2. After receiving entitlements, the project applicant felt the market conditions were not right for the type of development approved and the project was abandoned.

On October 17, 2023, the Planning Commission approved a Conditional Use Permit and Design Review for a 160,951 square foot Costco Wholesale Warehouse within Planning Area 1. The development is under construction and on track to open in February 2025.

On November 15, 2023, the City Council approved a Specific Plan Amendment and Design Review Application for Rexco Development (San Carlo II)(PA3). The Specific Plan Amendment increased the total dwelling unit count from 946 to 1,218. The Design Review proposed to accommodate a 272-unit multi-family development within Planning Area 3. The project is currently grading and in plan check with Building and Safety.

On August 6, 2024, the Planning Commission, at the request of Staff, continued the review of the subject Application to August 20, 2024. The continuation was requested to allow for a thorough review of recent site plan modifications to Option 'A,' which included adjustments to setbacks along the northern property boundary in response to concerns raised by neighboring residents along Eucalyptus and Calhoun Streets.

PROJECT REVIEW/ANALYSIS: On May 3, 2024, Mission Communities and Mossa Investments submitted Design Review Application (DRA-24-005) for the development of a 504-unit single-family housing project, comprising both detached and attached single-family units, located on the north side of Greenspot Road between SR 210 and Boulder Avenue, within Planning Area 2 (Attachment 3). The proposed development includes three housing types: attached townhomes, detached single-family homes, and attached junior accessory dwelling units (JADUs).

The Greenspot Village and Marketplace Specific Plan currently, permits a total of 1,218 residential units within the plan area, with a mandatory minimum density of 20 dwelling units per acre. This density requirement is intended to ensure a diverse mix of housing types, support regional housing needs, and promote a compact, pedestrian-friendly environment. Planning Area 2 encompasses 25 acres, which under the specific plan's density requirements necessitates a minimum of 500 residential units.

To address current market conditions and state housing needs, the Applicant proposes a unit mix that includes 104 JADUs and counting them toward the minimum density requirement. Without applying the104 JADUs, the project would not meet the specific plan's 500-unit minimum density threshold.

Under California state law, local jurisdictions are limited in their ability to apply conventional development standards to ADUs and JADUs. The regulations aimed at alleviating the state's housing shortage, reduce barriers such as minimum lot sizes, parking requirements, and density restrictions that traditionally hinder ADU and JADU

development. Notably, while state law prohibits counting ADUs and JADUs toward maximum allowable density, it remains ambiguous regarding their inclusion in meeting minimum density requirements or factoring them into the density calculation. This ambiguity prompted staff to seek legal guidance from the California Department of Housing and Community Development (HCD) on whether the 104 proposed JADUs could be counted toward the density requirement.

Additionally, to proactively address potential JADU compliance issues, the City Attorney advised that the Applicant should be required to commit to constructing all proposed JADUs, with deed restrictions and conditions of approval ensuring that JADUs are built and maintained as separate dwelling units (Attachment 5 & 6, Planning COA No. 26). This strategy would help satisfy minimum density requirements and mitigate potential legal risks under Housing Element Law and the Housing Crisis Act of 2019.

In line with this legal guidance, staff reached out to HCD for clarification. Given that HCD's response could take anywhere from 30 to 90 days, no determination had been received at the time of this report. Consequently, the City Attorney informed the Applicant that the project could not proceed to a public hearing with the JADUs included in the minimum density calculation until HCD's support was confirmed. Recognizing the importance of adhering to escrow and environmental deadlines, the Applicant proposed an alternative site plan and an added building elevation, (Option 'B') which excludes the JADUs. To ensure the Application was processed without unnecessary delay, staff agreed to present both Option 'A' and Option 'B' to the Planning Commission. Approval of Option 'A' will be contingent upon HCD's approval of the JADUs being applicable to the density calculation, and compliance with the conditions, and the required deed restrictions. Option 'B' would move forward with building permits only if HCD reject the JADU density calculation argument for Option 'A' (Attachment 6 & 7, Planning COA No. 25).

Design Review Application

The Greenspot Village & Marketplace Specific Plan establishes standards by which commercial and residential developments are constructed. These standards allow for various clusters of units, mixing of land uses, and design criteria that consider specific site features or conditions. For residential development, the Specific Plan mandates that site designs and architectural plans must adhere to the approved design guidelines, which include specific requirements for single-family attached and detached units regarding density, setbacks, and architectural style ensuring diverse and cohesive community development.

The Applicant proposes to utilize a combination of the Specific Plan's 'Single-Family Attached' and 'Detached' housing standards, as referenced on pages 89 & 87 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 homeowners association (HOA) that will satisfy the needs of it residents.

The Applicant presents two (2) site plan options for Planning Area 2 (PA2) identified here within as Option 'A' and Option 'B'. Both options include a high-density residential development featuring a mix of single-family units and townhomes, meeting the density of the specific plan within the required 20-30 du/ac range.

The primary distinction between the two options is found in the northeast quadrant of the site, corresponding to lots 4 and 5 of the tentative tract map. Option B substitutes 59 detached single-family units, including 43 JADUs, with 159 additional townhomes referred to as "Mini Towns." Despite this modification, the street layout and overall site design remain consistent between both options. The alteration is minimal, ensuring that the project's overall aesthetics and functionality are preserved.

Comparison Table of Option 'A' and Option 'B'

Feature	***Option 'A'***	***Option 'B'***
Total Residential Units	504	500
Junior Accessory Dwelling Units (JADUs)	104 JADUs (counted towards density)	61 JADUs (not counted towards density)
Detached Single-Family Units	141 Single-Family	82 Single-Family
Attached Townhomes	259 Townhomes	259 Townhomes 159 Mini Towns
Street Layout	Remains the same	Remains the same
Building Heights	Two and three-story plans 26' - 41' tall	Two and three-story plans 26' – 41' tall
Floor Plan Options	3 – Single-family plans 5 – Townhome plans	3 – Single-family plans 5 – Townhome plans 3 – Mini Town plans
Schematic Designs	6 – Single-Family 2 - Townhome	6 – Single Family 2 – Townhome 2 – Mini Towns
Parking (not including garages)	80 Guest Parking 36 – JADU designated	80 Guest Parking 22 – JADU designated 48 Assigned - Mini Towns
Landscaping	Slightly altered in the quadrant proposed to be changed	Slightly altered in the quadrant proposed to be changed

Setbacks

Planning Area 2 of the Greenspot Village & Marketplace Specific Plan allows for a range of residential products, including single-family detached and attached units. The Applicant has proposed a single-family courtyard layout, which, while not specifically illustrated in the Specific Plan, is consistent with similar courtyard-type concepts (Attachment 3). Both site plans, Option 'A' and Option 'B,' are conditioned to adhere to the Single-Family Detached development standards as outlined in Table 5-4 of the Specific Plan (Greenspot Village & Marketplace Specific Plan, Pages 87 & 89).

To address concerns from neighboring properties, the Applicant has proposed increased setbacks along the northern property line, ranging from 12 to 45 feet in Option 'A' and 16 to 40 feet in Option 'B.' In both options, two-story homes are placed closer to the northern property line, with three-story homes positioned further back to enhance privacy. The townhomes in both options meet the required 30-foot building separation and 26-foot wide drive aisles for Single-Family Attached developments (Greenspot Village & Marketplace Specific Plan, Page 97 - Exhibit 5-6: Single-Family Attached). The mini-towns in Option 'B' also meet the 30-foot garage-to-garage face separation and 20-foot front building separation standards (Greenspot Village & Marketplace Specific Plan, Page 95 - Exhibit 5-6: Single-Family Attached).

Access and Circulation

Primary access to the development will be via Calhoun Road a future private street that will be signalized at Greenspot Road as part of the Rexco Development project. A secondary right-in/right-out-only access point will be provided onto Boulder Avenue, as conditioned by Engineering (Attachment 5 & 6, Exhibit A), along with a third access point through a future private street on the westerly side of the site, Costco Way. The construction of interior roads, curbs, and gutters within the community will adhere to the Specific Plan standards for both Single-Family Attached and Detached residences. The City of Highland will maintain the landscaped median along Boulder Avenue, while the site HOA will be responsible for the internal roads, common open spaces, landscape buffers, parkway landscaping/trail along Boulder Avenue, the Village Paseo, and community recreation/amenity areas.

Single-Family Detached Elevations

The Applicant has submitted architectural plans for the proposed Single-Family detached residences featured in both Option 'A' and 'B'. The architecture includes a blend of Colonial Revival and Craftsman Bungalow styles, each with distinct elements that contribute to the overall design aesthetic.

For the Colonial Revival style, the design showcases vertical multi-paned windows in groupings, a smooth stucco finish, and horizontal lap siding. The roof features a

dominant gable or hip design, complemented by a SW 9542 "Natural White" stucco exterior with SW 7056 "Reserved White" siding. The trim and fascia are highlighted in SW 7757 "High Reflective White", with SW 6034 "Arresting Auburn" and SW 7068 "Grizzle Gray" accents adding depth and contrast. The roof is finished with Duralite Saxony tiles in a "Charcoal Blend", and the facade is further enhanced with Graystone Smooth Thin Brick.

The Craftsman Bungalow style includes single-hung windows, horizontal siding, and shingle texture flat roof tiles. This design is characterized by a SW 6175 "Sagey" stucco base paired with SW 6179 "Artichoke" siding and SW 67048 "Urbane Bronze" accents. The roof is made of asphalt shingles in a "Heather Blend", which adds a natural feel to the design. Another variation features SW 7005 "Pure White" stucco contrasted with SW 6249 "Storm Cloud" siding and accents in SW 7059 "Agreeable Gray" and SW 6684 "Brittlebrush". The roofing, also asphalt shingles in Charcoal, complements the earthy and organic feel of the architecture.

Together, these styles and materials meet the specific plan design standards (Greenspot Village & Marketplace Specific Plan, Design Guidelines Page 135 – 151)

Single-Family Attached Elevations

The architectural design for the attached single-family townhomes in the Greenspot Village & Marketplace Specific Plan incorporates elements from the Monterey and Spanish Colonial styles, blending traditional California design with modern living needs. The Monterey style is evident in the two-story construction, featuring shingle texture flat tile or barrel "S" concrete roof tiles, smooth stucco walls, and accents of horizontal and vertical siding at the gable ends. Shuttered windows further emphasize the traditional look. The Spanish Colonial influence is showcased through the use of tile roofs, heavily textured stucco walls, wooden doors, and ornamental ironwork. The architectural courtyards are simple yet elegant, with a combination of arched front patios and wrought iron balcony railings, adding to the charm. The exterior palette includes a reddish-brown tone concrete "S" tile roof and a two-tone stucco finish, with the primary elevations painted in an off-white color, contrasted by a darker tone around the lower-level windows and doorways. The result is a cohesive design that merges historical styles with contemporary functionality, creating a visually appealing and culturally significant residential development.

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.

Mini-Towns Elevations

The mini towns seamlessly blend Colonial Revival and Spanish Colonial architectural styles. The Colonial Revival influence is seen in the vertical multi-paned windows, smooth stucco finishes, and horizontal lap siding at the gable ends, with dominant gable roofs and shuttered windows adding to the traditional, symmetrical design. Complementing this, the Spanish Colonial style introduces elements like arched front patios, ornamental wrought iron balcony railings, and "S" tile roofs.

Walls/Fences

As detailed in the wall plan (Attachment 4), perimeter walls will vary based on adjacent uses and underlying easements. Along the northerly property line, there will be sections of a 6-foot-high precision block wall with a split face accent strip, as well as an 8-foot precision retaining block wall with a 2 to 4-foot maximum height vine and planting attachment. Additionally, a 5 to 6-foot adjustable Euro-style vinyl panel fence will be installed atop a utility easement, as required by East Valley Water District, to allow for underground water line access if necessary. All major access points will include pedestrian access gates and custom decorative gated entries.

Landscaping

In both Options 'A' and 'B,' the perimeter landscaping along the street-adjacent portions of the development will feature groundcover that complements the existing flora of the Greenspot Corridor. The eastern side along Boulder Avenue will include Crape Myrtle trees, interspersed with London Plane Trees for added height and shade. The southern portion, including the Village Paseo, will be lined with Chinese Elm, London Plane Trees, Canary Island Pine, and Eucalyptus Lemon Scented Gum, providing a lush, shaded canopy. The northern boundary of the site will consist of private residential backyards. All access points will feature landscaped entryways with enhanced paving and decorative landscape medians (Attachment 4).

The Village Paseo, present in both Options 'A' and 'B' is a 6 foot wide trail that runs along the southern property line of PA2. Decorative trellis entryways will guide residents and guests into the Paseo from townhome courtyards and key community access points. This 1-acre greenbelt paseo will offer multiple fitness stations, sitting benches, and a 6-foot-wide trail, providing residents with easy access to neighboring commercial areas. The Village Paseo contributes approximately 1 acre to the required 2.4 acres of open space/greenbelt for Planning Area 2 (as specified on Page 27 of the Specific Plan). Total open space provided is 3.66 acres in Option 'A' and 3.98 acres in Option 'B,' meeting both the General Plan Quimby Act parkland ratio and Specific Plan open space requirements.

To ensure the ongoing maintenance of key landscaping areas, the Greenspot Village project has been conditioned to establish a Community Facilities District (CFD). This CFD will specifically cover the median landscaping along Boulder Avenue and

potentially additional areas such as the parkway and landscape frontage along Boulder and Eucalyptus, should the City determine that the HOA is not adequately maintaining these areas. The costs of maintaining the CFD will be borne by the residents of Greenspot Village, ensuring that these essential improvements are consistently well-maintained.

The City's Landscape Architect has reviewed the conceptual landscape plans and provided feedback included in the Planning Conditions. The Applicant will be required to submit final landscape plans that address any outstanding comments from the conceptual review.

Parking

Both Options 'A' and 'B' propose single-family detached and attached units with attached two-car garages, meeting the minimum enclosed parking requirements as outlined on page 107 of the Specific Plan.

For detached single-family units, the Specific Plan does not require any additional parking beyond the enclosed garage.

California state regulations exempt Junior Accessory Dwelling Units (JADUs) from meeting zone parking standards if the property is within a half-mile walking distance of public transit. The nearest bus stop, located approximately 0.5 miles from the project site at 5th and Orange Street, exempts the Applicant from providing additional parking for JADUs. Despite this, the Applicant has included 36 JADU-designated parking stalls in Option 'A' and 22 in Option 'B,' adjacent to various single-family units featuring a JADU.

Both site plan options fulfill the required assigned parking, and for the Townhome/Mini Town units, 0.3 unassigned (guest) stalls per unit are required. The table below shows how both options comply with this parking standard.

Option	Category	Units	Unassigned Spaces Required	Unassigned Spaces Provided
A	Attached Townhomes	259	77.7	**80**
B	Attached Townhomes	418	125.4	**128**

Amenities

The proposed development offers a range of community amenities designed to enhance the quality of life for residents. The Village Paseo, which runs along the entire southern portion of the community, features exercise machines and benches, promoting outdoor

activity and relaxation. The project also includes one community pool, a kid's pool, and a spa for leisure and recreation. The centrally located amenity building is equipped with an outdoor dining area, a fireplace, a BBQ area, and a community clubhouse. Additionally, there are four other common open space areas that provide ample opportunities for recreation and gatherings (Attachment 4).

Water Quality Management Plan

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. Engineering has conditioned the project (Engineering COA No. 23) prior to grading to obtain approval of a final WQMP.

Tentative Tract Map Application

Tentative Tract Map Application No. 24-001 (TR20698) proposed to subdivide the existing three (3) parcels into six (6) numbered lots and three (3) lettered lots. This map was prepared for the purpose of finance and conveyance of the property. Lot sizes range from approximately 2.12 to 5.59 acres.

The project has been conditioned to create a single Homeowners Association (HOA) (Attachment 5 & 6 – COA No. 23) for PA2. The single HOA will own, manage, and maintain the pool and amenity building, open space areas, parks, primary roadways, paseo, Boulder Ave frontage and landscaping. The individual Townhome will include only the exact footprint of each unit and garage. All open space, paseos, parks, parking areas, street parking, solid waste and recycling areas, gates and walls, driveways, alleyways, and walkways will be designated as HOA common areas. Some private yards for single family detached homes and some front patios for single family attached homes will be designated as HOA non-exclusive use common areas, allowing the HOA to enforce maintenance and behaviors in these areas. Additionally, the attached single-family homes (townhomes west, townhomes east, and mini towns) will each have sub-associations for detailed management of building structures, roofs, and insurance specific to attached homes. Staff has added a condition of approval that will require additional Planning Commission review and approval of any future condominium maps.

ENVIRONMENTAL REVIEW: The 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 were 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.

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.

None of these criteria were met that would initiate additional CEQA analysis. The proposed project is compatible with the approved Specific Plan and the proposal will not increase the level of impacts identified in the EIR and SEIR.

In compliance with the Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV No. 09-003 and ENV No. 19-002, current project-specific Biological Resource Studies/surveys were prepared as required by the MMRPs to provide details for the presence of the endangered San Bernardino Kangaroo Rat, Burrowing Owl, California Horned Lark and migratory nesting birds. The Applicant's consultant prepared a presence/absence trapping survey in August 2023 as required by

the US Fish and Wildlife Service. The results were negative, confirming the absence of The Kangaroo Rat. The pre-construction survey conducted by ENVIRA on June 9, 2024, found no evidence of burrowing owls, horned lark or nesting birds on the project site.

As required by the Mitigation Monitoring and Reporting Programs (MMRP) adopted with ENV 09-003 and ENV 19-002, and the Greenspot Village & Marketplace Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report, a current project-specific Noise Study must be prepared before the issuance of building permits. This study will provide detailed information on sound levels. Per the two Environmental Impact Reports (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.

Urban Crossroads conducted a "Trip Generation, Distribution Assessment" study dated June 19, 2024. This study evaluated the trip generation for the project. The study concluded that the proposed project would generate 14,540 two-way trips per day, with 629 trips during the AM peak hour and 1,372 trips during the PM peak hour. Compared to the previously approved project, this represents a reduction of 17,214 daily trips, 898 fewer AM peak hour trips, and 1,567 fewer PM peak hour trips. The findings indicate that the proposed project will have minimal impact on traffic operations and aligns with the 2013 Traffic Study, confirming that no additional peak hour intersection analyses are necessary.

Given the results of these studies, the scope of the project was previously analyzed and none of the events identified in Public Resources Code Section 21666 or CEQA Guidelines Section 15162 have occurred that would trigger further environmental review.

SUMMARY: The proposed project is a residential development designed to offer the privacy and comfort of living in a Single-Family home while also providing the benefits of a connected, communal neighborhood environment.

Moreover, this project complies with the Specific Plan requirements and development standards for Single-Family Attached and Detached homes and provides a superior level of residential amenities, a walking trail, and recreation areas. Staff recommends the approval of Design Review Option "A" and Option "B" application and Tentative Tract Map subject to the Conditions of Approval.

ATTACHMENTS:

1. Area Map
2. Public Comment Letters

3. Site Plan
4. Project Plans
5. Resolution No. 2024-_____to approve Design Review Application No. 24-005 Option 'A'.
    a. Exhibit A – Conditions of Approval
    b. Exhibit B - Mitigation Monitoring & Reporting Program
    c. Exhibit C – Project Plans
6. Resolution No. 2024-_____to approve Design Review Application No. 24-005 Option 'B'.
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Mitigation Monitoring & Reporting Program
    c. Exhibit C – Project Plans
7. Resolution No. 2024-_____to approve Tentative Tract Map Application No. 24-001.
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Tentative Tract Map 20698 (Finance & Conveyance)

Attachment 1

Area Map


210
FREEWAY RETAIL
IN CONSTRUCTION
FUTURE RETAIL
GREENSPOT VILLAGE
FOR SALE HOMES
EUCALYPTUS AVE
FUTURE
COSTCO
WHOLESALE
GREENSPOT VILLAGE
FUTURE APARTMENTS
APPROVED
SAN CARLO
PHASE II
Grading Beginning
8/1/24
APARTMENT EXISTING
SAN CARLO
GREENSPOT RD
BOULDER AVE
WEBSTER AVE
OVERVIEW
GREENSPOT VILLAGE
BUILD OUT
N

Attachment 2

Public Comment Letters

Camille Duarte

From: Bilal ali <flyingali@hotmail.com>
Sent: Monday, August 5, 2024 11:31 PM
To: Public Comment
Subject: Dispute, mission, communities, and Moussa investments, tentative parcel map TPM 24–001- DRA 24-005

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

To whom may concern,

I am a resident here in city of Highland since 1989. And this property being developed adjacent to my property from what the plans are showing. This is completely invasive to my privacy from the view of the layout. I will have absolutely no privacy left in my residence. My home values are based on privacy. I've been living in this residence for over 20 years and I feel if this development happens what security do I have that the developers are ensuring me ? when the layout is completely invading every bit of privacy not only into my yard, but directly into my home. From the way it seems the future residence will constantly have a clear view on to me as if I'm under investigation 24 hours seven days a week who's to stop them from watching everything we do weirdos move in. They put their cameras constantly spying on me and my family. I'm not fully opposing the development. I'm excited for it, but I feel the developers need to reconsider this and move buildings away make parking/park or pools around my property so I have some form of security but directly looking into my backyard with three stories and two-story buildings. This is completely invasive and gives me no sense of security Whatsoever if the developers want to purchase my property I am willing to sell to keep my sanity and my security. But if the developer seems so sincere, I truly believe they need to re-planned this around my residence and my neighbors because I'm sure I'm not the only one that feels this way. Seems like their development is gaining every single thing for them, but what do us residence that been here for 20+ years they are gaining from their development. They got the strong hand and we're getting a short end of the stick throughout this whole project and sacrificing what we have at whose expense with no compensation to us. To be frank once they build they move on what does it matter to them they're not living here, but yet my life and my family's life style is completely uprooted from what is so invasive. I cannot even stop these future residents from from invading my privacy they got a full 360° view on every single thing on my property not only on my property, but even if we are walking in our own home, even down to looking directly in my bathroom windows and bedrooms. I want fresh air open windows open the curtains that's completely out the picture with this development. I have absolutely no sense of security left. I hope the council member can see and understand and put us long time highland of residents first. Ask yourselves "WHAT IF IT WAS MY RESIDENTS AND THIS WAS HAPPENING TO ME!" How would you feel? personally, I feel like I just been given a life sentence in a prison always being monitored always being watched.

Bilal Ali.
28145 Eucalyptus Ave
Highland ca 92346
909 647 7480.

Thanks and have a pleasant day.

RECEIVED
AUG 5 2024
CITY OF HIGHLAND

We have been residents of Highland close to 40 years, this neighborhood for over 20 years and currently residents of the home on Calhoun Rd, where this project directly impacts us.

We purchased our home not only to be near family but also for its lot size, that provides tranquility, safety, and privacy. As a first-generation immigrants who worked hard to remain mostly debt-free, this home represents our future and that our children.

Last year, we expressed our concerns to developers and council members during the city counsel meeting. However, with the new developers now in charge, it seems our request regarding setbacks, wall height, quiet enjoyment, security and privacy have been overlooked.

From what I observed, this development could potentially decrease our property value by 20-25%, taking money directly out of our children's pockets in the future. While our homes might not appeal to every prospective buyer, they are highly valued by those seeking security, privacy and ample lot size.

We are strongly opposed to the construction of the three-story homes, which would compromise our quiet enjoyment, security, and privacy. According to the updated map, setbacks have severely reduced, and building heights have increased from 2 to 3 stories. According to the plans, with the new development, the new homes will be looking directly into our backyards and into our homes at all times, which is intruding on our quiet enjoyment, security and privacy. We have offered to sell our homes to the developers, but it seems that option is currently off the table.

Therefore, we request the construction of an 8–10-foot block wall with an additional 4 feet of vegetation coverage- such as lattice with vines and mature shaded and/or fruit trees- on both sides of the fence line. Additionally, we request a sewage stub-out in our back yard, as we are currently are on septic. We were unknowingly put in the site-specific plan, any major additions would require us to connect to city sewage and other street improvements which are financially unfeasible for us.

We are also open to discussing a partial buyout to facilitate increased setbacks.

In addition, there are no regards to homeowners when it comes to what time work starts, for example, just this morning at 6:30a, there was a bulldozer plowing against our fence line without any dust control. Also, since this lot have been vacant for over 20 years, we are encountering a rodent/pest control crisis. For example, since construction in the filed, we've had problems with ground squirrels, mice, rats and other threated species digging under our foundation of our home and dying within our walls, mice and rats chewing on the wires and seeking refuge in our vehicles that are not driven daily.

Please accept and consider our request for future generations

Salman and Cristina Ali
7747 Calhoun Rd
Highland, CA 9236

909-647-6828
909-496-7291

RECEIVED
AUG 5 2024
CITY OF HIGHLAND

COMMENTS REGARDING DESIGN REVIEW APPLICATION NO. (DRA-24-005) AND TENTATIVE TRACT MAP NO. (TTM-24-001) 20698.

Your comments must be received by this office no later than **June 12, 2024**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary. Project plans may be reviewed on the City's website at:
https://www.cityofhighland.org/DocumentCenter/Index/681

Please Read Attached ~~Paper~~ Paper

Highly Beneficial to set back buildings 15 Feet with 2 Story houses all around my property and give us 8 Foot Brick wall with 2 Feet rod iron addition on top of Brick wall.

Bilal Ali / sayed Ali
PRINTED NAME

6/07/24
DATE

SIGNATURE

RECEIVED
JUN 11 2024
CITY OF HIGHLAND

To City of Highland;

I would like to express my strong opposition to the proposed residential housing development at Greenspot Village and Marketplace:

1. **Quiet Enjoyment**:
    - The proposed houses overlook existing backyards, potentially disrupting quiet enjoyment. Noise, obstructed views, and increased activity could infringe upon this right.
2. **Nuisance**:
    - The new development may create noise, obstruct views, or introduce other disturbances. Such nuisances would negatively impact neighboring properties.
3. **Privacy Concerns**:
    - Privacy is essential for residents. The proximity of the proposed houses to existing properties raises significant privacy concerns.
    - Residents fear that their ability to enjoy their backyards freely will be compromised due to the intrusive views from neighboring homes.
4. **Unclear Setback Requirements**:
    - The unclear setback from property lines in the proposed development raises questions about privacy. Residents deserve clarity on this matter.
    - The current proposal shows dwelling looking directly into our home which is an invasion of privacy
5. **Unclear Zoning Requirement**
    - Lack of clarity if how current homes are currently zoned

Considering these legal considerations, we urge the City Planning Department to carefully reconsider the proposed housing development. We are a conservative religious family; this new development will infringe our privacy. We believe that responsible growth should not come at the expense of residents' rights and quality of life.

We are open to offers if the developers are willing to purchase my home.

We kindly request that you consider our perspective and consider the impact this development would have on our neighborhood. We appreciate your attention to this matter and hope for a thoughtful reconsideration.

Bilal Ali
28145 Eucalyptus Ave
Highland CA 92346

RECEIVED
JUN 11 2024
CITY OF HIGHLAND

City of Highland

On behalf of our community, we express strong opposition to the proposed residential housing development at Greenspot Village and Marketplace. While we recognize the need for responsible growth and housing, several critical concerns have led us to object this project.

The value of our home significantly depends on its openness, accessibility, and privacy attributes closely tied to the existing lot sizes in our neighborhood.

Constructing 2-3 story homes just a few feet from our property line, the proposed houses overlook existing backyards and into my home. It will disrupt our quiet enjoyment, raise privacy concerns, create a nuisance, noise, artificial light, obstructive views, reduced natural light and increased activity will infringe upon this right and ultimately diminish our property's appeal and market value.

The unclear setback from property lines in the proposed development raises questions about privacy. I understand plans submitted on the notice are not to scale but the rear set back of the houses look to be less than 6 feet from our property line. Residents deserve clarity on this matter. The current proposal shows dwellings looking directly into our backyards and into our homes, which is a nuisance and an invasion of privacy. In addition, it is unclear how current homes are currently zoned.

Considering these legal considerations, we urge the City Planning Department to carefully reconsider the proposed housing development. This new development would infringe upon our privacy. We believe that responsible growth should not come at the expense of residents' rights and quality of life. Our homes serve as nest eggs and future inheritances for our children; any reduction in their value directly impacts our financial security and legacy.

Additionally, we are open to offers if the developers are willing to purchase our home. We are open to having conversations directly with developers to find a common ground.

Thank you for your attention to this matter. We trust that you will take our concerns into account during the decision-making process.

Cristina Ali

Ali

RECEIVED
JUN 11 2024
CITY OF HIGHLAND

Attachment 3

Site Plan

Option 'A' – Site Plan

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 19149, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ACCESSOR'S PARCEL NUMBERS

1201-341-29, 1201-341-30 AND 1201-341-33

PROJECT DESCRIPTION

142 SINGLE FAMILY DWELLINGS & 259 TOWNHOMES

RECORD OWNER / SUBDIVIDER

GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STRET, STE, 3D
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-796-4664

ENGINEER

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-5322

UTILITY COMPANIES

WATER & SEWER SERVICE:
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE., STE 18
HIGHLAND, CA 92346

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA, REDLANDS, CA 922374
909 335-7854

ELECTRICITY
SOUTHERN CALIFORNIA EDISON COMPANY
287 TENNESSEE STREET, REDLANDS, CA 92373
909 307-8750

PHONE:
AT&T
1265 N. VAN BUREN STREET, ANAHEIM, CA 92807
714 666-5435

CABLE TELEVISION:
TIME-WARNER
1500 SOUTH AUTO CENTER DRIVE, ONTARIO CA 91761
888 892-2253

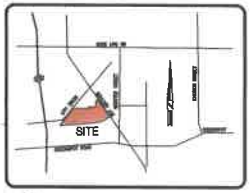
Site Summary		
Gross Site Area	25.18 AC	
Dwelling Units	504 DU	
Density	20 DU/AC	

Plan Summary	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	58	11.5%		
SFD Plan 1 Jr. ADU			58	11.5%		
SFD Plan 2 (Gross)	4	1818	37	7.3%		
SFD Plan 3 (Gross)	4	2019	46	9.1%		
SFD Plan 3 Jr. ADU			46	9.1%		
SFD Subtotal			245	48.6%	276,252	1,128
TH Plan 1 (Nat)	2	1175	59	11.7%		
TH Plan 2 (Nat)	3	1418	59	11.7%		
TH Plan 3 (Nat)	3	1537	41	8.1%		
TH Plan 4 (Nat)	4	1769	51	10.1%		
TH Plan 5 (Nat)	4	1890	49	9.7%		
Townhome Subtotal			259	51.4%	398,833	1,540
Total			504	100%		

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Detached Garage Spaces	282	
Attached Greencourt Garages	518	
Private Driveways	91	
Designated Detached for JADU	36	
Offstreet Parking	20	
Street Parking	60	
Total On-Site Residential Parking	1007	2.0

Common Open Space Summary		
Plan	Area	%
Area 1	21430	48.2%
Area 2	7000	15.8%
Area 3	10980	24.7%
Area 4	1270	2.9%
Area 5	3773	8.5%
Area Subtotal	44433	100%

VICINITY MAP





ktgy Architecture + Planning 888.458.5849 ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 60 120

SITE PLAN - A

A1.00

Option 'B' – Site Plan

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 19140, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ACCESSOR'S PARCEL NUMBERS

1201-341-29, 1201-341-30 AND 1201-341-33

PROJECT DESCRIPTION

142 SINGLE FAMILY DWELLINGS & 259 TOWNHOMES

RECORD OWNER / SUBDIVIDER

GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STRET, STE. 3D
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-796-4664

ENGINEER

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE., STE 18
HIGHLAND, CA 92346

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA, REDLANDS, CA 922374
909 335-7854

ELECTRICITY
SOUTHERN CALIFORNIA EDISON COMPANY
267 TENNESSEE STREET, REDLANDS, CA 92373
909 307-6750

PHONE
AT&T
1265 N. VAN BUREN STREET, ANAHEIM, CA 92807
714 666-5435

CABLE TELEVISION:
TIME-WARNER
1500 SOUTH AUTO CENTER DRIVE, ONTARIO CA 91761
866 852-2253

Site Summary		
Gross Site Area	25.18 AC	
Dwelling Units	500 DU	
Density	20 DU/AC	

Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	33	6.6%		
SFD Plan 1 Jr. ADU			33	6.6%		
SFD Plan 2 (Gross)	4	1818	21	4.2%		
SFD Plan 3 (Gross)	4	2019	28	5.6%		
SFD Plan 3 Jr. ADU			28	5.6%		
SFD Subtotal			82	16.4%	276,262	3,369
TH Plan 1 (Net)	2	1175	59	11.8%		
TH Plan 2 (Net)	3	1418	59	11.8%		
TH Plan 3 (Net)	3	1537	41	8.2%		
TH Plan 4 (Net)	4	1788	51	10.2%		
TH Plan 5 (Net)	4	1990	49	9.8%		
TH Plan 1B (NET)	1	764	64	12.8%		
TH Plan 2B (NET)	2	1102	87	17.4%		
TH Plan 3B (NET)	2	1213	8	1.6%		
Townhome Subtotal			418	83.6%	398,833	954
Total			500	100%		

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Detached Garage Spaces	164	
Attached Greencourt Garages	518	
Private Driveways	92	
Designated Detached for JADU	22	
Designated #2	48	
Off Street Parking	20	
Street Parking	80	
Total On-Site Residential Parking	924	1.8

Common Open Space Summary		
Plan	Area	%
Area 1	21430	49.6%
Area 2	7000	16.2%
Area 3	10980	25.4%
Area 4 (Removed)		
Area 5	3773	8.7%
Area Subtotal	43183	100%

VICINITY MAP





Attachment 4

Project Plans

Option 'A' – Project Plans

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 19140, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ACCESSOR'S PARCEL NUMBERS

1201-341-29, 1201-341-30 AND 1201-341-33

PROJECT DESCRIPTION

142 SINGLE FAMILY DWELLINGS & 259 TOWNHOMES

RECORD OWNER / SUBDIVIDER

GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STRET, STE. 3D
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-796-4664

ENGINEER

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE:
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE., STE 18
HIGHLAND, CA 92346

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA, REDLANDS, CA 922374
909 335-7854

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON COMPANY
267 TENNESSEE STREET, REDLANDS, CA 92373
909 307-6750

PHONE
AT&T
1265 N. VAN BUREN STREET, ANAHEIM, CA 92807
714 666-5435

CABLE TELEVISION:
TIME-WARNER
1500 SOUTH AUTO CENTER DRIVE, ONTARIO CA 91761
888 892-2253

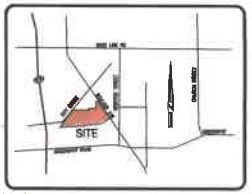
Site Summary			
Gross Site Area		25.18 AC	
Dwelling Units		504 DU	
Density		20 DU/AC	

Plan Summary	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	58	11.5%		
SFD Plan 1 Jr. ADU			58	11.5%		
SFD Plan 2 (Gross)	4	1818	37	7.3%		
SFD Plan 3 (Gross)	4	2019	46	9.1%		
SFD Plan 3 Jr. ADU			46	9.1%		
SFD Subtotal			245	48.6%	276,262	1,128
TH Plan 1 (Net)	2	1175	59	11.7%		
TH Plan 2 (Net)	3	1418	59	11.7%		
TH Plan 3 (Net)	3	1637	41	8.1%		
TH Plan 4 (Net)	4	1789	51	10.1%		
TH Plan 5 (Net)	4	1890	49	9.7%		
Townhome Subtotal			259	51.4%	398,833	1,540
Total			504	100%		

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Detached Garage Spaces	282	
Attached Greencourt Garages	518	
Private Driveways	91	
Designated Detached for JADU	36	
Offstreet Parking	20	
Street Parking	60	
Total On-Site Residential Parking	1007	2.0

Common Open Space Summary		
Plan	Area	%
Area 1	21430	48.2%
Area 2	7000	15.8%
Area 3	10980	24.7%
Area 4	1270	2.9%
Area 5	3773	8.5%
Area Subtotal	44433	100%

VICINITY MAP





ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 80 120

SITE PLAN - A

A1.00

Site Summary					
Gross Site Area		25.18 AC			
Dwelling Units		504 DU			
Density		20 DU/AC			
Plan Summary					
Plan	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	58	11.5%		
SFD Plan 1 Jr. ADU			58	11.5%		
SFD Plan 2 (Gross)	4	1618	37	7.3%		
SFD Plan 3 (Gross)	4	2019	46	9.1%		
SFD Plan 3 Jr. ADU			46	9.1%		
SFD Subtotal			245	48.6%	276,282	1,128
TH Plan 1 (Net)	2	1175	59	11.7%		
TH Plan 2 (Net)	3	1418	59	11.7%		
TH Plan 3 (Net)	3	1537	41	8.1%		
TH Plan 4 (Net)	4	1769	51	10.1%		
TH Plan 5 (Net)	4	1880	49	9.7%		
Townhome Subtotal			259	51.4%	396,833	1,540
Total			504	100%		

LEGEND

- SFD PLAN 1
- SFD PLAN 2
- SFD PLAN 3
- TOWNHOME PLAN 1
- TOWNHOME PLAN 2
- TOWNHOME PLAN 3
- TOWNHOME PLAN 4
- TOWNHOME PLAN 5
- AMENITY BUILDING
- NOT A PART



ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 60 120

SITE PLAN - A
UNIT MIX

A1.01



SITE PLAN

GREENSPOT VILLAGE

COMMON OPEN SPACE EXHIBIT
HIGHLAND, CALIFORNIA
A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

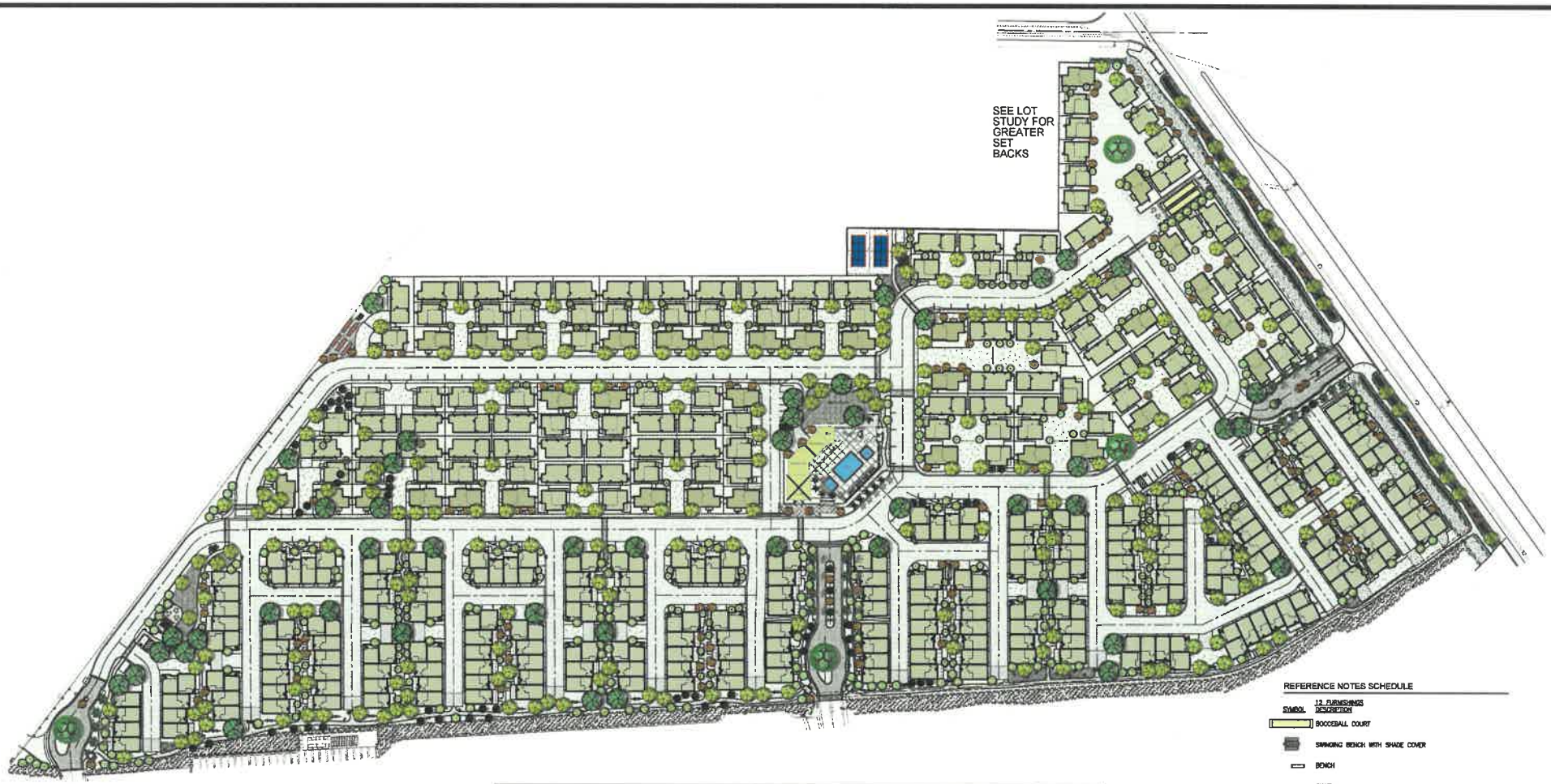
OPTION A

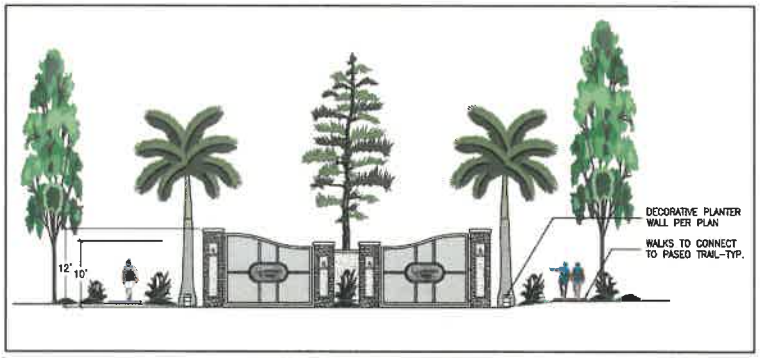
OPEN SPACE

Scale 1" = 60'
DATE PREPARED 7/17/24

L-3

THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF STB LANDSCAPE ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED, CHANGED, OR COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STB LANDSCAPE ARCHITECTS





MAIN ENTRY GATES

REFERENCE NOTES SCHEDULE

SYMBOL	12 FURNISHINGS DESCRIPTION
	BOCCEBALL COURT
	SWINGING BENCH WITH SHADE COVER
	BENCH
	CHAIR
	PICNIC TABLE
	GAME TOP TABLE
	16' SQ. GAZEBO
	BBQ UNIT
	BOULDER-LOCALLY SOURCED-RANDOM SIZES-BURY 1/3 DEPTH
	FITNESS EQUIPMENT-VARIES PER SPACE
	TRELLIS STRUCTURE
	BIKE RACK

SYMBOL	12 FURNISHINGS DESCRIPTION
	FITNESS EQUIPMENT SAFETY SURFACING MATERIAL

SYMBOL	PAVING DESCRIPTION
	STABILIZED DECOMPOSED GRANITE-LOCALLY SOURCED
	ACCENT PAVING AT ENTRIES AND CROSSWALKS
	SCORED ACCENT CONCRETE AT ALLEYS
	ROADWAYS
	CONCRETE PAVING
	PRIVATE COURTYARD PATIO
	CONCRETE WALKWAYS

0 60 120 180

Scale 1" = 60'

DATE PREPARED 7/17/24

OPTION A
GREENSPOT VILLAGE
MASTER LANDSCAPE PLAN
HIGHLAND, CALIFORNIA

A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

OPTION A LANDSCAPE

REFER TO SHEET L-2 FOR EXHIBITS

L-



MODULAR FENCING ALONG WEST UTILITY EASEMENT



TYPICAL VINE COVERED FENCING



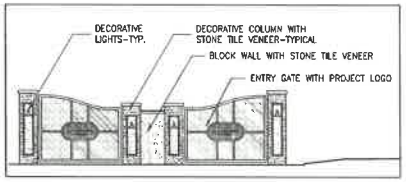
SPLITFACE BLOCK WALL WITH ACCENT STRIPS



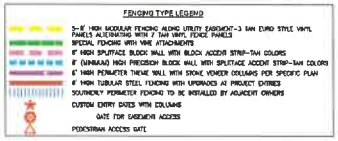
PRECISION BLOCK WALL WITH ACCENT STRIPS



TUBULAR STEEL FENCING



TYPICAL ENTRY GATES





SITE PLAN

Scale 1" = 60'

DATE PREPARED 7/17/24

GREENSPOT VILLAGE

PERIMETER FENCING EXHIBIT

HIGHLAND, CALIFORNIA

A PROJECT BY:

Mission Communities & Planet Home Living Neighborhood

planet home living

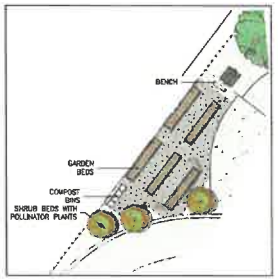
OPTION "A" & "B" WALLS

L-4

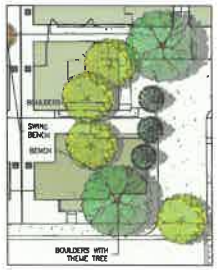
STB ARCHITECTS, INC. RESERVES ITS COMMON LAW COPYRIGHT IN THE CONCEPT AND USE OF THESE DRAWINGS OR PLANS, AND PORTIONS OF THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STB LANDSCAPE ARCHITECTS



COMMON AREA WEST



COMMUNITY GARDEN



ENHANCED CORNER



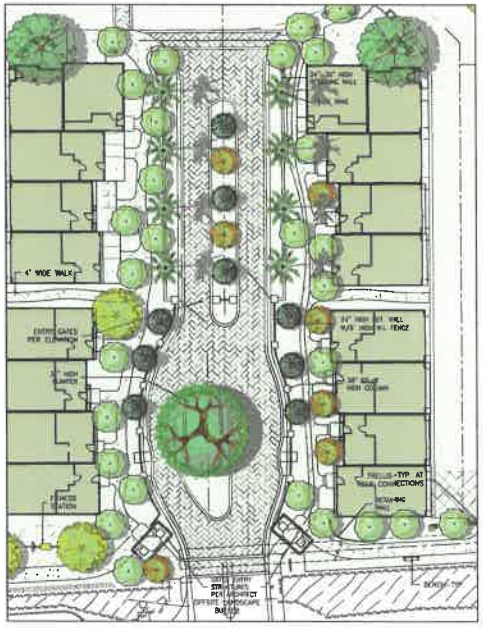
WESTERLY ENTRANCE



TYP. CENTRAL COURTYARD



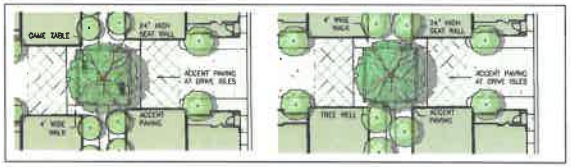
CENTRAL COMMON AREA



MAIN ENTRY



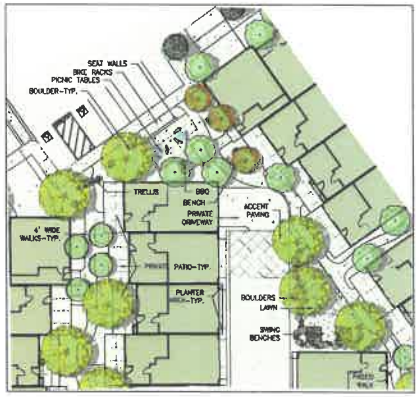
COMMON AREA NORTH



TYPICAL COURTYARD CENTRAL AMENITY



COMMON AREA AT BOULDER AVENUE



COMMON AREA WEST

Exhibits Scale 1" = 20'
DATE PREPARED 7/17/24

GREENSPOT VILLAGE

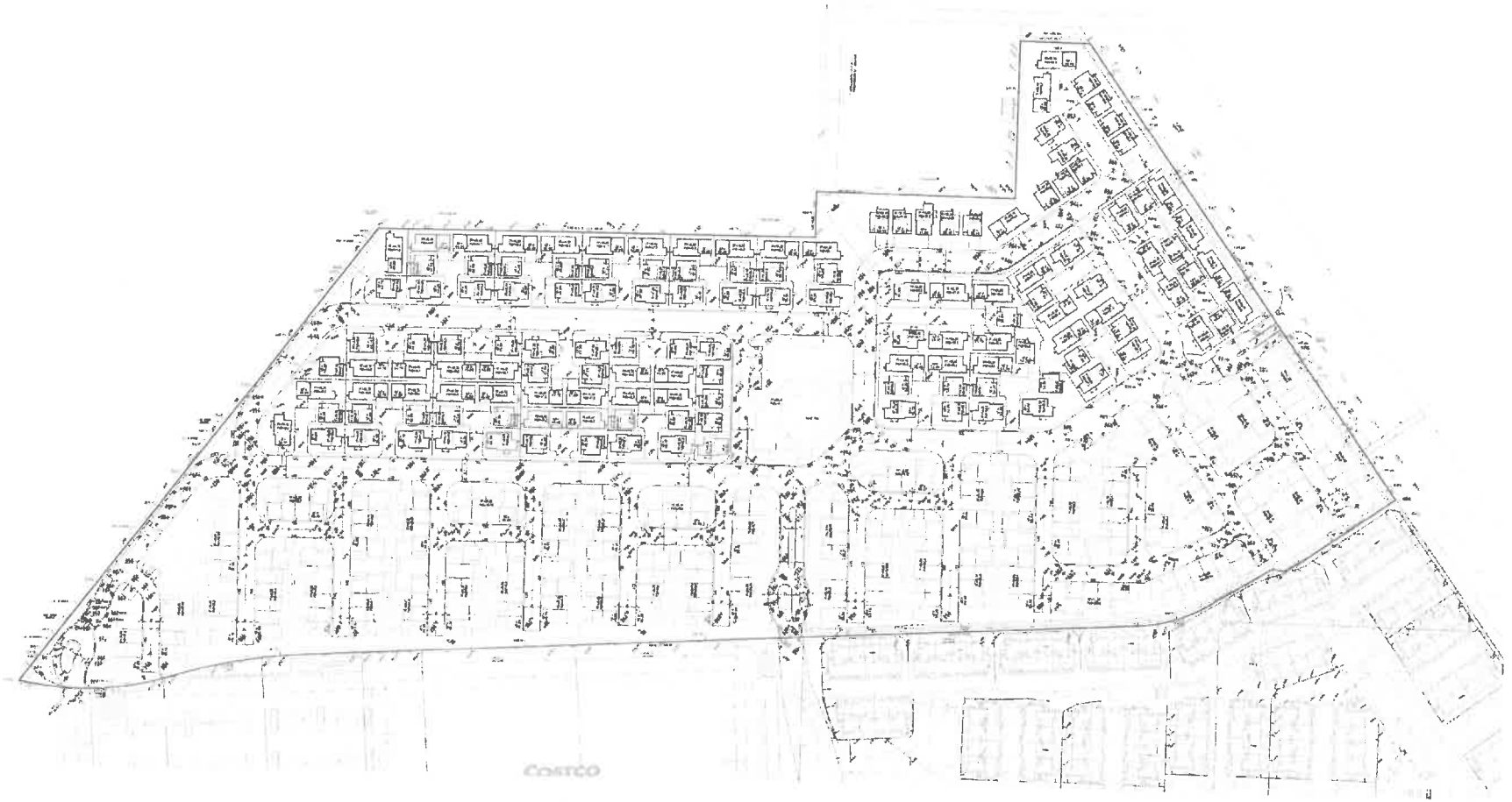
MASTER TRAIL AND COMMON AREA PLAN
HIGHLAND, CALIFORNIA
A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

OPTION A

L-2

STB JOB NO 2409


COSTCO

TENTATIVE TRACT MAP NO. 20698

IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL 2 OF PARCEL MAP NO. 19149, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, BOTH WITHIN TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

NOTE: THIS MAP IS TO BE FOR FINANCE AND CONVEYANCE PURPOSES ONLY. CONDITIONS OF APPROVAL WILL BE DEVELOPED FOR, AND PLACED UPON, EACH LOT WHEN THE TENTATIVE TRACT MAPS FOR THOSE LOTS ARE PREPARED AND APPROVED.

FOR CONDOMINIUM PURPOSES

SITE ADDRESS
VACANT LAND

GROSS AREA
1,096,783 SQUARE FEET
25.18 ACRES

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GREENSPOT ROAD, AS SHOWN ON PARCEL MAP NO. 19149, FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, BEING NORTH 65°56'41" EAST.

BENCHMARK AND CONTOUR INTERVAL
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: 0001 ELEV.: 1215.30' (CITY OF HIGHLAND BENCHMARK)
CHISELED BOX AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH STREET AND CHURCH AVENUE.
CONTOUR INTERVAL=1'

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBER 06071C7870H, DATED AUGUST 28, 2008.

RECORD OWNER/SUBDIVIDER
GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STREET, STE. 30
REDLANDS, CA 92373
CONTACT: GLENN GLISSMANN
909-796-4664

ENGINEER
MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE:	EAST VALLEY WATER DISTRICT 3654 HIGHLAND AVE., STE 90, HIGHLAND, CA 92346 (909) 888-8986
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1981 W. LUGONIA, REDLANDS, CA 92374 (909) 335-7854
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY 587 TENNESSEE STREET, REDLANDS, CA 92373 (909) 307-6750
PHONE:	AT&T 1265 N. VAN BUREN STREET, ANAHEIM, CA 92807 (714) 666-5435
CABLE TELEVISION:	TIME-WARNER 1500 SOUTH AUTO CENTER DRIVE, ONTARIO, CA 91761 (888) 892-2253

GENERAL NOTES
1. ALL UTILITIES SHALL BE UNDERGROUNDED.
2. ALL PUBLIC IMPROVEMENTS TO BE PER CITY OF HIGHLAND STANDARD PLANS.
3. THIS MAP CONTAINS SIX (6) NUMBERED LOTS AND THREE (3) LETTERED LOTS.
4. THIS MAP CONTAINS 25.18 ACRES GROSS AREA.
5. THIS TRACT CONTAINS 0 LINEAL FEET OF ON-SITE PUBLIC STREETS.
6. LOTS "A", "B", AND "C" ARE FOR STREET PURPOSES.
7. TYPICAL STREET SECTIONS SHOWN ARE SUBJECT TO CHANGE.
8. AERIAL TOPOGRAPHY WAS FLOWN BY INLAND AERIAL SURVEYS, INC. ON FEBRUARY 6, 2008.

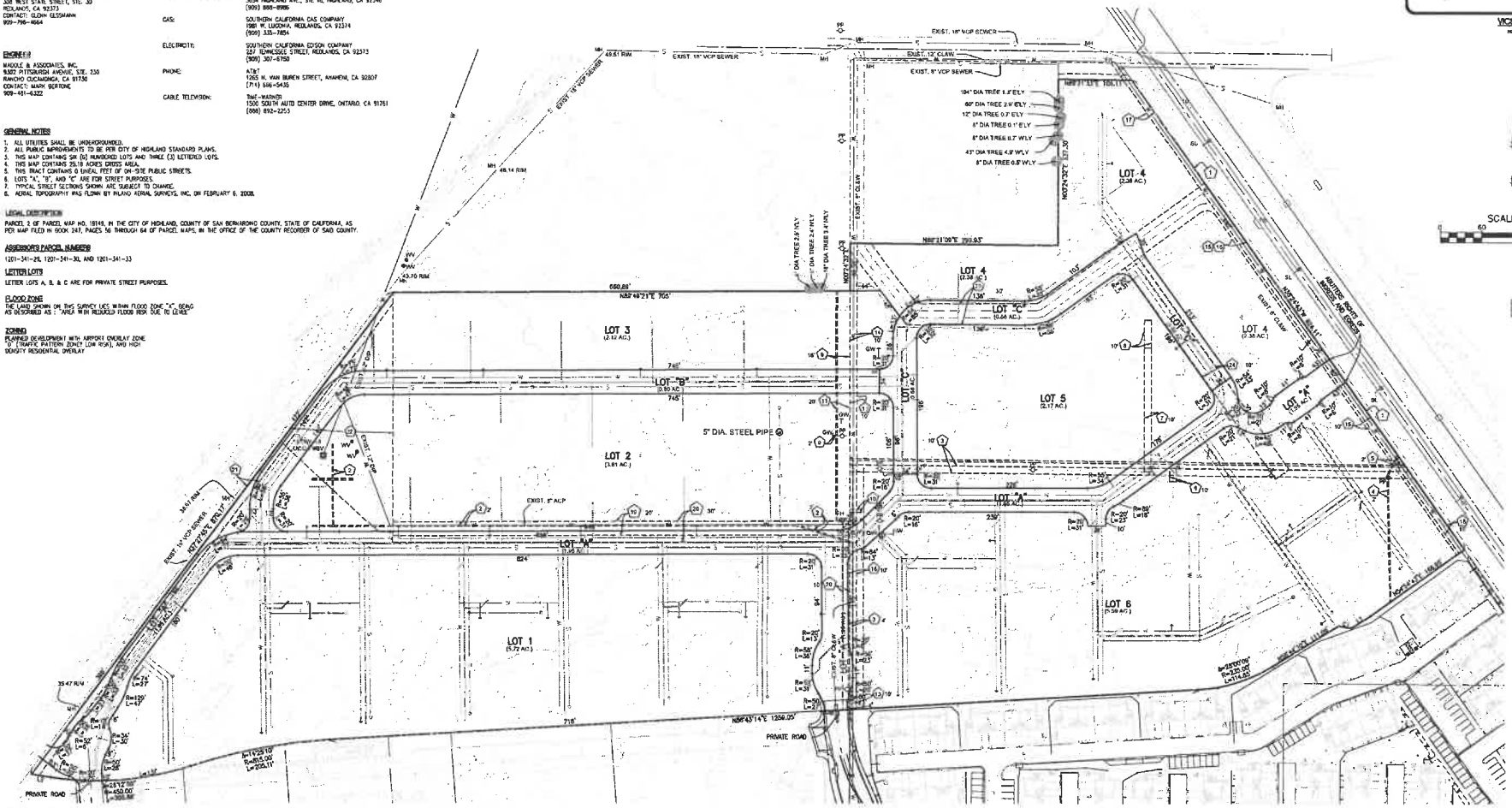
LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 19149, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

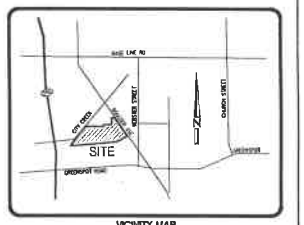
ASSESSOR'S PARCEL NUMBERS
1201-341-29, 1201-341-30, AND 1201-341-33

LETTER LOTS
LETTER LOTS A, B, & C ARE FOR PRIVATE STREET PURPOSES.

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING AS DESCRIBED AS : "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE"

ZONING
PLANNED DEVELOPMENT WITH AIRPORT OVERLAY ZONE "D" (TRAFFIC PATTERN ZONE) LOW RISK), AND HIGH DENSITY RESIDENTIAL OVERLAY





VICINITY MAP
NOT TO SCALE

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°12'59"	81.00'	18.68	9.38

LINE DATA

LINE	BEARING	DISTANCE
L1	N58°36'37"E	33.00'
L2	N31°23'06"W	38.63'

EASEMENTS

1. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 28, 1948 IN BOOK 2267, PAGE 127, O.R. (RUNS ALONG THE ENTIRE NORTHEASTERLY PROPERTY LINE)
2. AN SCE EASEMENT FOR EITHER OR BOTH POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1949 IN BOOK 2368, PAGE 495, O.R.
3. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1949 IN BOOK 2388, PAGE 457, O.R.
4. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 361, O.R.
5. AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 362, O.R.
6. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1953 IN BOOK 3173, PAGE 113, O.R.
7. AN SCE EASEMENT FOR POLELINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1953 IN BOOK 3245, PAGE 518, O.R.
8. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1953 IN BOOK 3245, PAGE 517 O.R.
9. AN SCE EASEMENT FOR POLES, NECESSARY GUYS, ANCHORS, CROSS-ARMS, WIRES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1962 IN BOOK 5824, PAGE 345, O.R.
10. AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 16, 1963 IN BOOK 5833, PAGE 672, O.R.
11. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 173, O.R.
12. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 175, O.R.
13. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 177, O.R.
14. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 205, O.R.
15. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 213, O.R.
16. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 221, O.R.
17. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 225, O.R.
18. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1965 IN BOOK 6334, PAGE 233, O.R.
19. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1968 IN BOOK 7394, PAGE 807, O.R.
20. A BEAR VALLEY MUTUAL WATER COMPANY AND THE EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1973 IN BOOK 8185, PAGE 317, O.R.
21. AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0030961, O.R.
22. AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0030962, O.R.
23. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014-0218414 OF OFFICIAL RECORDS.
24. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014-0218410 OF OFFICIAL RECORDS.
25. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF NO. 19149 RECORDED DECEMBER 29, 2016 AND ON FILE IN BOOK 247, PAGE 56 OF PARCEL MAPS.
FOR: BLANKET DRAINAGE UTILITIES AND PEDESTRIAN AND VEHICULAR ACCESS AND PARKING AND INCIDENTAL PURPOSES.

PREPARED UNDER THE SUPERVISION OF:
MADOLE
PROGRESS PRINT DATED
ANTHONY HANG
LS 7835
EXP. 9-30-24

CITY OF HIGHLAND, CALIFORNIA
TENTATIVE TRACT MAP
GREENSPOT VILLAGE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
CITY ENGINEER R.C.E. 51153 DATE
SCALE: 1" = 60'
DATE: 4/29/24
DRAWING NO.

J:\1092-JOB\preview\TM 20698\TM 20698.dwg, 7/26/2024 1:47:54 PM, DWG To PDF.pc3

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS			
ALOE RUDKOPFF 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	LOW
ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL.	LOW
BOUGAINVILLEA BRASILIENSIS 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL.	LOW
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	15 GAL.	LOW
CALLISTEMON VIMINALIS 'LIL' TM	DWARF WEEPING BOTTLEBRUSH	5 GAL.	MODERATE
CUPRESSUS SEMPERVIRENS 'MONSHEL' TM	TINY TOWER ITALIAN CYPRESS	5 GAL.	LOW
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	LOW
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	15 GAL.	LOW
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	LOW
LANTANA X 'SPREADING ORANGE'	ORANGE LANTANA	1 GAL.	LOW
LAVANDULA ANGUSTIFOLIA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	5 GAL.	LOW
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
MAHONIA AQUIFOLIUM 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE OREGON GRAPE	5 GAL.	LOW
PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	VARIEGATED DWARF PITTOSPORUM	5 GAL.	LOW
ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL.	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL.	LOW
TEUCRIUM DOSSONII MAJORICUM	GERMANDER	5 GAL.	LOW
GRASSES			
DIETES X 'LEMON DROP'	FORTNIGHT LILY	5 GAL.	MODERATE
LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY GRASS	1 GAL.	LOW
SHRUB COVER			
ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	5 GAL.	LOW
COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	5 GAL.	MODERATE
JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL.	LOW
LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA	1 GAL.	
LANTANA X 'MONET' TM	SPREADING SUNSET LANTANA	1 GAL.	LOW
MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL.	LOW
ROSA X 'FLOWER CARPET RED'	ROSE	5 GAL.	MODERATE
SUCCULENTS			
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	LOW
ALOE CAMDRONII	STARFISH ALOE	5 GAL.	LOW
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW
SANSEVIERIA TRIFASCIATA 'LAURENTII'	SANSEVIERIA	----	LOW
VINE/ESPALIER			
CAMPSIS RADICANS 'ATOMIC RED'	TRUMPET VINE	5 GAL.	MODERATE
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL.	LOW

PLANT SCHEDULE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	178	15 GAL	LOW	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM
	127	24" BOX	LOW	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE
		24' BTH	LOW	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM
	48	48" BOX	MOD	PINUS CANARIENSIS	CANARY ISLAND PINE
	208	24" BOX	LOW	PITTOSPORUM PHILLYRAEOIDES	DESERT WILLOW PITTOSPORUM
	220	24" BOX	MOD	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE
	4	60" BOX	LOW	QUERCUS AGRIFOLIA NATURAL MULTI-FORM	COAST LIVE OAK
		24' BTH	MOD	SYAGRUS ROMANZOFFIANA	QUEEN PALM
	46	36" BOX	LOW	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM
GROUND COVERS					
	8,435 SF	SOD		LAWN AREA	MARATHON FESCUE
	4,443 SF	----		SYNTHETIC LAWN	


Eucalyptus citriodora 'lemon scented gum'


Lagerstroemia indica 'Tuscarora' Crape Myrtle


Phoenix canariensis 'Canary Island Date Palm'


Pinus canariensis Canary Island Pine


Pittosporum phillyraeoides Desert Willow Pittosporum


Platanus x acerifolia 'Yarwood' London Plane Tree

Quercus agrifolia Coast Live Oak


Syagrus romanzoffiana Queen Palm


Ulmus parvifolia 'Drake' Drake Chinese Elm



OVERALL CONCEPTUAL PLANTING PLAN



60 0 60 120 160

Scale 1" = 60'

DATE PREPARED 7/17/24



GREENSPOT VILLAGE
TREE AND SHRUB EXHIBIT
HIGHLAND, CALIFORNIA

A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

OPTION A

L-5



PARKING EXHIBIT
GREENSPOT VILLAGE

7-16-24

7-17-24 revised



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 9542 NATURAL WHITE
B	SIDING 1: SW 7058 RESERVED WHITE
C	ACCENT 1: SW 7757 HIGH REFLECTIVE WHITE
D	ACCENT 2: SW 6034 ARRESTING AUBURN
E	ACCENT 3: SW 7068 GRIZZLE GRAY
F	ROOFING DURALITE SAXONY - CHARCOAL BLEND
G	THIN BRICK - GRAYSTONE SMOOTH



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

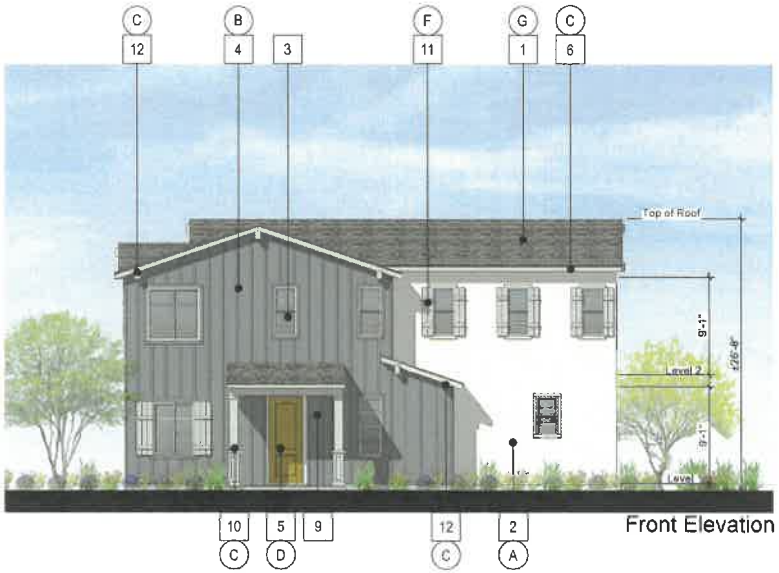
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 1 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 1

AA2.00



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 2

A	STUCCO 1: SW 7005 PURE WHITE
B	SIDING 1: SW 6249 STORM CLOUD
C	ACCENT 1: SW 7029 AGREEABLE GRAY
D	ACCENT 2: SW 6684 BRITTLEBRUSH
E	ACCENT 3 SW 2849 WESTCHESTER WHITE
F	ACCENT 4: SW 7628 WINDFRESH WHITE
G	ROOFING ASPHALT SHINGLES - CHARCOAL



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

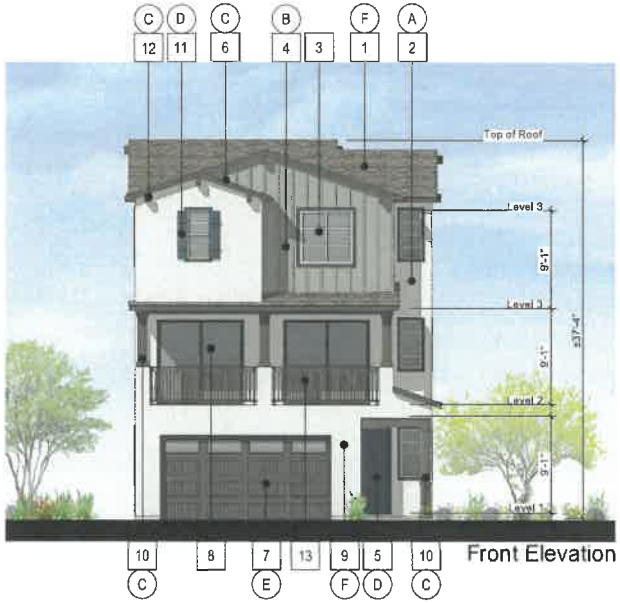
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 2 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 5

AA2.03



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 6175 SAGEY
B	SIDING 1: SW 6179 ARTICHOKE
C	ACCENT 1: SW 6048 URBANE BRONZE
D	ACCENT 2: SW 6243 DISTANCE
E	ACCENT 3: SW 7054 OAK LEAF BROWN
F	ROOFING: ASPHALT SHINGLES - HEATHER BLEND



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

PLAN 1 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 4

AA2.01



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 2

A	STUCCO 1: SW 2850 CHELSEA GRAY
B	SIDING 1: SW 7100 ARCADE WHITE
C	ACCENT 1: SW 9542 NATURAL WHITE
D	ACCENT 2: SW 9179 ANCHORS AWEIGH
E	ACCENT 3: SW 7060 ATTITUDE GRAY
F	ROOFING: SAXONY - CHARCOAL BROWN BLEND
G	THIN BRICK - GRAPHITE



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

PLAN 2 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 2

AA2.02



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 3

A	STUCCO 1: SW 6105 DIVINE WHITE
B	SIDING 1: SW 0011 CREMEL TAN
C	ACCENT 1: SW 7104 COTTON WHITE
D	ACCENT 2: SW 6242 BRACING BLUE
E	ACCENT 3: SW 9607 TANGLEWOOD
F	ROOFING: SAXONY - COBBLESTONE BLEND
G	THIN BRICK - GRAY SANDS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024
0 4 8 12

PLAN 3 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 3

AA2.04



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 3

A	STUCCO 1: SW 7012 CREAMY
B	SIDING 1: SW 7034 STATUS BROWN
C	ACCENT 1: SW 7055 ENDURING BRONZE
D	ACCENT 2: SW 6711 PARAKEET
E	ACCENT 3: SW 7508 TAVERN TAUPE
F	ACCENT 4: SW 7644 GATWAY GRAY
G	ROOFING: SAXONY - COBBLESTONE BLEND



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.458.5849
ktgy.com

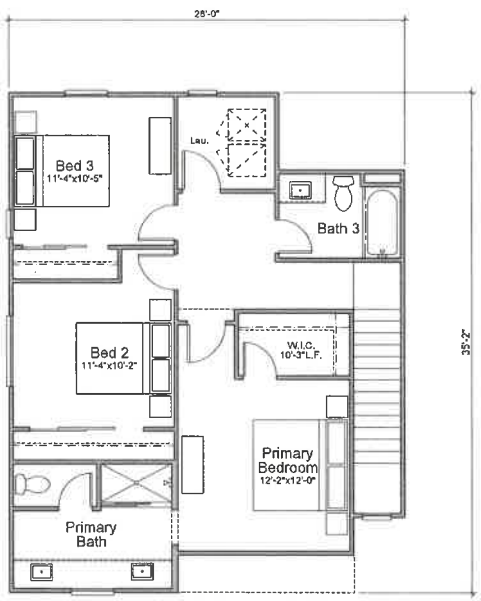
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

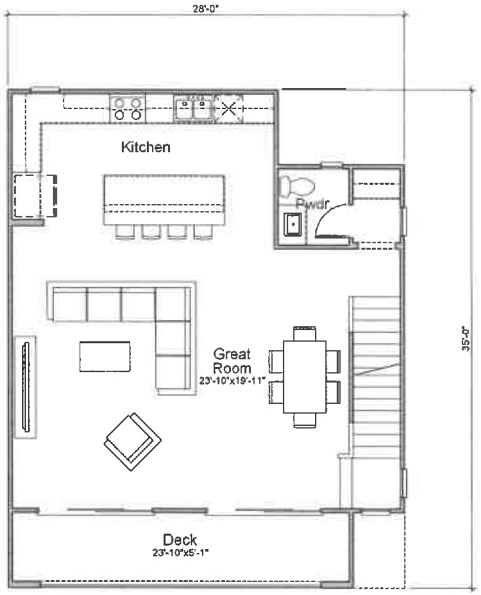
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 3 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 6

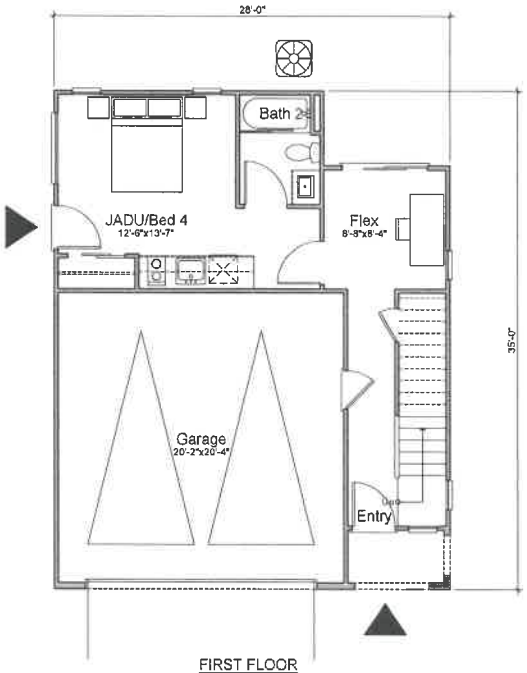
AA2.05



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 (4 BED / 3.5 BATH) - GROSS	
FIRST FLOOR	476 SQ. FT.
SECOND FLOOR	785 SQ. FT.
THIRD FLOOR	819 SQ. FT.
TOTAL	2,080 SQ. FT.

PLAN 1 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	451 SQ. FT.
SECOND FLOOR	753 SQ. FT.
THIRD FLOOR	783 SQ. FT.
TOTAL	1,986 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

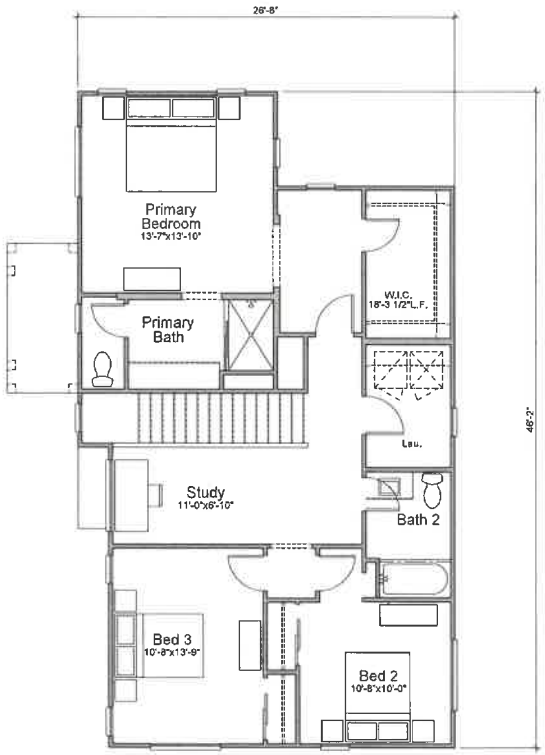
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

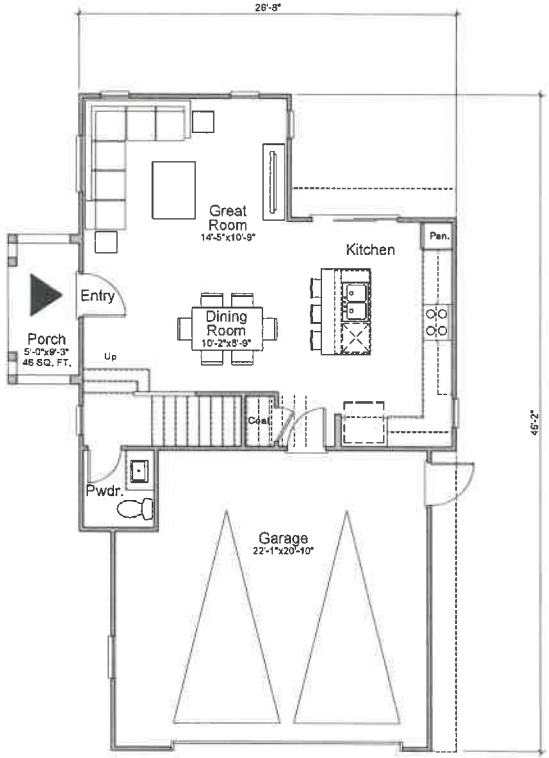
0 2 4 8

PLAN 1 - FLOOR PLAN
SFD

AA3.00



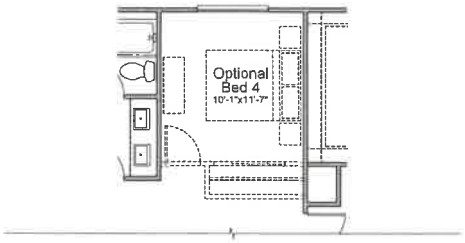
SECOND FLOOR



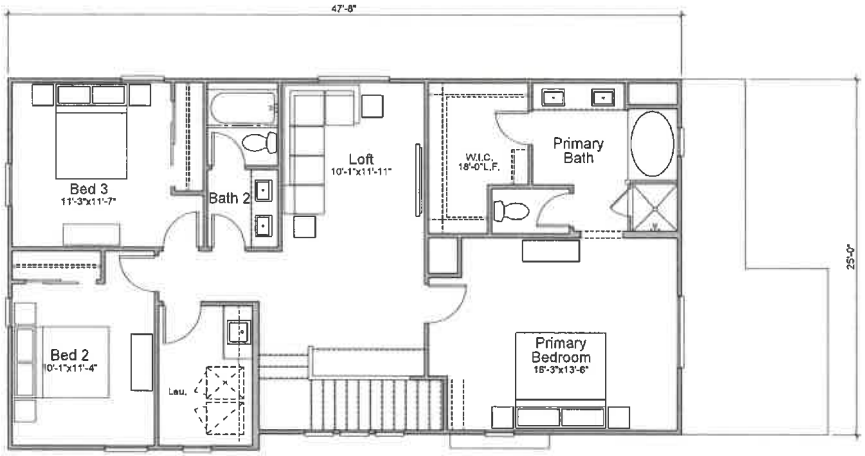
FIRST FLOOR

PLAN 2 | 4 BED / 2.5 BATH | - GROSS	
FIRST FLOOR	599 SQ. FT.
SECOND FLOOR	1019 SQ. FT.
TOTAL	1,618 SQ. FT.

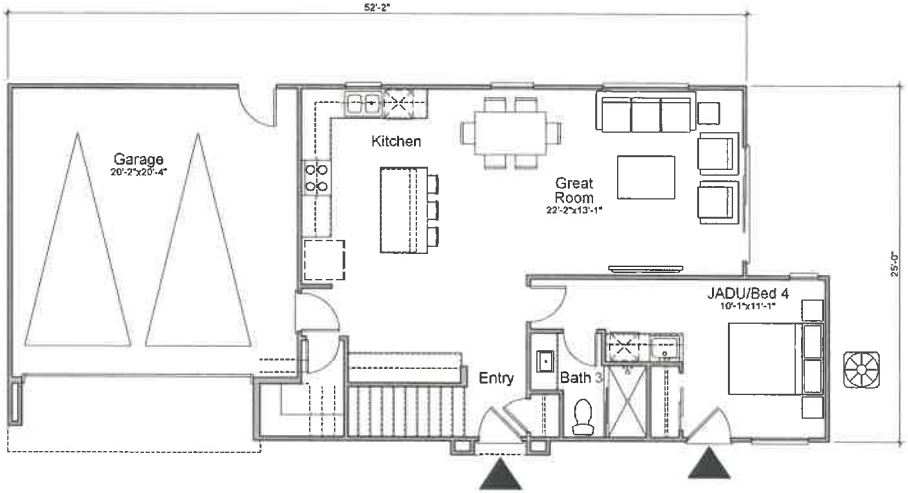
PLAN 2 | 4 BED / 2.5 BATH | - NET	
FIRST FLOOR	572 SQ. FT.
SECOND FLOOR	974 SQ. FT.
TOTAL	1,546 SQ. FT.



OPTIONAL BED 4



SECOND FLOOR



FIRST FLOOR

PLAN 3 (4 BED / 2.5 BATH) - GROSS	
FIRST FLOOR	875 SQ. FT.
SECOND FLOOR	1145 SQ. FT.
TOTAL	2,019 SQ. FT.

PLAN 3 (4 BED / 2.5 BATH) - NET	
FIRST FLOOR	835 SQ. FT.
SECOND FLOOR	1110 SQ. FT.
TOTAL	1,946 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

0 2 4 8

PLAN 3 - FLOOR PLAN
SFD

AA3.02



LEFT



FRONT



RIGHT



REAR



LEFT



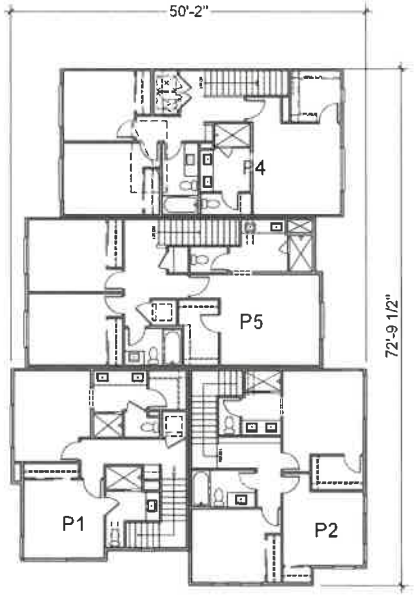
FRONT



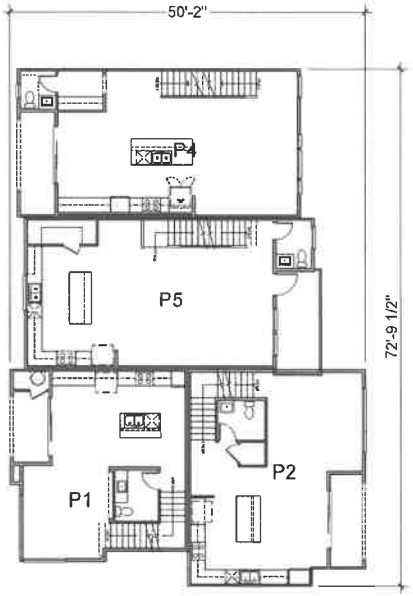
RIGHT



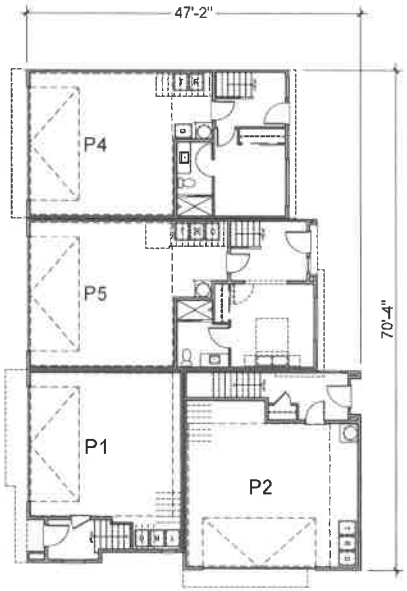
REAR



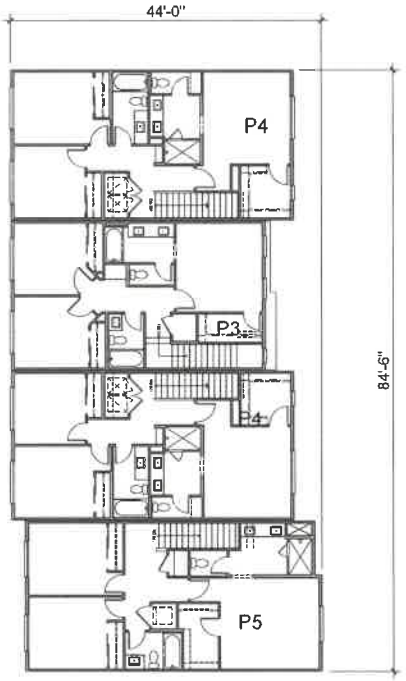
Third Floor
3773 SQ. FT.



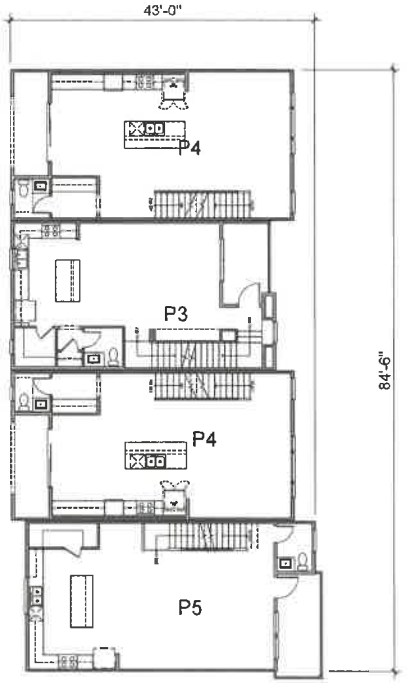
Second Floor
3894 SQ. FT.



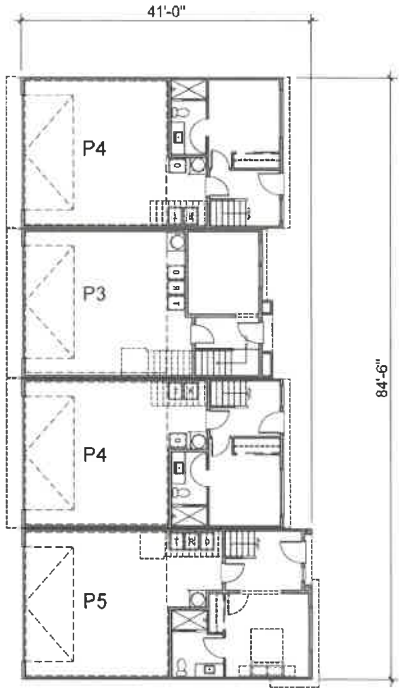
First Floor
3662 SQ. FT.



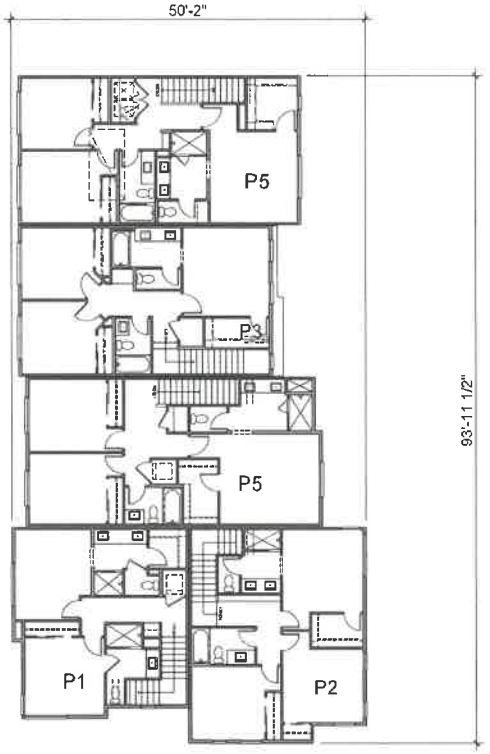
Third Floor
3773 SQ. FT.



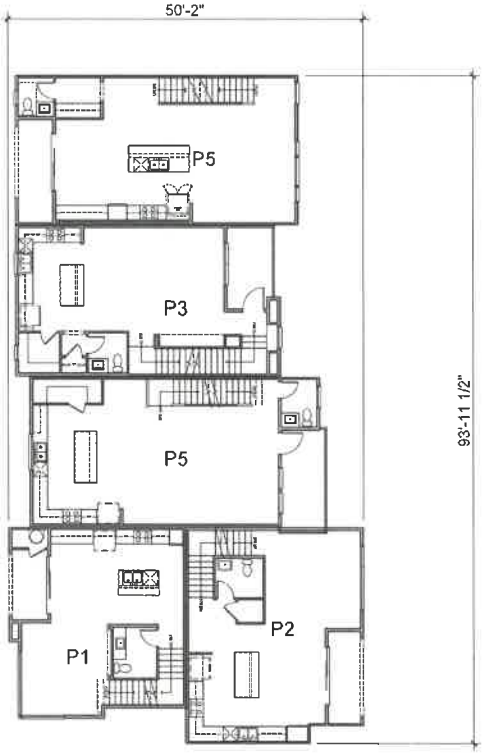
Second Floor
3894 SQ. FT.



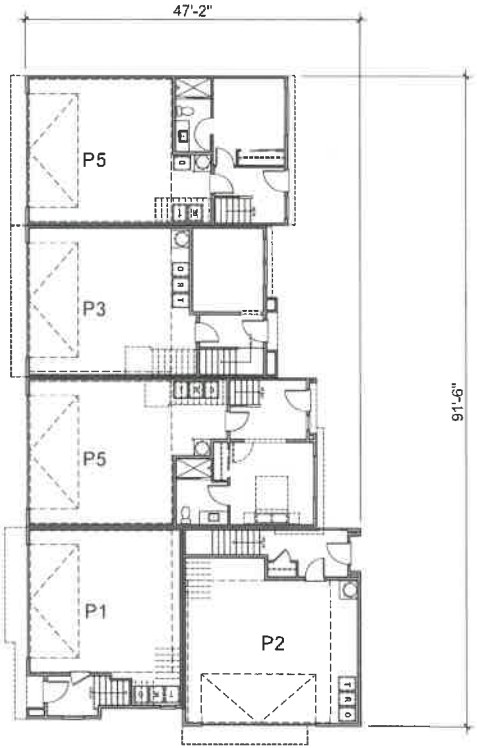
First Floor
3662 SQ. FT.



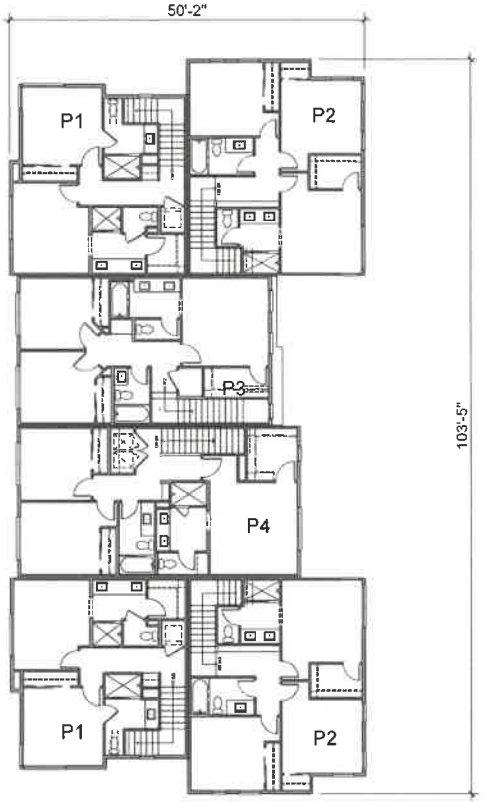
Third Floor
4629 SQ. FT.



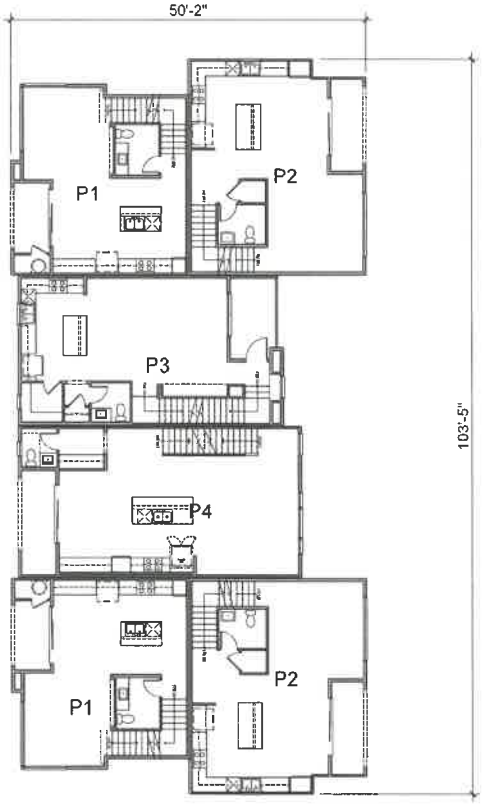
Second Floor
4756 SQ. FT.



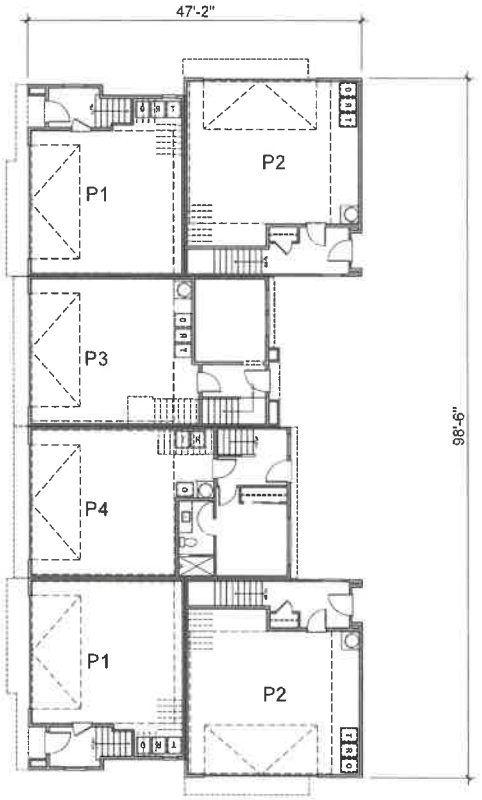
First Floor
4478 SQ. FT.



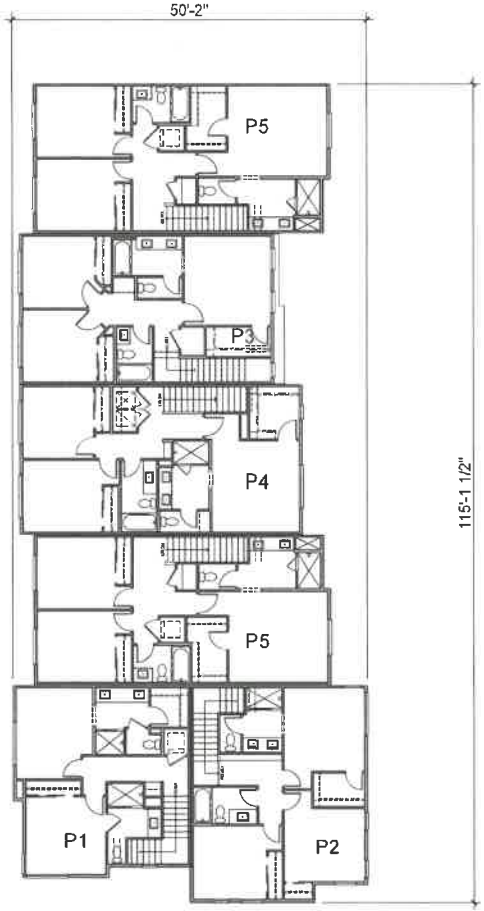
Third Floor
5307 SQ. FT.



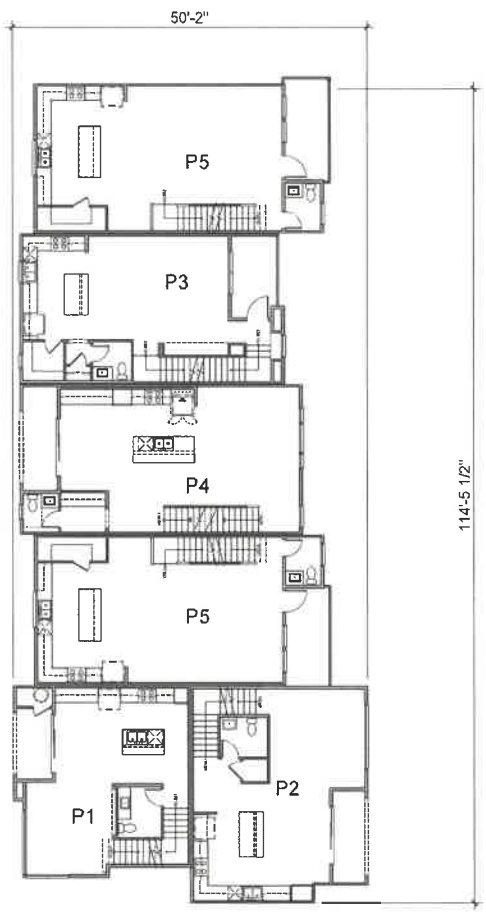
Second Floor
5490 SQ. FT.



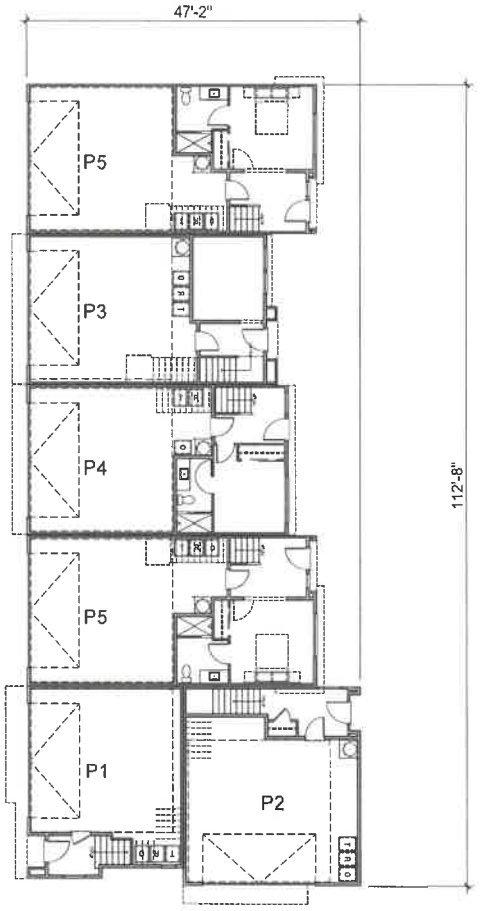
First Floor
5178 SQ. FT.



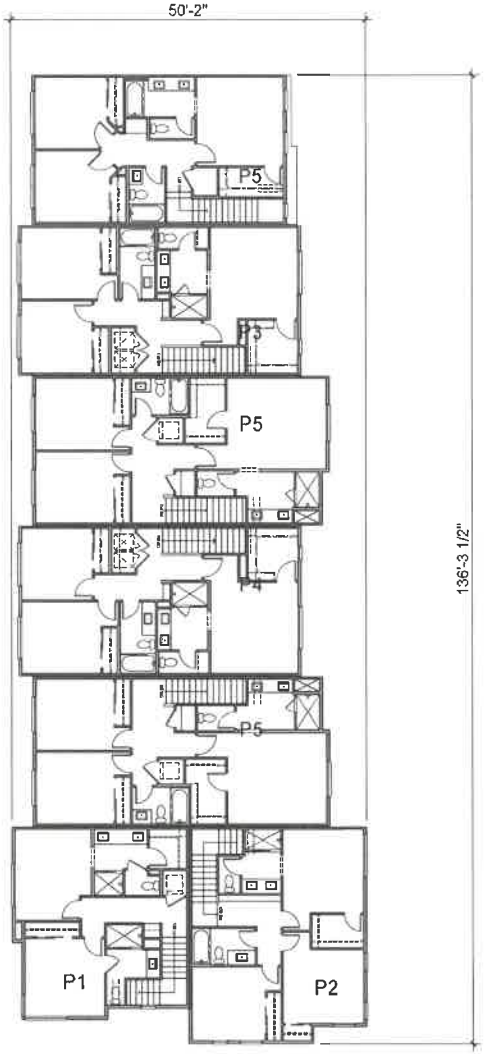
Third Floor
3422 SQ. FT.



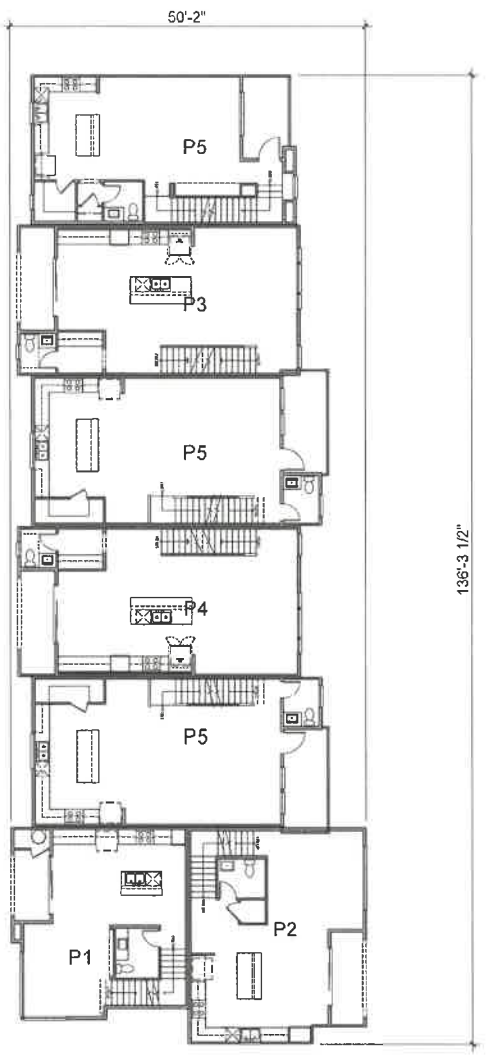
Second Floor
3422 SQ. FT.



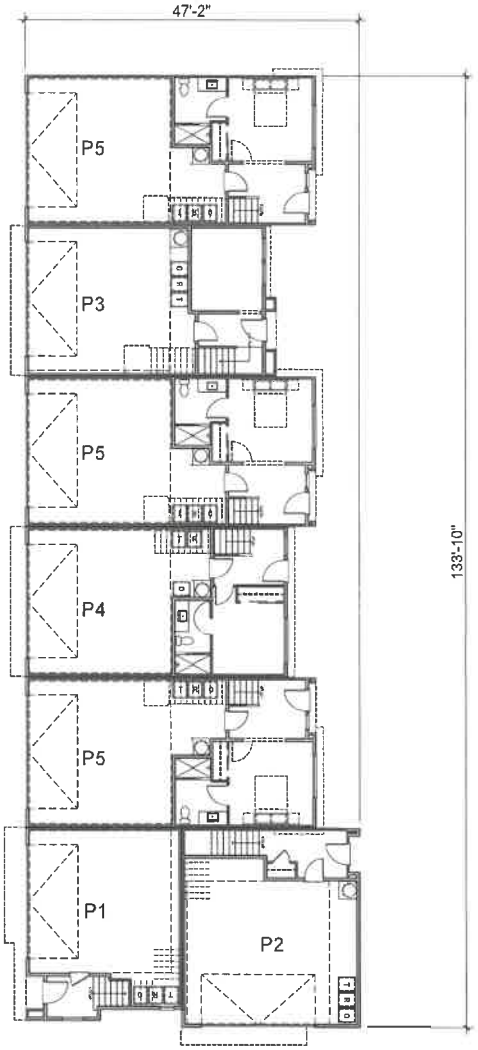
First Floor
3328 SQ. FT.



Third Floor
4279 SQ. FT.



Second Floor
4279 SQ. FT.



First Floor
4153 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

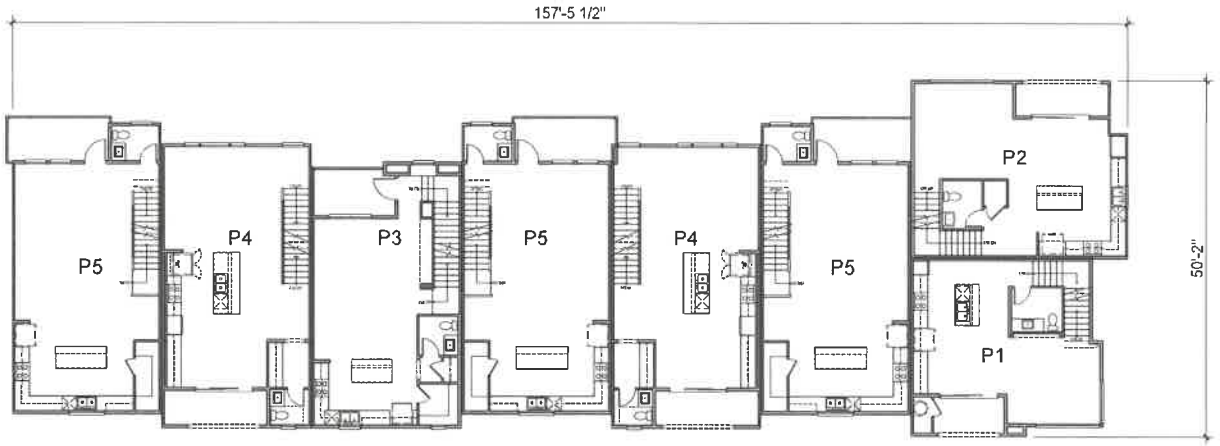
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

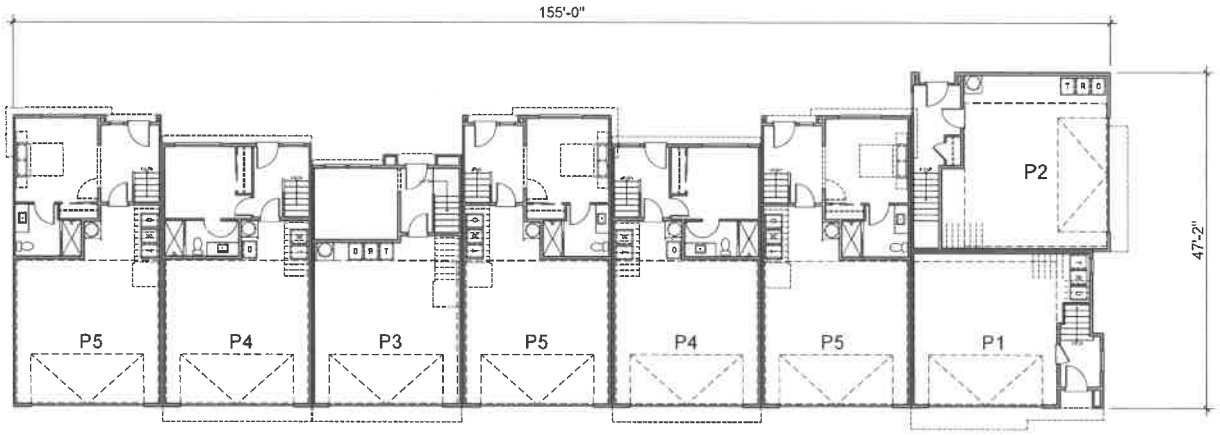
SCHEMATIC DESIGN
MAY 21, 2024

0 4 8 16

BUILDING 'F' - BUILDING PLANS
TOWNHOME

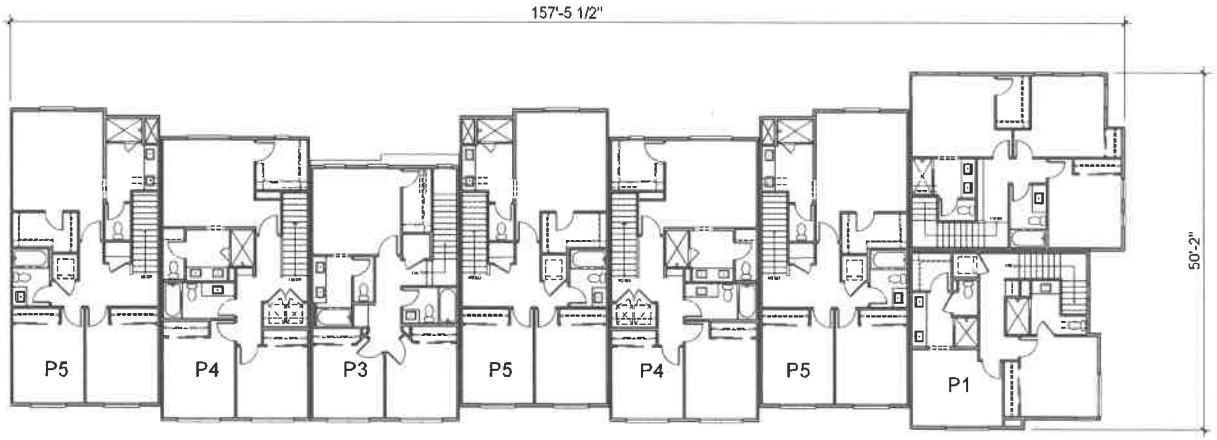
AB3.05



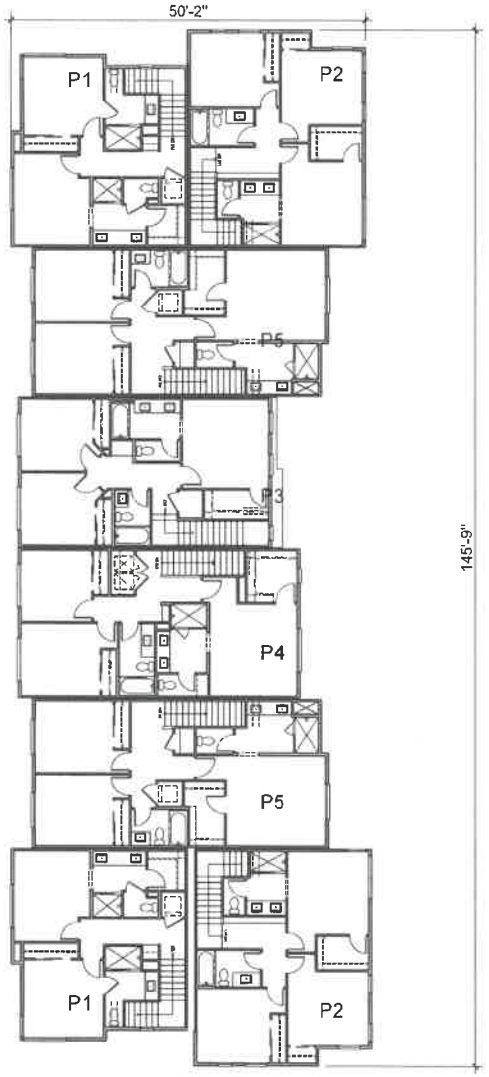


Second Floor
4279 SQ. FT.

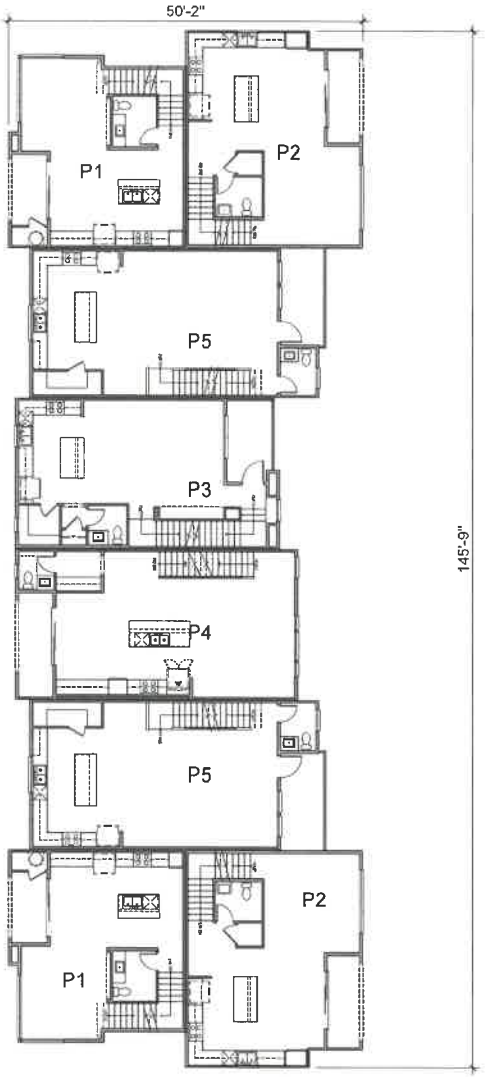
First Floor
4153 SQ. FT.



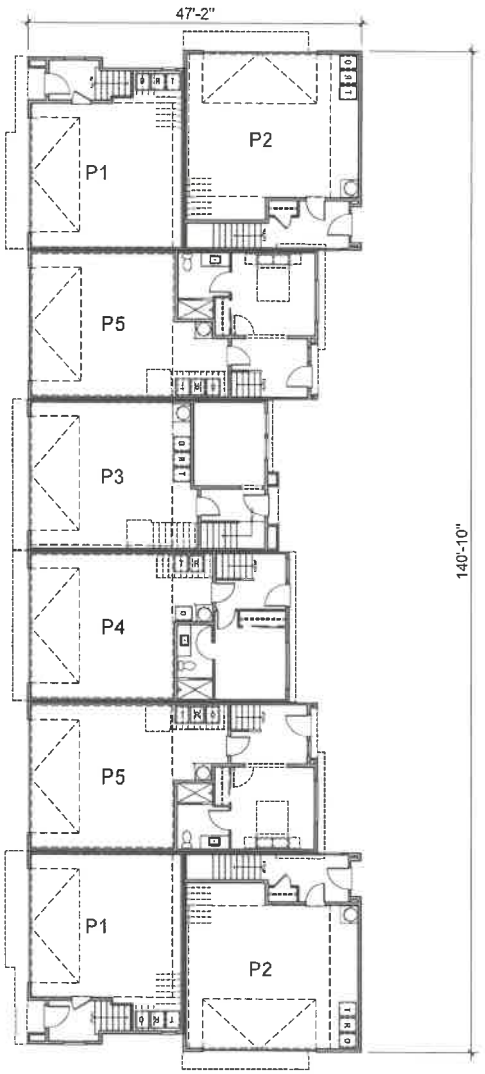
Third Floor
4153 SQ. FT.



Third Floor
4279 SQ. FT.



Second Floor
4279 SQ. FT.



First Floor
4153 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

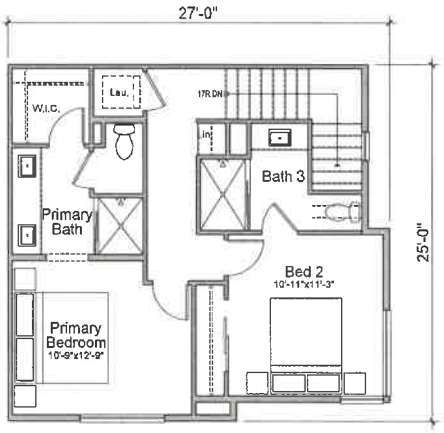
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

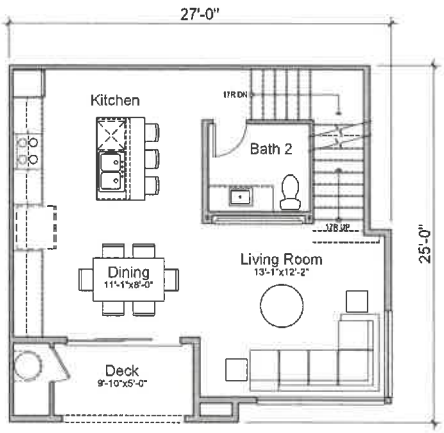
SCHEMATIC DESIGN
MAY 21, 2024
NTS

BUILDING 'H' - BUILDING PLANS
TOWNHOME

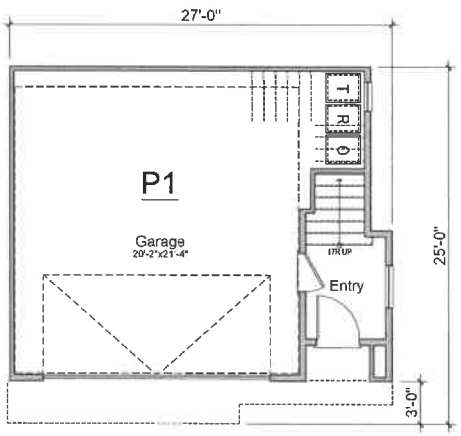
AB3.08



Third Floor
82707



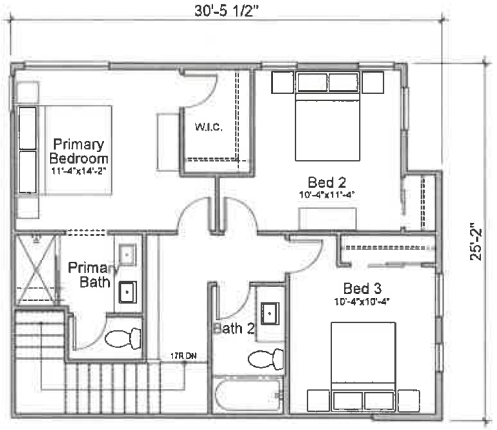
Second Floor
567 SQ. FT.



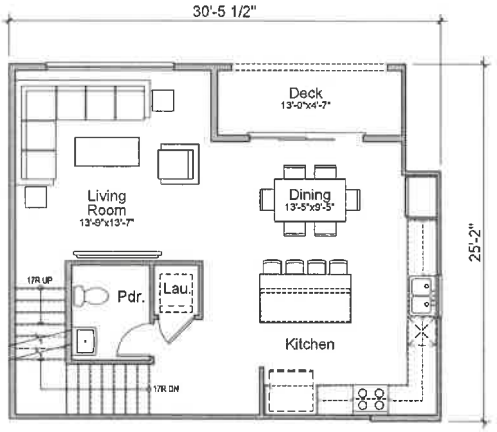
First Floor
122 SQ. FT.

PLAN 1 / 2 BED / 2.5 BATH	- GROSS
FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	567 SQ. FT.
THIRD FLOOR	574 SQ. FT.
TOTAL	1,264 SQ. FT.

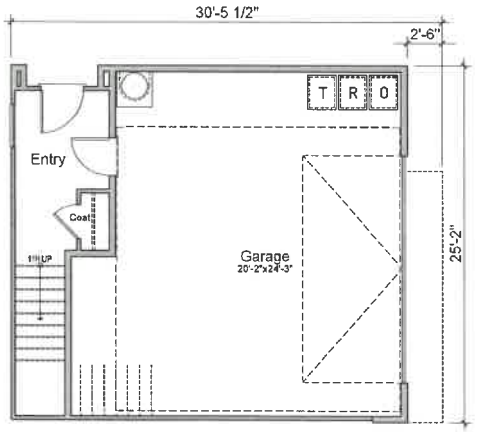
PLAN 1 / 2 BED / 2.5 BATH	- NET
FIRST FLOOR	103 SQ. FT.
SECOND FLOOR	529 SQ. FT.
THIRD FLOOR	543 SQ. FT.
TOTAL	1,175 SQ. FT.



Third Floor
670 SQ. FT.



Second Floor
676 SQ. FT.



First Floor
170 SQ. FT.

PLAN 2	3 BED	2.5 BATH	- GROSS	
FIRST FLOOR				170 SQ. FT.
SECOND FLOOR				676 SQ. FT.
THIRD FLOOR				670 SQ. FT.
TOTAL				1,517 SQ. FT.

PLAN 2	3 BED / 2.5 BATH	- NET	
FIRST FLOOR			147 SQ. FT.
SECOND FLOOR			635 SQ. FT.
THIRD FLOOR			636 SQ. FT.
TOTAL			1,418 SQ. FT.

Architecture + Planning
888.456.5849
ktgy.com

planet home living

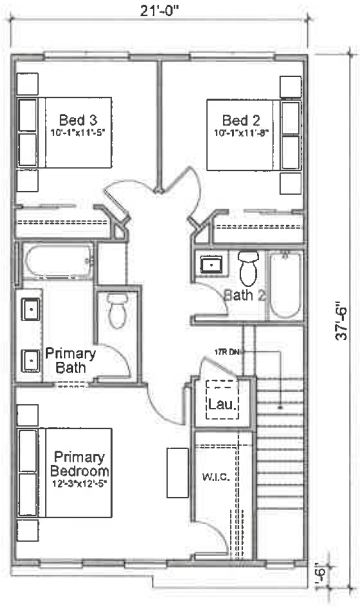
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

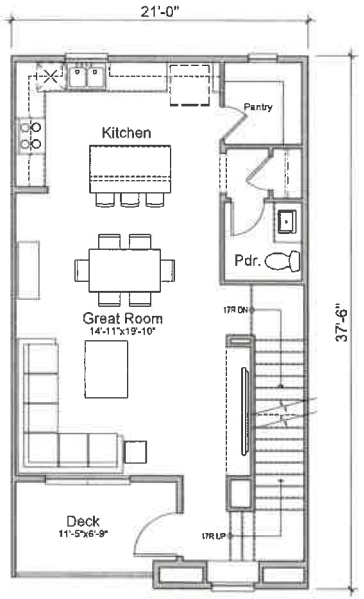
0 2 4 8

UNIT PLAN - PLAN 2
TOWNHOMES

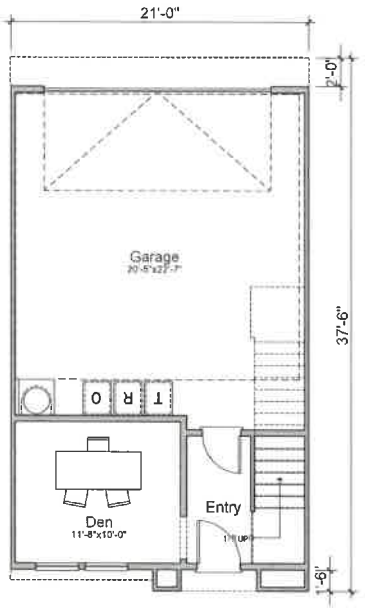
AB5.01



Third Floor
684 SQ. FT.



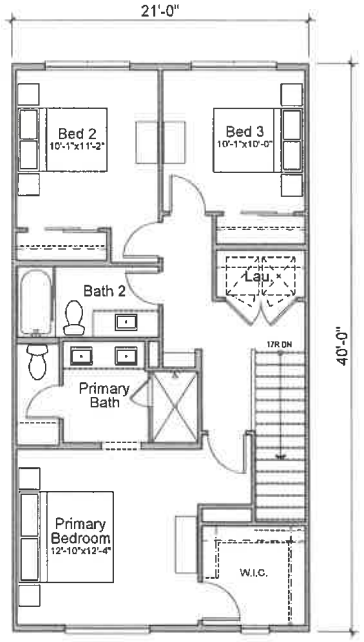
Second Floor
703 SQ. FT.



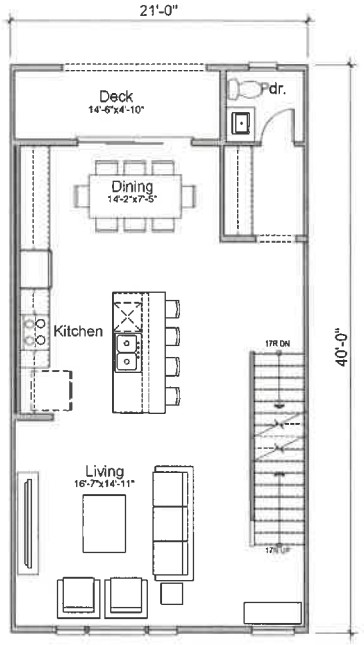
First Floor
259 SQ. FT.

PLAN 3 [3 BED / 2.5 BATH] - GROSS	
FIRST FLOOR	259 SQ. FT.
SECOND FLOOR	703 SQ. FT.
THIRD FLOOR	684 SQ. FT.
TOTAL	1,646 SQ. FT.

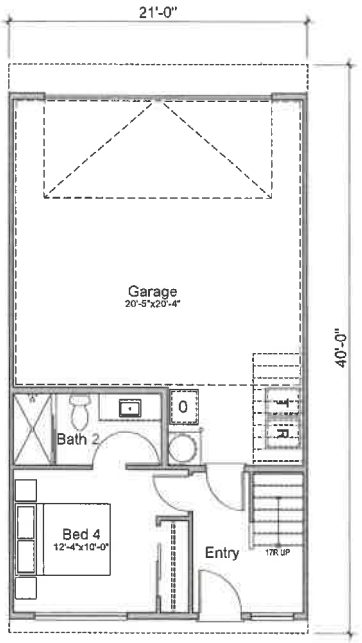
PLAN 3 [3 BED / 2.5 BATH] - NET	
FIRST FLOOR	241 SQ. FT.
SECOND FLOOR	645 SQ. FT.
THIRD FLOOR	651 SQ. FT.
TOTAL	1,537 SQ. FT.



Third Floor
790 SQ. FT.



Second Floor
762 SQ. FT.



First Floor
317 SQ. FT.

PLAN 4 [4 BED / 3.5 BATH] - GROSS	
FIRST FLOOR	317 SQ. FT.
SECOND FLOOR	762 SQ. FT.
THIRD FLOOR	790 SQ. FT.
TOTAL	1,870 SQ. FT.

PLAN 4 [4 BED / 3.5 BATH] - NET	
FIRST FLOOR	298 SQ. FT.
SECOND FLOOR	720 SQ. FT.
THIRD FLOOR	752 SQ. FT.
TOTAL	1,769 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

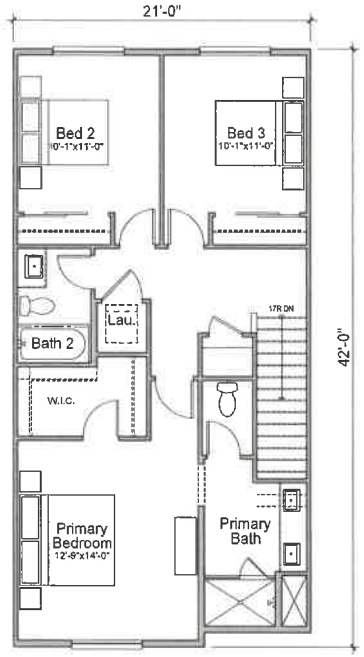
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

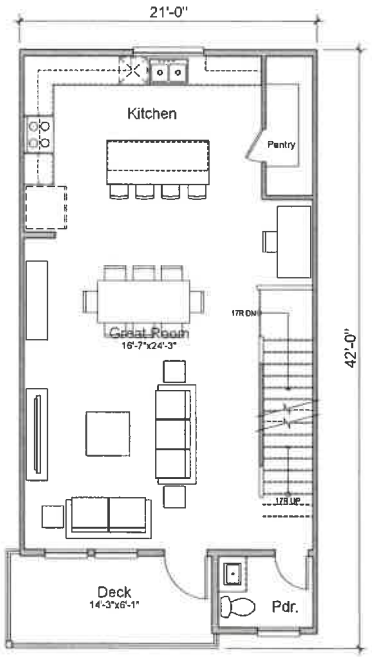
0 2 4 8

UNIT PLAN - PLAN 4
TOWNHOMES

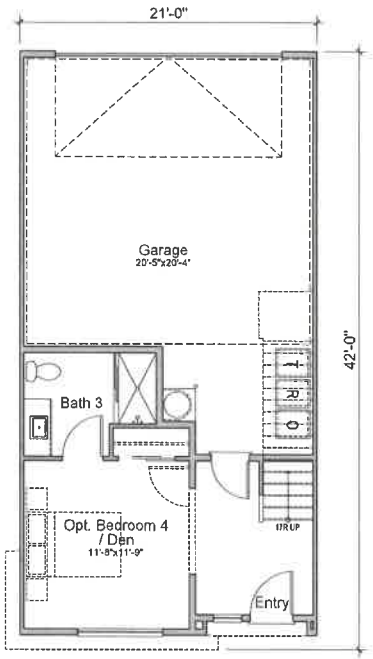
AB5.03



Third Floor
824 SQ. FT.



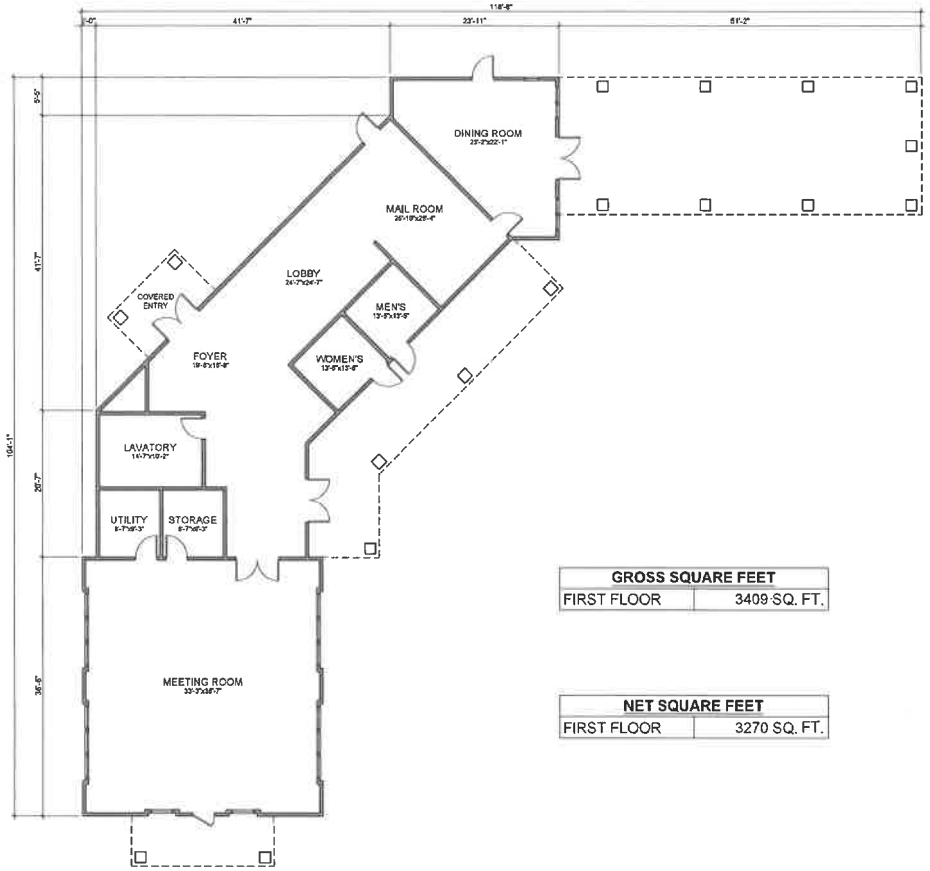
Second Floor
788 SQ. FT.



First Floor
393 SQ. FT.

PLAN 5 [4 BED / 3.5 BATH] - GROSS	
FIRST FLOOR	393 SQ. FT.
SECOND FLOOR	788 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL	2,004 SQ. FT.

PLAN 5 [4 BED / 3.5 BATH] - NET	
FIRST FLOOR	362 SQ. FT.
SECOND FLOOR	744 SQ. FT.
THIRD FLOOR	784 SQ. FT.
TOTAL	1,890 SQ. FT.



PLAN

GROSS SQUARE FEET	
FIRST FLOOR	3409 SQ. FT.

NET SQUARE FEET	
FIRST FLOOR	3270 SQ. FT.



FRONT

Option 'B' – Project Plans

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 19140, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ACCESSOR'S PARCEL NUMBERS

1201-341-29, 1201-341-30 AND 1201-341-33

PROJECT DESCRIPTION

142 SINGLE FAMILY DWELLINGS & 259 TOWNHOMES

RECORD OWNER / SUBDIVIDER

GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STRET, STE. 3D
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-736-4664

ENGINEER

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE:
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE., STE 18
HIGHLAND, CA 92346

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA, REDLANDS, CA 922374
909 335-7854

ELECTRICITY
SOUTHERN CALIFORNIA EDISON COMPANY
287 TENNESSEE STREET, REDLANDS, CA 92373
909 307-6750

PHONE
AT&T
1265 N. VAN BUREN STREET, ANAHEIM, CA 92807
714 666-5435

CABLE TELEVISION
TIME-WARNER
1500 SOUTH AUTO CENTER DRIVE, ONTARIO CA 91761
888 892-2253

Site Summary				
Gross Site Area	25.18 AC			
Dwelling Units	500 DU			
Density	20 DU/AC			
Plan Summary				
Plan	Beds	Unit Area	Quantity	%
SFD Plan 1 (Gross)	4	2080	33	6.6%
SFD Plan 1 Jr. ADU			33	6.6%
SFD Plan 2 (Gross)	4	1818	21	4.2%
SFD Plan 3 (Gross)	4	2019	28	5.6%
SFD Plan 3 Jr. ADU			28	5.6%
SFD Subtotal			82	16.4%
TH Plan 1 (Net)	2	1175	59	11.8%
TH Plan 2 (Net)	3	1418	59	11.8%
TH Plan 3 (Net)	3	1537	41	8.2%
TH Plan 4 (Net)	4	1769	51	10.2%
TH Plan 5 (Net)	4	1890	49	9.8%
TH Plan 1B (NET)	1	784	64	12.8%
TH Plan 2B (NET)	2	1102	87	17.4%
TH Plan 3B (NET)	2	1213	8	1.6%
Townhome Subtotal			418	83.6%
Total			500	100%

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Detached Garage Spaces	164	
Attached Greencourt Garages	518	
Private Driveways	92	
Designated Detached for JADU	22	
Designated #2	48	
Off Street Parking	20	
Street Parking	60	
Total On-Site Residential Parking	924	1.8

Common Open Space Summary		
Plan	Area	%
Area 1	21430	49.6%
Area 2	7000	16.2%
Area 3	10960	25.4%
Area 4 (Removed)		
Area 5	3773	8.7%
Area Subtotal	43163	100%

VICINITY MAP





Site Summary						
Gross Site Area			25.18 AC			
Dwelling Units			500 DU			
Density			20 DU/AC			
Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	33	6.6%		
SFD Plan 1 Jr. ADU			33	6.6%		
SFD Plan 2 (Gross)	4	1818	21	4.2%		
SFD Plan 3 (Gross)	4	2019	28	5.6%		
SFD Plan 3 Jr. ADU			28	5.6%		
SFD Subtotal			82	16.4%	278,262	3,369
TH Plan 1 (Net)	2	1175	59	11.8%		
TH Plan 2 (Net)	3	1418	59	11.8%		
TH Plan 3 (Net)	3	1537	41	8.2%		
TH Plan 4 (Net)	4	1769	51	10.2%		
TH Plan 5 (Net)	4	1890	49	9.8%		
TH Plan 1B (NET)	1	784	64	12.8%		
TH Plan 2B (NET)	2	1102	87	17.4%		
TH Plan 3B (NET)	2	1213	8	1.6%		
Townhome Subtotal			418	83.6%	398,833	954
Total			500	100%		

LEGEND

- SFD PLAN 1
- SFD PLAN 2
- SFD PLAN 3
- TOWNHOME PLAN 1
- TOWNHOME PLAN 2
- TOWNHOME PLAN 3
- TOWNHOME PLAN 4
- TOWNHOME PLAN 5
- AMENITY BUILDING
- NOT A PART
- TOWNHOME PLAN 1 - B
- TOWNHOME PLAN 2 - B
- TOWNHOME PLAN 3 - B
- TH-B PARKING



Architecture + Planning
888.455.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 60 120

SITE PLAN B DENSITY STUDY
UNIT MIX STUDY - OPTION 2

A1.01



SITE PLAN

COMMON SPACE CALCULATION

OPTION "B"
OPEN SPACE

GREENSPOT VILLAGE
COMMON OPEN SPACE EXHIBIT
HIGHLAND, CALIFORNIA
A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

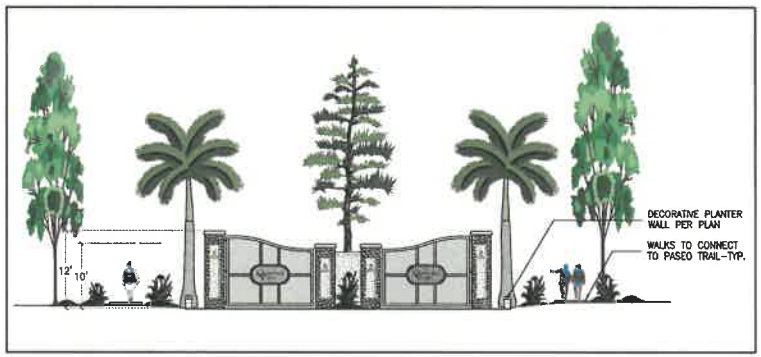
planet home living

Scale 1" = 60'
DATE PREPARED 7/16/24

L-6

THESE DRAWINGS ARE THE COPYRIGHT TO THE CONTENT AND USE OF THESE DRAWINGS OR PLANS, NO PORTION OF THESE DRAWINGS ARE TO BE REPRODUCED, CHANGED, OR COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF RBR LANDSCAPE ARCHITECTS





MAIN ENTRY GATES

REFERENCE NOTES SCHEDULE

SYMBOL	12 FURNISHINGS DESCRIPTION
	BOCCEBALL COURT
	SWINGING BENCH WITH SHADE COVER
	BENCH
	CHAIR
	PICNIC TABLE
	GAME TOP TABLE
	15' SQ. GAZEBO
	BBQ UNIT
	BOULDER–LOCALLY SOURCED–RANDOM SIZES–BURY 1/3 DEPTH
	FITNESS EQUIPMENT–VARIES PER SPACE
	TRELLIS STRUCTURE
	BIKE RACK

SYMBOL	12 FURNISHINGS DESCRIPTION
	FITNESS EQUIPMENT SAFETY SURFACING MATERIAL

SYMBOL	PAVING DESCRIPTION
	STABILIZED DECOMPOSED GRANITE–LOCALLY SOURCED
	ACCENT PAVING AT ENTRIES AND CROSSWALKS
	SCORED ACCENT CONCRETE AT ALLEYS
	ROADWAYS
	CONCRETE PAVING
	PRIVATE COURTYARD PATIO
	CONCRETE WALKWAYS

0 60 120 180

Scale 1" = 60'

DATE PREPARED 7/16/24

GREENSPOT VILLAGE

MASTER LANDSCAPE PLAN

HIGHLAND, CALIFORNIA

A PROJECT BY:

Mission Communities & Planet Home Living Neighborhood

planet home living

REFER TO SHEET L-2 FOR EXHIBITS

L-


LEGEND
SFD PLAN 1
SFD PLAN 2
SFD PLAN 3
Eucalyptus Avenue
Boulder Road
Water Easement Connection
LOT "D"
LOT "A"
Central Amenity
Property Line
Property Line
Property Line
Property Line
Paseo (typ)
Townhomes (typ)
Site
Gated Neighborhood Entry
SCALE IN FEET
50
100
200



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



LEFT



FRONT



RIGHT



REAR



LEFT



FRONT



RIGHT



REAR



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



FRONT



RIGHT



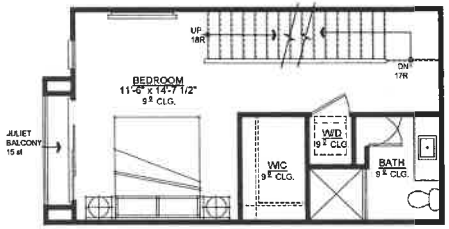
REAR

PARKING PLAN OPTION "B"

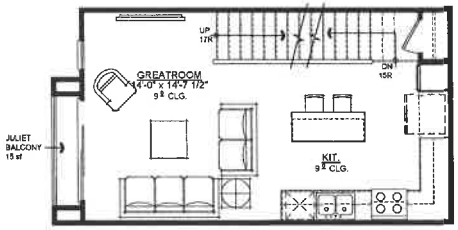
48	DESIGNATED #2
60	STREET
20	OFFSTREET
22	DESIGNATED
92	PRIVATE DRIVEWAY

KMS 7-16-24 7-17-24 revised

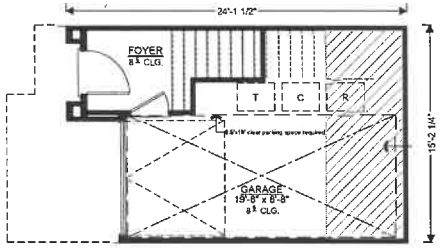




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 SQUARE FOOTAGE	
	NET
1ST FLOOR	84 SQ. FT.
2ND FLOOR	377 SQ. FT.
3RD FLOOR	322 SQ. FT.
TOTAL LIVING	784 SQ. FT.

ktgy
Architecture + Planning
888.458.5849
ktgy.com

planet home living

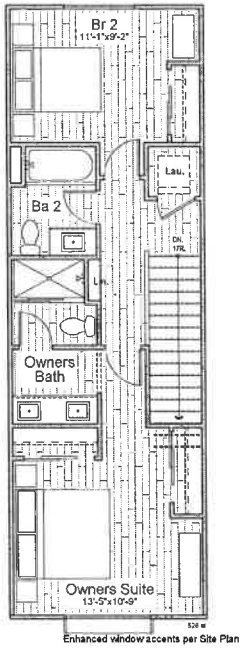
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
JULY 15, 2024

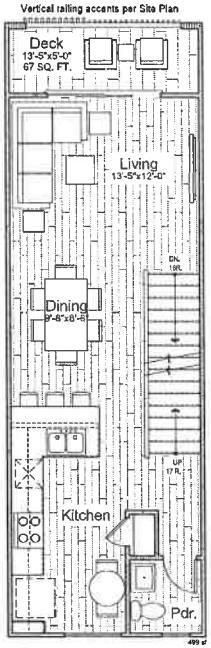
SCALE: 1/4" = 1'-0"
0 2 4 8

UNIT PLANS - PLAN 1 (TYP.)

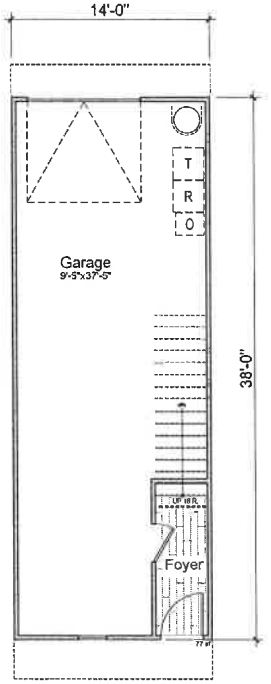
A5.0



Third Floor

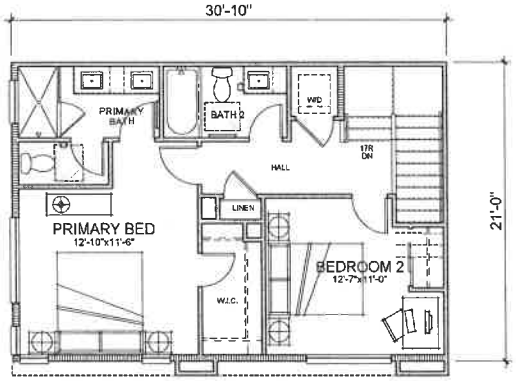


Second Floor

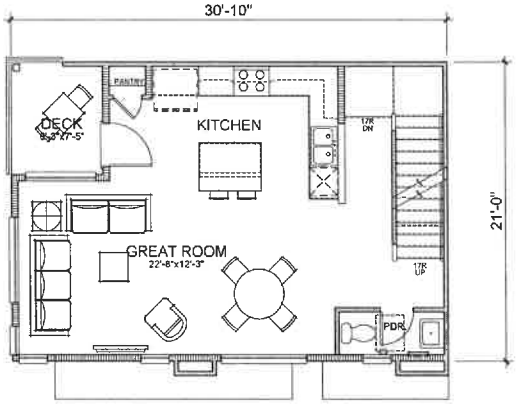


First Floor

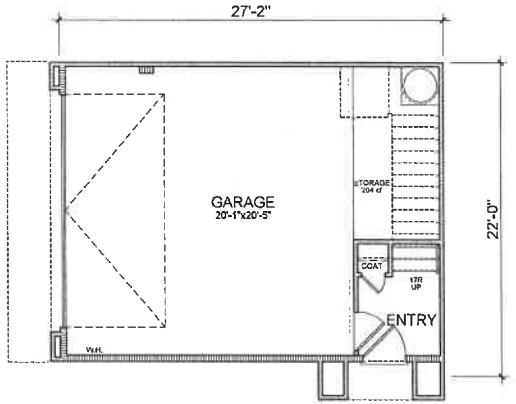
plan 2
2br/2.5ba
+/-1,102 nsf



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 3 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	106 SQ. FT.
SECOND FLOOR	557 SQ. FT.
THIRD FLOOR	551 SQ. FT.
TOTAL	1213 SQ. FT.
DECK	47 SQ. FT.
GARAGE	486 SQ. FT.

Attachment 5

Resolution No. 2024-_____to approve Design Review Application No. 24-005 Option 'A'.
Exhibit A – Conditions of Approval
Exhibit B - Mitigation Monitoring & Reporting Program
Exhibit C – Project Plans

RESOLUTION NO. 2024 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 24-005) (OPTION 'A') TO CONSTRUCT A 504-UNIT MIXED RESIDENTIAL COMPLEX, FIVE (5) COMMON AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE WITHIN PLANNING AREA 2 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN OPTION 'A'. ASSESSOR'S PARCEL NUMBERS: 1201-341-29, 30 & 33

APPLICANT: Mission Communities & Mossa Investments

A. RECITALS

1. On May 6, 2024, the Applicant submitted an application for a Design Review (DRA 24-005) to construct 504 residential units (Option 'A'), an approximately 21,430 square foot central amenity building, five common areas and outdoor courtyards on a vacant site of approximately 25 acres, spanning across three (3) parcels, located on the north side of Greenspot Road between the SR 210 and Webster Street (the "Project").

2. The Site has a Land Use Designation of High Density Residential, per Planning Area 2 of the Greenspot Village & Marketplace Specific Plan.

3. On July 26, 2024, 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 Project would be considered.

4. On August 6, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Project and at the request of Staff continued the hearing to August 20, 2024.

5. On August 20, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Project at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Project.

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 August 20, 2024, 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 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 proposed construction of 504 residential units within Planning Area 2 is in compliance with the 20-30 du/ac density range that was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed project is compatible with the approved Specific Plan and the proposal will not increase the level of impacts identified in the EIR and SEIR. As such, the scope of the project was previously analyzed and none of the 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 24-005) Option 'A'**

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

Response: The Greenspot Village & Marketplace Specific Plan currently has a residential cap of 1,218 units, as established by the adoption of Ordinance 111 in November 2023. Currently, there are 672 units already approved within the Specific Plan (472 units by Rexco Development and 200 units by TREH Partners, LLC), allowing for up to 546 units to be completed within Planning Area 2.

The proposed project aligns with the Greenspot Village & Marketplace Specific Plan because Planning Area 2 is designated to feature a High-Density Residential Overlay, requiring residential uses ranging from 504 to 646 units with a density of 20-30 du/ac. The proposed development of 504 units in Planning Area 2 adheres to the 20-30 du/ac density range, as analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Therefore, the proposed 504-unit residential project is in compliance with the Specific Plan, maintaining consistency with the specified density requirements.

In addition, the Project is consistent with the General Plan's Housing Element as the properties are identified in the Housing Element's Site Inventory as providing capacity for 300 housing units and the Project is proposing 504 units.

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 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 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 residential project with a density level between 20 and 30 dwelling units per acre. The Project is designed in a manner that will not be detrimental to the public health, safety, or welfare because the project includes infrastructure improvements that will enhance the safety and functionality of the surrounding area, such as the installation of signalized intersections, enhanced pedestrian pathways, and landscaped buffers that contribute to a safer and more aesthetically pleasing environment. The inclusion of open space, recreational facilities, and community amenities within the development also promotes the well-being of residents by encouraging physical activity and social interaction.

In addition, the project's design has been carefully planned to integrate with the existing and future land uses in the vicinity, minimizing any potential conflicts or negative impacts on neighboring properties. By adhering to the Specific Plan's guidelines and incorporating the recommended conditions of approval, the project will enhance the overall quality of life in the area while ensuring that it does not pose any harm to the public or surrounding properties.

6. Government Code section 65863(b)(1) states that "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density, as

defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

A) The reduction is consistent with the adopted general plan, including the housing element.

B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level."

The Housing Element identifies that the Project site has capacity for 100 lower income units, and 200 moderate income units for a total of 300 housing units. The Project proposes 504 housing units thereby exceeding the number of units identified on the Site Inventory of the Housing Element. 104 of the units will be Junior Accessory Dwelling Units which are anticipated to meet the lower income category.

7. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 24-005) to construct Option 'A' – a 504-unit mixed residential complex in Planning Area 2 of the Greenspot Village Specific Plan, subject to the conditions of approval attached.

Exhibit A – Design Review Conditions of Approval

Exhibit B – Mitigation Monitoring & Reporting Program for the Supplemental Environmental Impact Report (ENV-19-002)

Exhibit C – Project Plans

C. ADOPTION OF RESOLUTION

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

PASSED, **APPROVED** and **ADOPTED** this 20th day of August 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A

Design Review Conditions of Approval

OPTION 'A'

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 20, 2024
Applicant: Greenspot Communities & Mossa Investments
File/Index: Design Review Application (DRA 24-005) [Related Project(s): Tentative Tract Map 24-001
Proposal: **Option 'A'** - The construction of a 504-unit mixed residential complex, a 21,430 square foot central amenity building, five (5) common 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. Planning Area 2 of the Greenspot Village & Marketplace Specific Plan.
Assessor's Parcel Number(s): 1201-341-29, 30 & 31

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 24-005) Option 'A' 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 Option 'A' is for the construction of a 504-unit mixed residential complex, a 21,430 square foot central amenity building, five (5) common areas, and outdoor courtyards. Submittal includes a site plan, architectural elevations, grading plans, open space plans, parking plans, trail 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. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

7. Revisions, modifications, 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, for 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 central amenities shall be constructed in advance of the first residential Certificate of Occupancy.

12. Enhanced decorative paving materials, such as colored and textured concrete or interlocking pavers, must be provided at all three key vehicular entry drives consistent with the Greenspot Village and Marketplace Specific Plan.

13. Sidewalks along Boulder Avenue shall feature a landscaped parkway so that sidewalks are not directly adjacent to the street and vehicle traffic.

14. Secondary access onto Boulder Avenue must have clear line of sight. Tree canopy needs to be high enough to not obstruct any view.

15. There must be designated pedestrian walkways across internal drive aisles throughout the development delineated by off setting concrete color or texture or other method approved by the Planning and Public Works Divisions.

16. 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.

17. 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 in accordance with the Greenspot Village and Marketplace Specific Plan 6.2.9 Lighting Design Guidelines

18. Development Impact Fees shall be paid in accordance with City Ordinance (see attached DIF flyer dated April 1, 2024). Fees are subject to change by action of the City Council. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

19. The Project shall comply with the City's Inclusionary Housing Ordinance.

20. The Project shall comply with the 2013 and 2019 Mitigation Monitoring and Reporting Program, attached hereto.

21. A photometric plan shall be provided to Staff for review and approval prior to the issuance of building permits.

22. The security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.

23. The 504-unit mixed residential complex shall be subject to the establishment of a **single** homeowners association (HOA) responsible for enforcing CC&Rs and overseeing maintenance requirements for the entire site.

24. All proposed walls shall be constructed per the wall plan details.

25. **The approval of Design Review Application No. 24-005, consisting of 141 Single-Family Units, 104 Junior Accessory Dwelling Units (JADUs), and 259 Townhomes, referred to as Option 'A,' is contingent upon the following conditions related to the determination by the California Department of Housing and Community Development (HCD):**

    a. HCD must determine that the 104 proposed JADUs shall be counted towards meeting the minimum density requirements of 20 dwelling units per acre as required in the Greenspot Village & Marketplace Specific Plan.

    b. The Applicant must construct 104 JADUs as part of the Project and must deed restrict the 104 single family lots that contain the JADUs to require the construction and maintenance of a JADU to ensure compliance with the minimum density requirement. The deed restriction shall be prepared by the City Attorney and must be executed by the Applicant prior to issuance of a building permit.

c. Should HCD find that the inclusion of the 104 JADUs can not be applied to meet the minimum density requirements, this approval of Option 'A' shall automatically be rendered null and void.

26. The proposed development must adhere to the Single-Family Detached Development Standards as outlined in the Greenspot Village and Marketplace Specific Plan, specifically those found on page 86 Table 5-4 of the Specific Plan. These standards include, but are not limited to, maximum building height, minimum front, side, and rear setbacks for living spaces, porches, and garages. No deviations from these standards will be permitted.

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/1/24
Subdivided Development

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$87	$137	$77	$58	$0.049	$0.003
Fire Suppression Facilities, Vehicles & Equipment	$779	$252	$915	$1,237	$0.012	$0.004
Local Circulation System	$2,814	$1,879	$1,465	$1,484	$2.628	$1.818
Regional Circulation System	$16,409	$10,956	$8,539	$8,653	$15.319	$10.599
Regional Flood Control Facilities	$2,687	$946	$1,612	$943	$1.011	$1.250
General Facilities, Vehicles & Equipment	$3,473	$3,473	$3,473	$1,813	$1.930	$1.930
Library Facilities & Collection	$1,695	$1,544	$1,106	N/A	N/A	N/A
Public Use (Community Center Facilities)	N/A	N/A	N/A	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$5,239	$4,770	$3,416	N/A	N/A	N/A
TOTAL:	$33,183	$23,957	$20,603	$14,188	$20.949	$15.604

Notes:
1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Gold Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2023-040 & 2023-041)
4. Fee collected at time of building permit issuance or occupancy. (Reso. 2023-040 & 2023-041)
5. Additional inclusionary housing fees of $3,750 for all new units required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

DIF'S ARE AMENDED FROM TIME TO TIME BY ACTION OF THE CITY COUNCIL AND MAY CHANGE PRIOR TO THE APPLICATION OF BUILDING PERMIT BY THIS PROJECT.

City of Highland

Engineering Department
Conditions of Approval
(DRA 24-005 TTM 20698) Greenspot Village PA 2 – Option A

A - Required Prior to Map Approval
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 6-foot wide meandering sidewalk (Type A Standard 208), a 15-foot wide multi purpose trail with split rail fencing, parkway landscaping, and raised landscaped median along project frontage. Construct 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 and construct 6-foot wide meandering sidewalk (Type A Standard 208) from southerly Project frontage to modify and join existing curb ramp at southwest corner of Webster Street and Boulder Avenue: as approved by the City Engineer and Community Development Director.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide (minimum) with Knox box lock onto Boulder Avenue at proposed Fire access Area 4 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 53-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 6-foot wide sidewalk on both sides curb adjacent with landscaped parkway: as approved by the City Engineer and Community Development Director.

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" (Costco Way) 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. Provide emergency access to private road from TREH Golden Triangle SPR 006-001A residential at Project's westerly gated off Greenspot Road.

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 (Calhoun Road) 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 Greenpsot Road to the northern boundary of the project. Construct a 71-foot wide drive aisle at the Calhoun Road gated entry off Greenspot Road with a 8-foot wide landscape median, a 10-foot wide westerly landscaped parkway, and a 10-foot wide easteryly landscaped parkway: as approved by the City Engineer and Community Development Director.

E 19. Submit engineering plans for street improvements and striping for Boulder Avenue 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. Include no U-turn restriction at northbound Boulder Avenue at the intersection with Eucalyptus Avenue.

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 on Boulder Avenue 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 per 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. 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, walls and fences. To ensure that drainage at the perimeter wall conditions and runoff from covered parking is addressed, install concrete swales and on-stie drainage inlets when necessary. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner. 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 128.7 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 30. 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 31. 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/ MAP

C* 32. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Boulder Avenue and Eucalyptus Avenue. The City will maintain parkway and frontage landscaping utilizing CFD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 33. Establish a maintenance funding mechanism acceptable to the City for maintenance of the median along the Project's Boulder Avenue frontage. Landscaping within the median shall be maintained by the City.

C* 34. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the paseo landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage and sewer system in Planning Area 2.

C/D* 35. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, the paseo landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private sewer and storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.

B* 36. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

B* 37. 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* 38. 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* 39. 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* 40. 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.

B* 41. Acquire a private easement across Planning Area 1 and/ or 2 if needed for construction and maintenance of offsite drainage facilities.

C 42. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').

B 43. Submit non subdivision Improvement Agreement and bond for public improvements, as directed by City Engineer and City Attorney.

D 44. 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 45. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within existing Parcel.

B 46. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 47. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 48 Record an easement for Public sewer and water improvements purposes in favor of the EVWD within Project's ownership for the realigned trunk lines.

FEES/PERMITS

C* 49. 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* 50. 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* 51. 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 52. 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 53. 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 54. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

E 55. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 56. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 57. 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 58. 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 59. 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 60. 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 61. 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 62. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 63. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 64. 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* 65. 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* 66. 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.

Building and Safety Division Conditions of Approval

Date:	June 5, 2024
Project:	508 Residential Units
Applicant:	Mission Communities and Mossa Investments
Site Location:	Planning Area 2 of the Greenspot Village & Marketplace Specific Plan, North side of Greenspot Road between SR 210 and Webster Street
Project Numbers:	**DRA** 24-005, **TTM** 24-001, **TMM** 20698
APN(s):	1201-341-29, 30, & 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) Structural Plans
   (3) Plot/Site Plans
   (3) Electrical Plans
   (3) Electrical Load Calculations
   (3) Exiting Plans (Commercial structures and multifamily)
   (3) Map Directory for Building addressing and signage for reference. HMC 15.06.100
   (3) Plumbing Plans/Isometrics
   (3) Mechanical Plans
   (3) HVAC Duct Layout Plans
   (3) Site Disabled Access Plan (Commercial structures and multifamily)
   (3) Temporary Construction Fence Plan
   (3) Fire Department access and Fire water
   Please include in plans and mark "FOR REFERENCE ONLY"
   (3) Precise Grading Plans
   **Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
   (3) Project Condition of Approval from all departments:
   To be included in Architectural plan set at plan submittal
   (2) Engineered Truss Calculations – as applicable
   (2) Title 24 Energy Calculations
   (2) Soils Report
   (2) Structural Calculations
   (1) Fire Flow Test - with hydrant location dimensioned on the site plan.

(1) Approved Health Department (Prior to permit issuance - Public Pools)

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.

4. 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)

5. All dead and removed trees and foliage is to be properly removed from the site.

6. For the removal of any storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Any Fuel storage tank removal would require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department

7. Separate structures (i.e. club house, guard shacks, entry gates structures, walls, patios) shall be submitted for plans review, approvals and permitted separately.

8. 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.

9. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.

    a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

10. All building(s) is/are to be connected to the public sewer system.

11. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.

12. Plans should include a Map Directory for Building addressing and signage for reference. HMC 15.06.100 - A lighted directory site map shall be installed and maintained at each driveway entrance to multiple unit residential projects.

    a. All new structures shall have illuminated addressing in accordance with HMC 15.06.100

13. 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.

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

    2. Play areas shall comply with CBC section 11B 1008

    3. Trash enclosure(s) shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure(s) to the building(s) it/they serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)

14. Prior to the 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.

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 the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

17. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. (Redlands Unified School District)

18. Prior to issuance of building permits, provide Building and Safety with a Sewer and Water availability Letter from East Valley Water District. (909) 889-9501

19. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

21. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.

22. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities preformed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.

23. 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. Inspection requests received on a closed Friday or weekend will be scheduled for the following Tuesday. Please contact (909) 864-2136, Ext 228 for the inspection voicemail line.

24. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable 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.

25. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans, reports, and documents.

26. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Commercial and industrial projects, see Policy 295.

27. 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.

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

DATE : August 1, 2024

APPLICANT : Mission Communities and Mossa Investments

ADDRESS : North Side of Greenspot Road between 210 and Webster Street

SITE LOCATION: 1201-341-29, 30, 33

FILE / INDEX No.: DRA 24-005 TTM 24-001

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

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

Fire Department Review of all projects is required.

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings. **CFC; CBC; CMC**

8. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

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

ACCESS:

10. **HF7:** Fire department **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 / department 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. Verify minimum curb return radii for fire apparatus access. Apply truck turning template for decorative design at each entrance to ensure fire department access. **CFC**

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

12. **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**

13. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

14. **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**

15. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

16. **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**

17. **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**

18. **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 dual position "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**

19. **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**

20. **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**

21. **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:

22. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.
COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

23. **HF29:** Maximum fire hydrant spacing shall be:

Single family residential:	600 FEET
Multi-family residential:	300 FEET
High density residential:	300 FEET
Commercial retail:	300 FEET

CFC / APPENDIX B AND C.

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

24. **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**

25. HF27: Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

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

27. 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**

28. 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 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

29. 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

30. 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.**

31. 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.

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

33. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street or the numbers are not visible, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

34. **HF34:** Residential automatic fire sprinklers shall be installed according to **NFPA 13D** and fire department requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations for fire dept. review and approval prior to any installation. Submit copy of California C-16 license.

35. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the 13D fire sprinkler system. Minimum pipe size beyond the water meter shall be 1-inch. **CFC; CBC; HMC; NFPA**

36. **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**

37. **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**

38. **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**

39. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**

40. **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**

41. **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**

42. **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.

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

City of Highland Fire Prevention
(909) 864-8732 x 248

July 29, 2024

Attn: Angela Tafolla, Associate Planner
City of Highland
27215 Base Line
Highland, CA 92346

RE: Preliminary Landscape Plan Review:
DRA 24-005
Greenspot Village 2nd Preliminary Review (Option A)

Dear Angela:

We have reviewed the preliminary landscape plans for the project listed above in comparison to the City's Design Guidelines, Specific Plan, Water Efficient Landscape Ordinance, and recently processed applications of similar use. Accordingly, we recommend the following landscape-specific Corrections and Suggested Conditions for Planning Divisions review and implementation as required.

Required Corrections (for resubmittal)

1) Conceptual landscape plans shall include the following as per Highland Municipal Code, Public Works Policies, Procedures and Standards Chapter 14.0, and 16.40.390 Water Efficient Landscape requirements:

   a. Include total landscape area in square feet and a percentage of overall site for verification with meeting City minimums typically 10-15% based on similar projects.
   b. A design statement, irrigation notes, planting notes, and a chart identifying proposed hydrozones by area and type.
   c. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones areas.
   d. Separate color images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic or inorganic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.
   e. A shade tree exhibit shall be included, and planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.
   f. Include reference items such as preliminary grading plans and any elevations, sections, and or exhibits that show site structures and the relationship between landscape, finished surface, and buildings and or adjacent properties such as existing residences.

2) Include all site plan information on the landscape plans including, property lines, vehicular sight lines, ROW, easements, and any required setbacks and or other easements.

3) List square footage of development amenities areas, include their total percentage versus overall.

4) Clarify all hardscape areas; some appear as blank(white) while others are hatched.

5) Clarify public from private areas; show planting areas by the use of hatches or some other form of designation- many areas are unclear due to the limited detail given.

6) Community spaces shall be provided with improved site furnishings and enhanced features to create a pedestrian-friendly experience, enhance useable outdoor spaces, create shade, and break up large spaces of paving. Clear connections to public right of ways shall be provided for pedestrians and connections to interior open space or use areas.

7) The Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, crossings in parking areas as well as in enhanced amenity areas. Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.

8) The Applicant shall identify westerly boundary treatment for area adjacent to City Creek, include finished edge treatment and any buffers or other structures along the boundary.

9) All sidewalks shall be provided with ample shade from a combination of street trees and onsite trees, all trees shall be located to be excluded from any sight line corridors.

10) All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards. Please note the City of Highland's Eto is 55.6

11) All plants shall be hydrozoned to low to medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.

12) Required street trees shall be a minimum of 24" box, overall tree sizes for the project shall meet the following criteria:

    a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15% (Include matrix/chart of sizes/ % of total)
    b. Include specific symbols and show counts for all proposed trees.
    c. All palms if used shall be skinned/ dead fronds removed.
    d. Applicant shall coordinate with the City Landscape Architect for street tree species and required spacing for areas under specific plans.
    e. Please note, trees that create excessive debris from flowering/ seed production such as Palo Verde are prohibited due to Water Quality concerns.

13) Main vehicular pathway from Boulder entrance to both southern connections shall have larger

trees and enhanced landscape to provide way finding and visually designate it as the main corridor for travel.

14) Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage within 15 years estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.

15) List sizes of proposed shrubs, plants shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size. For Preliminary plans, shrub areas can be hatched with a detailed legend calling out all plants to be included.

16) All planter areas shall be a minimum of 5 feet wide excluding curbs and required concrete strip adjacent to parking spaces (12" wide by 4" deep doweled into the 6" wide curb or 12" wide by full depth poured in place curb) and excluding walkways, walls, wall footings and overhead obstructions.

17) Additional screening from the community trail and units facing Boulder shall be required for separation of use types and privacy of units.

18) Additional screening from the property to the South shall be required- per specific plan the Paseo was to have a 10' path and an overall 55' width- due to reduced size plant material shall be added to create vertical buffer from commercial uses to the south.

19) Accent materials shall be locally based and compliment the rural nature of the surrounding City Creek area. The use of boulders, cobble, and other local materials shall be integrated into the design of common areas.

20) Tree diamonds shall be used and shall be a minimum of 25 sq. ft.; trees in areas surrounded by imperviable paving may require specialized growing media, soil support, or other instruments to create healthy aerated soil for long term root and tree health.

21) Include photo examples of all site furniture and or site features for review of quality, finish, and functionality. Include all entities for review.

22) Clarify Fence/ Wall construction responsibility of southern perimeter- Costco Landscape Plans show no fencing being installed.

Conditions (post entitlement approval / to be applied to construction documents)

1) Plans shall include the City signature block at the lower right corner of each sheet per City of Highland's Public Works Policies, Procedures and Standards Chapter 14.0.

2) The plan cover sheet shall include the most recent City inspection procedures and required notes.

3) Shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highlands seasonal temperatures that can result in frost and freeze events in the winter months.

4) Trees that produce excessive debris and waste from flowering or seed production shall be avoided due to concerns with City storm drain infrastructure. Species such as Palo Verde (Parkinsonia) are banned from use per the city's Public Service Manager.

5) Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.

6) All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking materials and details as needed. Notes shall be added to support the establishment of trunk taper and root growth with a limit on the maximum timeline for required staking.

7) Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structures and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental cause.

8) A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, which shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or long periods of planting in dormancy or in need of severe pruning.

9) Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding and or screening shrubs (30" max height) to screen parked cars from public view as seen from frontages or ROW areas.

10) On center plant spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.

11) All panted areas shall have a minimum of a 3" layer of organic mulch or inorganic mulch to retain moisture and reduce evaporation. Notes shall be added that require the continual maintenance of the minimum depth of 3" at all times.

12) Vines and screening planting shall be used on broad expanses of walls in addition to trash enclosures or other utility structures. For areas with limited planting areas, structural fabricated screens shall be used- the style of which shall complement the architecture of the project.

13) No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to maintain the total approved number.

14) 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) for the facilities, include all structures on plan even if sub surface for reference. Per original specific plan the Paseo was to serve as a portion of the overall storm water management treatment.

15) Note and identify all fence and wall treatments including heights and examples of materials as used throughout the project site.

16) Call out any proposed signage or art installation locations and supply reference images- Actual signage or artwork approval shall be per separate review by the Planning division.

17) Any project greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall be required to meet all requirements of Section 16.40.390,

18) Irrigation systems within landscape maintenance district easements which are not maintained by the City shall be designed for easy isolation from on-site private irrigation systems in the event the City assumes maintenance of the frontage irrigation and landscaping within the landscape maintenance district. Applicant shall design irrigation with the inclusion of required separations per the Shell LMD requirements (City Standard Detail #401a).

19) Dedicated (separate) landscape water meters shall be installed for all projects greater than 5,000 square feet, for projects less than 5,000 square feet a separate sub meter shall be used for landscaping.

20) Pressure regulators shall be used when residual pressure is more than 10% of static pressure- the designer shall specify the appropriate PSI settings.

21) A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve and flow sensor to protect against loss due to system failures or damage.

22) All irrigation for commercial purposes shall exclude any ¼" distribution or emitter tubing due to wildlife issues.

23) Landscape irrigation schedules for both establishment and ongoing maintenance periods shall be developed and included by the designer of record based on the results of soil investigation and the proposed plant material.

24) An irrigation and planting suggested maintenance schedule shall be provided by the designer of record to ensure the overall Water Management Plan shall be maintained and continue to meet the design provisions for water conservation as required by MWELO.

25) Any updates to the state and or local ordinance for MWELO that are more stringent than required herein shall take precedence in all cases.

26) A copy of the Soil Management Plan and fertility/ amendment recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans set unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to

the pre-job meeting on site.

27) Applicant shall provide a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.

28) The maximum coverage of gravel or rock used as groundcover/ mulch shall be 50% of planting areas and be a minimum of 3" thick.

29) Separations between planting areas and ground cover(including rock mulch areas) areas shall require edging or mow curbs to maintain clean divisions and maintainable boundaries.

30) The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting prior to the start of any permitted landscape work. A Copy of the signed and approved plans and required landscape submittals shall be presented for review and approval including soil test results per the Soil Management Plan. The overall inspection schedule shall be reviewed, and all procedures shall be discussed. No landscaping shall occur prior to the meeting.

31) Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections, supplied approved as built documents, supplied approved controller charts in addition to having completed a 3rd party water audit with report. Failure to submit or complete any required inspections and or documents shall result in delays for final inspection, additional inspections requiring uncovering of work and or postponed final sign-off.

We look forward to this project moving forward and are available for any requests for clarification or further discussion of the above requirements. Please feel free to contact us at (951) 369-0700 with any concerns.

Respectfully,

Dan Burkhart ASLA
City Landscape Plan Reviewer/ Inspector
Landscape Architect CA# 6092
Certified Arborist WE-11637A

For:

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Landscape Architect CA #5111

Consultants to the City of Highland via Community Works Design Group

Main Office - 825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

Noel Castillo, P.E.
Director

David Doublet, M.S., P.E.
Assistant Director

June 13, 2024

Transmitted Via Email
File: 10(ENV)-4.01

City of Highland
Attn: Angela Tafolla, Associate Planner
27215 Base Line
Highland, CA 92346
atafolla@cityofhighland.org

RE: PROJECT COMMENT – PROJECT NOTICE FOR DESIGN REVIEW APPLICATION (DRA 24-005) CONSTRUCTION OF 259 RESIDENTIAL UNITS AND TENTATIVE TRACT MAP (TTM) 24-001/TMM 20698 SUBDIVISION OF 3 PARCELS TO CREATE 6 NEW PARCELS. APN(S): 1201-341-29, -30, -33.

Dear Ms. Tafolla:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on May 23, 2024,** and pursuant to our review, the following comments are provided:

Flood Control Planning/Water Resources Division (Michael Fam, Engineering Manager, (909) 387-8120):

The San Bernardino County Flood Control District's (District) recommendations are most often made for site specific conditions. Therefore, the recommendations made here are general in nature until such time as more detailed plans become available.

1. According to the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel 06071C8702H, dated August 28, 2008, the Project lies within Zones X.

2. If any encroachment on District's right-of-way is anticipated, a permit shall be obtained from the District's Operations Division, Permits/Operations/Support Section. Other on-site or off-site improvements may be required, which cannot be determined at this time.

3. We recommend that the August 31, 2001, Comprehensive Storm Drain Plan No. 6 for the San Bernardino County Flood Control District, prepared by Exponent Failure Analysis Associates, be utilized in the design of the drainage facilities.

4. Other on-site or off-site improvements may be required, which cannot be determined at this time, and would have to be reviewed after more complete improvement plans and drainage analysis have been submitted to this office.

BOARD OF SUPERVISORS
COL. PAUL COOK (RET.) Vice Chairman, First District | JESSE ARMENDAREZ Second District | DAWN ROWE Chair, Third District | CURT HAGMAN Fourth District | JOE BACA, JR. Fifth District | Luther Snoke Chief Executive Officer

5. A 6-foot block wall, chain link fence, or other Flood Control District approved barrier shall be constructed along the Flood Control District's right-of-way adjacent to the west of this site.

Flood Control Planning/Operations Support Division (Michael Fam, Engineering Manager, (909)-387-8120):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the Comprehensive Storm Drain Plan No. 6, dated August 2001. It is to be used as a guideline for drainage in the area and is available in the San Bernardino County Department of Public Works, Flood Control Planning Division offices. Any revision to the drainage should be reviewed and approved by the jurisdictional agency (i.e. City or County).

2. The proposed Project is located adjacent to a San Bernardino County Flood Control District right-of-way and/or facilities (2-601-5D) City Creek Levee/Corps of Engineer. Any encroachments including, but not limited to, access for grading, fence removal and installation, side drain connections, and utilities on the District's right-of-way or facilities will require a permit from the District prior to start of construction. Also, facilities built by the U.S. Army Corps of Engineers (USACE) will require the District to obtain a 408-permit from the USACE prior to start of work. Please contact the San Bernardino County Flood Control Permit Section at (909) 387-7995 for further information regarding this process.

NPDES Division (Jonathan Dillon, P.E, (909)-387-7119):

1. In compliance with the Municipal separate storm sewer system (MS4) Permit, a Water Quality Management Plan (WQMP) shall be established prior to the recordation of the Tract Map. If you have any questions regarding this process, please contact the San Bernardino County Flood Control District Permit Section at (909) 387-7995.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy J. Sansonetti, AICP
Supervising Planner, Capital Improvement Section
Environmental Management Division

NS:MC:ml

Cc: Manie Cruz, Planner II

Exhibit B

Mitigation Monitoring & Reporting Program

Mitigation Monitoring and Reporting Program

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. Rood 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	

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 PM_{10} of 5 percent • During all construction activities, the construction contractor shall sweep streets with Rule 1186 compliant PM_{10}-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 how This would achieve an emissions control efficiency for PM_{10} 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 PM_{10} 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 PM_{10} 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 PM_{10} 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 PM_{10} 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.				

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	

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/heatisld/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	

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. o The location of the nest and owls proposed for relocation. o The location of the proposed relocation site.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	o The number of owls involved and the time of year when the relocation is proposed to take place. o The name and credentials of the biologist who will be retained to supervise the relocation o 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	

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: o Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS. o Enhancement of on-site avoided SBKR habitat as determined by USFWS o 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	

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 hilt 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	

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 \hey 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 \he 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	

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 property 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	

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	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		Project Engineer			
13-3	*Scenario One Mitigation Measures* 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 con1unction 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 tum pocket and 350 feet of southbound through/right tum 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 tum pocket, 150 feet of southbound left tum pocket, 200 feet of westbound left turn pocket and 275 feet of southbound right tum 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 tum pocket, 75 feet of westbound left tum pocket. and 275 feet of southbound right tum pocket are needed. • For the intersection of Access C at Greenspot Road,	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	

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				

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. *Scenario Two Mitigation Measures* 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				

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* Direct Impact Mitigation – 2017 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) o 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) o Northbound – Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) o Eastbound – Provide a 3rd Through Lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound – Construct 2nd Exclusive Left Turn Lane o 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	

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) o Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane o 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) o 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	Direct Impact Mitigation – Post 2030 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) o Northbound – Construct 3rd Through Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o 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	

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) o Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact)				
13-6	Cumulative Project Impacts - 2017 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) o Southbound – Construct 1st Exclusive Left Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound – Construct 1st Exclusive Left Turn Lane o Northbound – Construct 2dn Exclusive Right Turn Lane o Westbound – Construct an additional Through Lane o 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	Cumulative Project Impacts – 2017 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) o Eastbound – Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o 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	

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) o Northbound – Construct 3rd Through Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 3rd Though Lane • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct Exclusive Right Turn Lane with overlap phase o Eastbound – Construct 2nd and 3rd Through Lanes o Westbound – Construct 2nd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) o Westbound – Construct 1st Exclusive Right Turn Lane • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) o Northbound – Construct 2nd Left Turn Lane o Northbound – Construct 1st Exclusive Right Turn Lane o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct 1st Exclusive Right Turn Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Weaver Street (NS) at Greenspot Road (EW) o Install a traffic signal • Boulder Avenue (NS) at Greenspot (EW) o Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane o Westbound – Construct 2nd Exclusive Left Turn Lane				

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	Cumulative Project Impacts – Post 2030 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) o Northbound- Construct 2nd Exclusive Left Turn Lane o Northbound - Add right turn overlap phase o Southbound- Construct 1st Exclusive Right Turn Lane o Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Eastbound - 1st Exclusive Right Turn Lane o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 2nd Exclusive Left Turn Lane • Palm Avenue (NS) at 3rd St (EW) o Northbound- Construct 2nd Exclusive Left Turn lane o 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	

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 over1ap 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 1ree Right Turn lane (3rd Street Extension) ○ Eastbound - Construct a free Right Turn Lane (3rd Street Extension) ○ Eastbound- Construct a 2nd Through Lane • SR-21 O 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)				

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-21 0 Northbound Ramps (NS) at Greens pot 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				

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) o Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenano 1 impact) • Boulder Avenue (NS) at Base Line (EW) o Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane o Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) o Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound - Construct 2nd Exclusive Lett Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact) o Southbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane (also				

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) o Westbound – Construct 2nd Left Turn Lane • Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW) o Northbound – Construct 2nd Right Turn Lane • Church Street (NS) at Greenspot Road (EW) o Southbound – Add right turn overlap phase • Weaver Street (NS) at Greenspot Road (EW) o Install a Traffic Signal (also identified as a 2017 cumulative project impact)				
13-9	Direct Impact Mitigation – 2017 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) o 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) o Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) o Eastbound - Provide a third through lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound- Construct 2nd Exclusive Left Turn Lane o Southbound - Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the				

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) o Eastbound- Construct 2nd Exclusive Left Turn Lane and 3rd Through Lane o Westbound - Construct 3rd Through Lane				
13-10	Direct Impact Mitigation – Post 2030 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) o Westbound - Construct 1st Exclusive Right Turn Lane (also identified as a 2014 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Southbound- Construct 2nd Through Lane *Scenario Two Mitigation Measures* 2017 and Post – 2030 Cumulative Project Impacts 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.					

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO)

CITY OF HIGHLAND)

I, BETTY HUGHES, MMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2019-035 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 25th day of June, 2019, by the following vote·

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

Dated this 26th day of June, 2019

Betty Hughes

BETTY HUGHES, MMC
CITY CLERK

Exhibit C

Project Plans

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 19140, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ACCESSOR'S PARCEL NUMBERS

1201-341-29, 1201-341-30 AND 1201-341-33

PROJECT DESCRIPTION

142 SINGLE FAMILY DWELLINGS & 259 TOWNHOMES

RECORD OWNER / SUBDIVIDER

GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STRET, STE. 3D
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-796-4664

ENGINEER

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-5322

UTILITY COMPANIES

WATER & SEWER SERVICE
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE., STE 18
HIGHLAND, CA 92346

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA, REDLANDS, CA 922374
909 335-7854

ELECTRICITY
SOUTHERN CALIFORNIA EDISON COMPANY
287 TENNESSEE STREET, REDLANDS, CA 92373
909 307-6750

PHONE.
AT&T
1265 N. VAN BUREN STREET, ANAHEIM, CA 92807
714 666-5435

CABLE TELEVISION.
TIME-WARNER
1500 SOUTH AUTO CENTER DRIVE, ONTARIO CA 91761
888 892-2253

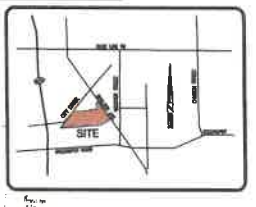
Site Summary		
Gross Site Area	25.18 AC	
Dwelling Units	504 DU	
Density	20 DU/AC	

Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	58	11.5%		
SFD Plan 1 Jr. ADU			58	11.5%		
SFD Plan 2 (Gross)	4	1818	37	7.3%		
SFD Plan 3 (Gross)	4	2019	46	9.1%		
SFD Plan 3 Jr. ADU			46	9.1%		
SFD Subtotal			245	48.6%	276,282	1,128
TH Plan 1 (Nat)	2	1175	59	11.7%		
TH Plan 2 (Nat)	3	1418	59	11.7%		
TH Plan 3 (Nat)	3	1537	41	8.1%		
TH Plan 4 (Nat)	4	1768	51	10.1%		
TH Plan 5 (Nat)	4	1890	49	9.7%		
Townhome Subtotal			259	51.4%	398,833	1,540
Total			504	100%		

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Detached Garage Spaces	282	
Attached Greencourt Garages	518	
Private Driveways	91	
Designated Detached for JADU	36	
Offstreet Parking	20	
Street Parking	60	
Total On-Site Residential Parking	1007	2.0

Common Open Space Summary		
Plan	Area	%
Area 1	21430	48.2%
Area 2	7000	15.8%
Area 3	10960	24.7%
Area 4	1270	2.9%
Area 5	3773	8.5%
Area Subtotal	44433	100%

VICINITY MAP





kt gy Architecture + Planning 888.456.5849 ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

SITE PLAN - A

A1.00

Site Summary						
Gross Site Area			25.18 AC			
Dwelling Units			504 DU			
Density			20 DU/AC			
Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	58	11.5%		
SFD Plan 1 Jr. ADU			58	11.5%		
SFD Plan 2 (Gross)	4	1818	37	7.3%		
SFD Plan 3 (Gross)	4	2019	46	9.1%		
SFD Plan 3 Jr. ADU			46	9.1%		
SFD Subtotal			245	48.6%	276,282	1,128
TH Plan 1 (Net)	2	1175	59	11.7%		
TH Plan 2 (Net)	3	1418	59	11.7%		
TH Plan 3 (Net)	3	1537	41	8.1%		
TH Plan 4 (Net)	4	1769	51	10.1%		
TH Plan 5 (Net)	4	1890	49	9.7%		
Townhome Subtotal			259	51.4%	398,833	1,540
Total			504	100%		

LEGEND

- SFD PLAN 1
- SFD PLAN 2
- SFD PLAN 3
- TOWNHOME PLAN 1
- TOWNHOME PLAN 2
- TOWNHOME PLAN 3
- TOWNHOME PLAN 4
- TOWNHOME PLAN 5
- AMENITY BUILDING
- NOT A PART



ktgy
Architecture + Planning
888.456.5849
ktgy.com
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 60 120

SITE PLAN - A
UNIT MIX

A1.01



SITE PLAN

COMMON SPACE CALCULATION

TOTAL COMMON RECREATIONAL AREAS= 114,607 S.F. (3.66 ACRES)

OPEN SPACE

GREENSPOT VILLAGE

COMMON OPEN SPACE EXHIBIT

HIGHLAND, CALIFORNIA

A PROJECT BY:

Mission Communities & Planet Home Living Neighborhood

planet home living

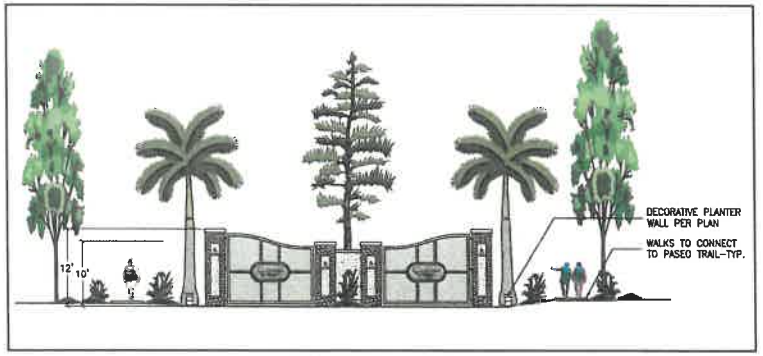
OPTION A

Scale 1" = 60'

DATE PREPARED 7/17/24

L-3





MAIN ENTRY GATES

REFERENCE NOTES SCHEDULE

SYMBOL	12 FURNISHINGS DESCRIPTION
	BOCCEBALL COURT
	SWINGING BENCH WITH SHADE COVER
	BENCH
	CHAIR
	PICNIC TABLE
	GAME TOP TABLE
	16' SQ. GAZEBO
	BBQ UNIT
	BOULDER-LOCALLY SOURCED-RANDOM SIZES-BURY 1/3 DEPTH
	FITNESS EQUIPMENT-VARIES PER SPACE
	TRELLIS STRUCTURE
	BIKE RACK

SYMBOL	12 FURNISHINGS DESCRIPTION
	FITNESS EQUIPMENT SAFETY SURFACING MATERIAL

SYMBOL	PAVING DESCRIPTION
	STABILIZED DECOMPOSED GRANITE-LOCALLY SOURCED
	ACCENT PAVING AT ENTRIES AND CROSSWALKS
	SCORED ACCENT CONCRETE AT ALLEYS
	ROADWAYS
	CONCRETE PAVING
	PRIVATE COURTYARD PATIO
	CONCRETE WALKWAYS

0 60 120 180

Scale 1" = 60'

DATE PREPARED 7/17/24

OPTION A
GREENSPOT VILLAGE
MASTER LANDSCAPE PLAN
HIGHLAND, CALIFORNIA

A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

OPTION A LANDSCAPE

REFER TO SHEET L-2 FOR EXHIBITS

L-1



MODULAR FENCING ALONG WEST UTILITY EASEMENT



TYPICAL VINE COVERED FENCING



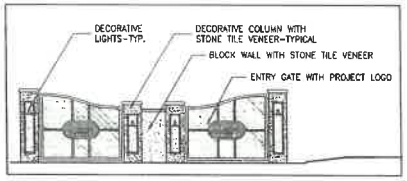
SPLITFACE BLOCK WALL WITH ACCENT STRIPS



PRECISION BLOCK WALL WITH ACCENT STRIPS



TUBULAR STEEL FENCING



TYPICAL ENTRY GATES





SITE PLAN

Scale 1" = 60'

DATE PREPARED 7/17/24

GREENSPOT VILLAGE

PERIMETER FENCING EXHIBIT

HIGHLAND, CALIFORNIA

A PROJECT BY:

Mission Communities & Planet Home Living Neighborhood

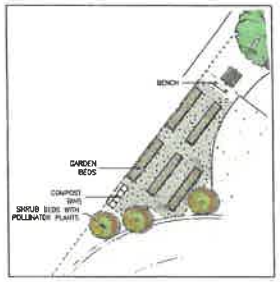
planet home living

OPTION "A" & "B" WALLS

L-4



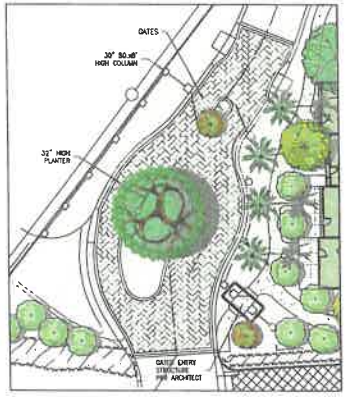
COMMON AREA WEST



COMMUNITY GARDEN



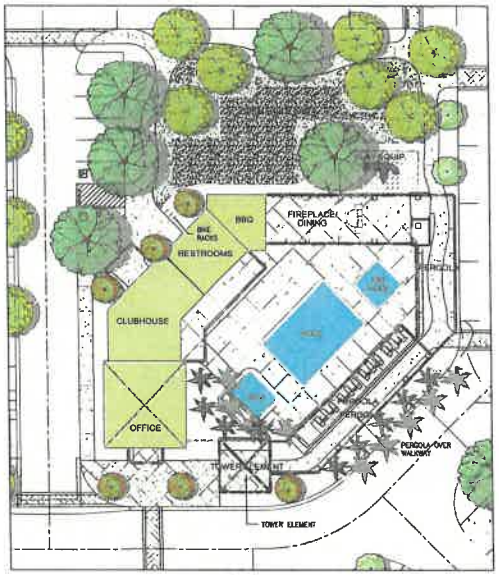
ENHANCED CORNER



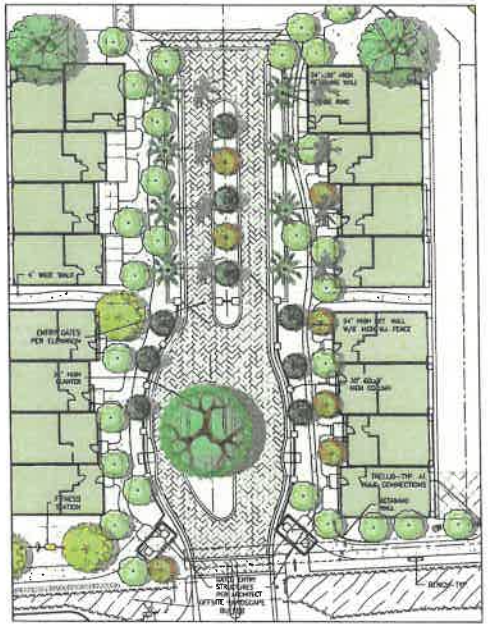
WESTERLY ENTRANCE



TYP. CENTRAL COURTYARD



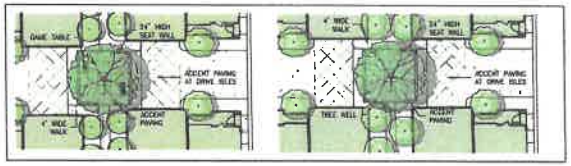
CENTRAL COMMON AREA



MAIN ENTRY



COMMON AREA NORTH



TYPICAL COURTYARD CENTRAL AMENITY



COMMON AREA AT BOULDER AVENUE



COMMON AREA WEST

OPTION A

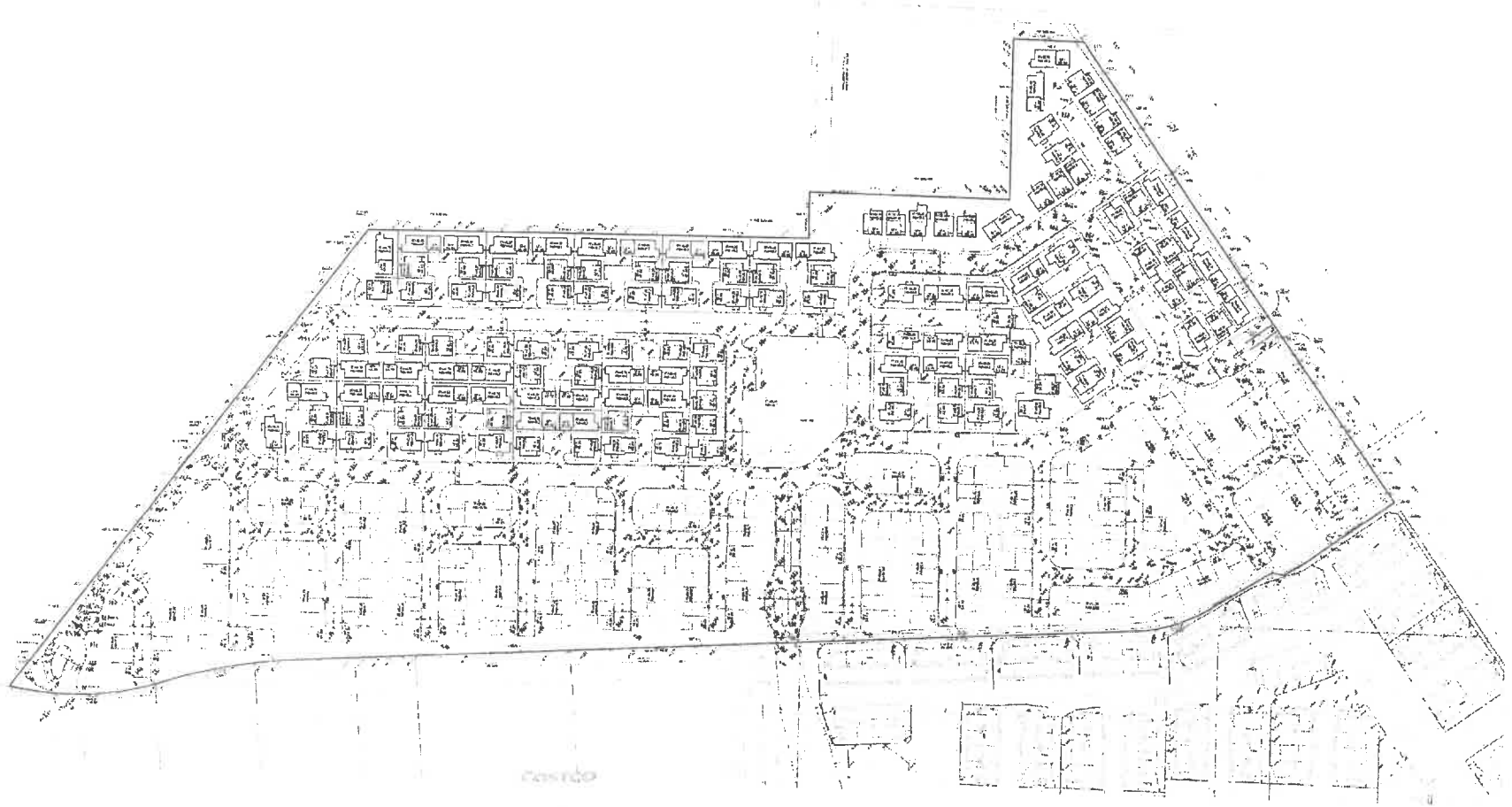
L-2

ARCHITECTS, INC

Exhibits Scale 1" = 20'
DATE PREPARED 7/17/24

GREENSPOT VILLAGE
MASTER TRAIL AND COMMON AREA PLAN
HIGHLAND, CALIFORNIA
A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living



TENTATIVE TRACT MAP NO. 20698

IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL 2 OF PARCEL MAP NO. 19149, AS PER MAP FILED IN BOOK 247, PAGES 58 THROUGH 64, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, BOTH WITHIN TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

NOTE: THIS MAP IS TO BE FOR FINANCE AND CONVEYANCE PURPOSES ONLY. CONDITIONS OF APPROVAL WILL BE DEVELOPED FOR, AND PLACED UPON, EACH LOT WHEN THE TENTATIVE TRACT MAPS FOR THOSE LOTS ARE PREPARED AND APPROVED.

FOR CONDOMINIUM PURPOSES

SITE ADDRESS
VACANT LAND

GROSS AREA
1,096,783 SQUARE FEET
25.18 ACRES

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GREENSPOT ROAD, AS SHOWN ON PARCEL MAP NO. 19149, FILED IN BOOK 247, PAGES 58 THROUGH 64 OF PARCEL MAPS, BEING NORTH 88°36'47" EAST.

BENCHMARK AND CONTOUR INTERVAL
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: 0001 ELEV.: 1213.30' (CITY OF HIGHLAND BENCHMARK)
CHISELED X ON AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH STREET AND CHURCH AVENUE.
CONTOUR INTERVAL=1'

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBER 06071C7913H, DATED AUGUST 28, 2008.

RECORD OWNER/SUBDIVIDER
GREENSPOT VILLAGE @ MARKETPLACE, LLC
308 WEST STATE STREET, STE. 30
REDLANDS, CA 92373
CONTACT: GLENN EISEMANN
909-798-4664

ENGINEER
MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BORTOME
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE:	EAST VALLEY WATER DISTRICT 3654 HIGHLAND AVE., STE 1B, HIGHLAND, CA 92346 (909) 868-8888
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1981 W. LUGONIA, REDLANDS, CA 92374 (909) 335-7854
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY 187 TENNESSEE STREET, REDLANDS, CA 92373 (909) 307-4750
PHONE:	AT&T 1265 N. VAN BUREN STREET, ANAHEIM, CA 92807 (714) 666-5435
CABLE TELEVISION:	TIME-WARNER 1500 SOUTH AUTO CENTER DRIVE, ONTARIO, CA 91761 (888) 892-2253

GENERAL NOTES
1. ALL UTILITIES SHALL BE UNDERGROUNDED.
2. ALL PUBLIC IMPROVEMENTS TO BE PER CITY OF HIGHLAND STANDARD PLANS.
3. THIS MAP CONTAINS SIX (6) NUMBERED LOTS AND THREE (3) LETTERED LOTS.
4. THIS MAP CONTAINS 25.18 ACRES GROSS AREA.
5. THIS TRACT CONTAINS 0 LINEAL FEET OF ON-SITE PUBLIC STREETS.
6. LOTS "A", "B", AND "C" ARE FOR STREET PURPOSES.
7. TYPICAL STREET SECTIONS SHOWN ARE SUBJECT TO CHANGE.
8. AERIAL TOPOGRAPHY WAS FLOWN BY INLAND AERIAL SURVEYS, INC. ON FEBRUARY 6, 2006.

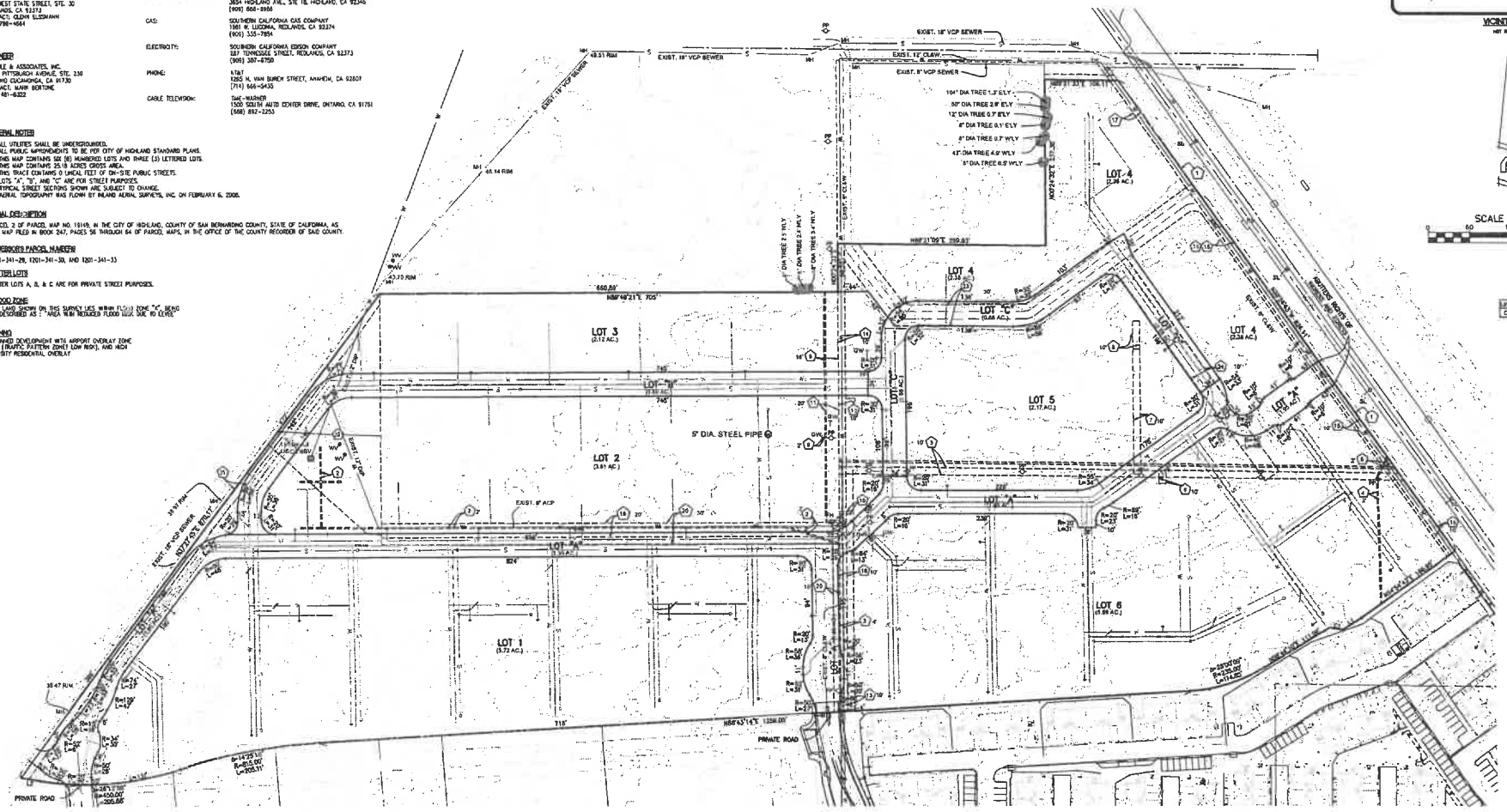
LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 19149, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 247, PAGES 58 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

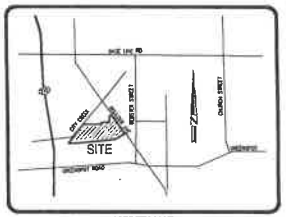
ASSESSOR'S PARCEL NUMBERS
1201-341-28, 1201-341-30, AND 1201-341-33

LETTER LOTS
LETTER LOTS A, B, & C ARE FOR PRIVATE STREET PURPOSES.

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING AS DESCRIBED AS : "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE"

ZONING
PLANNED DEVELOPMENT WITH AIRPORT OVERLAY ZONE "D" (TRAFFIC PATTERN ZONE/LOW RISK), AND HIGH DENSITY RESIDENTIAL OVERLAY





SCALE: 1" = 60'

SCALE IN FEET
0 60 120 180 240

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°12'59"	41.00'	18.58'	9.34'

LINE DATA

LINE	BEARING	DISTANCE
L1	N40°36'23"E	30.00'
L2	N41°23'36"W	38.42'

EASEMENTS

1. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 29, 1948 IN BOOK 2267, PAGE 127, O.R. (RUNS ALONG THE ENTIRE NORTHEASTERLY PROPERTY LINE)
2. AN SCE EASEMENT FOR EITHER OR BOTH POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1948 IN BOOK 2356, PAGE 485, O.R.
3. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1949 IN BOOK 2388, PAGE 467, O.R.
4. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2930, PAGE 381, O.R.
5. AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 282, O.R.
6. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1953 IN BOOK 3173, PAGE 113, O.R.
7. AN SCE EASEMENT FOR POLELINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1953 IN BOOK 3246, PAGE 518, O.R.
8. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1953 IN BOOK 3246, PAGE 517 O.R.
9. AN SCE EASEMENT FOR POLES, NECESSARY GUYS, ANCHORS, CROSS-ARMS, WIRES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 1962 IN BOOK 5824, PAGE 343, O.R.
10. AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1963 IN BOOK 5933, PAGE 872, O.R.
11. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 171, O.R.
12. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 173, O.R.
13. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 182, O.R.
14. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 305, O.R.
15. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 213, O.R.
16. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 221, O.R.
17. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 229, O.R.
18. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 233, O.R.
19. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1966 IN BOOK 7034, PAGE 807, O.R.
20. A BEAR VALLEY MUTUAL WATER COMPANY AND THE EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1972 IN BOOK 8186, PAGE 317, O.R.
21. AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0033951, O.R.
22. AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0033952, O.R.
23. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014-0218411 OF OFFICIAL RECORDS.
24. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014-0218418 OF OFFICIAL RECORDS.
25. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF NO. 19149 RECORDED DECEMBER 29, 2016 AND ON FILE IN BOOK 247, PAGE 58 OF PARCEL MAPS.
FOR: BLANKET DRAINAGE, UTILITIES AND PEDESTRIAN AND VEHICULAR AGGERS, AND CURRENT AND INCIDENTAL PURPOSES

PREPARED UNDER THE SUPERVISION OF:
MADOLE
PROGRESS PRINT DATE
ANTHONY HSIEH
LS 7635
EXP. 12-31-24

CITY OF HIGHLAND, CALIFORNIA
TENTATIVE TRACT MAP
GREENSPOT VILLAGE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
CITY ENGINEER R.C.E. 51153 DATE
SCALE: 1" = 60'
DATE: 4/29/24
DRAWING NO.

J:\1092-1001\land plan\TTM 20698\TTM 20698.dwg, 7/24/2024 1:47:54 PM, DWG To PDF.pc

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS			
ALOE RUDKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	LOW
ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL.	LOW
BOUGAINVILLEA BRASILIENSIS 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL.	LOW
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	15 GAL.	LOW
CALLISTEMON VIMINALIS 'LJ1' TM	BETTER JOHN BOTTLEBRUSH	5 GAL.	MODERATE
CUPRESSUS SEMPERVIRENS 'MONSHEL' TM	TINY TOWER ITALIAN CYPRESS	5 GAL.	LOW
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	LOW
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	15 GAL.	LOW
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	LOW
LANTANA X 'SPREADING ORANGE'	ORANGE LANTANA	1 GAL.	LOW
LAVANDULA DENTATA 'GODOWN CREEK GRAY'	GODOWN CREEK GRAY LAVENDER	5 GAL.	LOW
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
MAHONIA AQUIFOLIUM 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE OREGON GRAPE	5 GAL.	LOW
PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	VARIEGATED DWARF PITTOSPORUM	5 GAL.	LOW
ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL.	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL.	LOW
TEUCRIUM COSSONII MAJORICUM	GERMANDER	5 GAL.	LOW
GRASSES			
DIETES X 'LEMON DROP'	FORTNIGHT LILY	5 GAL.	MODERATE
LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY GRASS	1 GAL.	LOW
SHRUB COVER			
ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	5 GAL.	LOW
COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	5 GAL.	MODERATE
JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL.	LOW
LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA	1 GAL.	
LANTANA X 'MONET' TM	SPREADING SUNSET LANTANA	1 GAL.	LOW
MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL.	LOW
ROSA X 'FLOWER CARPET RED'	ROSE	5 GAL.	MODERATE
SUCCULENTS			
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	LOW
ALOE CAMERONII	STARFISH ALOE	5 GAL.	LOW
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW
SANSEVIERIA TRIFASCIATA 'LAURENTII'	SANSEVIERIA	----	LOW
VINE/ESPALIER			
CAMPSIS RADICANS 'ATOMIC RED'	TRUMPET VINE	5 GAL.	MODERATE
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL.	LOW

PLANT SCHEDULE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	178	15 GAL	LOW	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM
	127	24" BOX	LOW	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE
	24	24' BTH	LOW	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM
	48	48" BOX	MOD	PINUS CANARIENSIS	CANARY ISLAND PINE
	206	24" BOX	LOW	PITTOSPORUM PHILLYRAEOIDES	DESERT WILLOW PITTOSPORUM
	239	24" BOX	MOD	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE
	4	60" BOX	LOW	QUERCUS AGRIFOLIA NATURAL MULTI-FORM	COAST LIVE OAK
		24' BTH	MOD	SYAGRUS ROMANZOFFIANA	QUEEN PALM
	46	36" BOX	LOW	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM
GROUND COVERS					
	8,435 SF	SOD		LAWN AREA	MARATHON FESCUE
	4,443 SF	----		SYNTHETIC LAWN	


Eucalyptus citriodora 'lemon scented gum'


Lagerstroemia indica 'Tuscarora' Crape Myrtle


Phoenix canariensis Canary Island Date Palm


Pinus canariensis Canary Island Pine


Pittosporum phillyraeoides Desert Willow Pittosporum


Platanus x acerifolia 'Yarwood' London Plane Tree

Quercus agrifolia Coast Live Oak


Syagrus romanzoffiana Queen Palm


Ulmus parvifolia 'Drake' Drake Chinese Elm



OVERALL CONCEPTUAL PLANTING PLAN



60 0 60 120 180

Scale 1" = 60'

DATE PREPARED 7/17/24

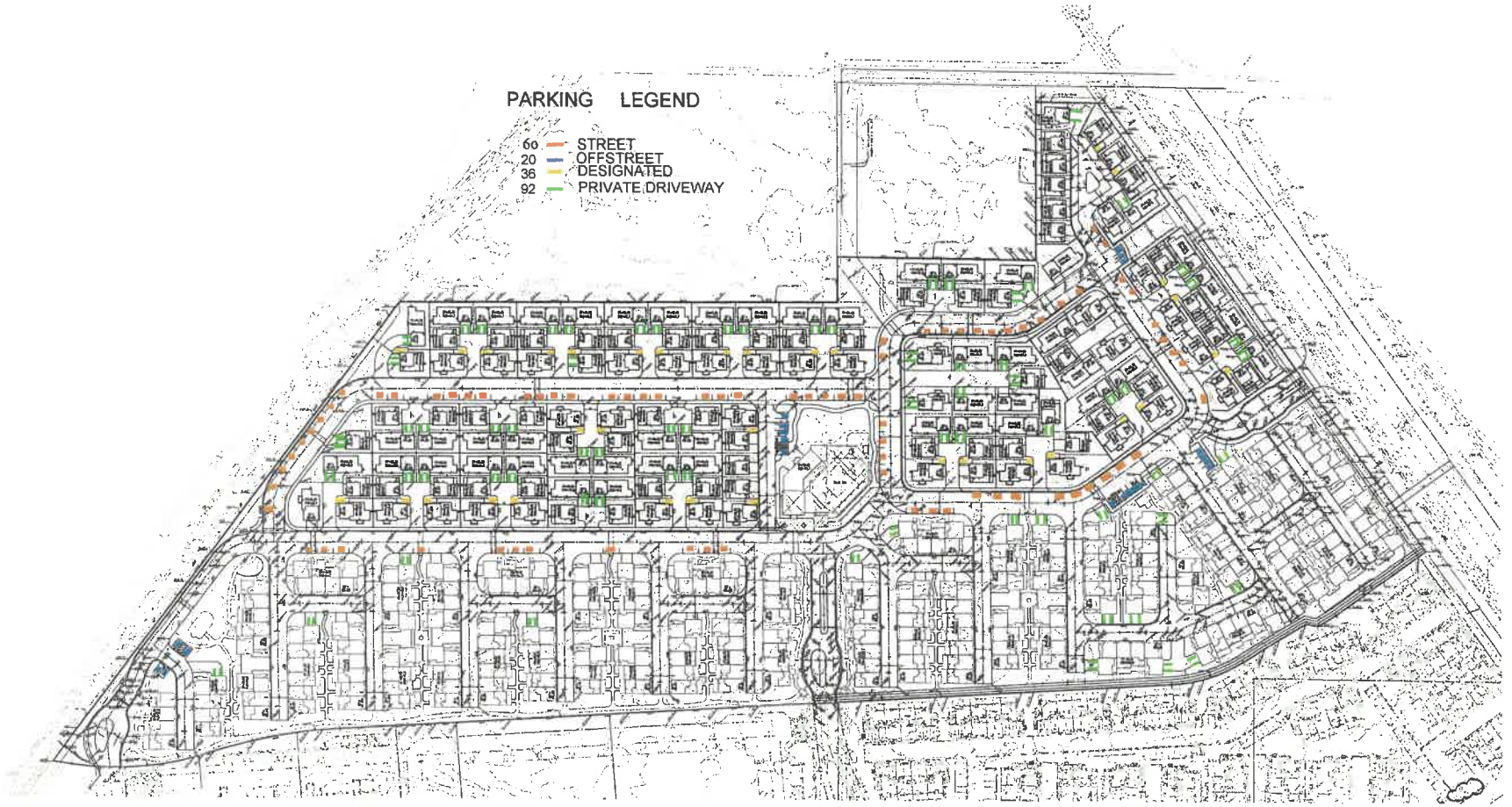


GREENSPOT VILLAGE
TREE AND SHRUB EXHIBIT
HIGHLAND, CALIFORNIA

A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

OPTION A



PARKING EXHIBIT
GREENSPOT VILLAGE

7-16-24

7-17-24 revised



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 9542 NATURAL WHITE
B	SIDING 1: SW 7058 RESERVED WHITE
C	ACCENT 1: SW 7757 HIGH REFLECTIVE WHITE
D	ACCENT 2: SW 6034 ARRESTING AUBURN
E	ACCENT 3: SW 7068 GRIZZLE GRAY
F	ROOFING: DURALITE SAXONY - CHARCOAL BLEND
G	THIN BRICK - GRAYSTONE SMOOTH



Right Elevation



Rear Elevation

Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

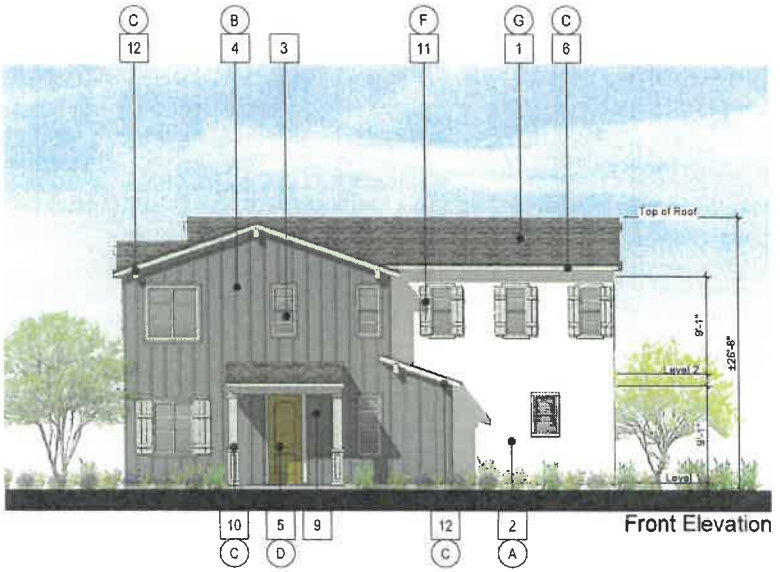
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 1 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 1

AA2.00



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW
1 ROOFING, WESTLAKE ROYAL ROOFING
2 STUCCO, LIGHT SAND FINISH
3 VINYL WINDOWS
4 BOARD & BATTEN
5 ENTRY DOOR
6 TRIM / FASCIA
7 GARAGE DOOR WAYNE DALTON - 9100 SERIES
8 VINYL SLIDING DOOR
9 LIGHT FIXTURE
10 COLUMN
11 SHUTTERS
12 CORBEL
13 RAILING
14 SLIDING DOOR



Right Elevation



Rear Elevation

COLOR LEGEND - SCHEME 2
A STUCCO 1: SW 7005 PURE WHITE
B SIDING 1: SW 6249 STORM CLOUD
C ACCENT 1: SW 7029 AGREEABLE GRAY
D ACCENT 2: SW 6684 BRITTLEBRUSH
E ACCENT 3: SW 2849 WESTCHESTER WHITE
F ACCENT 4: SW 7628 WINDFRESH WHITE
G ROOFING: ASPHALT SHINGLES - CHARCOAL

Architecture + Planning
888.456.5649
ktgy.com

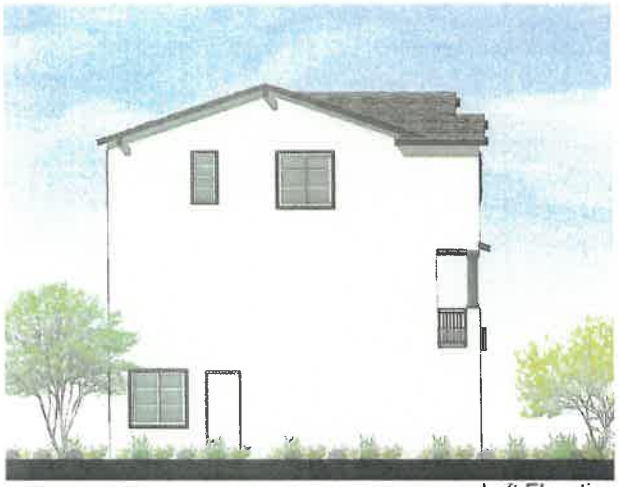
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

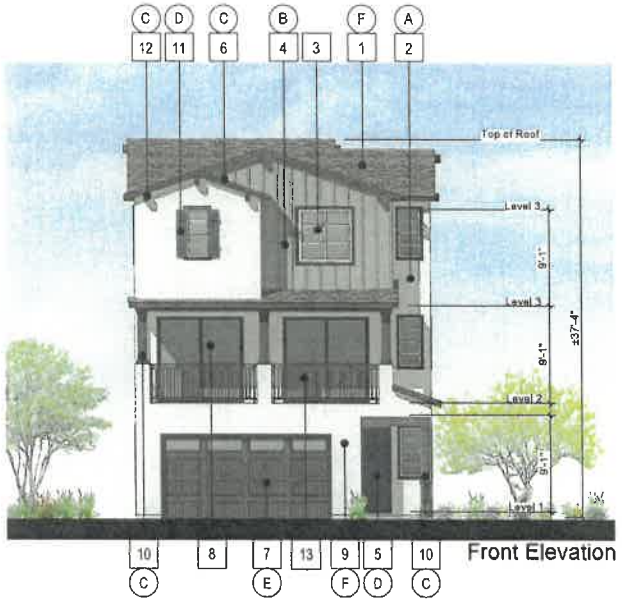
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 2 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 5

AA2.03



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 6175 SAGEY
B	SIDING 1: SW 6179 ARTICHOKE
C	ACCENT 1: SW 6004 URBANE BRONZE
D	ACCENT 2: SW 6243 DISTANCE
E	ACCENT 3: SW 7054 OAK LEAF BROWN
F	ROOFING: ASPHALT SHINGLES - HEATHER BLEND



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

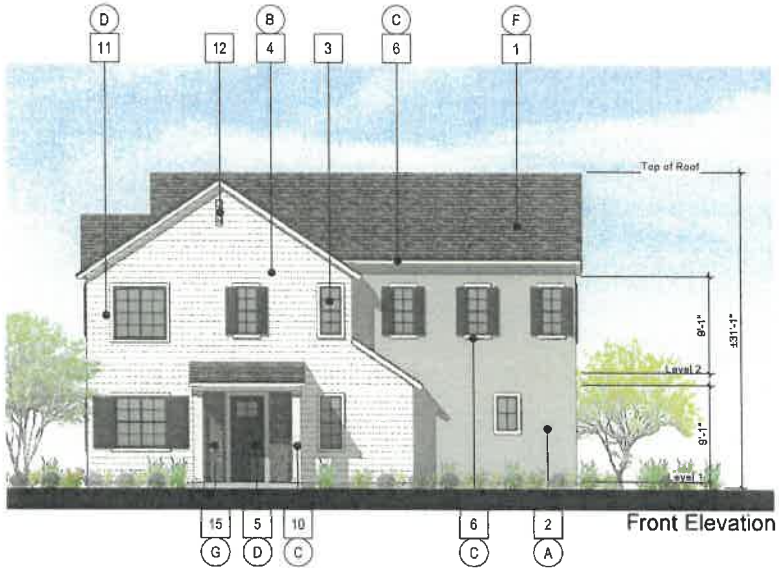
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 1 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 4

AA2.01



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 2

A	STUCCO 1: SW 2850 CHELSEA GRAY
B	SIDING 1: SW 7100 ARCADE WHITE
C	ACCENT 1: SW 9542 NATURAL WHITE
D	ACCENT 2: SW 9178 ANCHORS AWEIGH
E	ACCENT 3: SW 7069 ATTITUDE GRAY
F	ROOFING: SAXONY - CHARCOAL BROWN BLEND
G	THIN BRICK - GRAPHITE

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

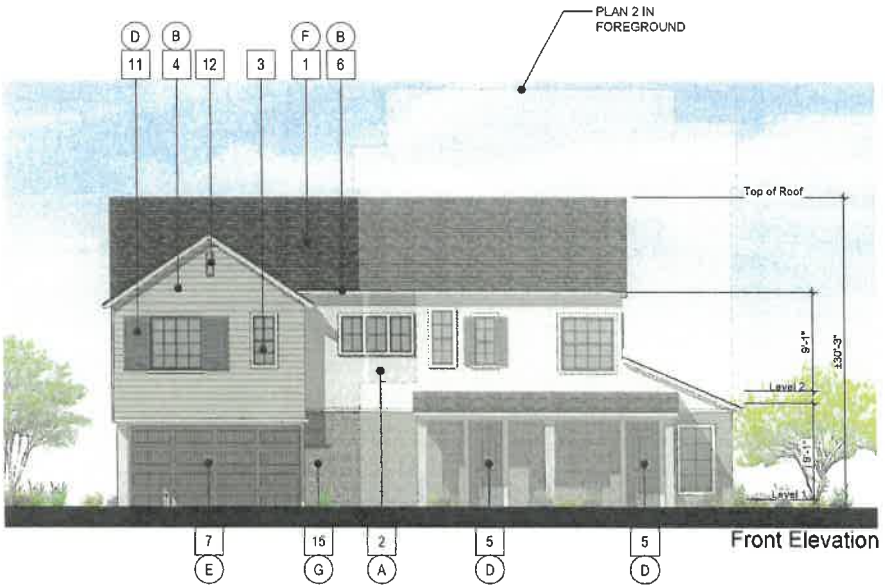
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 2 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 2

AA2.02



Left Elevation



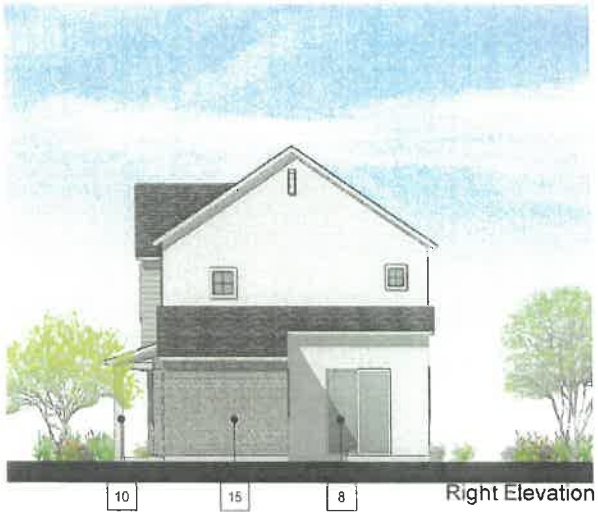
Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 3

A	STUCCO 1: SW 6105 DIVINE WHITE
B	SIDING 1: SW 0011 CREWEL TAN
C	ACCENT 1: SW 7104 COTTON WHITE
D	ACCENT 2: SW 6242 BRACING BLUE
E	ACCENT 3: SW 9807 TANGLEWOOD
F	ROOFING: SAXONY - COBBLESTONE BLEND
G	THIN BRICK - GRAY SANDS



10 15 8

Right Elevation



15

Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

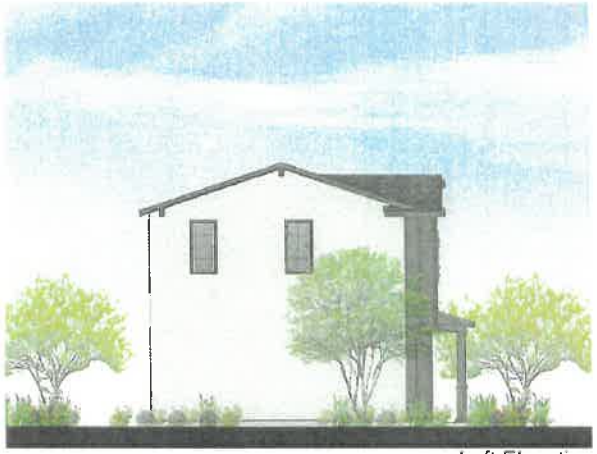
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

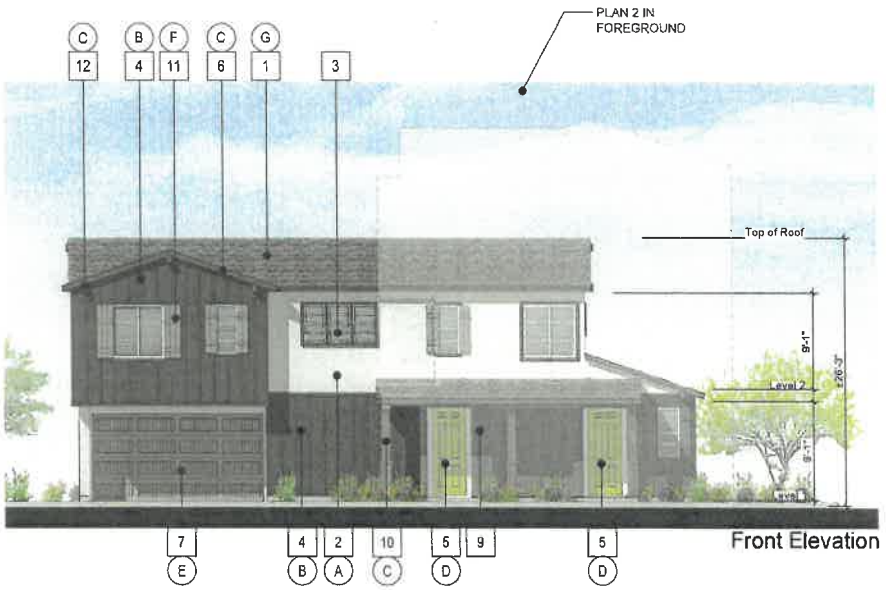
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 3 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 3

AA2.04



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING: WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 3

A	STUCCO 1: SW 7012 CREAMY
B	SIDING 1: SW 7034 STATUS BROWN
C	ACCENT 1: SW 7055 ENDURING BRONZE
D	ACCENT 2: SW 9711 PARAKEET
E	ACCENT 3: SW 7508 TAVERN TAUPE
F	ACCENT 4: SW 7644 GATWAY GRAY
G	ROOFING: SAXONY - COBBLESTONE BLEND



Right Elevation



Rear Elevation

kitgy
Architecture + Planning
888.456.5849
kitgy.com

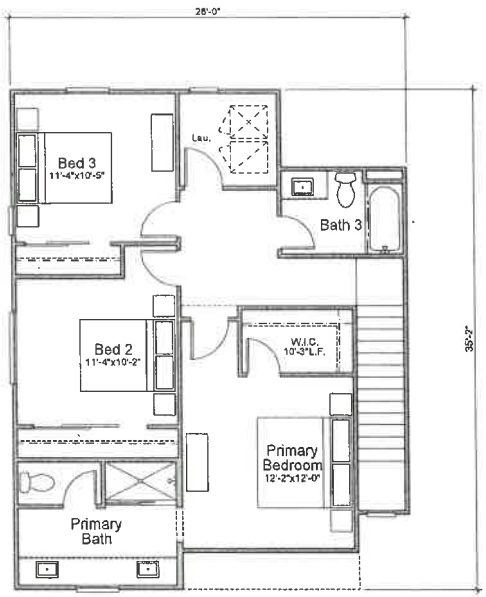
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

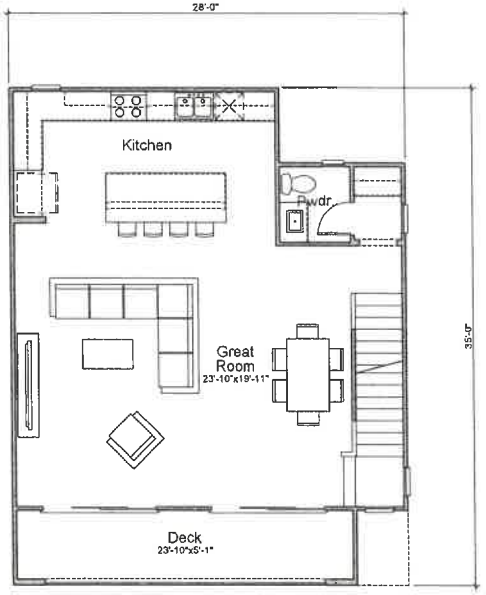
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 3 - SFD ELEVATIONS
SFD - STYLE B - SCHEME B

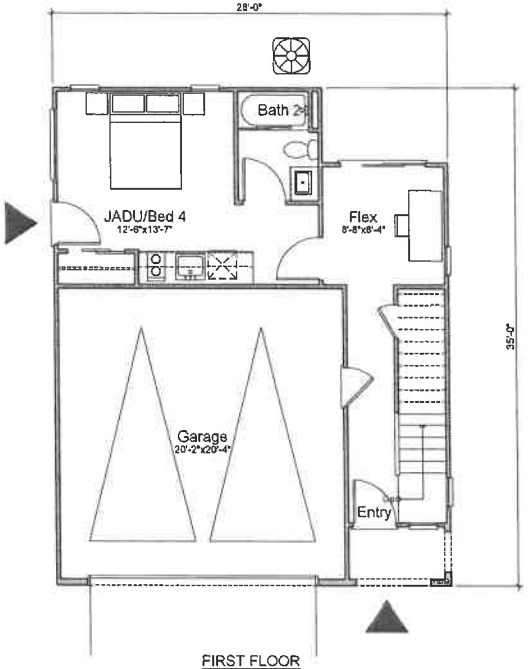
AA2.05



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1	4 BED / 3.5 BATH	- GROSS	
FIRST FLOOR			476 SQ. FT.
SECOND FLOOR			785 SQ. FT.
THIRD FLOOR			819 SQ. FT.
TOTAL			2,080 SQ. FT.

PLAN 1	4 BED / 3.5 BATH	- NET	
FIRST FLOOR			451 SQ. FT.
SECOND FLOOR			753 SQ. FT.
THIRD FLOOR			783 SQ. FT.
TOTAL			1,986 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

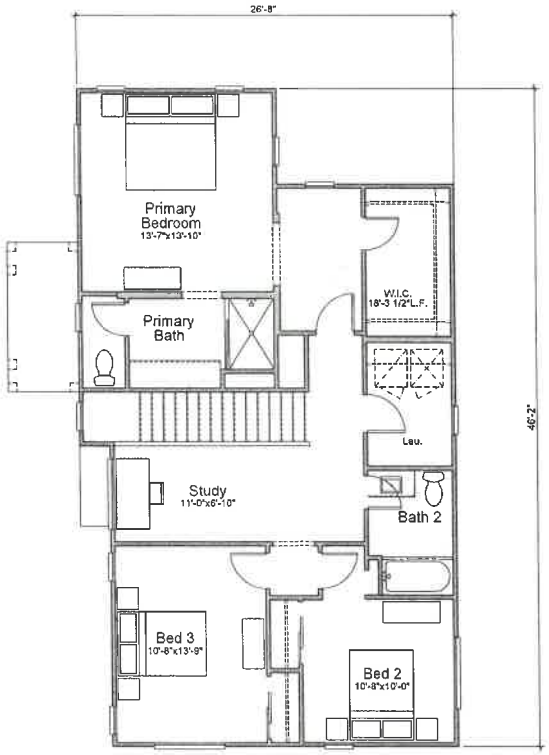
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

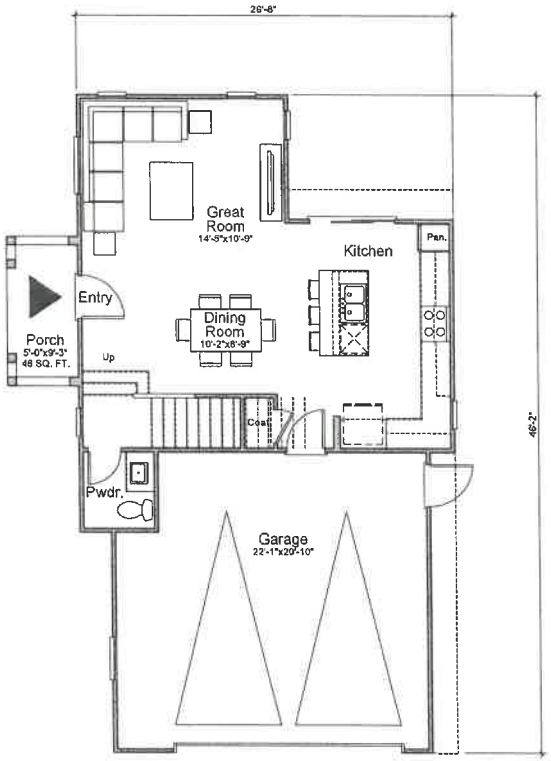
0 2 4 8

PLAN 1 - FLOOR PLAN
SFD

AA3.00



SECOND FLOOR



FIRST FLOOR

PLAN 2 (4 BED / 2.5 BATH) - GROSS	
FIRST FLOOR	599 SQ. FT.
SECOND FLOOR	1019 SQ. FT.
TOTAL	1,618 SQ. FT.

PLAN 2 (4 BED / 2.5 BATH) - NET	
FIRST FLOOR	572 SQ. FT.
SECOND FLOOR	974 SQ. FT.
TOTAL	1,546 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

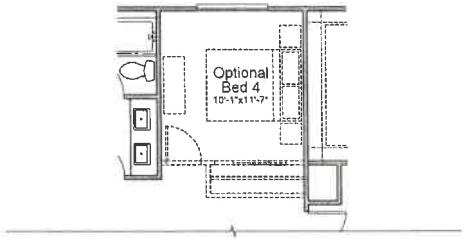
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

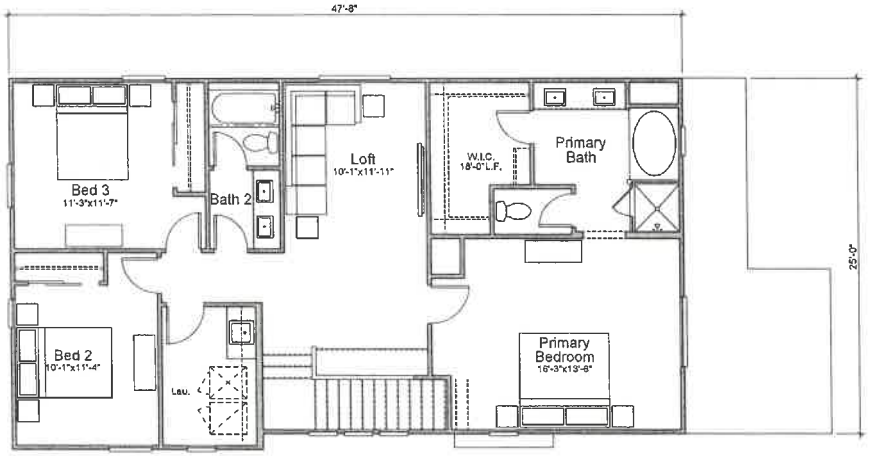
0 2 4 8

PLAN 2 - FLOOR PLAN
SFD

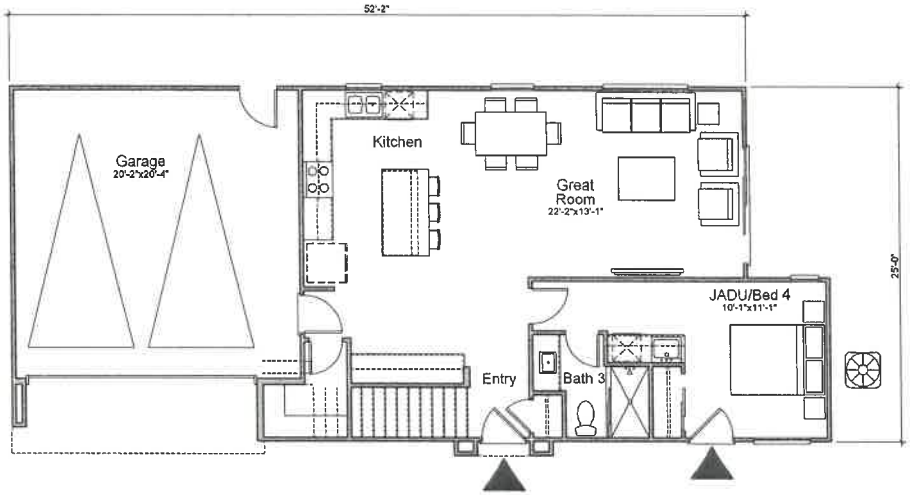
AA3.01



OPTIONAL BED 4



SECOND FLOOR



FIRST FLOOR

PLAN 3	4 BED / 2.5 BATH	- GROSS	
FIRST FLOOR		875 SQ. FT.	
SECOND FLOOR		1145 SQ. FT.	
TOTAL		2,019 SQ. FT.	

PLAN 3	4 BED / 2.5 BATH	- NET	
FIRST FLOOR		835 SQ. FT.	
SECOND FLOOR		1110 SQ. FT.	
TOTAL		1,946 SQ. FT.	



LEFT



FRONT



RIGHT



REAR



LEFT



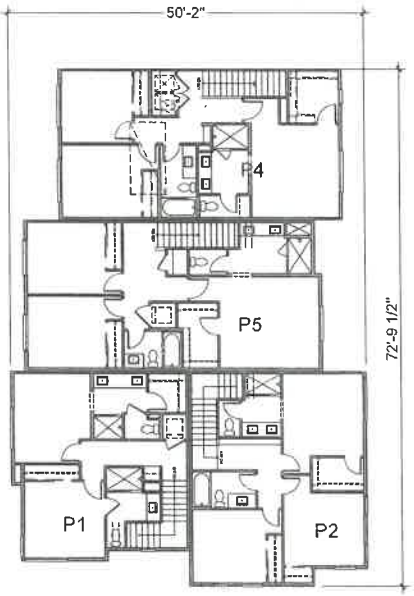
FRONT



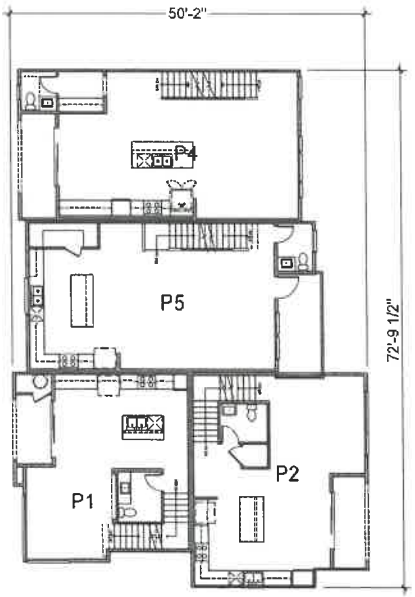
RIGHT



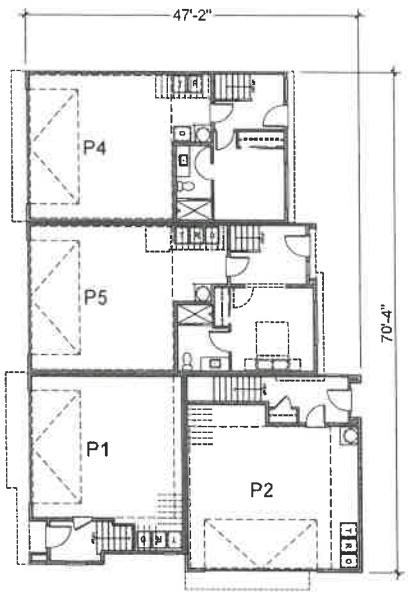
REAR



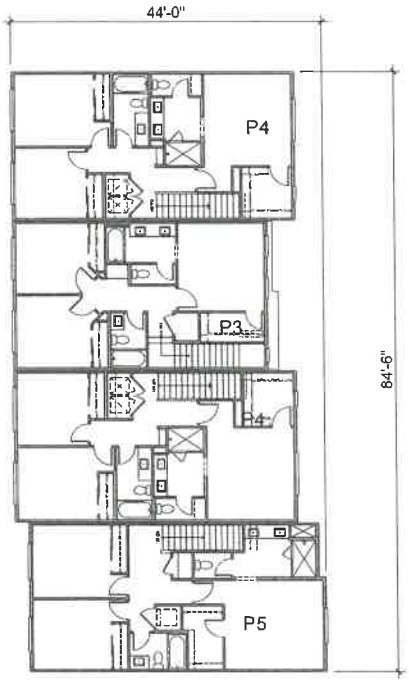
Third Floor
3773 SQ. FT.



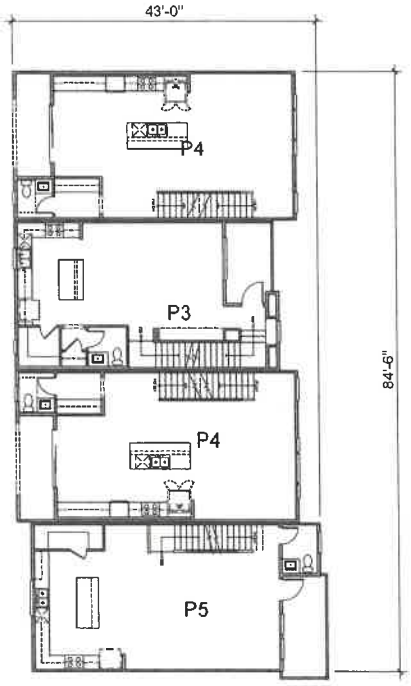
Second Floor
3894 SQ. FT.



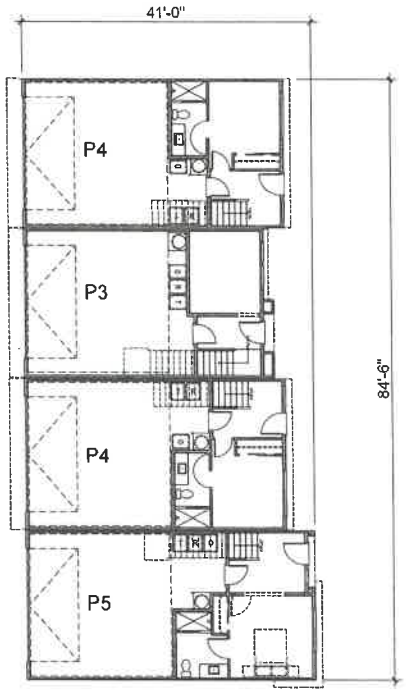
First Floor
3662 SQ. FT.



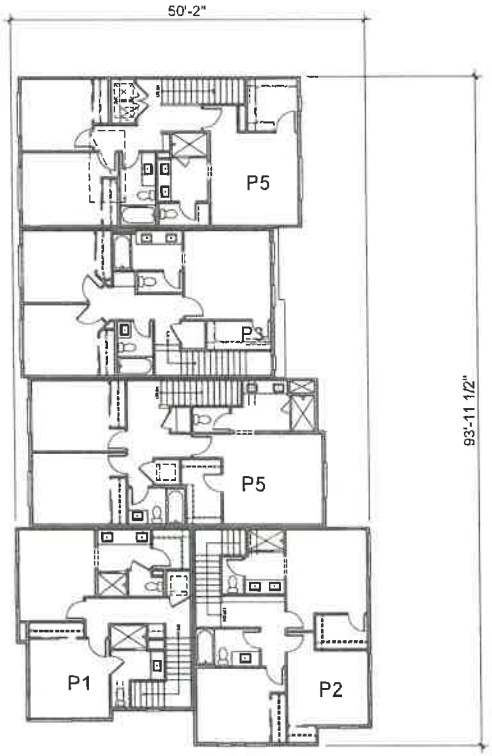
Third Floor
3773 SQ. FT.



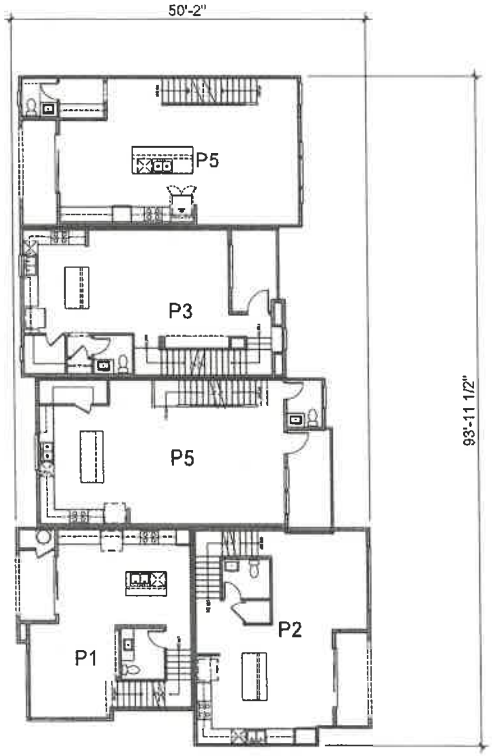
Second Floor
3894 SQ. FT.



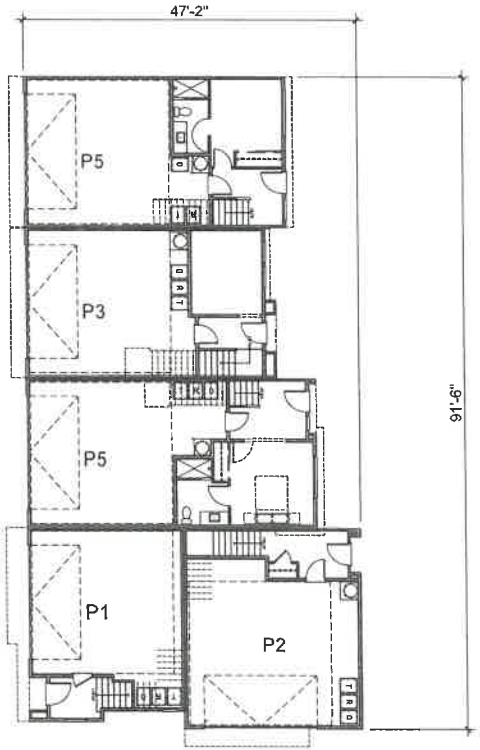
First Floor
3662 SQ. FT.



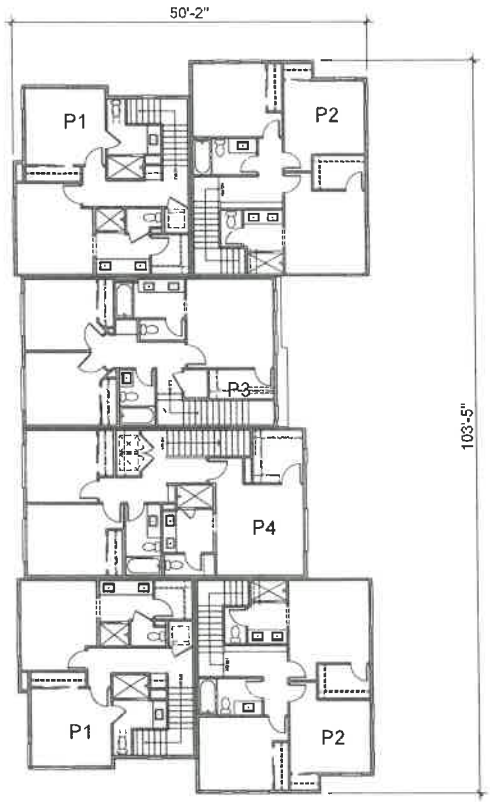
Third Floor
4629 SQ. FT.



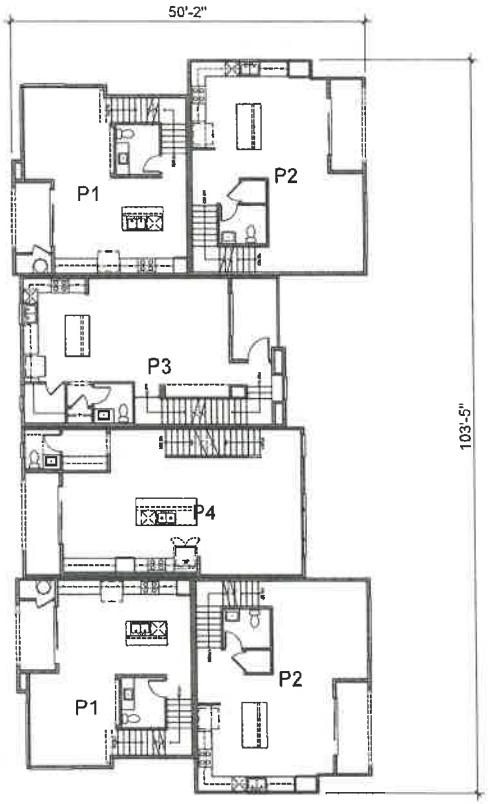
Second Floor
4756 SQ. FT.



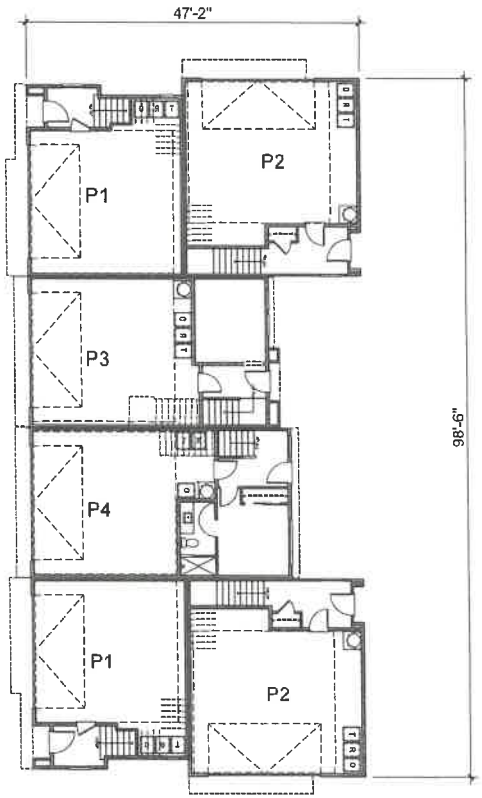
First Floor
4478 SQ. FT.



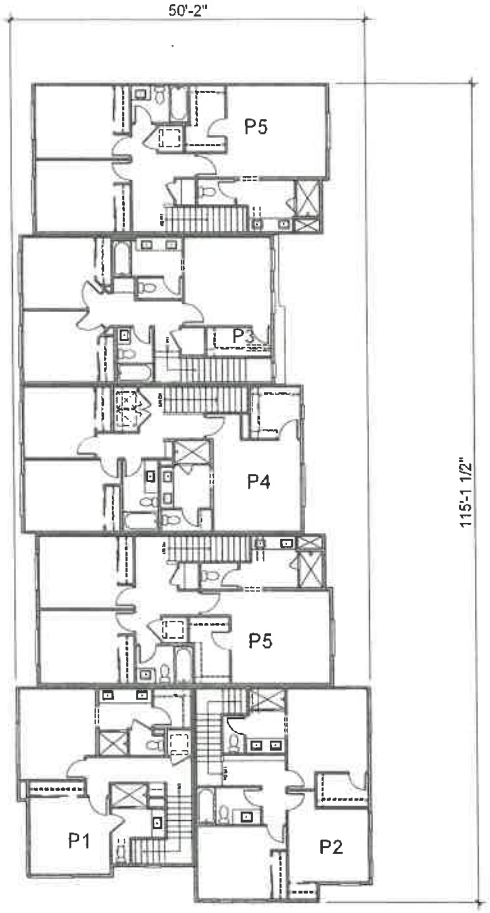
Third Floor
5307 SQ. FT.



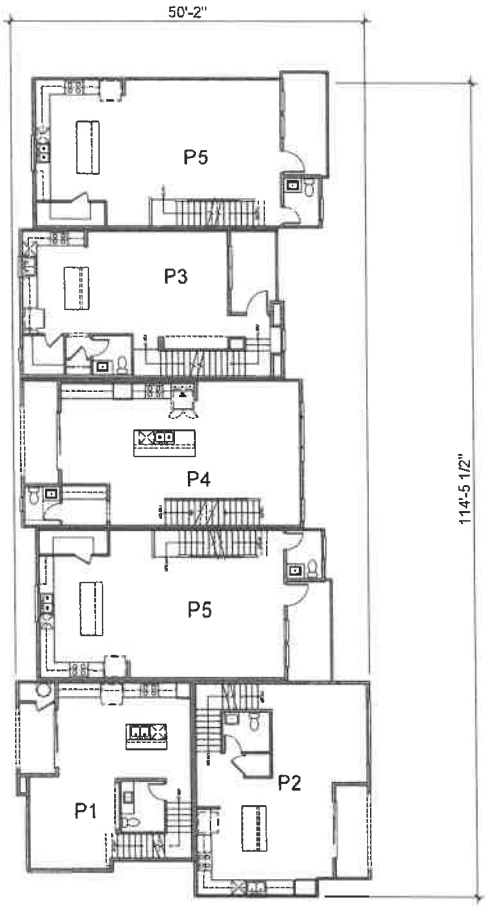
Second Floor
5490 SQ. FT.



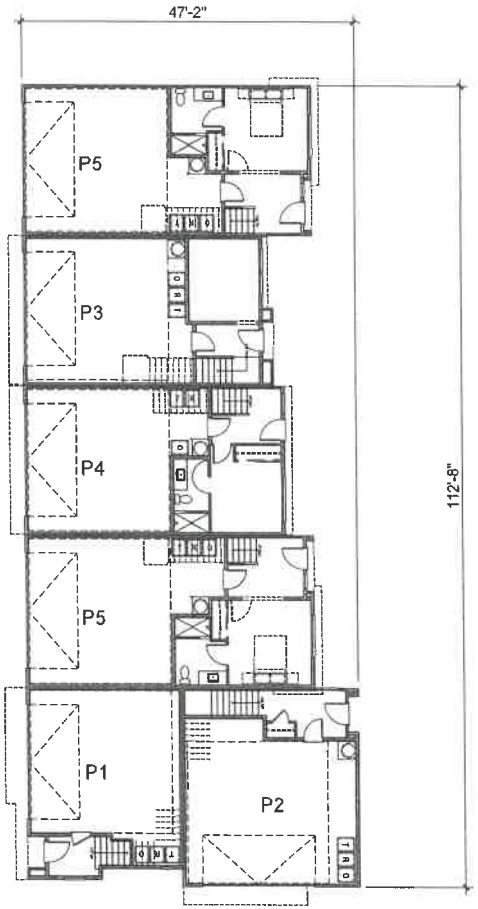
First Floor
5178 SQ. FT.



Third Floor
3422 SQ. FT.



Second Floor
3422 SQ. FT.



First Floor
3328 SQ. FT.

ktgy
Architecture + Planning
888.458.5849
ktgy.com

planet home living

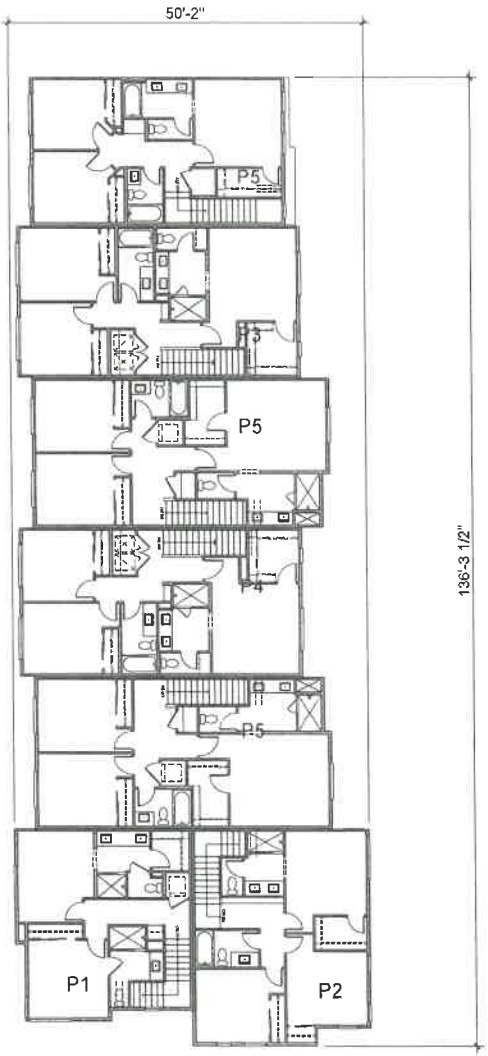
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

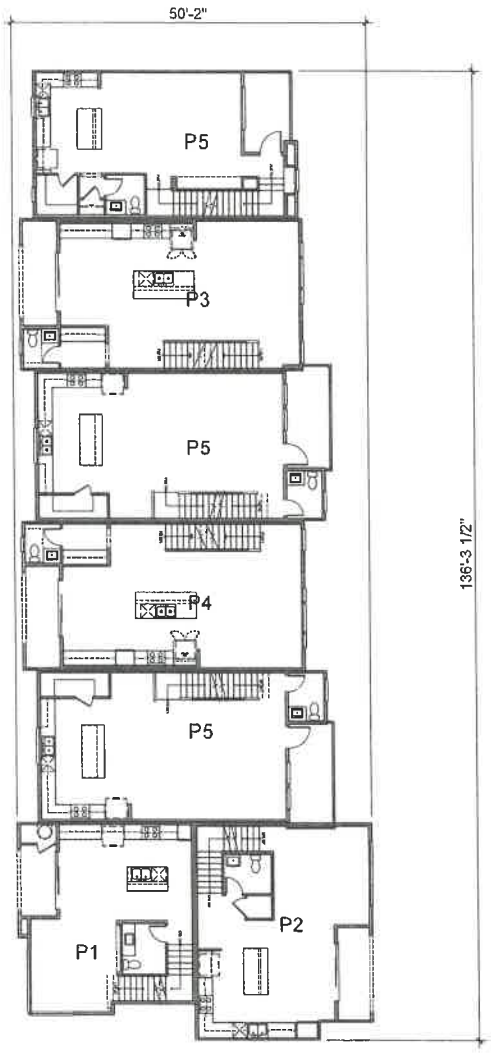
0 4 8 16

BUILDING 'E' - BUILDING PLANS
TOWNHOME

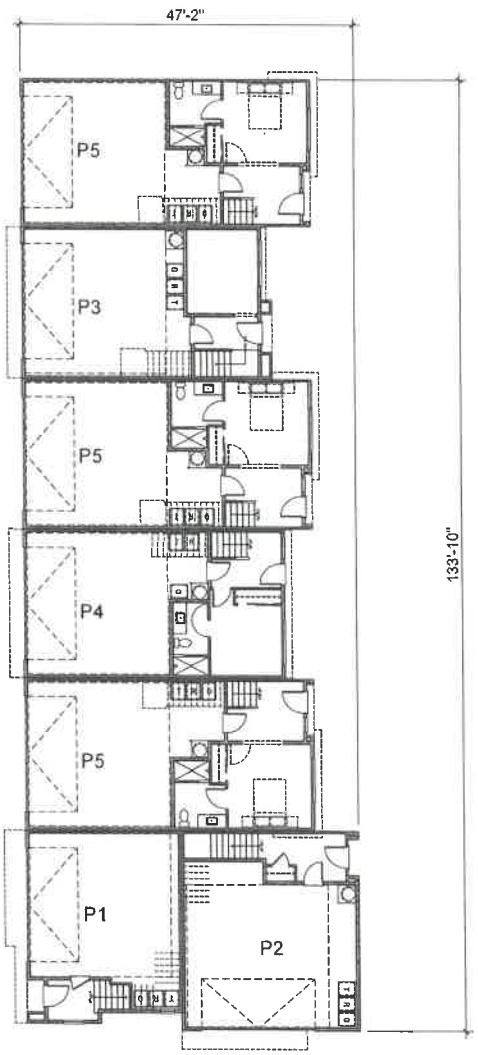
AB3.04



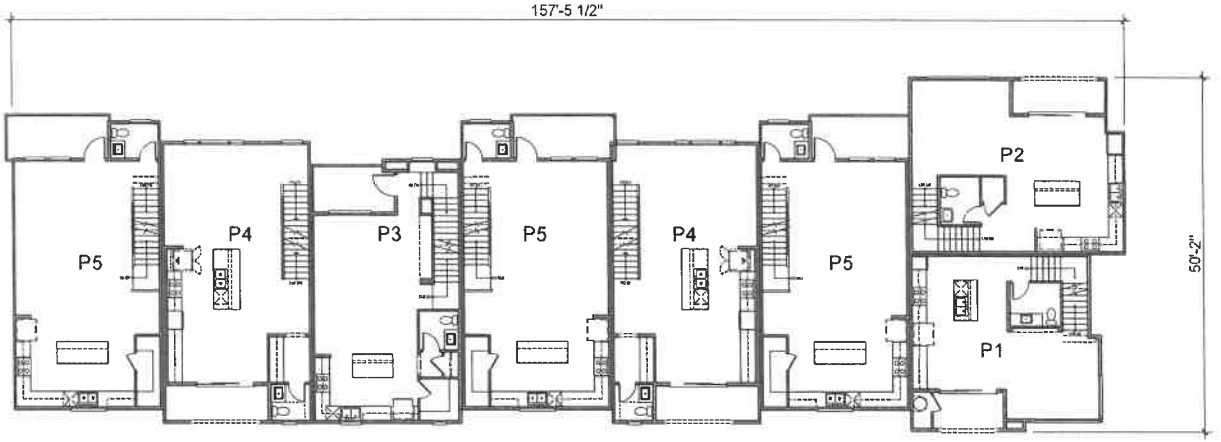
Third Floor
4279 SQ. FT.

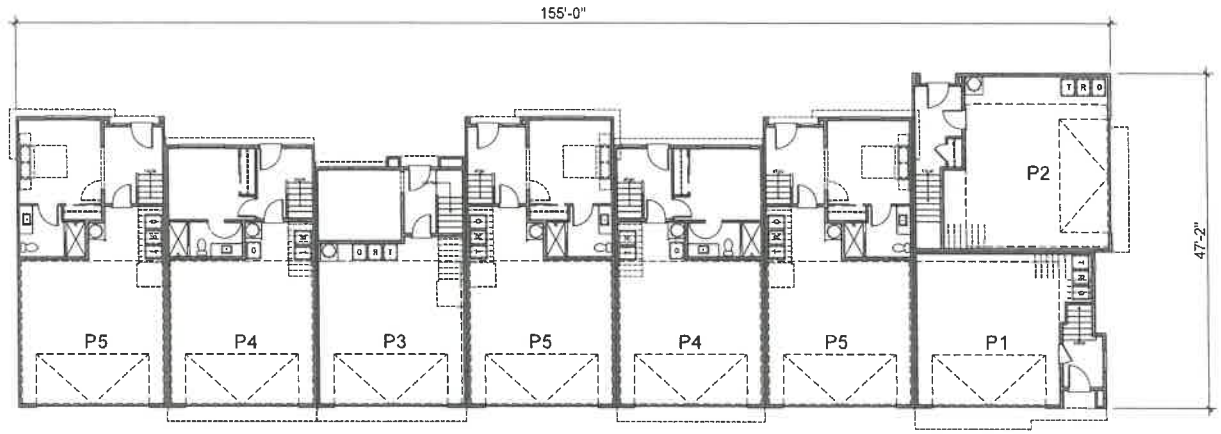


Second Floor
4279 SQ. FT.



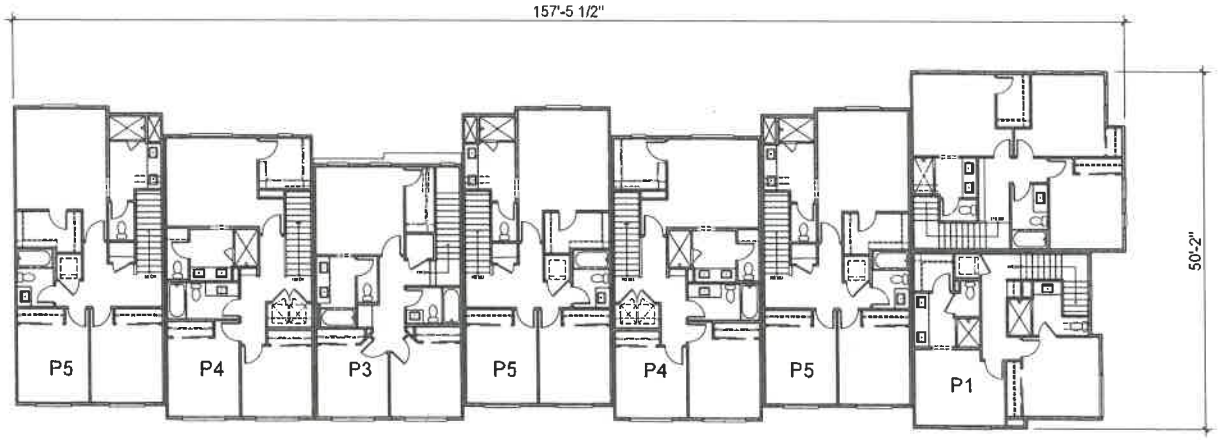
First Floor
4153 SQ. FT.



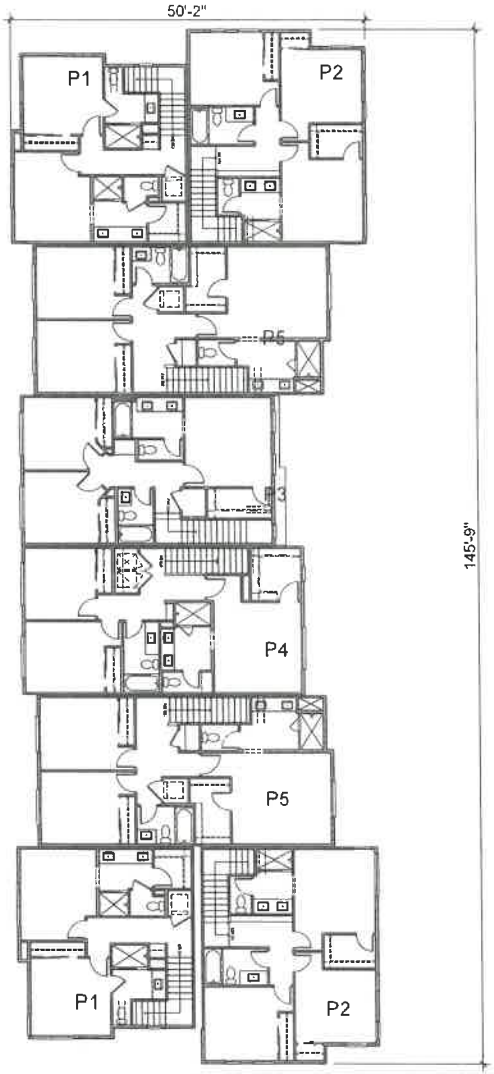


Second Floor
4279 SQ. FT.

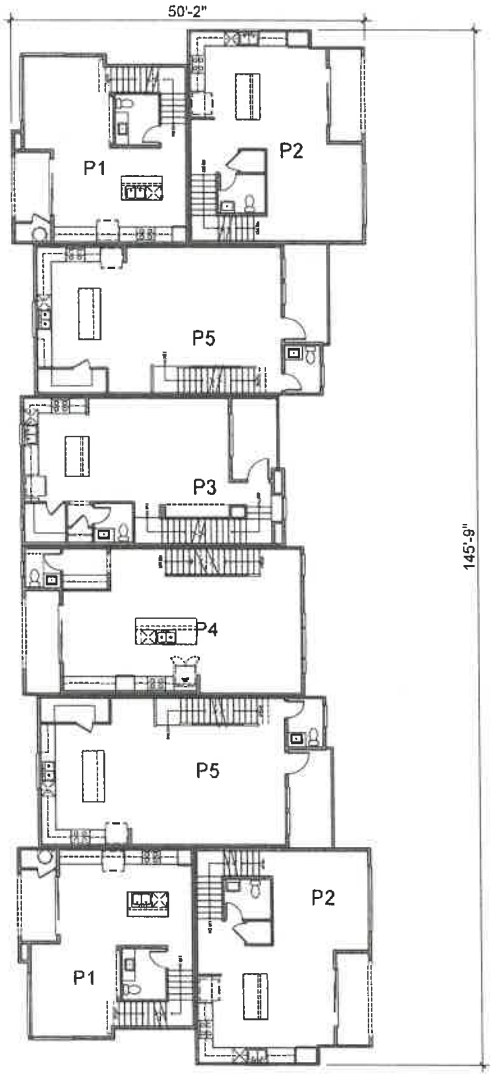
First Floor
4153 SQ. FT.



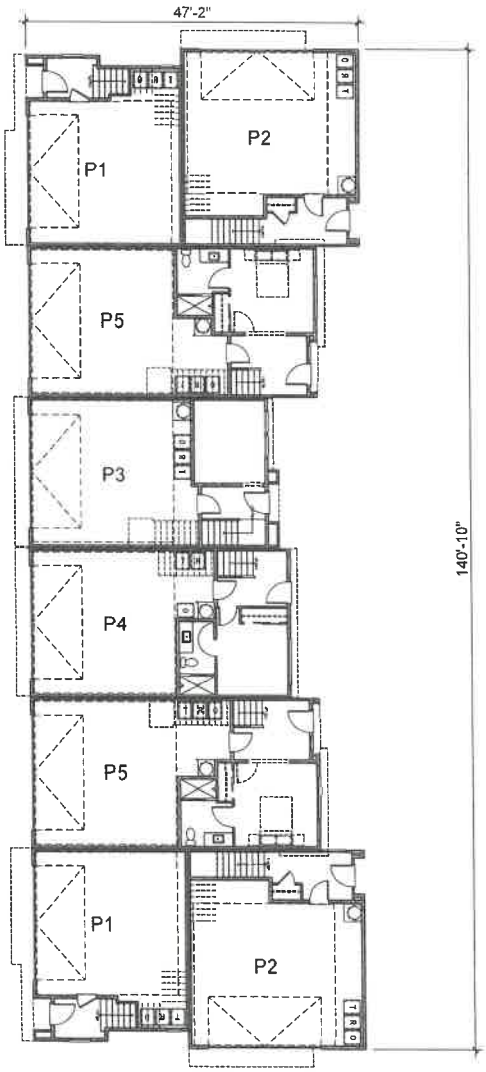
Third Floor
4153 SQ. FT.



Third Floor
4279 SQ. FT.



Second Floor
4279 SQ. FT.



First Floor
4153 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

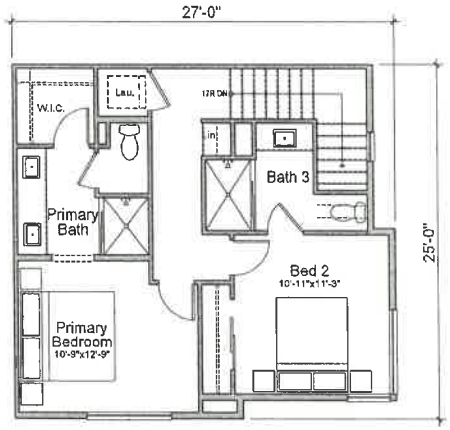
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230858

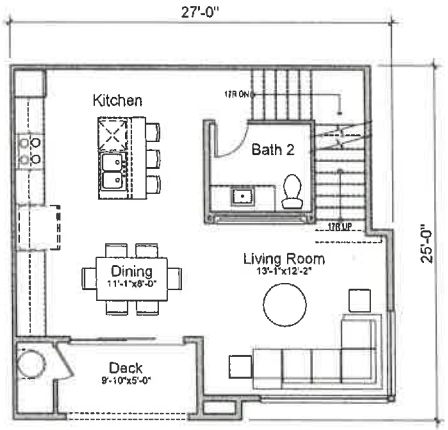
SCHEMATIC DESIGN
MAY 21, 2024
NTS

BUILDING 'H' - BUILDING PLANS
TOWNHOME

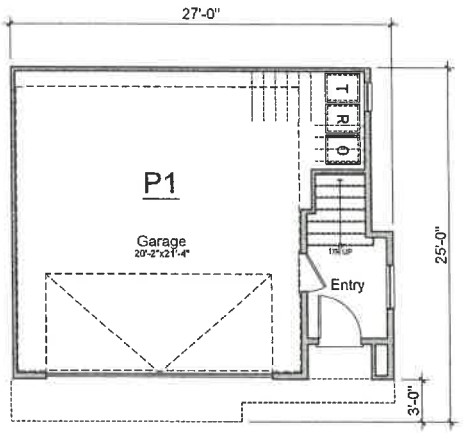
AB3.08



Third Floor
82707



Second Floor
567 SQ. FT.



First Floor
122 SQ. FT.

PLAN 1 (2 BED / 2.5 BATH) - GROSS	
FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	567 SQ. FT.
THIRD FLOOR	574 SQ. FT.
TOTAL	1,264 SQ. FT.

PLAN 1 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	103 SQ. FT.
SECOND FLOOR	529 SQ. FT.
THIRD FLOOR	543 SQ. FT.
TOTAL	1,175 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

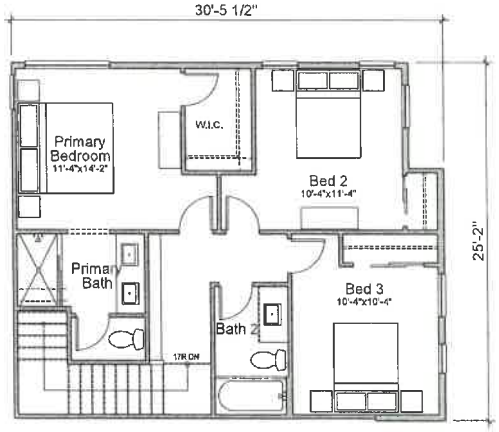
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

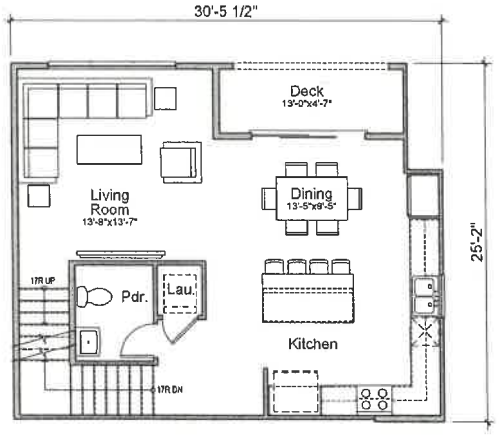
0 2 4 8

UNIT PLAN - PLAN 1
TOWNHOMES

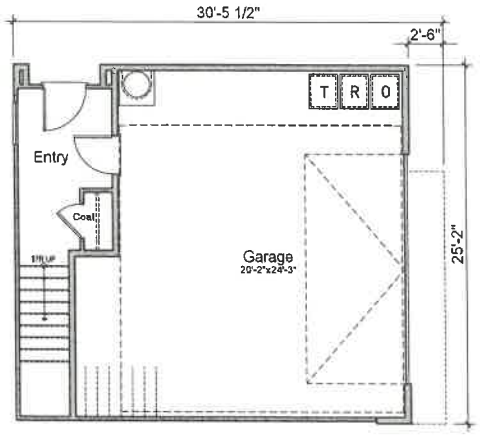
AB5.00



Third Floor
670 SQ. FT.



Second Floor
676 SQ. FT.



First Floor
170 SQ. FT.

PLAN 2 (3 BED / 2.5 BATH) - GROSS	
FIRST FLOOR	170 SQ. FT.
SECOND FLOOR	676 SQ. FT.
THIRD FLOOR	670 SQ. FT.
TOTAL	1,517 SQ. FT.

PLAN 2 (3 BED / 2.5 BATH) - NET	
FIRST FLOOR	147 SQ. FT.
SECOND FLOOR	635 SQ. FT.
THIRD FLOOR	636 SQ. FT.
TOTAL	1,418 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

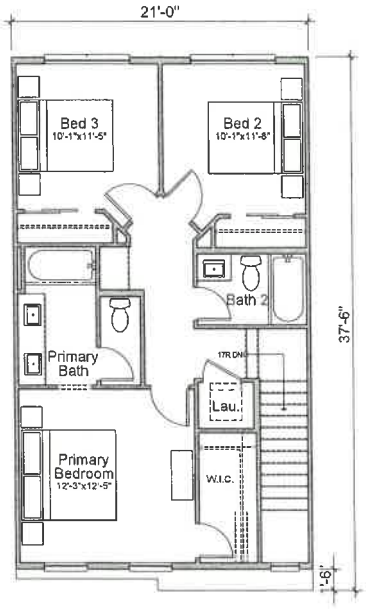
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

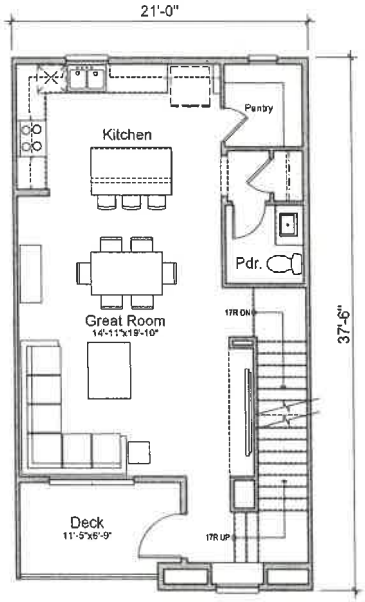
0 2 4 8

UNIT PLAN - PLAN 2
TOWNHOMES

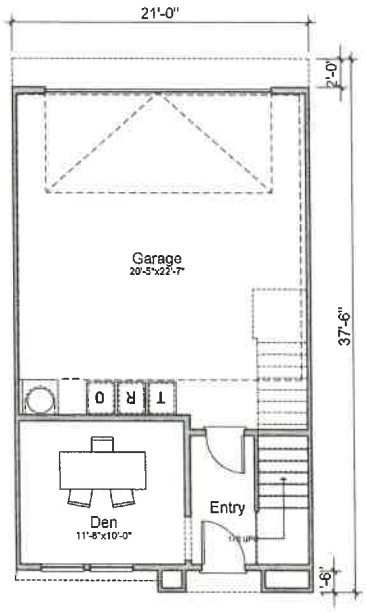
AB5.01



Third Floor
684 SQ. FT.



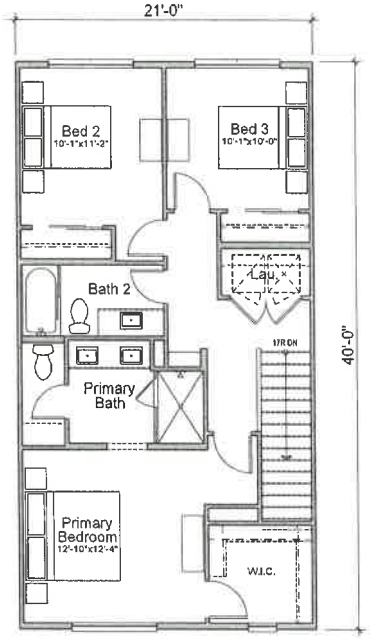
Second Floor
703 SQ. FT.



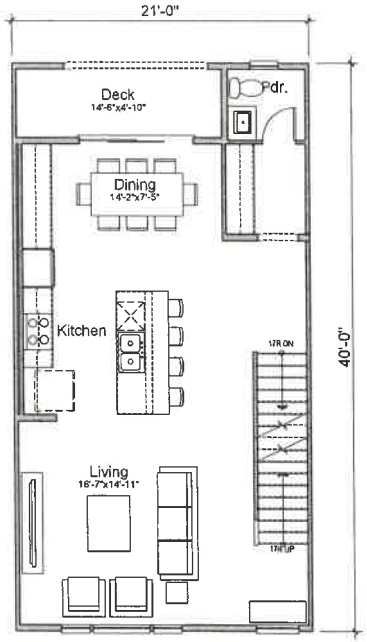
First Floor
259 SQ. FT.

PLAN 3 | 3 BED / 2.5 BATH | - GROSS	
FIRST FLOOR	259 SQ. FT.
SECOND FLOOR	703 SQ. FT.
THIRD FLOOR	684 SQ. FT.
TOTAL	1,646 SQ. FT.

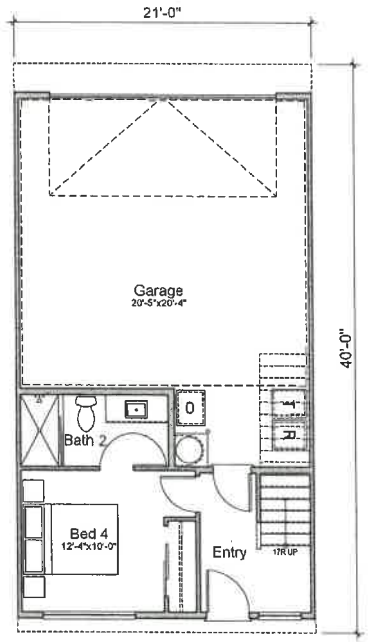
PLAN 3 | 3 BED / 2.5 BATH | - NET	
FIRST FLOOR	241 SQ. FT.
SECOND FLOOR	645 SQ. FT.
THIRD FLOOR	651 SQ. FT.
TOTAL	1,537 SQ. FT.



Third Floor
790 SQ. FT.



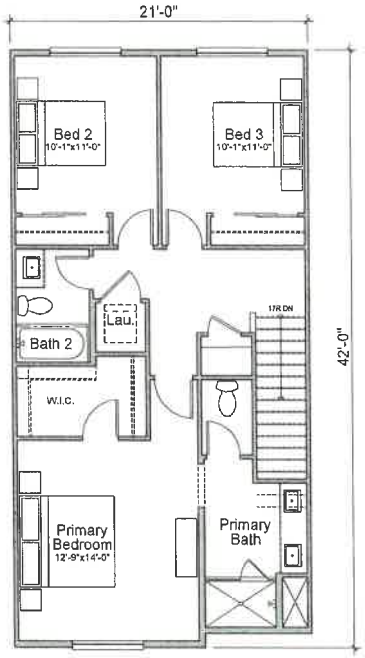
Second Floor
762 SQ. FT.



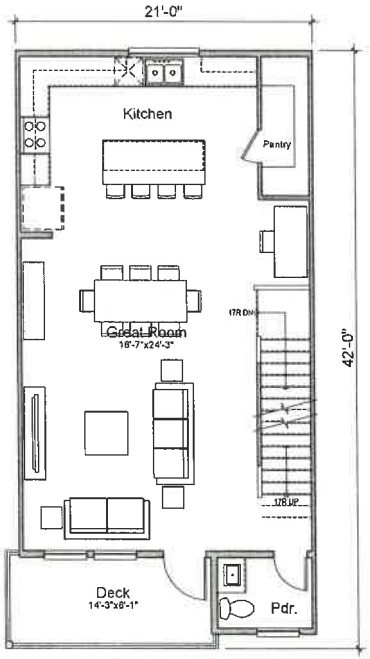
First Floor
317 SQ. FT.

PLAN 4 (4 BED / 3.5 BATH) - GROSS	
FIRST FLOOR	317 SQ. FT.
SECOND FLOOR	762 SQ. FT.
THIRD FLOOR	790 SQ. FT.
TOTAL	1,870 SQ. FT.

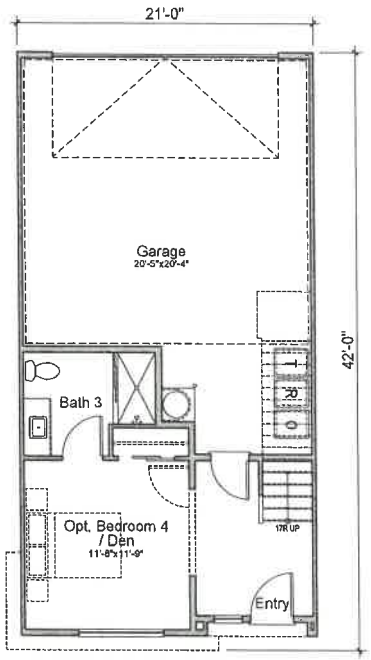
PLAN 4 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	298 SQ. FT.
SECOND FLOOR	720 SQ. FT.
THIRD FLOOR	752 SQ. FT.
TOTAL	1,769 SQ. FT.



Third Floor
824 SQ. FT.



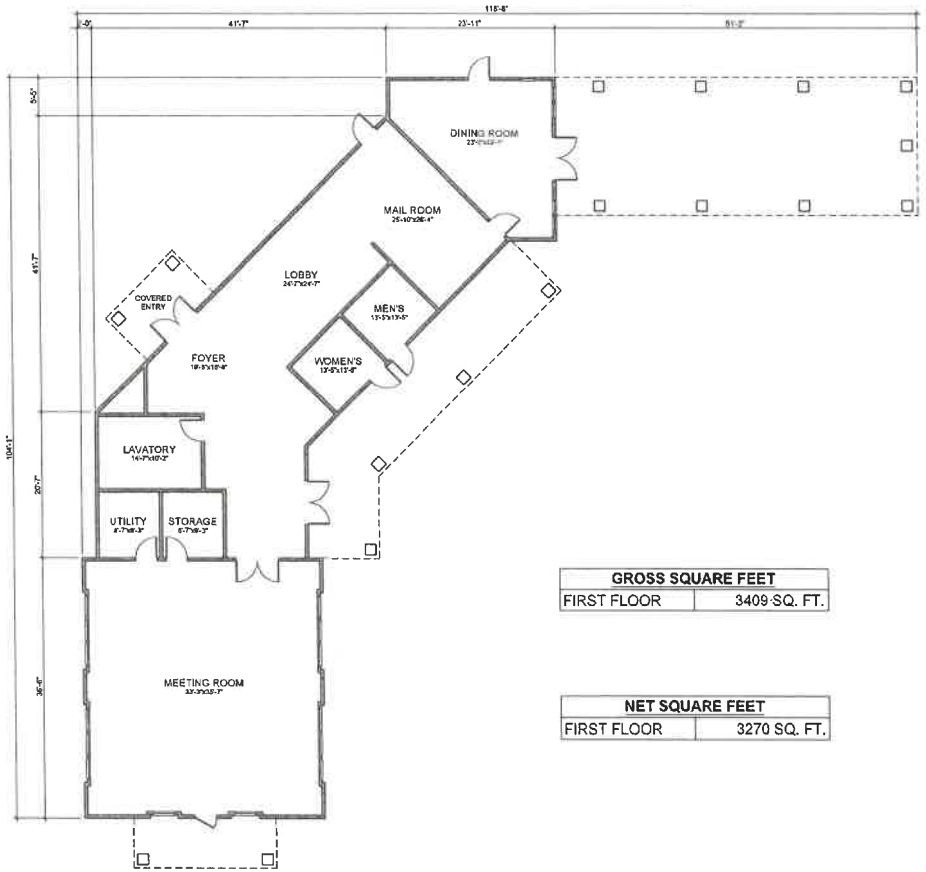
Second Floor
788 SQ. FT.



First Floor
393 SQ. FT.

PLAN 5 [4 BED / 3.5 BATH] - GROSS	
FIRST FLOOR	393 SQ. FT.
SECOND FLOOR	788 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL	2,004 SQ. FT.

PLAN 5 [4 BED / 3.5 BATH] - NET	
FIRST FLOOR	362 SQ. FT.
SECOND FLOOR	744 SQ. FT.
THIRD FLOOR	784 SQ. FT.
TOTAL	1,890 SQ. FT.



PLAN

GROSS SQUARE FEET	
FIRST FLOOR	3409 SQ. FT.

NET SQUARE FEET	
FIRST FLOOR	3270 SQ. FT.



FRONT

Attachment 6

Resolution No. 2024-_____to approve Design Review Application No. 24-005 Option 'B'.
Exhibit A – Conditions of Approval
Exhibit B - Mitigation Monitoring & Reporting Program
Exhibit C – Project Plans

RESOLUTION NO. 2024 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 24-005) (OPTION 'A') TO CONSTRUCT A 504-UNIT MIXED RESIDENTIAL COMPLEX, FIVE (5) COMMON AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE WITHIN PLANNING AREA 2 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN OPTION 'B'. ASSESSOR'S PARCEL NUMBERS: 1201-341-29, 30 & 33

APPLICANT: Mission Communities & Mossa Investments

A. RECITALS

1. On July 15, 2024, the Applicant submitted an application for a Design Review (DRA 24-005) to construct 500 residential units (Option 'B'), an approximately 21,430 square foot central amenity building, five common areas and outdoor courtyards on a vacant site of approximately 25 acres, spanning across three (3) parcels, located on the north side of Greenspot Road between the SR 210 and Webster Street (the "Project").

2. The Site has a Land Use Designation of High Density Residential, per Planning Area 2 of the Greenspot Village & Marketplace Specific Plan.

3. On July 26, 2024, 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 Project would be considered.

4. On August 6, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Project and at the request of Staff continued the hearing to August 20, 2024.

5. On August 20, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Project at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Project.

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 'B' 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 August 20, 2024, 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 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 proposed construction of 500 residential units within Planning Area 2 is in compliance with the 20-30 du/ac density range that was analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. The proposed project is compatible with the approved Specific Plan and the proposal will not increase the level of impacts identified in the EIR and SEIR. As such, the scope of the project was previously analyzed and none of the 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 24-005) Option 'B'**

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

Response: The Greenspot Village & Marketplace Specific Plan currently has a residential cap of 1,218 units, as established by the adoption of Ordinance 111 in November 2023. Currently, there are 672 units already approved within the Specific Plan (472 units by Rexco Development and 200 units by TREH Partners, LLC), allowing for up to 546 units to be completed within Planning Area 2.

The proposed project aligns with the Greenspot Village & Marketplace Specific Plan because Planning Area 2 is designated to feature a High-Density Residential Overlay, requiring residential uses ranging from 500 to 646 units with a density of 20-30 du/ac. The proposed development of 500 units in Planning Area 2 adheres to the 20-30 du/ac density range, as analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Therefore, the proposed 500-unit residential project is in compliance with the Specific Plan, maintaining consistency with the specified density requirements.

In addition, the Project is consistent with the General Plan's Housing Element as the properties are identified in the Housing Element's Site Inventory as providing capacity for 300 housing units and the Project is proposing 500 units.

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 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 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 residential project with a density level between 20 and 30 dwelling units per acre. The Project is designed in a manner that will not be detrimental to the public health, safety, or welfare because the project includes infrastructure improvements that will enhance the safety and functionality of the surrounding area, such as the installation of signalized intersections, enhanced pedestrian pathways, and landscaped buffers that contribute to a safer and more aesthetically pleasing environment. The inclusion of open space, recreational facilities, and community amenities within the development also promotes the well-being of residents by encouraging physical activity and social interaction.

In addition, the project's design has been carefully planned to integrate with the existing and future land uses in the vicinity, minimizing any potential conflicts or negative impacts on neighboring properties. By adhering to the Specific Plan's guidelines and incorporating the recommended conditions of approval, the project will enhance the overall quality of life in the area while ensuring that it does not pose any harm to the public or surrounding properties.

6. Government Code section 65863(b)(1) states that "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density, as

defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

A) The reduction is consistent with the adopted general plan, including the housing element.

B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level."

The Housing Element identifies that the Project site has capacity for 100 lower income units, and 200 moderate income units for a total of 300 housing units. The Project proposes 500 housing units thereby exceeding the number of units identified on the Site Inventory of the Housing Element.

7. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA 24-005) to construct Option 'B' – a 500-unit mixed residential complex in Planning Area 2 of the Greenspot Village Specific Plan, subject to the conditions of approval attached.

Exhibit A – Design Review Conditions of Approval

Exhibit B – Mitigation Monitoring & Reporting Program for the Supplemental Environmental Impact Report (ENV-19-002)

Exhibit C – Project Plans

C. ADOPTION OF RESOLUTION

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

PASSED, **APPROVED** and **ADOPTED** this 20th day of August 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A

Design Review Conditions of Approval

OPTION 'B'

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 20, 2024
Applicant: Greenspot Communities & Mossa Investments
File/Index: Design Review Application (DRA 24-005) [Related Project(s): Tentative Tract Map 24-001
Proposal: **Option 'B'** - The construction of a 500-unit mixed residential complex, a 21,430 square foot central amenity building, five (5) common 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. Planning Area 2 of the Greenspot Village & Marketplace Specific Plan.
Assessor's Parcel Number(s): 1201-341-29, 30 & 31

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 24-005) Option 'B' 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 Option 'B' is for the construction of a 500-unit mixed residential complex, a 21,430 square foot central amenity building, five (5) common areas, and outdoor courtyards. Submittal includes a site plan, architectural elevations, grading plans, open space plans, parking plans, trail 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. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

7. Revisions, modifications, 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, for 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 central amenities shall be constructed in advance of the first residential Certificate of Occupancy.

12. Enhanced decorative paving materials, such as colored and textured concrete or interlocking pavers, must be provided at all three key vehicular entry drives consistent with the Greenspot Village and Marketplace Specific Plan.

13. Sidewalks along Boulder Avenue shall feature a landscaped parkway so that sidewalks are not directly adjacent to the street and vehicle traffic.

14. Secondary access onto Boulder Avenue must have clear line of sight. Tree canopy needs to be high enough to not obstruct any view.

15. There must be designated pedestrian walkways across internal drive aisles throughout the development delineated by off setting concrete color or texture or other method approved by Planning and Public Works Divisions.

16. 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.

17. 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.

18. Development Impact Fees shall be paid in accordance with City Ordinance (see attached DIF flyer dated April 1, 2024). Fees are subject to change by action of the City Council. Fees are locked in upon submission of application to the Building & Safety Division for plan check (footnote #3).

19. The Project shall comply with the City's Inclusionary Housing Ordinance.

20. The project shall comply with the 2013 and 2019 Mitigation Monitoring and Reporting Program, attached hereto.

21. A photometric plan shall be provided to Staff for review and approve prior to the issuance of building permits.

22. The security system/camera plan shall be submitted to the city and reviewed by the city's Police Department for adequacy.

23. The 500-unit mixed residential complex shall be subject to the establishment of a **single** homeowner's association (HOA) responsible for enforcing CC&Rs and overseeing maintenance requirements for the entire site.

24. All proposed walls shall be constructed per the wall plan details.

25. **The approval of Design Review Application No. 24-005 'Option B' consisting of 82 single-family units and 418 Townhomes is contingent upon the California Department of Housing and Community Development (HCD) determining that 'Option A' which consists of 141 Single-Family Units, 104 Junior Accessory Dwelling Units (JADUs), and 259 Townhomes does not count towards meeting the minimum density requirements of 20 dwelling units per acre as required in the Greenspot Village & Marketplace Specific Plan. If HCD makes this determination, then Option B will go into effect.**

26. The proposed development must adhere to the Single-Family Detached Development Standards as outlined in the Greenspot Village and Marketplace Specific Plan, specifically those found on page 86 Table 5-4 of the Specific Plan. These standards include, but are not limited to, maximum building height, minimum front, side, and rear setbacks for living spaces, porches, and garages. No deviations from these standards will be permitted.

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/1/24
Subdivided Development

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$87	$137	$77	$58	$0.049	$0.003
Fire Suppression Facilities, Vehicles & Equipment	$779	$252	$915	$1,237	$0.012	$0.004
Local Circulation System	$2,814	$1,879	$1,465	$1,484	$2.628	$1.818
Regional Circulation System	$16,409	$10,956	$8,539	$8,653	$15.319	$10.599
Regional Flood Control Facilities	$2,687	$946	$1,612	$943	$1.011	$1.250
General Facilities, Vehicles & Equipment	$3,473	$3,473	$3,473	$1,813	$1.930	$1.930
Library Facilities & Collection	$1,695	$1,544	$1,106	N/A	N/A	N/A
Public Use (Community Center Facilities)	N/A	N/A	N/A	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$5,239	$4,770	$3,416	N/A	N/A	N/A
TOTAL:	$33,183	$23,957	$20,603	$14,188	$20.949	$15.604

Notes:
1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Gold Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2023-040 & 2023-041)
4. Fee collected at time of building permit issuance or occupancy. (Reso. 2023-040 & 2023-041)
5. Additional inclusionary housing fees of $3,750 for all new units required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

DIF'S ARE AMENDED FROM TIME TO TIME BY ACTION OF THE CITY COUNCIL AND MAY CHANGE PRIOR TO THE APPLICATION OF BUILDING PERMIT BY THIS PROJECT.

City of Highland

Engineering Department
Conditions of Approval
(DRA 24-005 TTM 20698) Greenspot Village PA 2 – Option A

A - Required Prior to Map Approval
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 6-foot wide meandering sidewalk (Type A Standard 208), a 15-foot wide multi purpose trail with split rail fencing, parkway landscaping, and raised landscaped median along project frontage. Construct 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 and construct 6-foot wide meandering sidewalk (Type A Standard 208) from southerly Project frontage to modify and join existing curb ramp at southwest corner of Webster Street and Boulder Avenue: as approved by the City Engineer and Community Development Director.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide (minimum) with Knox box lock onto Boulder Avenue at proposed Fire access Area 4 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 53-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 6-foot wide sidewalk on both sides curb adjacent with landscaped parkway: as approved by the City Engineer and Community Development Director.

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" (Costco Way) 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. Provide emergency access to private road from TREH Golden Triangle SPR 006-001A residential at Project's westerly gated off Greenspot Road.

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 (Calhoun Road) 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 Greenpsot Road to the northern boundary of the project. Construct a 71-foot wide drive aisle at the Calhoun Road gated entry off Greenspot Road with a 8-foot wide landscape median, a 10-foot wide westerly landscaped parkway, and a 10-foot wide easteryly landscaped parkway: as approved by the City Engineer and Community Development Director.

E 19. Submit engineering plans for street improvements and striping for Boulder Avenue 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. Include no U-turn restriction at northbound Boulder Avenue at the intersection with Eucalyptus Avenue.

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 on Boulder Avenue 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 per 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. 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, walls and fences. To ensure that drainage at the perimeter wall conditions and runoff from covered parking is addressed, install concrete swales and on-stie drainage inlets when necessary. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner. 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 128.7 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 30. 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 31. 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/ MAP

C* 32. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Boulder Avenue and Eucalyptus Avenue. The City will maintain parkway and frontage landscaping utilizing CFD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 33. Establish a maintenance funding mechanism acceptable to the City for maintenance of the median along the Project's Boulder Avenue frontage. Landscaping within the median shall be maintained by the City.

C* 34. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the paseo landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage and sewer system in Planning Area 2.

C/D* 35. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, the paseo landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private sewer and storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.

B* 36. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

B* 37. 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* 38. 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* 39. 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* 40. 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.

B* 41. Acquire a private easement across Planning Area 1 and/ or 2 if needed for construction and maintenance of offsite drainage facilities.

C 42. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').

B 43. Submit non subdivision Improvement Agreement and bond for public improvements, as directed by City Engineer and City Attorney.

D 44. 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 45. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within existing Parcel.

B 46. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 47. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 48 Record an easement for Public sewer and water improvements purposes in favor of the EVWD within Project's ownership for the realigned trunk lines.

FEES/PERMITS

C* 49. 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* 50. 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* 51. 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 52. 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 53. 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 54. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

E 55. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 56. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 57. 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 58. 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 59. 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 60. 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 61. 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 62. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 63. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 64. 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* 65. 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* 66. 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.

Building and Safety Division Conditions of Approval

Date:	June 5, 2024
Project:	508 Residential Units
Applicant:	Mission Communities and Mossa Investments
Site Location:	Planning Area 2 of the Greenspot Village & Marketplace Specific Plan, North side of Greenspot Road between SR 210 and Webster Street
Project Numbers:	**DRA** 24-005, **TTM** 24-001, **TMM** 20698
APN(s):	1201-341-29, 30, & 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) Structural Plans
   (3) Plot/Site Plans
   (3) Electrical Plans
   (3) Electrical Load Calculations
   (3) Exiting Plans (Commercial structures and multifamily)
   (3) Map Directory for Building addressing and signage for reference. HMC 15.06.100
   (3) Plumbing Plans/Isometrics
   (3) Mechanical Plans
   (3) HVAC Duct Layout Plans
   (3) Site Disabled Access Plan (Commercial structures and multifamily)
   (3) Temporary Construction Fence Plan
   (3) Fire Department access and Fire water
   Please include in plans and mark "FOR REFERENCE ONLY"
   (3) Precise Grading Plans
   **Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
   (3) Project Condition of Approval from all departments:
   To be included in Architectural plan set at plan submittal
   (2) Engineered Truss Calculations – as applicable
   (2) Title 24 Energy Calculations
   (2) Soils Report
   (2) Structural Calculations
   (1) Fire Flow Test - with hydrant location dimensioned on the site plan.

(1) Approved Health Department (Prior to permit issuance - Public Pools)

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.

4. 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)

5. All dead and removed trees and foliage is to be properly removed from the site.

6. For the removal of any storage tanks, or other excavations involving backfill, a compaction shall be filed with the Building Division. Any Fuel storage tank removal would require notification of San Bernardino County Fire, Hazardous Materials and San Bernardino County Environmental Health Department

7. Separate structures (i.e. club house, guard shacks, entry gates structures, walls, patios) shall be submitted for plans review, approvals and permitted separately.

8. 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.

9. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.

    a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

10. All building(s) is/are to be connected to the public sewer system.

11. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.

12. Plans should include a Map Directory for Building addressing and signage for reference. HMC 15.06.100 - A lighted directory site map shall be installed and maintained at each driveway entrance to multiple unit residential projects.

    a. All new structures shall have illuminated addressing in accordance with HMC 15.06.100

13. 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.

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

    2. Play areas shall comply with CBC section 11B 1008

    3. Trash enclosure(s) shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure(s) to the building(s) it/they serves. Detail accessible route on plans. (CBC Section 11B-206.2.2)

14. Prior to the 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.

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 the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

17. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. (Redlands Unified School District)

18. Prior to issuance of building permits, provide Building and Safety with a Sewer and Water availability Letter from East Valley Water District. (909) 889-9501

19. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

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

21. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.

22. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities preformed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.

23. 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. Inspection requests received on a closed Friday or weekend will be scheduled for the following Tuesday. Please contact (909) 864-2136, Ext 228 for the inspection voicemail line.

24. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable 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.

25. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans, reports, and documents.

26. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Commercial and industrial projects, see Policy 295.

27. 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.

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

DATE : August 1, 2024

APPLICANT : Mission Communities and Mossa Investments

ADDRESS : North Side of Greenspot Road between 210 and Webster Street

SITE LOCATION: 1201-341-29, 30, 33

FILE / INDEX No.: DRA 24-005 TTM 24-001

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

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

Fire Department Review of all projects is required.

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

7. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings. **CFC; CBC; CMC**

8. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

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

ACCESS:

10. **HF7:** Fire department **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 / department 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. Verify minimum curb return radii for fire apparatus access. Apply truck turning template for decorative design at each entrance to ensure fire department access. **CFC**

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

12. **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**

13. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**

14. **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**

15. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

16. **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**

17. **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**

18. **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 dual position "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**

19. **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**

20. **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**

21. **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:

22. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.
COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.
System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet. **CFC APPENDIX B AND C**

Note: Hydrants shall meet EVWD standards.

23. **HF29:** Maximum fire hydrant spacing shall be:

Single family residential:	600 FEET
Multi-family residential:	300 FEET
High density residential:	300 FEET
Commercial retail:	300 FEET

CFC / APPENDIX B AND C.

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

24. **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**

25. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

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

27. **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**

28. **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 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

29. **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

30. **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.**

31. **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.

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

33. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street or the numbers are not visible, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

34. **HF34:** Residential automatic fire sprinklers shall be installed according to **NFPA 13D** and fire department requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations for fire dept. review and approval prior to any installation. Submit copy of California C-16 license.

35. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the 13D fire sprinkler system. Minimum pipe size beyond the water meter shall be 1-inch. **CFC; CBC; HMC; NFPA**

36. **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**

37. **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**

38. **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**

39. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC**; **NFPA**

40. **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**

41. **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**

42. **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.

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

City of Highland Fire Prevention
(909) 864-8732 x 248

July 29, 2024

Attn: Angela Tafolla, Associate Planner
City of Highland
27215 Base Line
Highland, CA 92346

RE: Preliminary Landscape Plan Review:
DRA 24-005
Greenspot Village 2nd Preliminary Review (Option B)

Dear Angela:

We have reviewed the preliminary landscape plans for the project listed above in comparison to the City's Design Guidelines, Specific Plan, Water Efficient Landscape Ordinance, and recently processed applications of similar use. Accordingly, we recommend the following landscape-specific Corrections and Suggested Conditions for Planning Divisions review and implementation as required.

Required Corrections (for resubmittal)

1) Conceptual landscape plans shall include the following as per Highland Municipal Code, Public Works Policies, Procedures and Standards chapter 14.0, and 16.40.390 Water Efficient Landscape requirements:

   a. Include total landscape area in square feet and a percentage of overall site for verification with meeting City minimums typically 10-15% based on similar projects.
   b. A design statement, irrigation notes, planting notes, and a chart identifying proposed hydrozones by area and type.
   c. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones areas.
   d. Separate color images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic or inorganic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.
   e. A shade tree exhibit shall be included, and planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.
   f. Include reference items such as preliminary grading plans and any elevations, sections, and or exhibits that show site structures and the relationship between landscape, finished surface, and buildings and or adjacent properties such as existing residences.

2) Include all site plan information on the landscape plans including, property lines, vehicular sight lines, ROW, easements, and any required setbacks and or other easements.

3) List square footage of development amenities areas, include their total percentage versus overall. It is noted that amenity areas have been reduced and or removed from the previous submission- check common open space summary- community garden area is not listed on either option- verify totals.

4) Clarify all hardscape areas; some appear as blank(white) while others are hatched.

5) Clarify public from private areas; show planting areas by the use of hatches or some other form of designation- many areas are unclear due to the limited detail given.

6) Community spaces shall be provided with improved site furnishings and enhanced features to create a pedestrian-friendly experience, enhance useable outdoor spaces, create shade, and break up large spaces of paving. Clear connections to public right of ways shall be provided for pedestrians and connections to interior open space or use areas.

7) Clarify areas and structures in the revised zone- some show door openings while others are just boxes- provide elevations and clarity on surrounding areas, i.e. walks, private areas, and planter areas.

8) Show utility locations; due to reduced areas items like AC condensers can become an issue. Large banks of units are discouraged.

9) Add courtyards and similar amenities for the connecting paths in revised zones like adjacent housing areas.

10) The Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, crossings in parking areas as well as in enhanced amenity areas. Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.

11) The Applicant shall identify westerly boundary treatment for area adjacent to City Creek, include finished edge treatment and any buffers or other structures along the boundary.

12) All sidewalks shall be provided with ample shade from a combination of street trees and onsite trees, all trees shall be located to be excluded from any sight line corridors.

13) All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards. Please note the city of Highlands Eto is 55.6

14) All plants shall be hydrozoned to low to medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.

15) Required street trees shall be a minimum of 24" box, overall tree sizes for the project shall meet the following criteria:

a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15% (Include matrix/chart of sizes/ % of total)
b. Include specific symbols and show counts for all proposed trees.
c. All palms if used shall be skinned/ dead fronds removed.
d. Applicant shall coordinate with the City Landscape Architect for street tree species and required spacing for areas under specific plans.
e. Please note, trees that create excessive debris from flowering/ seed production such as Palo Verde are prohibited due to Water Quality concerns.

16) Main vehicular pathway from Boulder entrance to both southern connections shall have larger trees and enhanced landscape to provide way finding and visually designate it as the main corridor for travel.

17) Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage within 15 years estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.

18) List sizes of proposed shrubs, plants shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size. For Preliminary plans, shrub areas can be hatched with a detailed legend calling out all plants to be included.

19) All planter areas shall be a minimum of 5 feet wide excluding curbs and required concrete strip adjacent to parking spaces (12" wide by 4" deep doweled into the 6" wide curb or 12" wide by full depth poured in place curb) and excluding walkways, walls, wall footings and overhead obstructions.

20) Additional screening from the community trail and units facing Boulder shall be required for separation of use types and privacy of units.

21) Additional screening from the property to the South shall be required- per specific plan the Paseo was to have a 10' path and an overall 55' width- due to reduced size plant material shall be added to create vertical buffer from commercial uses to the south.

22) Accent materials shall be locally based and compliment the rural nature of the surrounding City Creek area. The use of boulders, cobble, and other local materials shall be integrated into the design of common areas.

23) Tree diamonds shall be used and shall be a minimum of 25 sq. ft., trees in areas surrounded by imperviable paving may require specialized growing media, soil support, or other instruments to create healthy aerated soil for long term root and tree health.

24) Include photo examples of all site furniture and or site features for review of quality, finish, and functionality. Include all entities for review.

25) Clarify Fence/ Wall construction responsibility of southern perimeter- Costco Landscape Plans show no fencing being installed.

Conditions (post entitlement approval / to be applied to construction documents)

1) Plans shall include the City signature block at the lower right corner of each sheet per City of Highland's Public Works Policies, Procedures and Standards Chapter 14.0.

2) The plan cover sheet shall include the most recent City inspection procedures and required notes.

3) Shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highlands seasonal temperatures that can result in frost and freeze events in the winter months.

4) Trees that produce excessive debris and waste from flowering or seed production shall be avoided due to concerns with City storm drain infrastructure. Species such as Palo Verde (Parkinsonia or Cercidium) are banned from use per the City's Public Service Manager.

5) Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.

6) All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking materials and details as needed. Notes shall be added to support the establishment of trunk taper and root growth with a limit on the maximum timeline for required staking.

7) Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structures and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental cause.

8) A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, which shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or long periods of planting in dormancy or in need of severe pruning.

9) Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding and or screening shrubs (30" max height) to screen parked cars from public view as seen from frontages or ROW areas.

10) On center plant spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.

11) All panted areas shall have a minimum of a 3" layer of organic mulch or inorganic mulch to retain moisture and reduce evaporation. Notes shall be added that require the continual maintenance of the minimum depth of 3" at all times.

12) Vines and screening planting shall be used on broad expanses of walls in addition to trash enclosures or other utility structures. For areas with limited planting areas, structural fabricated screens shall be used- the style of which shall complement the architecture of the project.

13) No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to maintain the total approved number.

14) 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) for the facilities, include all structures on plan even if sub surface for reference. Per original specific plan the Paseo was to serve as a portion of the overall storm water management treatment.

15) Note and identify all fence and wall treatments including heights and examples of materials as used throughout the project site.

16) Call out any proposed signage or art installation locations and supply reference images- Actual signage or artwork approval shall be per separate review by the Planning Division.

17) Any project greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall be required to meet all requirements of Section 16.40.390,

18) Irrigation systems within landscape maintenance district easements which are not maintained by the City shall be designed for easy isolation from on-site private irrigation systems in the event the City assumes maintenance of the frontage irrigation and landscaping within the landscape maintenance district. Applicant shall design irrigation with the inclusion of required separations per the Shell LMD requirements (City Standard Detail #401a).

19) Dedicated (separate) landscape water meters shall be installed for all projects greater than 5,000 square feet, for projects less than 5,000 square feet a separate sub meter shall be used for landscaping.

20) Pressure regulators shall be used when residual pressure is more than 10% of static pressure- the designer shall specify the appropriate PSI settings.

21) A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve and flow sensor to protect against loss due to system failures or damage.

22) All irrigation for commercial purposes shall exclude any ¼" distribution or emitter tubing due to wildlife issues.

23) Landscape irrigation schedules for both establishment and ongoing maintenance periods shall be developed and included by the designer of record based on the results of soil investigation and the proposed plant material.

24) An irrigation and planting suggested maintenance schedule shall be provided by the designer of record to ensure the overall Water Management Plan shall be maintained and continue to meet the design provisions for water conservation as required by MWELO.

25) Any updates to the state and or local ordinance for MWELO that are more stringent than required herein shall take precedence in all cases.

26) A copy of the Soil Management Plan and fertility/ amendment recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans set unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.

27) Applicant shall provide a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.

28) The maximum coverage of gravel or rock used as groundcover/ mulch shall be 50% of planting areas and be a minimum of 3" thick.

29) Separations between planting areas and ground cover(including rock mulch areas) areas shall require edging or mow curbs to maintain clean divisions and maintainable boundaries.

30) The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting prior to the start of any permitted landscape work. A Copy of the signed and approved plans and required landscape submittals shall be presented for review and approval including soil test results per the Soil Management Plan. The overall inspection schedule shall be reviewed, and all procedures shall be discussed. No landscaping shall occur prior to the meeting.

31) Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections, supplied approved as built documents, supplied approved controller charts in addition to having completed a 3rd party water audit with report. Failure to submit or complete any required inspections and or documents shall result in delays for final inspection, additional inspections requiring uncovering of work and or postponed final sign-off.

We look forward to this project moving forward and are available for any requests for clarification or further discussion of the above requirements. Please feel free to contact us at (951) 369-0700 with any concerns.

Respectfully,

Dan Burkhart ASLA
City Landscape Plan Reviewer/ Inspector
Landscape Architect CA# 6092 Certified Arborist WE-11637A

For:

Scott Rice ASLA, LEED AP, CASp
City Landscape Architect
Landscape Architect CA #5111

Consultants to the City of Highland via Community Works Design Group

Main Office - 825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

Noel Castillo, P.E.
Director

David Doublet, M.S., P.E.
Assistant Director

June 13, 2024

Transmitted Via Email
File: 10(ENV)-4.01

City of Highland
Attn: Angela Tafolla, Associate Planner
27215 Base Line
Highland, CA 92346
atafolla@cityofhighland.org

RE: PROJECT COMMENT – PROJECT NOTICE FOR DESIGN REVIEW APPLICATION (DRA 24-005) CONSTRUCTION OF 259 RESIDENTIAL UNITS AND TENTATIVE TRACT MAP (TTM) 24-001/TMM 20698 SUBDIVISION OF 3 PARCELS TO CREATE 6 NEW PARCELS. APN(S): 1201-341-29, -30, -33.

Dear Ms. Tafolla:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on May 23, 2024,** and pursuant to our review, the following comments are provided:

Flood Control Planning/Water Resources Division (Michael Fam, Engineering Manager, (909) 387-8120):

The San Bernardino County Flood Control District's (District) recommendations are most often made for site specific conditions. Therefore, the recommendations made here are general in nature until such time as more detailed plans become available.

1. According to the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel 06071C8702H, dated August 28, 2008, the Project lies within Zones X.

2. If any encroachment on District's right-of-way is anticipated, a permit shall be obtained from the District's Operations Division, Permits/Operations/Support Section. Other on-site or off-site improvements may be required, which cannot be determined at this time.

3. We recommend that the August 31, 2001, Comprehensive Storm Drain Plan No. 6 for the San Bernardino County Flood Control District, prepared by Exponent Failure Analysis Associates, be utilized in the design of the drainage facilities.

4. Other on-site or off-site improvements may be required, which cannot be determined at this time, and would have to be reviewed after more complete improvement plans and drainage analysis have been submitted to this office.

BOARD OF SUPERVISORS

Col. Paul Cook (Ret.), Vice Chairman, First District | Jesse Armendarez, Second District | Dawn Rowe, Chair, Third District | Curt Hagman, Fourth District | Joe Baca, Jr., Fifth District

Luther Snoke, Chief Executive Officer

5. A 6-foot block wall, chain link fence, or other Flood Control District approved barrier shall be constructed along the Flood Control District's right-of-way adjacent to the west of this site.

Flood Control Planning/Operations Support Division (Michael Fam, Engineering Manager, (909)-387-8120):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the Comprehensive Storm Drain Plan No. 6, dated August 2001. It is to be used as a guideline for drainage in the area and is available in the San Bernardino County Department of Public Works, Flood Control Planning Division offices. Any revision to the drainage should be reviewed and approved by the jurisdictional agency (i.e. City or County).

2. The proposed Project is located adjacent to a San Bernardino County Flood Control District right-of-way and/or facilities (2-601-5D) City Creek Levee/Corps of Engineer. Any encroachments including, but not limited to, access for grading, fence removal and installation, side drain connections, and utilities on the District's right-of-way or facilities will require a permit from the District prior to start of construction. Also, facilities built by the U.S. Army Corps of Engineers (USACE) will require the District to obtain a 408-permit from the USACE prior to start of work. Please contact the San Bernardino County Flood Control Permit Section at (909) 387-7995 for further information regarding this process.

NPDES Division (Jonathan Dillon, P.E, (909)-387-7119):

1. In compliance with the Municipal separate storm sewer system (MS4) Permit, a Water Quality Management Plan (WQMP) shall be established prior to the recordation of the Tract Map. If you have any questions regarding this process, please contact the San Bernardino County Flood Control District Permit Section at (909) 387-7995.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy J. Sansonetti, AICP
Supervising Planner, Capital Improvement Section
Environmental Management Division

NS:MC:ml

Cc: Manie Cruz, Planner II

Exhibit B

Mitigation Monitoring & Reporting Program

Mitigation Monitoring and Reporting Program

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. Rood 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	

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 PM_{10} of 5 percent • During all construction activities, the construction contractor shall sweep streets with Rule 1186 compliant PM_{10}-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 how This would achieve an emissions control efficiency for PM_{10} 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 PM_{10} 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 PM_{10} 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 PM_{10} 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 PM_{10} 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.				

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	

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/heatisld/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	

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. o The location of the nest and owls proposed for relocation. o The location of the proposed relocation site.	Project Applicant	Prior to the issuance of grading permits	City of Highland Planning Division	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	o The number of owls involved and the time of year when the relocation is proposed to take place. o The name and credentials of the biologist who will be retained to supervise the relocation o 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	

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: o Avoidance of the occupied portion(s) of the property utilizing current avoidance measures approved by USFWS. o Enhancement of on-site avoided SBKR habitat as determined by USFWS o 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	

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 hilt 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	

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 \hey 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 \he 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	

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 property 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	

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	

Table 3-1
Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementing and Reporting	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		Project Engineer			
13-3	*Scenario One Mitigation Measures* 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 con1unction 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 tum pocket and 350 feet of southbound through/right tum 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 tum pocket, 150 feet of southbound left tum pocket, 200 feet of westbound left turn pocket and 275 feet of southbound right tum 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 tum pocket, 75 feet of westbound left tum pocket. and 275 feet of southbound right tum pocket are needed. • For the intersection of Access C at Greenspot Road,	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	

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				

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. *Scenario Two Mitigation Measures* 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				

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*
	Direct Impact Mitigation – 2017
	
	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	

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) o Eastbound – Construct a 2nd Exclusive Left Turn Lane and 3rd Through Lane o 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) o 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	Direct Impact Mitigation – Post 2030 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) o Northbound – Construct 3rd Through Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Westbound – Construct 1st Exclusive Right Turn Lane (also identified as a 2017 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o 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	

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) o Southbound – Construct 2nd Through Lane (also identified as a 2017 direct project impact)				
13-6	Cumulative Project Impacts - 2017 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) o Southbound – Construct 1st Exclusive Left Turn Lane • SR-210 Northbound Ramps (NS) at Greenspot Road (EW) o Northbound – Construct 1st Exclusive Left Turn Lane o Northbound – Construct 2dn Exclusive Right Turn Lane o Westbound – Construct an additional Through Lane o 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	Cumulative Project Impacts – 2017 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) o Eastbound – Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o 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	

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) o Northbound – Construct 3rd Through Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 3rd Though Lane • SR-210 Southbound Ramps (NS) at San Bernardino Avenue (EW) o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct Exclusive Right Turn Lane with overlap phase o Eastbound – Construct 2nd and 3rd Through Lanes o Westbound – Construct 2nd Through Lane • SR-210 Northbound Ramps (NS) at Base Line (EW) o Westbound – Construct 1st Exclusive Right Turn Lane • SR-210 Northbound Ramps (NS) at San Bernardino Avenue (EW) o Northbound – Construct 2nd Left Turn Lane o Northbound – Construct 1st Exclusive Right Turn Lane o Southbound – Construct 2nd Left Turn Lane o Southbound – Construct 1st Exclusive Right Turn Lane o Eastbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane • Weaver Street (NS) at Greenspot Road (EW) o Install a traffic signal • Boulder Avenue (NS) at Greenspot (EW) o Southbound – Construct 2nd Exclusive Left Turn Lane and 2nd Through Lane o Westbound – Construct 2nd Exclusive Left Turn Lane				

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	Cumulative Project Impacts – Post 2030 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) o Northbound- Construct 2nd Exclusive Left Turn Lane o Northbound - Add right turn overlap phase o Southbound- Construct 1st Exclusive Right Turn Lane o Eastbound - Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Eastbound - 1st Exclusive Right Turn Lane o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Palm Avenue (NS) at 5th St (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 2nd Exclusive Left Turn Lane • Palm Avenue (NS) at 3rd St (EW) o Northbound- Construct 2nd Exclusive Left Turn lane o 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	

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 overlap 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 1ree Right Turn lane (3rd Street Extension) ○ Eastbound - Construct a free Right Turn Lane (3rd Street Extension) ○ Eastbound- Construct a 2nd Through Lane • SR-21 O 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)				

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-21 0 Northbound Ramps (NS) at Greens pot 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				

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) o Southbound- Construct 1st Exclusive Right Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound - Construct 2nd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 3rd Through Lane (identified as a 2017 direct project Scenario 1 impact) • Boulder Avenue (NS) at Base Line (EW) o Northbound - Reconstruct existing Through Lane as 2nd Exclusive Left Turn Lane o Southbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) o Eastbound - Add right turn overlap phase (also identified as a 2017 cumulative project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound - Construct 2nd Exclusive Left Turn Lane (also identified as a 2017 cumulative project impact) o Eastbound- Construct 3rd Through Lane (also identified as a 2017 cumulative project impact) o Westbound- Construct 2nd Exclusive Left Turn Lane o Westbound - Construct 3rd Through Lane • Orange Street (NS) at Lugonia Avenue (EW) o Northbound – Construct a 2nd Through Lane (also identified as a 2017 cumulative project impact) o Southbound – Construct 2nd Through Lane o Westbound – Construct 2nd Through Lane (also				

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) o Westbound – Construct 2nd Left Turn Lane • Orange Street (NS) at Pearl Avenue (I-10 Eastbound Ramp) (EW) o Northbound – Construct 2nd Right Turn Lane • Church Street (NS) at Greenspot Road (EW) o Southbound – Add right turn overlap phase • Weaver Street (NS) at Greenspot Road (EW) o Install a Traffic Signal (also identified as a 2017 cumulative project impact)				
13-9	Direct Impact Mitigation – 2017 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) o 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) o Northbound - Construct a 2nd Exclusive Left Turn Lane (part of City Capital Improvement Project) o Eastbound - Provide a third through lane to Provide 100 feet of Storage • Boulder Avenue (NS) at Greenspot Road (EW) o Northbound- Construct 2nd Exclusive Left Turn Lane o Southbound - Remove/Decommission Existing Right Turn Overlap Signal Phase (to allow U-turns for the cumulative project located on the				

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) o Eastbound- Construct 2nd Exclusive Left Turn Lane and 3rd Through Lane o Westbound - Construct 3rd Through Lane				
13-10	Direct Impact Mitigation – Post 2030 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) o Westbound - Construct 1st Exclusive Right Turn Lane (also identified as a 2014 direct project impact) • Boulder Avenue (NS) at Greenspot Road (EW) o Southbound - Construct 2nd Exclusive Left Turn Lane o Southbound- Construct 2nd Through Lane *Scenario Two Mitigation Measures* 2017 and Post – 2030 Cumulative Project Impacts 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.					

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO)

CITY OF HIGHLAND)

I, BETTY HUGHES, MMC, City Clerk of the City of Highland, California, do hereby certify Resolution No. 2019-035 was duly and regularly adopted by the City Council of the City of Highland, California, at a regular meeting thereof held on the 25th day of June, 2019, by the following vote:

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

Dated this 26th day of June, 2019

Betty Hughes

BETTY HUGHES, MMC
CITY CLERK

Exhibit C

Project Plans

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 18140, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ACCESSOR'S PARCEL NUMBERS

1201-341-29, 1201-341-30 AND 1201-341-33

PROJECT DESCRIPTION

142 SINGLE FAMILY DWELLINGS & 259 TOWNHOMES

RECORD OWNER / SUBDIVIDER

GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STRET, STE, 3D
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-798-4664

ENGINEER

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE., STE 18
HIGHLAND, CA 92346

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA, REDLANDS, CA 922374
909 335-7854

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON COMPANY
257 TENNESSEE STREET, REDLANDS, CA 92373
909 307-6750

PHONE:
AT&T
1265 N. VAN BUREN STREET, ANAHEIM, CA 92807
714 686-5435

CABLE TELEVISION
TIME-WARNER
1500 SOUTH AUTO CENTER DRIVE, ONTARIO CA 91761
866 892-2253

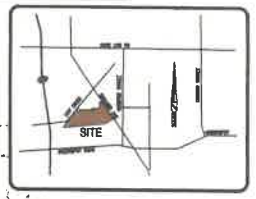
Site Summary				
Gross Site Area	25.18 AC			
Dwelling Units	500 DU			
Density	20 DU/AC			

Plan Summary	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2080	33	6.6%		
SFD Plan 1 Jr. ADU			33	6.6%		
SFD Plan 2 (Gross)	4	1618	21	4.2%		
SFD Plan 3 (Gross)	4	2019	28	5.6%		
SFD Plan 3 Jr. ADU			28	5.6%		
SFD Subtotal			82	16.4%	276,262	3,369
TH Plan 1 (Net)	2	1175	59	11.8%		
TH Plan 2 (Net)	3	1418	59	11.8%		
TH Plan 3 (Net)	3	1537	41	8.2%		
TH Plan 4 (Net)	4	1789	51	10.2%		
TH Plan 5 (Net)	4	1690	49	9.8%		
TH Plan 1B (NET)	1	784	64	12.8%		
TH Plan 2B (NET)	2	1102	87	17.4%		
TH Plan 3B (NET)	2	1213	8	1.6%		
Townhome Subtotal			418	83.6%	399,833	554
Total			500	100%		

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Detached Garage Spaces	164	
Attached Greencourt Garages	518	
Private Driveways	92	
Designated Detached for JADU	22	
Designated #2	48	
Off Street Parking	20	
Street Parking	60	
Total On-Site Residential Parking	924	1.8

Common Open Space Summary		
Plan	Area	%
Area 1	21430	49.6%
Area 2	7000	16.2%
Area 3	10960	25.4%
Area 4 (Removed)		
Area 5	3773	8.7%
Area Subtotal	43163	100%

VICINITY MAP





ktgy Architecture + Planning 888.456.5849 ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 60 120

SITE PLAN B

A1.00

Site Summary					
Gross Site Area			28.18 AC		
Dwelling Units			500 DU		
Density			20 DU/AC		
Plan Summary					
Plan	Beds	Unit Area	Quantity	%	Total S.F.	Avg. S.F.
SFD Plan 1 (Gross)	4	2060	33	6.6%		
SFD Plan 1 Jr. ADU			33	6.6%		
SFD Plan 2 (Gross)	4	1618	21	4.2%		
SFD Plan 3 (Gross)	4	2019	28	5.6%		
SFD Plan 3 Jr. ADU			28	5.6%		
SFD Subtotal			82	16.4%	278,267	3,369
TH Plan 1 (Net)	2	1175	59	11.8%		
TH Plan 2 (Net)	3	1418	59	11.8%		
TH Plan 3 (Net)	3	1537	41	8.2%		
TH Plan 4 (Net)	4	1769	51	10.2%		
TH Plan 5 (Net)	4	1590	49	9.8%		
TH Plan 1B (NET)	1	784	64	12.8%		
TH Plan 2B (NET)	2	1102	87	17.4%		
TH Plan 3B (NET)	2	1213	8	1.6%		
Townhome Subtotal			418	83.6%	398,833	954
Total			500	100%		

LEGEND

- SFD PLAN 1
- SFD PLAN 2
- SFD PLAN 3
- TOWNHOME PLAN 1
- TOWNHOME PLAN 2
- TOWNHOME PLAN 3
- TOWNHOME PLAN 4
- TOWNHOME PLAN 5
- AMENITY BUILDING
- NOT A PART
- TOWNHOME PLAN 1 - B
- TOWNHOME PLAN 2 - B
- TOWNHOME PLAN 3 - B
- TH-B PARKING



ktgy Architecture + Planning 888.456.5849 ktgy.com

planet home living

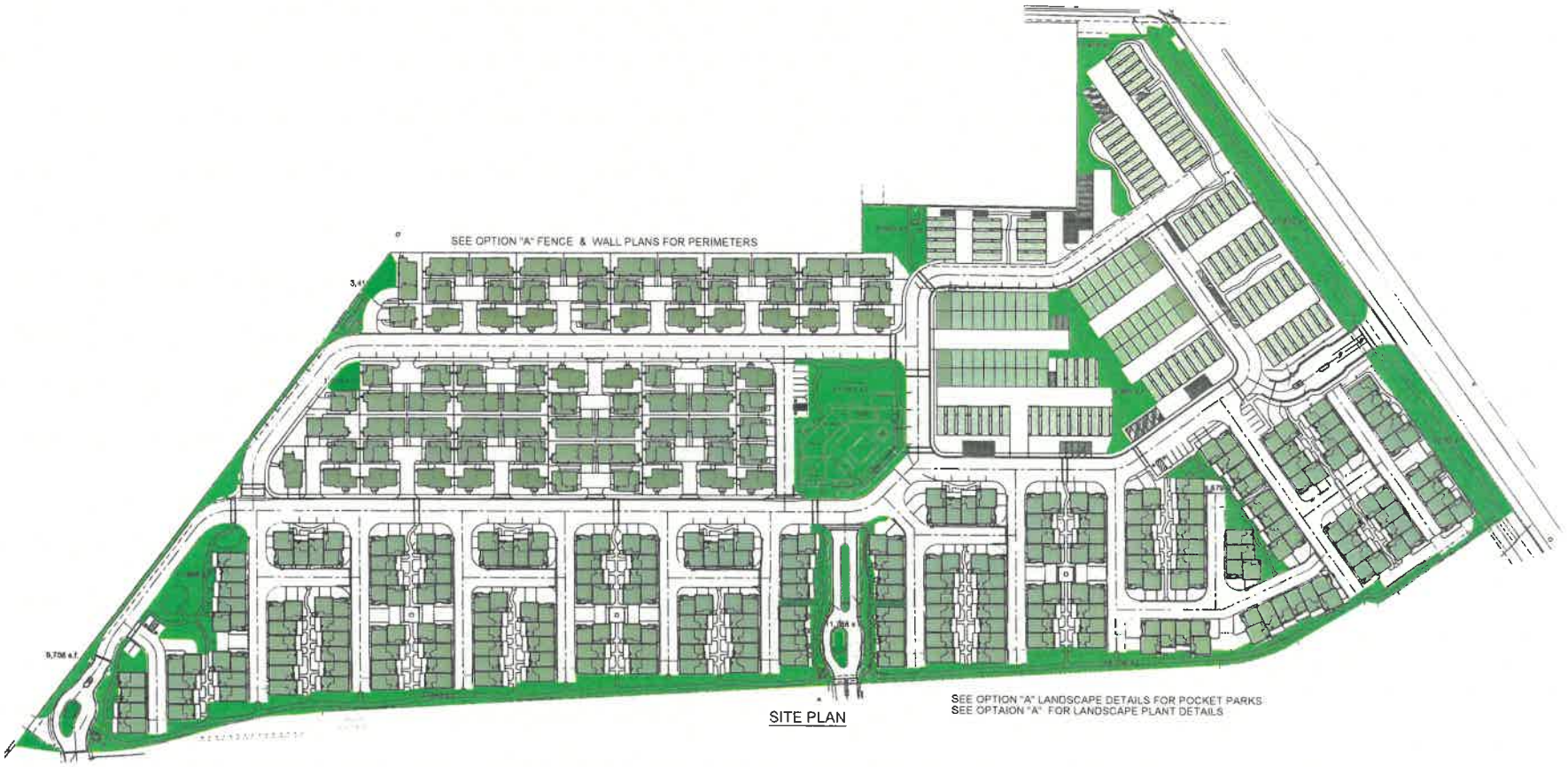
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
AUGUST 1, 2024

0 30 60 120

SITE PLAN B DENSITY STUDY
UNIT MIX STUDY - OPTION 2

A1.01



SITE PLAN

COMMON SPACE CALCULATION

OPTION "B"
OPEN SPACE

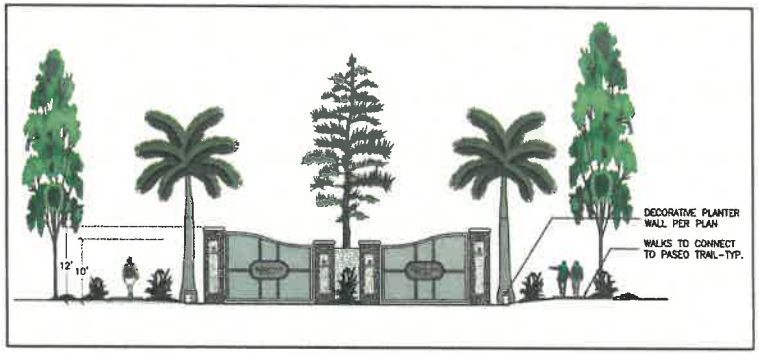
GREENSPOT VILLAGE
COMMON OPEN SPACE EXHIBIT
HIGHLAND, CALIFORNIA
A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

Scale 1" = 60'
DATE PREPARED 7/15/24

L-6





MAIN ENTRY GATES

REFERENCE NOTES SCHEDULE

SYMBOL	12 FURNISHINGS DESCRIPTION
	BOCCEBALL COURT
	SWINGING BENCH WITH SHADE COVER
	BENCH
	CHAIR
	PICNIC TABLE
	GAME TOP TABLE
	15' SQ. GAZEBO
	BBQ UNIT
	BOULDER-LOCALLY SOURCED-RANDOM SIZES-BURY 1/3 DEPTH
	FITNESS EQUIPMENT-VARIES PER SPACE
	TRELLIS STRUCTURE
	BIKE RACK

SYMBOL	12 FURNISHINGS DESCRIPTION
	FITNESS EQUIPMENT SAFETY SURFACING MATERIAL

SYMBOL	PAVING DESCRIPTION
	STABILIZED DECOMPOSED GRANITE-LOCALLY SOURCED
	ACCENT PAVING AT ENTRIES AND CROSSWALKS
	SCORED ACCENT CONCRETE AT ALLEYS
	ROADWAYS
	CONCRETE PAVING
	PRIVATE COURTYARD PATIO
	CONCRETE WALKWAYS

0 60 120 180

Scale 1" = 60'

DATE PREPARED 7/15/24

GREENSPOT VILLAGE

MASTER LANDSCAPE PLAN
HIGHLAND, CALIFORNIA

A PROJECT BY:
Mission Communities & Planet Home Living Neighborhood

planet home living

REFER TO SHEET L-2 FOR EXHIBITS

L-


LEGEND
SFD PLAN 1
SFD PLAN 2
SFD PLAN 3
Eucalyptus Avenue
Boulder Road
Water Easement Connection
Central
Property Line
Property Line
Property Line
Property Line
Gated Neighborhood Entry
Paseo (typ)
Townhomes (typ)
LOT "D"
LOT "C"
AREA "A"
AREA "B"
SCALE IN FEET
0
60
120
180
240



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 9542 NATURAL WHITE
B	SIDING 1: SW 7036 RESERVED WHITE
C	ACCENT 1: SW 7757 HIGH REFLECTIVE WHITE
D	ACCENT 2: SW 9004 ARRESTING AUBURN
E	ACCENT 3: SW 7068 GRIZZLE GRAY
F	ROOFING: DURALITE SAXONY - CHARCOAL BLEND
G	THIN BRICK - GRAYSTONE SMOOTH



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

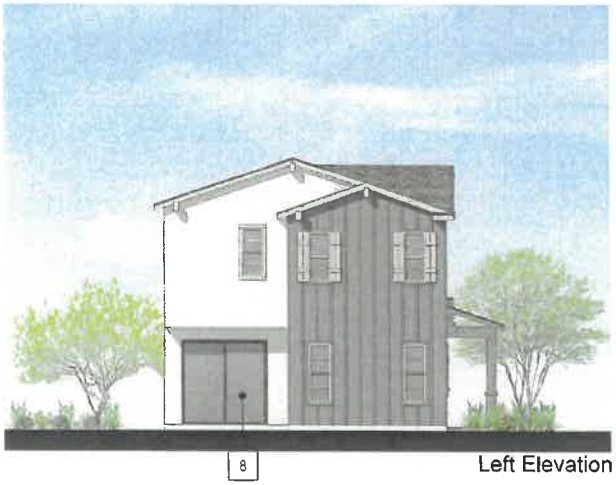
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

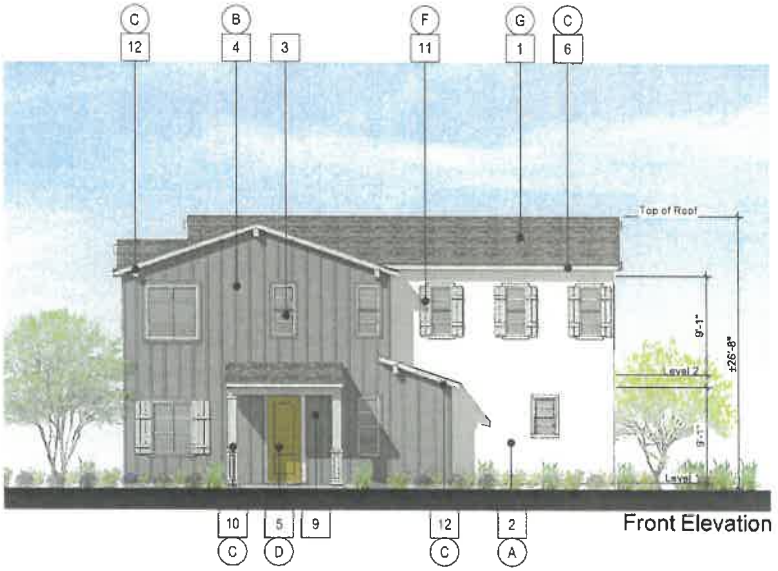
SCHEMATIC DESIGN
MAY 21, 2024
0 4 8 12

PLAN 1 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 1

AA2.00



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 2

A	STUCCO 1: SW 7005 PURE WHITE
B	SIDING 1: SW 6249 STORM CLOUD
C	ACCENT 1: SW 7029 AGREEABLE GRAY
D	ACCENT 2: SW 6684 BRITTLEBRUSH
E	ACCENT 3: SW 2849 WESTCHESTER WHITE
F	ACCENT 4: SW 7628 WINDFRESH WHITE
G	ROOFING: ASPHALT SHINGLES - CHARCOAL



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

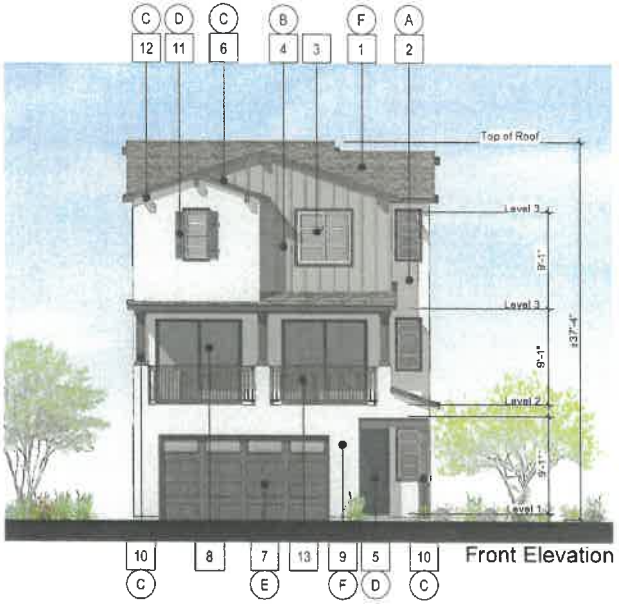
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 2 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 5

AA2.03



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR



Right Elevation



Rear Elevation

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 6175 SAGEY
B	SIDING 1: SW 6179 ARTICHOKE
C	ACCENT 1: SW 9748 URBANE BRONZE
D	ACCENT 2: SW 6243 DISTANCE
E	ACCENT 3: SW 7054 OAK LEAF BROWN
F	ROOFING: ASPHALT SHINGLES - HEATHER BLEND

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

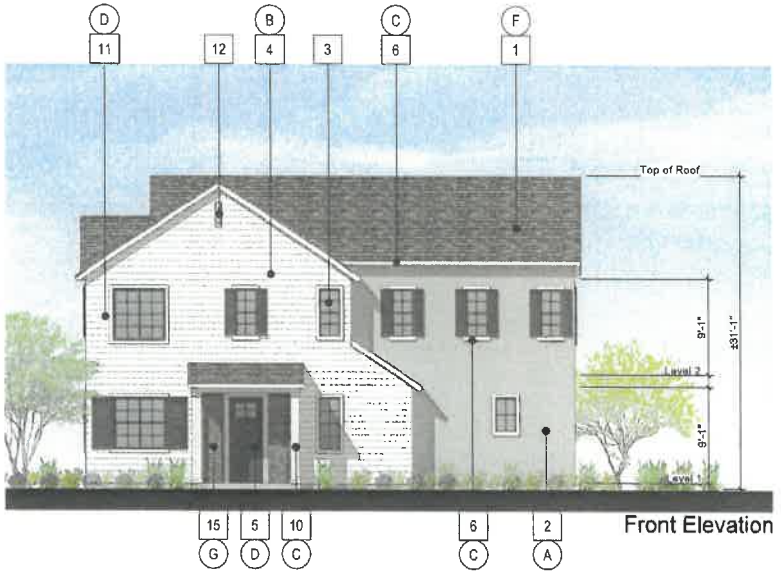
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 1 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 4

AA2.01



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 2

A	STUCCO 1: SW 2850 CHELSEA GRAY
B	SIDING 1: SW 7100 ARCADE WHITE
C	ACCENT 1: SW 9542 NATURAL WHITE
D	ACCENT 2: SW 9179 ANCHORS AWEIGH
E	ACCENT 3: SW 7069 ATTITUDE GRAY
F	ROOFING: SAXONY - CHARCOAL BROWN BLEND
G	THIN BRICK - GRAPHITE



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

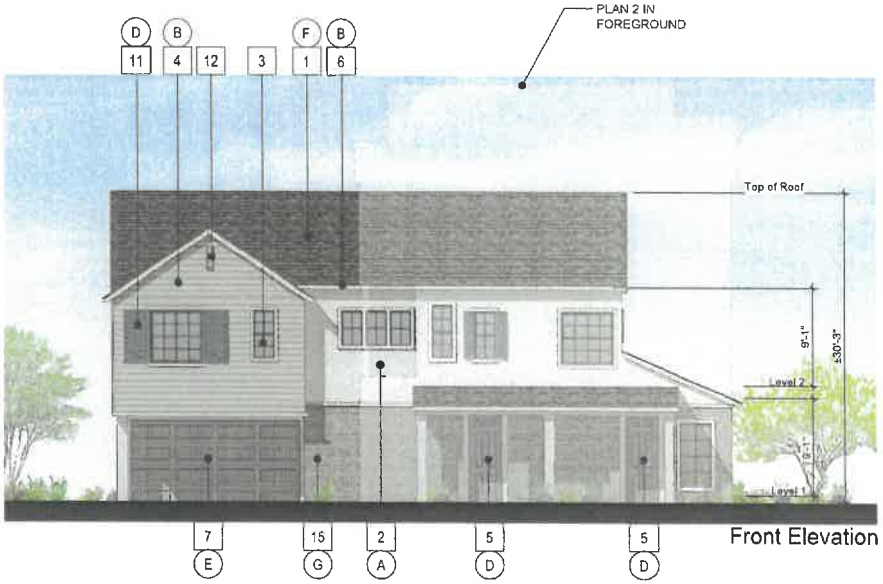
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 2 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 2

AA2.02



Left Elevation



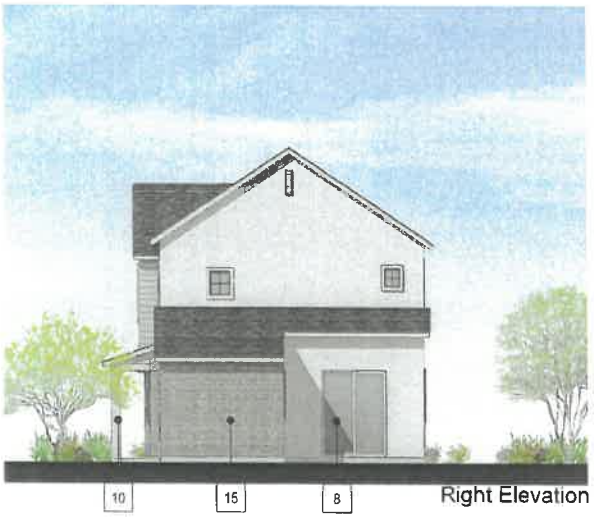
Front Elevation

MATERIAL LEGEND SFD - COLONIAL REVIVAL

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	HORIZONTAL SIDING
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	DECORATIVE VENT DETAIL
13	RAILING
14	SLIDING DOOR
15	BRICK VENEER

COLOR LEGEND - SCHEME 3

A	STUCCO 1: SW 9105 DIVINE WHITE
B	SIDING 1: SW 0011 CREWEL TAN
C	ACCENT 1: SW 7104 COTTON WHITE
D	ACCENT 2: SW 6242 BRACING BLUE
E	ACCENT 3: SW 9607 TANGLEWOOD
F	ROOFING: SAXONY - COBBLESTONE BLEND
G	THIN BRICK - GRAY SANDS



Right Elevation



Rear Elevation

Architecture + Planning
888.456.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

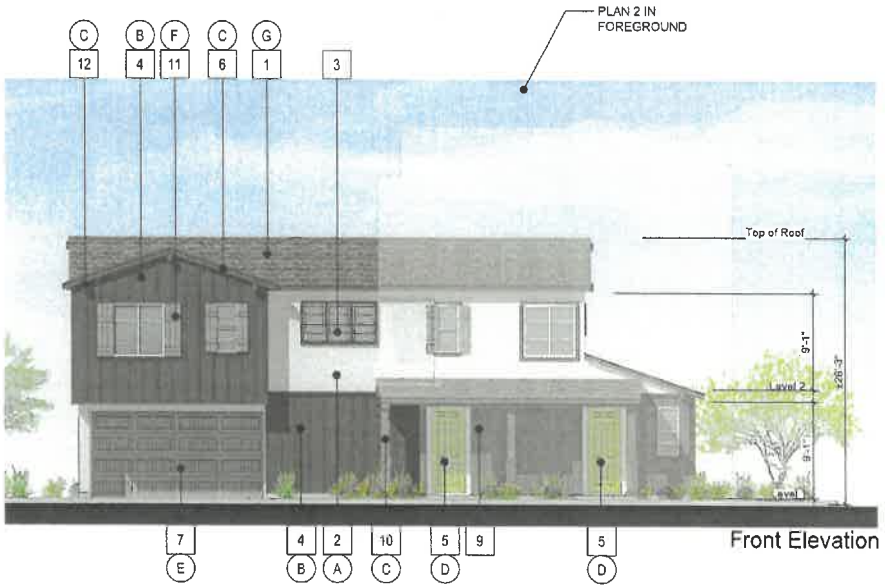
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 3 - SFD ELEVATIONS
SFD - STYLE A - SCHEME 3

AA2.04



Left Elevation



Front Elevation

MATERIAL LEGEND SFD - CRAFTSMAN BUNGALOW	
1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	BOARD & BATTEN
5	ENTRY DOOR
6	TRIM / FASCIA
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	LIGHT FIXTURE
10	COLUMN
11	SHUTTERS
12	CORBEL
13	RAILING
14	SLIDING DOOR

COLOR LEGEND - SCHEME 3	
A	STUCCO 1: SW 7012 CREAMY
B	SIDING 1: SW 7034 STATUS BROWN
C	ACCENT 1: SW 7055 ENDURING BRONZE
D	ACCENT 2: SW 6711 PARAKEET
E	ACCENT 3: SW 7508 TAVERN TAUPE
F	ACCENT 4: SW 7644 GATWAY GRAY
G	ROOFING: SAXONY - COBBLESTONE BLEND



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
888.458.5849
ktgy.com

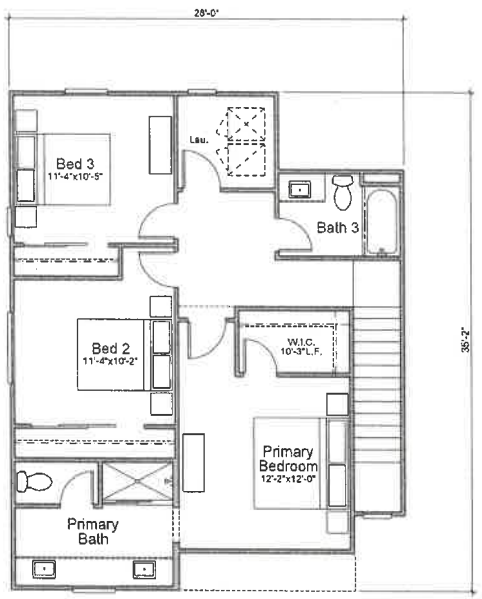
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

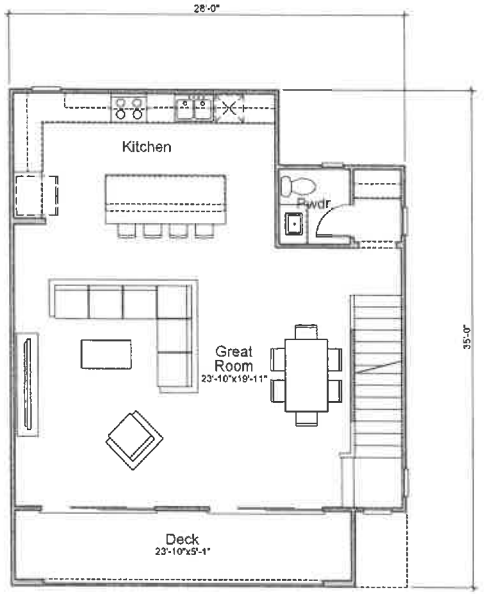
SCHEMATIC DESIGN
MAY 21, 2024

PLAN 3 - SFD ELEVATIONS
SFD - STYLE B - SCHEME 6

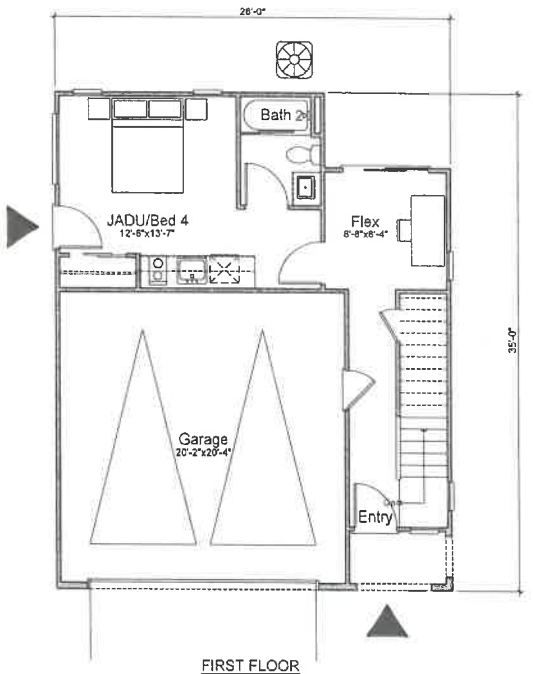
AA2.05



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1	4 BED / 3.5 BATH	- GROSS	
FIRST FLOOR			476 SQ. FT.
SECOND FLOOR			785 SQ. FT.
THIRD FLOOR			819 SQ. FT.
TOTAL			2,080 SQ. FT.

PLAN 1	4 BED / 3.5 BATH	- NET	
FIRST FLOOR			451 SQ. FT.
SECOND FLOOR			753 SQ. FT.
THIRD FLOOR			783 SQ. FT.
TOTAL			1,986 SQ. FT.

Architecture + Planning
888.456.5849
ktgy.com

planet home living

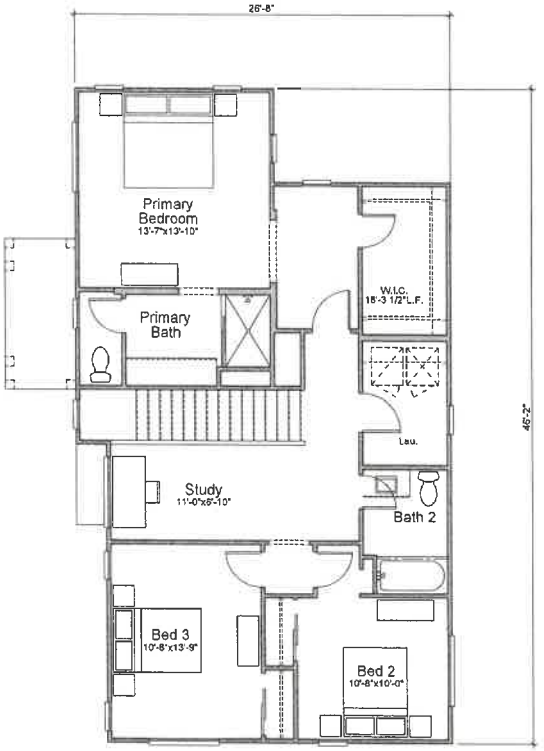
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

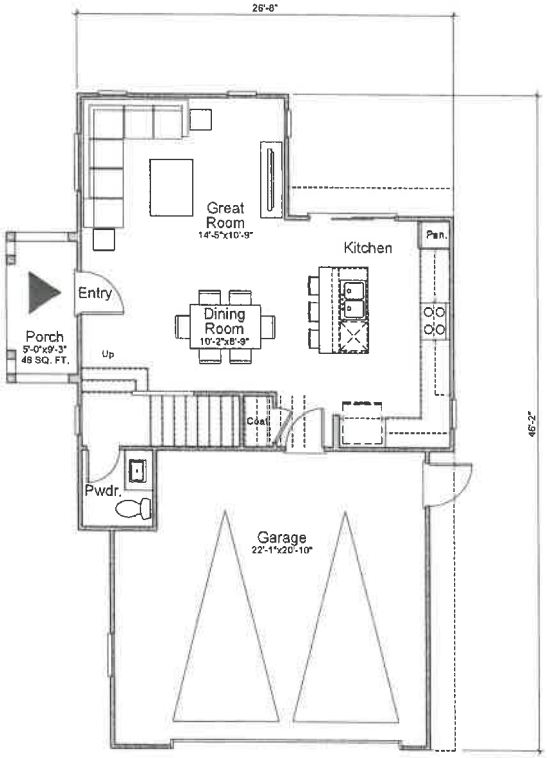
0 2 4 8

PLAN 1 - FLOOR PLAN
SFD

AA3.00



SECOND FLOOR



FIRST FLOOR

PLAN 2 | 4 BED / 2.5 BATH | - GROSS	
FIRST FLOOR	599 SQ. FT.
SECOND FLOOR	1019 SQ. FT.
TOTAL	1,618 SQ. FT.

PLAN 2 | 4 BED / 2.5 BATH | - NET	
FIRST FLOOR	572 SQ. FT.
SECOND FLOOR	974 SQ. FT.
TOTAL	1,546 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

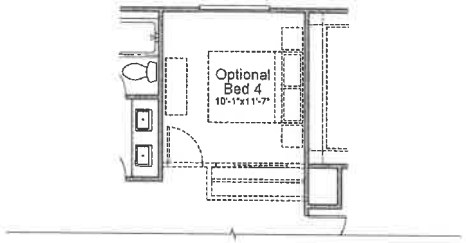
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

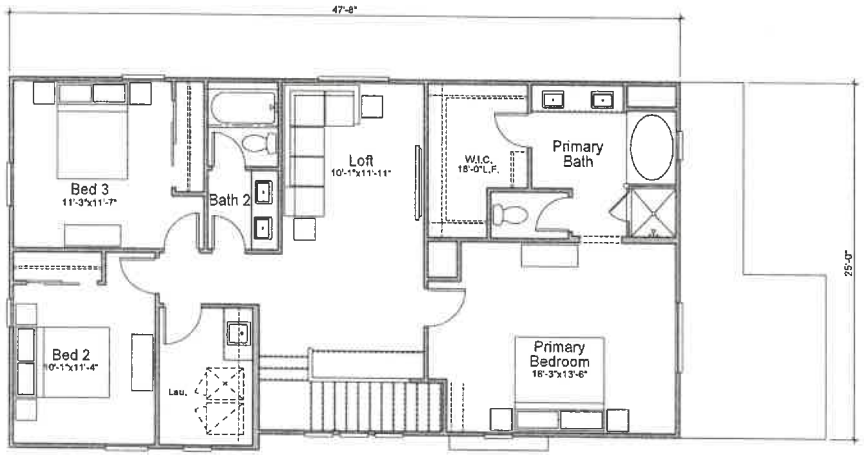
0 2 4 8

PLAN 2 - FLOOR PLAN
SFD

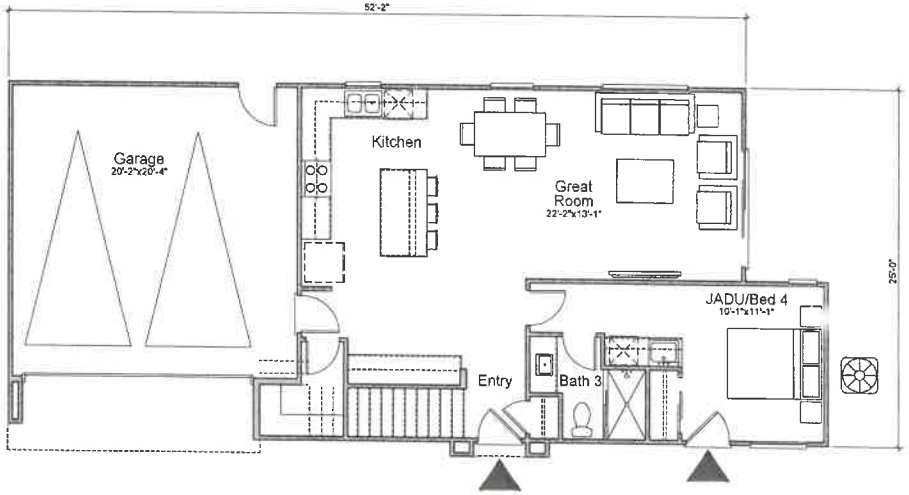
AA3.01



OPTIONAL BED 4



SECOND FLOOR



FIRST FLOOR

PLAN 3 [4 BED / 2.5 BATH] - GROSS	
FIRST FLOOR	875 SQ. FT.
SECOND FLOOR	1145 SQ. FT.
TOTAL	2,019 SQ. FT.

PLAN 3 [4 BED / 2.5 BATH] - NET	
FIRST FLOOR	835 SQ. FT.
SECOND FLOOR	1110 SQ. FT.
TOTAL	1,946 SQ. FT.

ktgy Architecture + Planning
888.458.5849
ktgy.com

planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

0 2 4 8

PLAN 3 - FLOOR PLAN
SFD

AA3.02



LEFT



FRONT



RIGHT



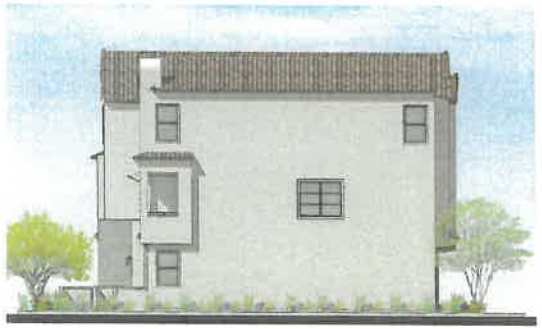
REAR



LEFT



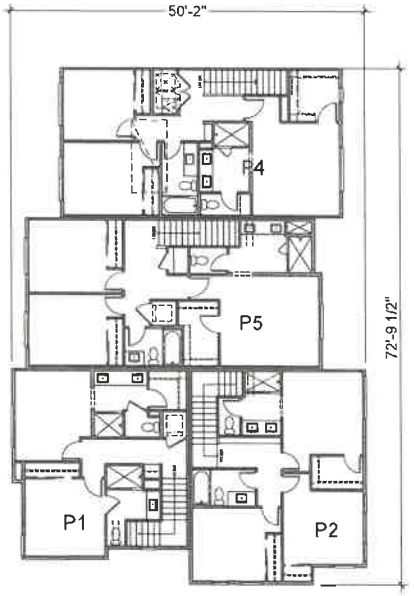
FRONT



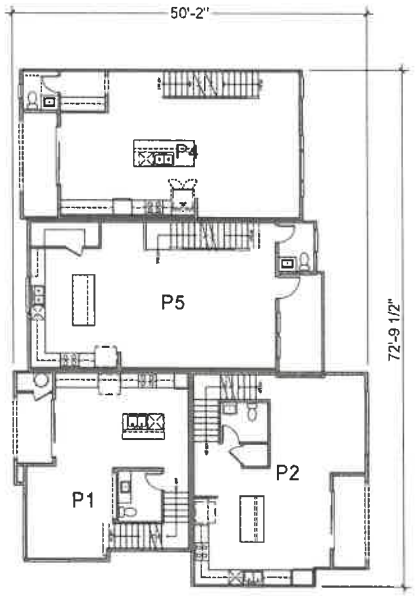
RIGHT



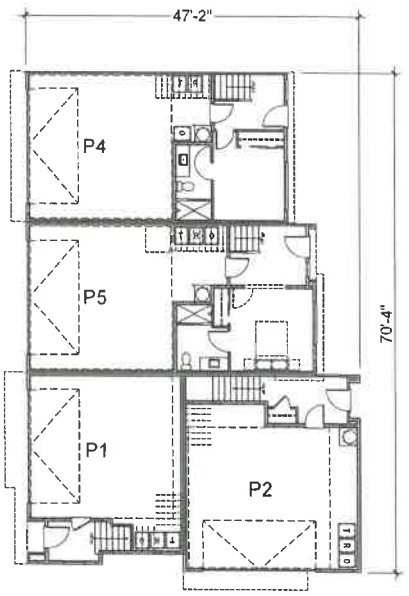
REAR



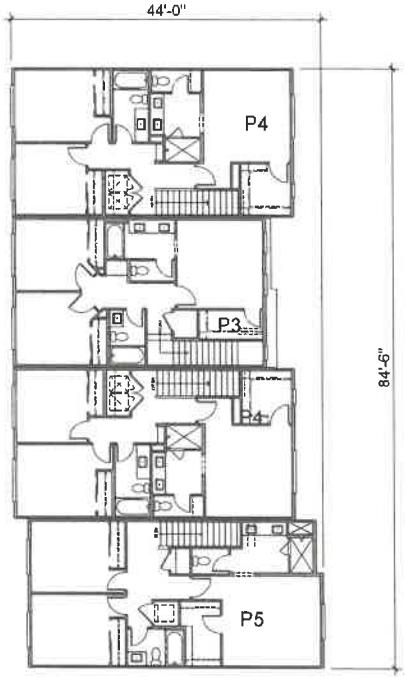
Third Floor
3773 SQ. FT.



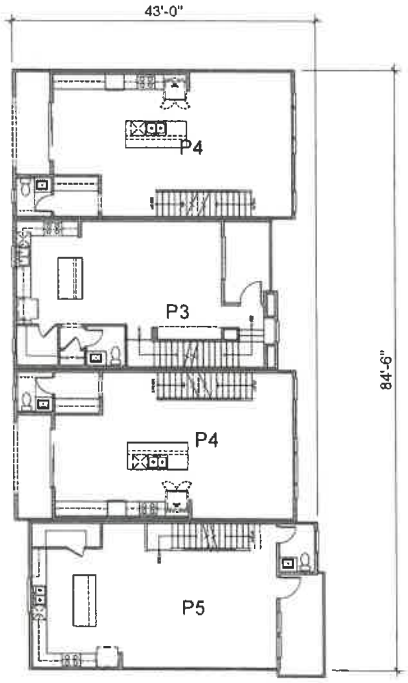
Second Floor
3894 SQ. FT.



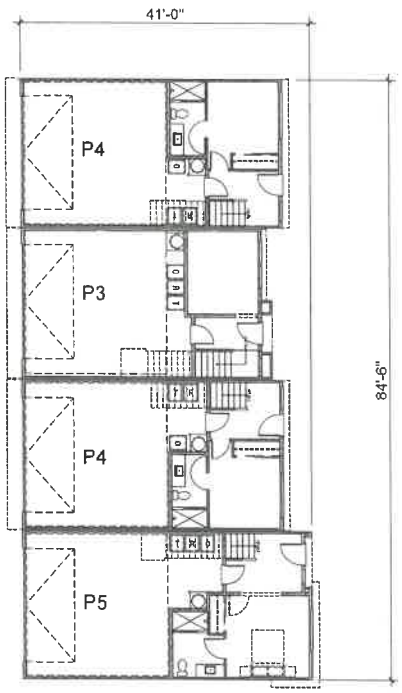
First Floor
3662 SQ. FT.



Third Floor
3773 SQ. FT.



Second Floor
3894 SQ. FT.



First Floor
3662 SQ. FT.

ktgy
Architecture + Planning
858.456.5849
ktgy.com

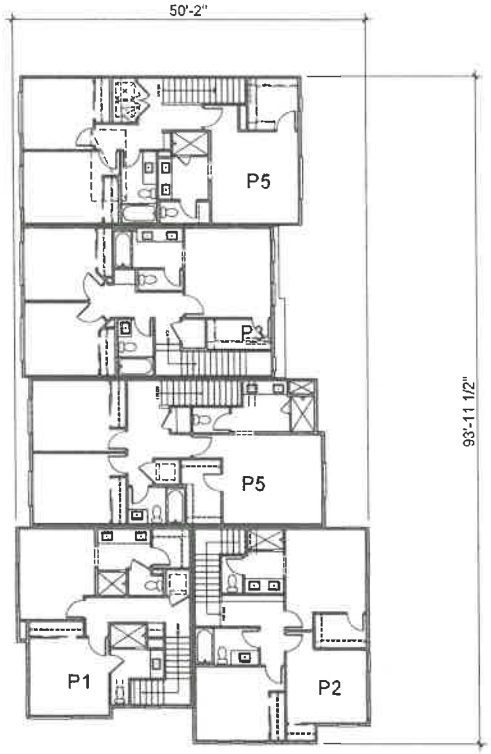
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

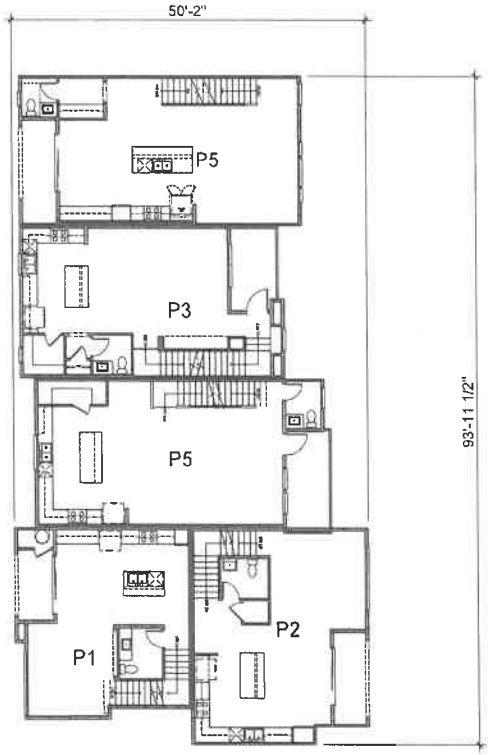
SCHEMATIC DESIGN
MAY 21, 2024

BUILDING 'B' - BUILDING PLANS
TOWNHOME

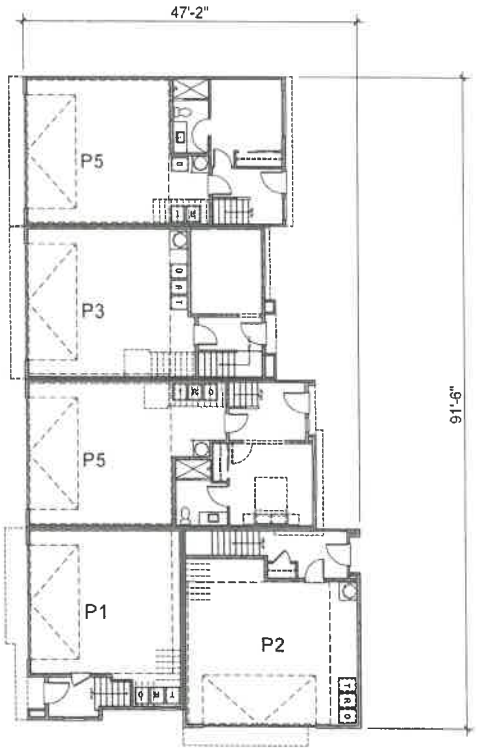
AB3.01



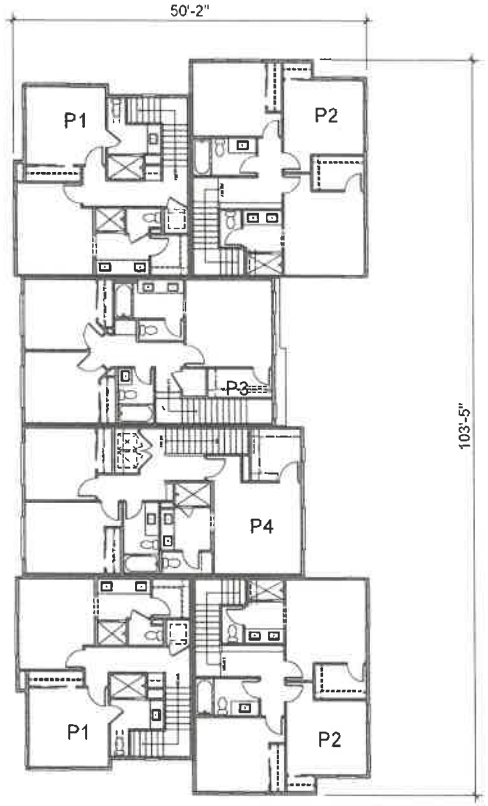
Third Floor
4629 SQ. FT.



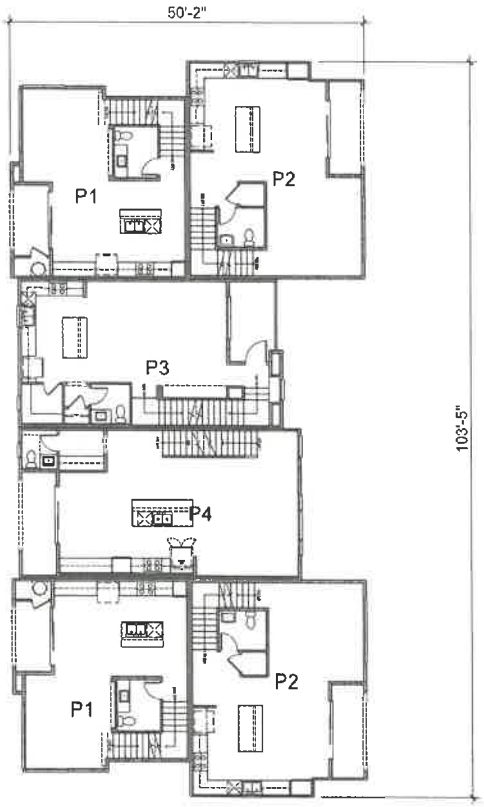
Second Floor
4756 SQ. FT.



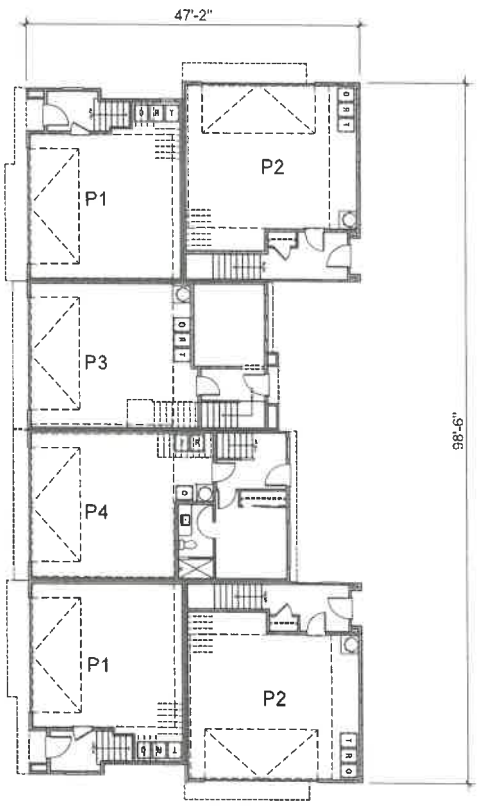
First Floor
4478 SQ. FT.



Third Floor
5307 SQ. FT.



Second Floor
5490 SQ. FT.



First Floor
5178 SQ. FT.

Architecture + Planning
858.456.5849
ktgy.com

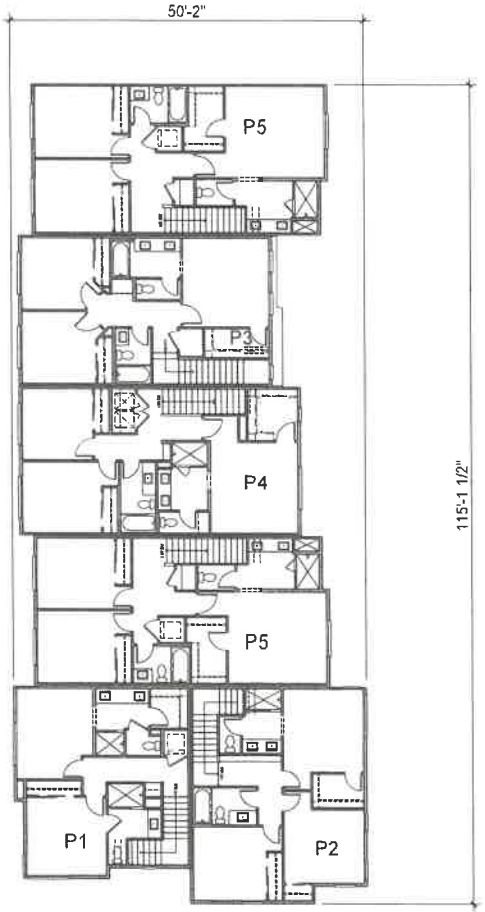
planet home living

GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

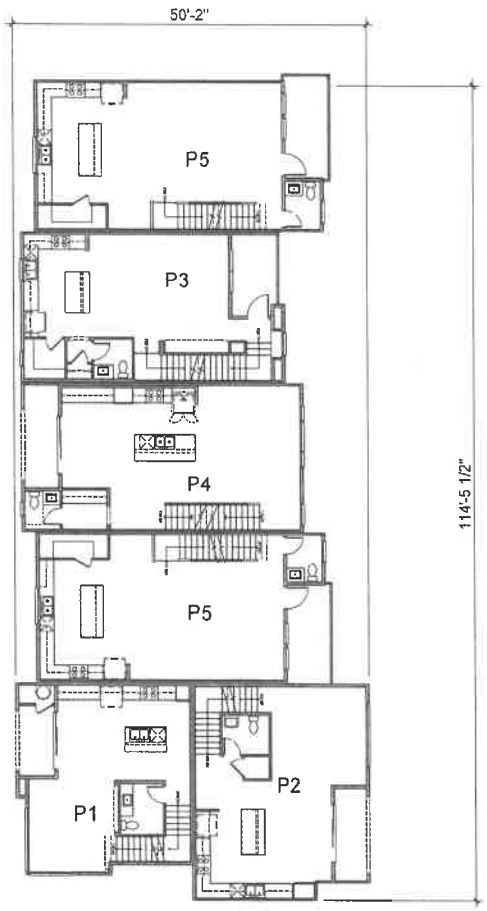
SCHEMATIC DESIGN
MAY 21, 2024

BUILDING 'D' - BUILDING PLANS
PLAN 4

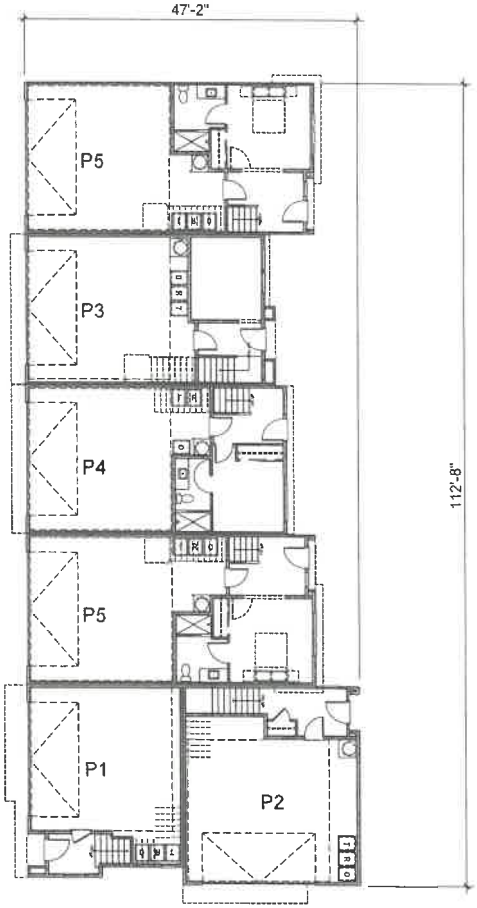
AB3.03



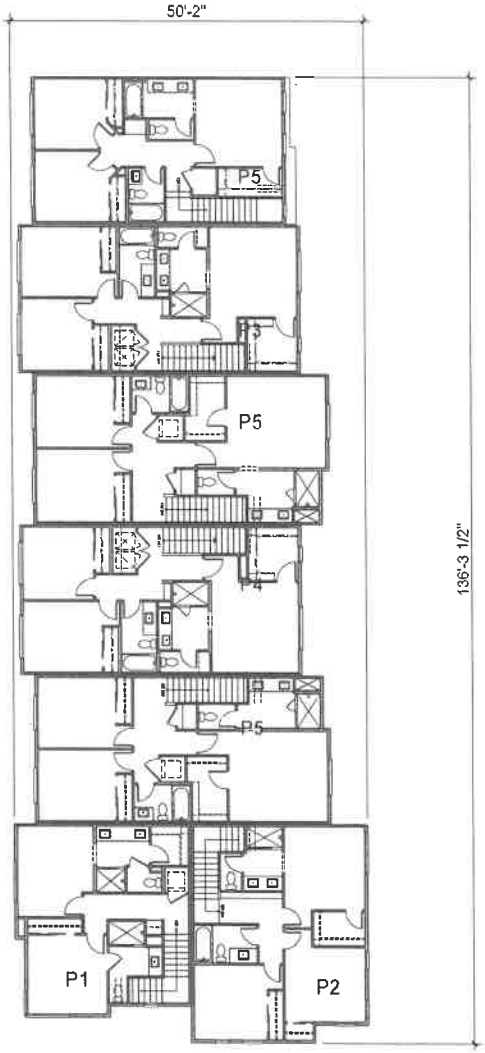
Third Floor
3422 SQ. FT.



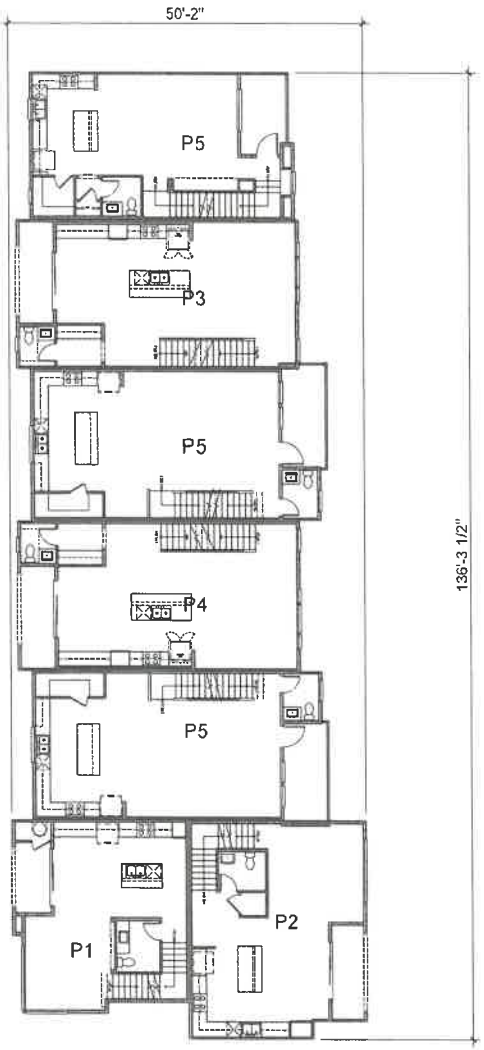
Second Floor
3422 SQ. FT.



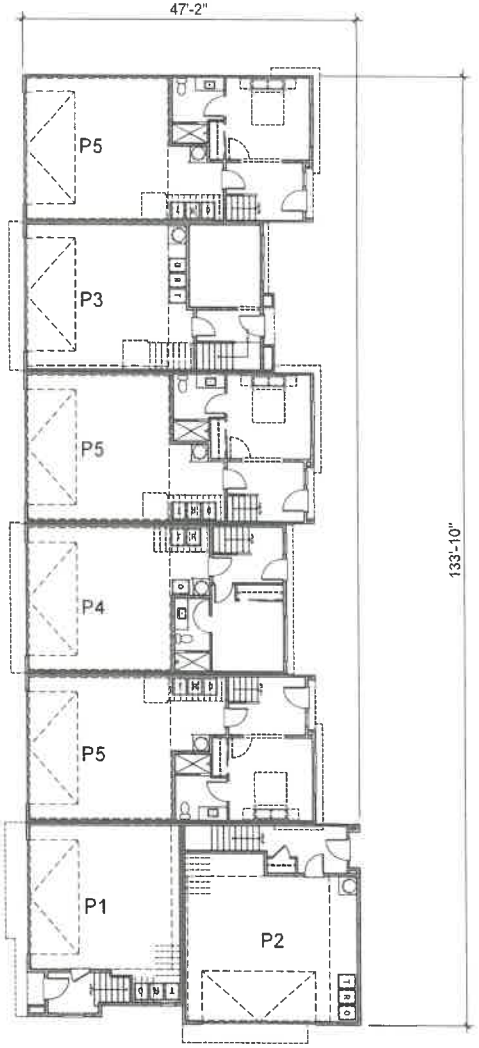
First Floor
3328 SQ. FT.



Third Floor
4279 SQ. FT.



Second Floor
4279 SQ. FT.



First Floor
4153 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

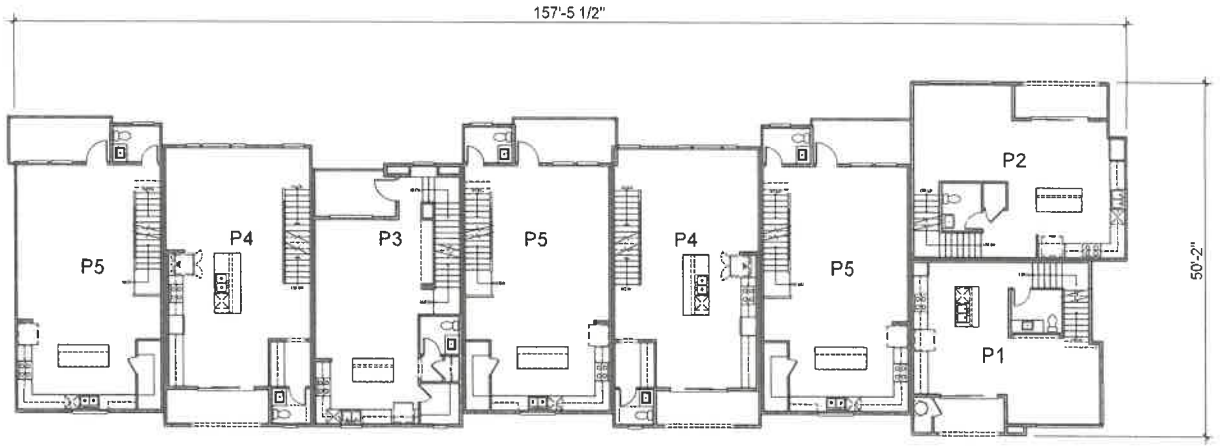
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

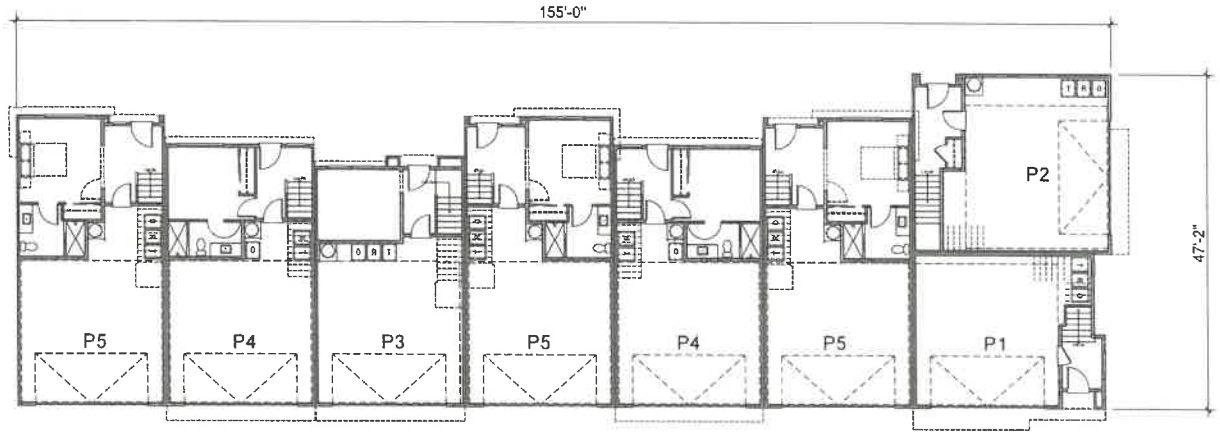
SCHEMATIC DESIGN
MAY 21, 2024

0 4 8 16

BUILDING 'F' - BUILDING PLANS
TOWNHOME

AB3.05





Second Floor
4279 SQ. FT.

First Floor
4153 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

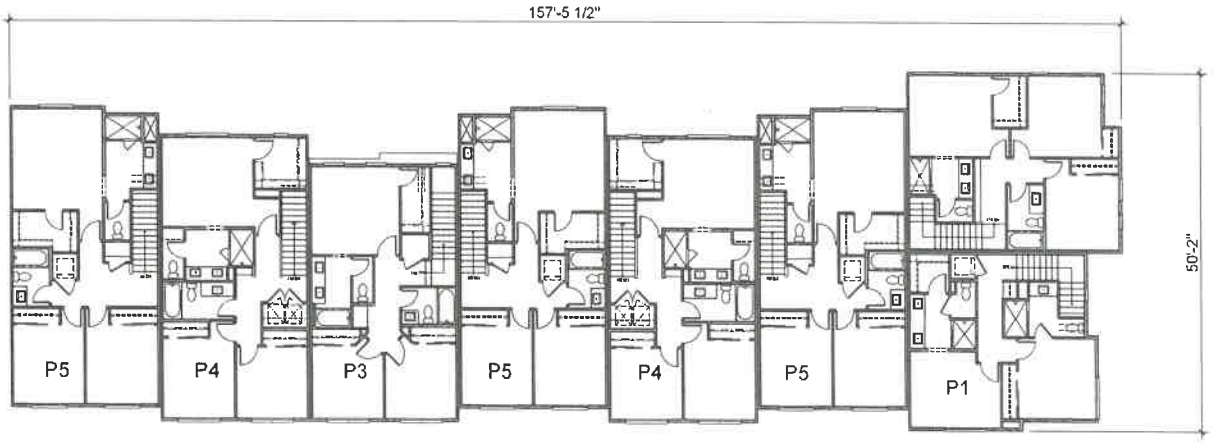
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230559

SCHEMATIC DESIGN
MAY 21, 2024

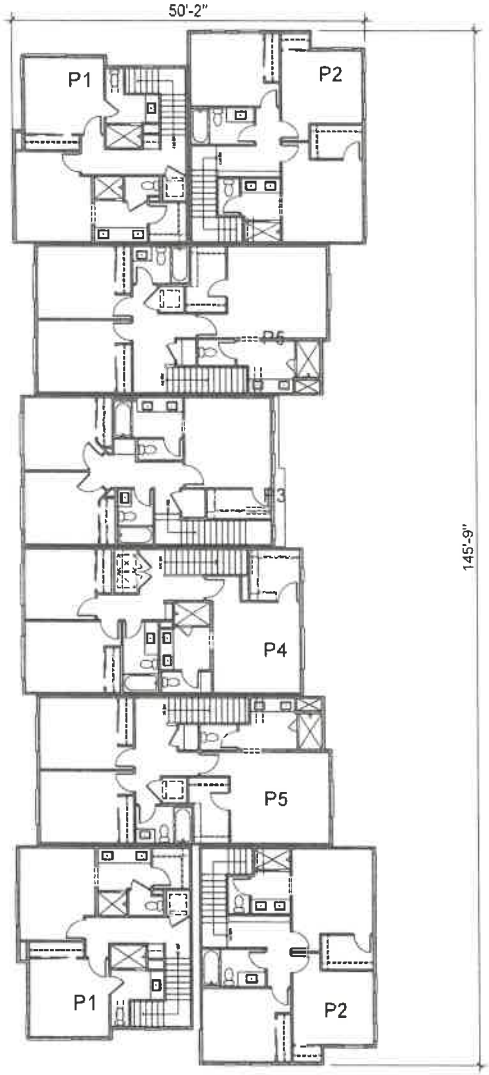
0 4 8 16

BUILDING 'G' - BUILDING PLANS
TOWNHOME

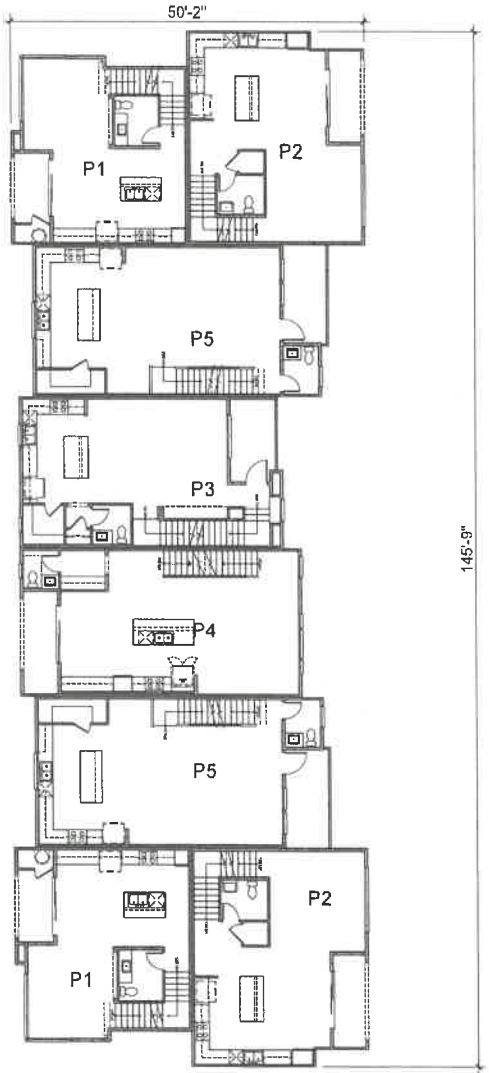
AB3.06



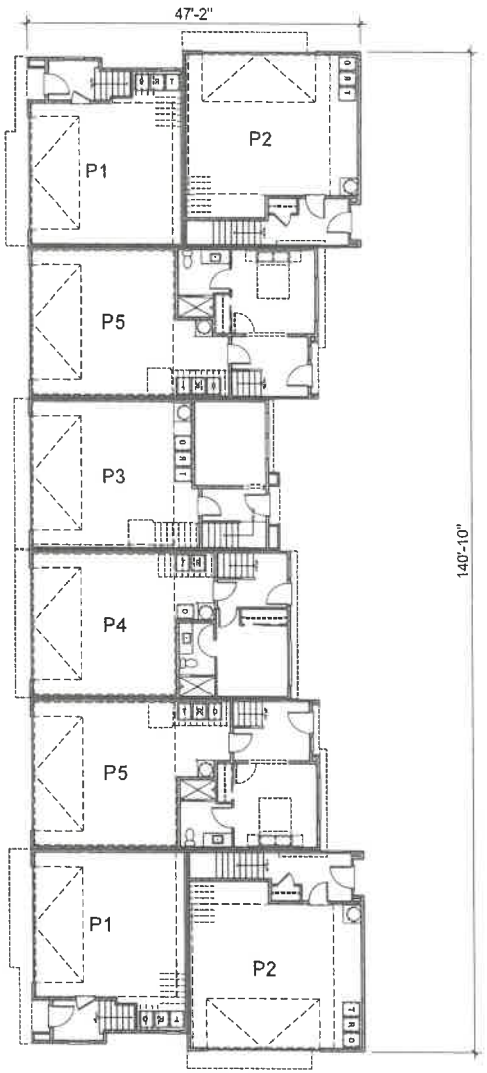
Third Floor
4153 SQ. FT.



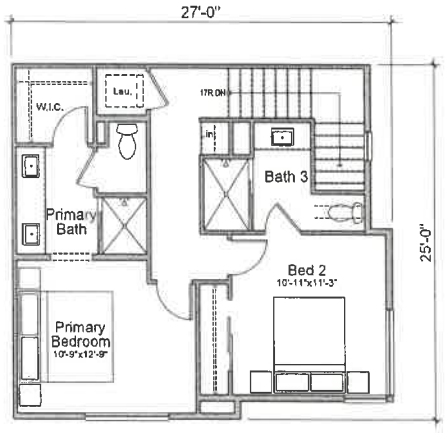
Third Floor
4279 SQ. FT.



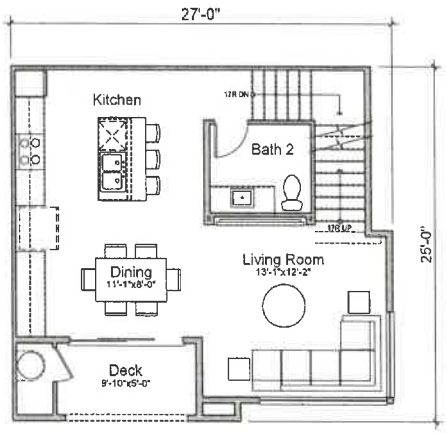
Second Floor
4279 SQ. FT.



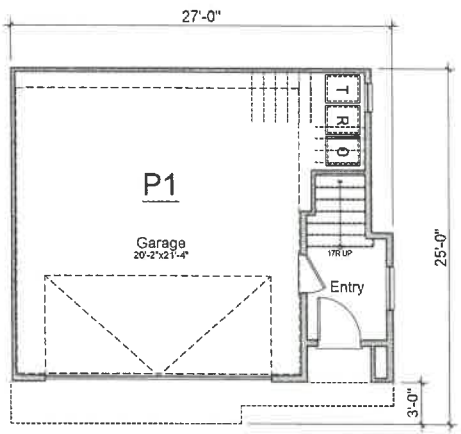
First Floor
4153 SQ. FT.



Third Floor
82707



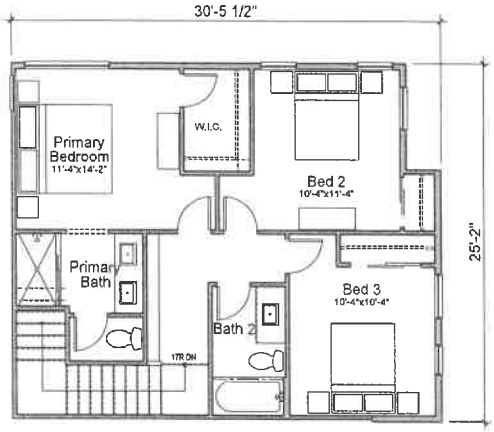
Second Floor
567 SQ. FT.



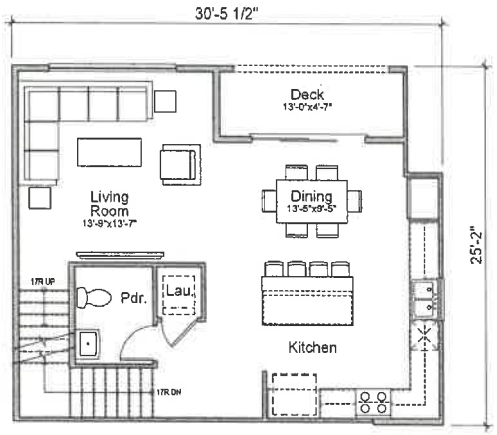
First Floor
122 SQ. FT.

PLAN 1	2 BED / 2.5 BATH	- GROSS	
FIRST FLOOR			122 SQ. FT.
SECOND FLOOR			567 SQ. FT.
THIRD FLOOR			574 SQ. FT.
TOTAL			1,264 SQ. FT.

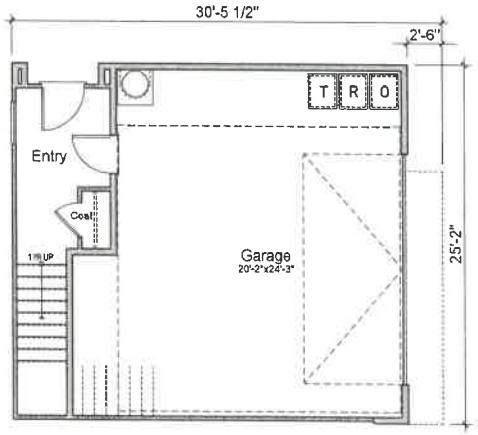
PLAN 1	2 BED / 2.5 BATH	- NET	
FIRST FLOOR			103 SQ. FT.
SECOND FLOOR			529 SQ. FT.
THIRD FLOOR			543 SQ. FT.
TOTAL			1,175 SQ. FT.



Third Floor
670 SQ. FT.



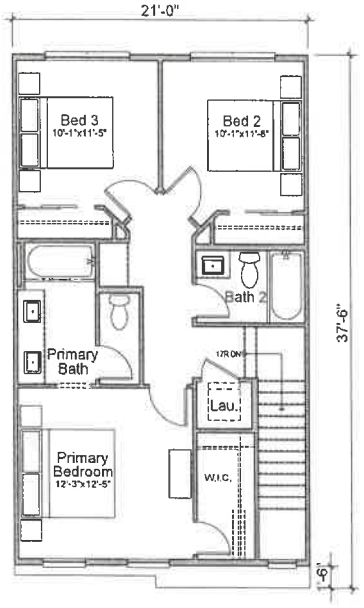
Second Floor
676 SQ. FT.



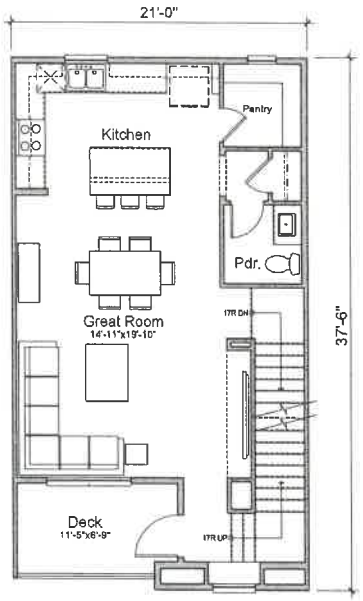
First Floor
170 SQ. FT.

PLAN 2 | 3 BED / 2.5 BATH | - GROSS	
FIRST FLOOR	170 SQ. FT.
SECOND FLOOR	676 SQ. FT.
THIRD FLOOR	670 SQ. FT.
TOTAL	1,517 SQ. FT.

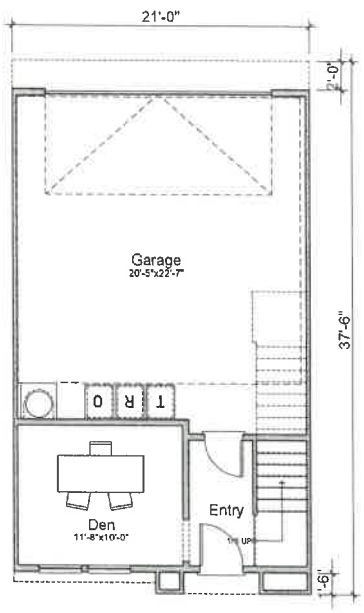
PLAN 2 | 3 BED / 2.5 BATH | - NET	
FIRST FLOOR	147 SQ. FT.
SECOND FLOOR	635 SQ. FT.
THIRD FLOOR	636 SQ. FT.
TOTAL	1,418 SQ. FT.



Third Floor
684 SQ. FT.



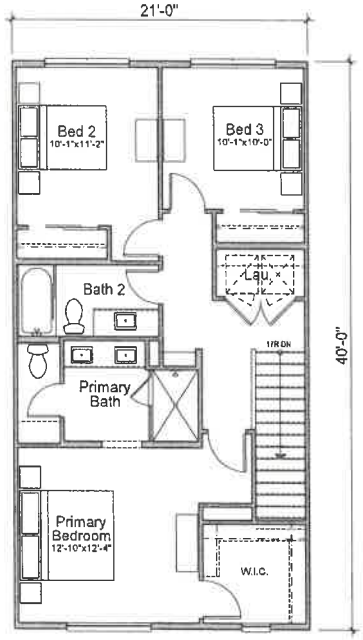
Second Floor
703 SQ. FT.



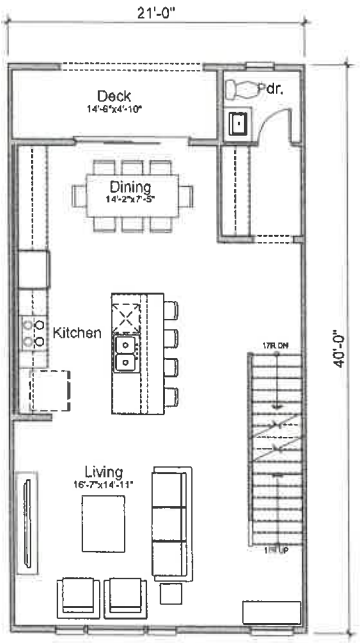
First Floor
259 SQ. FT.

PLAN 3 | 3 BED / 2.5 BATH | - GROSS	
FIRST FLOOR	259 SQ. FT.
SECOND FLOOR	703 SQ. FT.
THIRD FLOOR	684 SQ. FT.
TOTAL	1,646 SQ. FT.

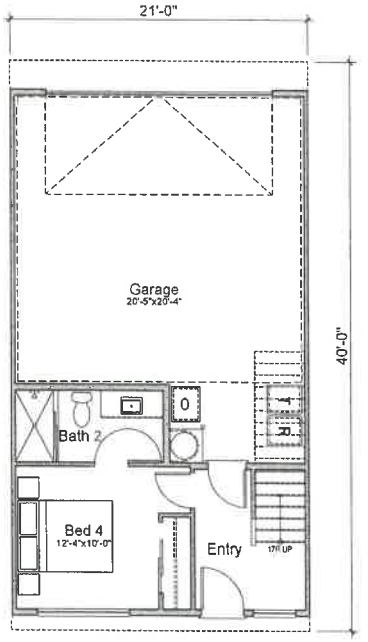
PLAN 3 | 3 BED / 2.5 BATH | - NET	
FIRST FLOOR	241 SQ. FT.
SECOND FLOOR	645 SQ. FT.
THIRD FLOOR	651 SQ. FT.
TOTAL	1,537 SQ. FT.



Third Floor
790 SQ. FT.



Second Floor
762 SQ. FT.



First Floor
317 SQ. FT.

PLAN 4	4 BED / 3.5 BATH	- GROSS	
FIRST FLOOR			317 SQ. FT.
SECOND FLOOR			762 SQ. FT.
THIRD FLOOR			790 SQ. FT.
TOTAL			1,870 SQ. FT.

PLAN 4	4 BED / 3.5 BATH	- NET	
FIRST FLOOR			298 SQ. FT.
SECOND FLOOR			720 SQ. FT.
THIRD FLOOR			752 SQ. FT.
TOTAL			1,769 SQ. FT.

kt gy
Architecture + Planning
858.456.5849
ktgy.com

planet home living

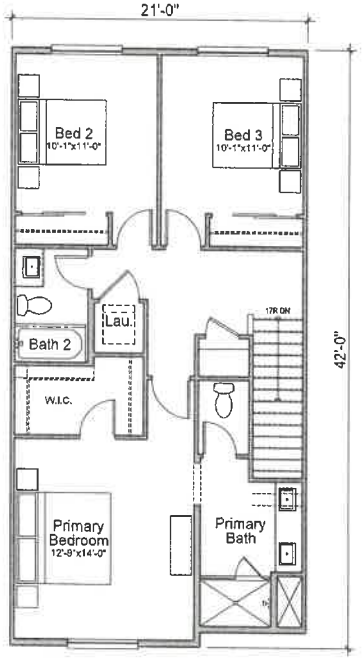
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
MAY 21, 2024

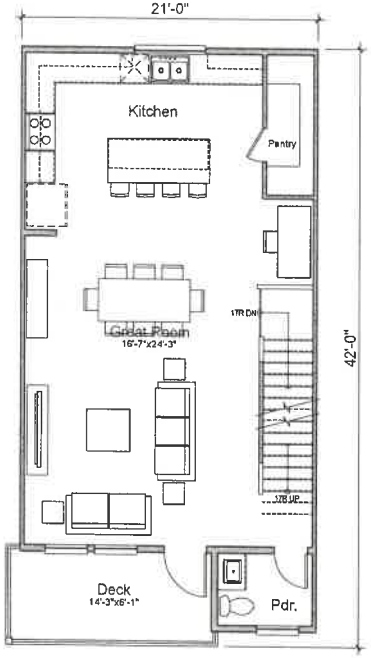
0 2 4 8

UNIT PLAN - PLAN 4
TOWNHOMES

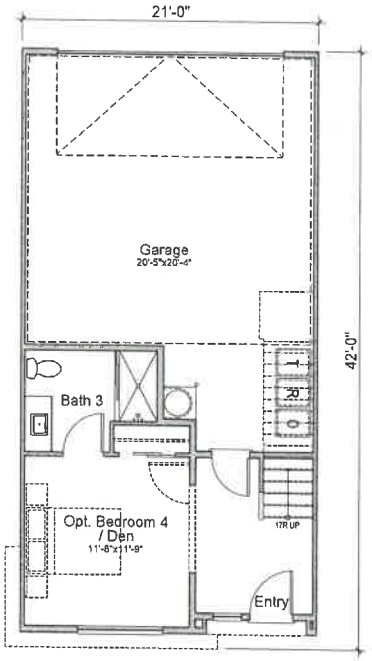
AB5.03



Third Floor
824 SQ. FT.



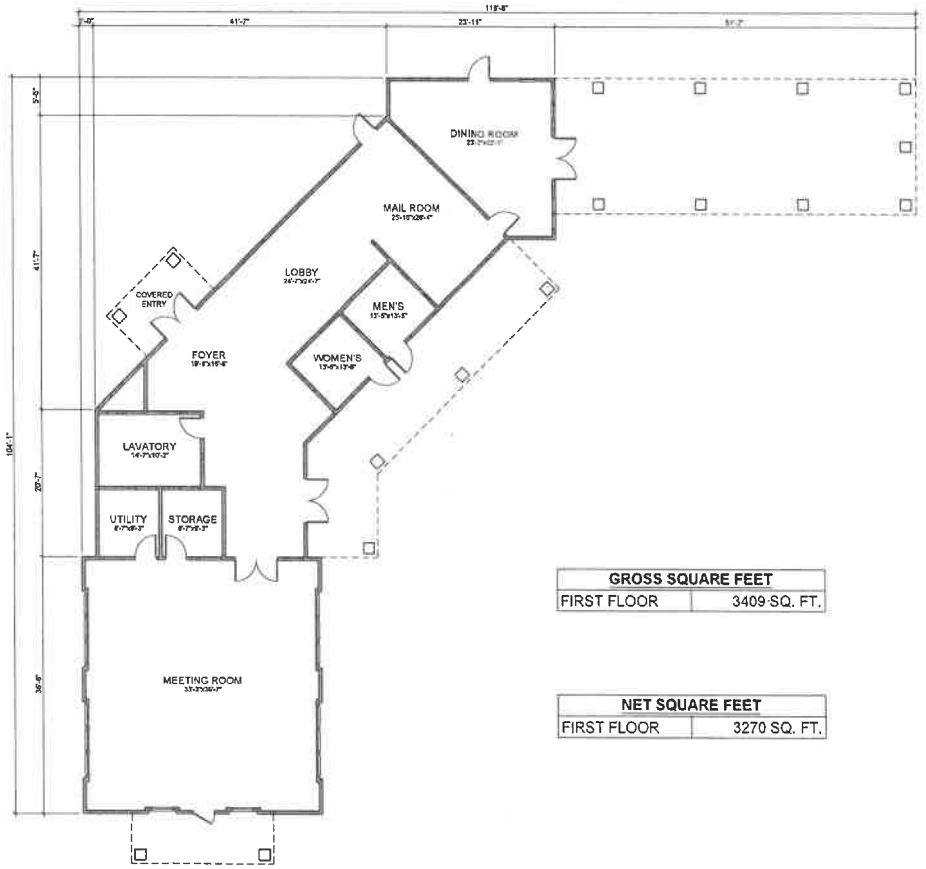
Second Floor
788 SQ. FT.



First Floor
393 SQ. FT.

PLAN 5 (4 BED / 3.5 BATH) - GROSS	
FIRST FLOOR	393 SQ. FT.
SECOND FLOOR	788 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL	2,004 SQ. FT.

PLAN 5 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	362 SQ. FT.
SECOND FLOOR	744 SQ. FT.
THIRD FLOOR	784 SQ. FT.
TOTAL	1,890 SQ. FT.



PLAN

GROSS SQUARE FEET	
FIRST FLOOR	3409 SQ. FT.

NET SQUARE FEET	
FIRST FLOOR	3270 SQ. FT.



FRONT



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



LEFT



FRONT



RIGHT



REAR



LEFT



FRONT



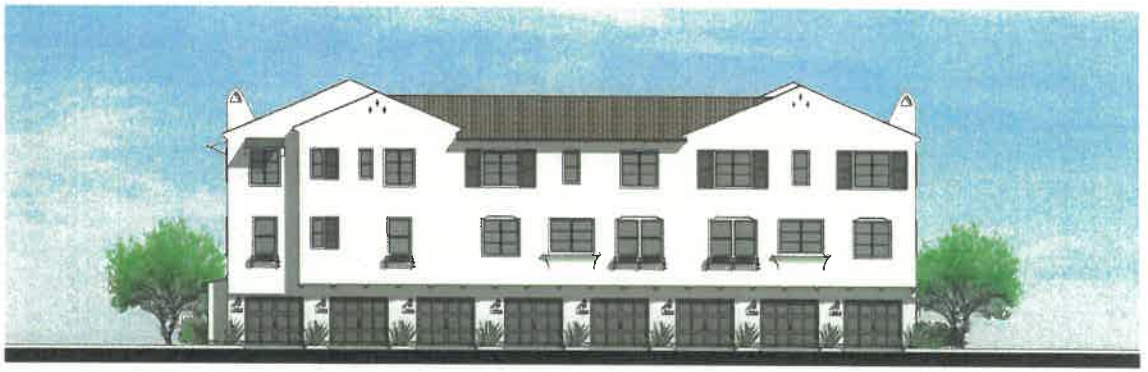
RIGHT



REAR



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



FRONT



RIGHT



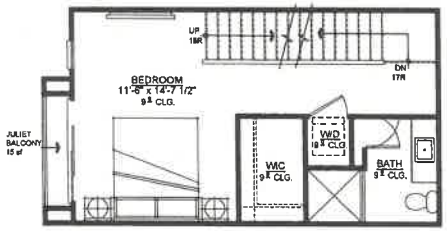
REAR

PARKING PLAN OPTION "B"

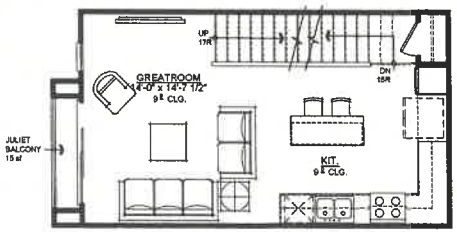
48	DESIGNATED #2
60	STREET
20	OFFSTREET
22	DESIGNATED
92	PRIVATE DRIVEWAY

KMS 7-16-24 7-17-24 revised

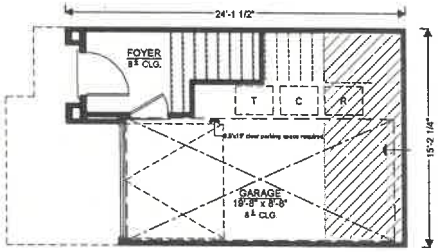




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 SQUARE FOOTAGE	
	NET
1ST FLOOR	84 SQ. FT.
2ND FLOOR	377 SQ. FT.
3RD FLOOR	322 SQ. FT.
TOTAL LIVING	784 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

planet home living

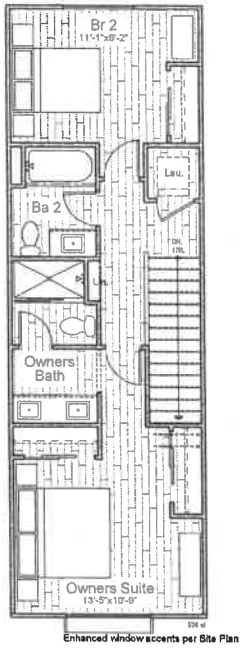
GREENSPOT VILLAGE
A MISSION COMMUNITIES & PLANET HOME LIVING NEIGHBORHOOD
HIGHLAND, CA #230859

SCHEMATIC DESIGN
JULY 15, 2024

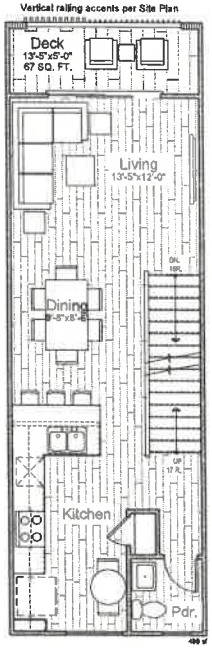
SCALE: 1/4" = 1'-0"
0 2 4 8

UNIT PLANS - PLAN 1 (TYP.)

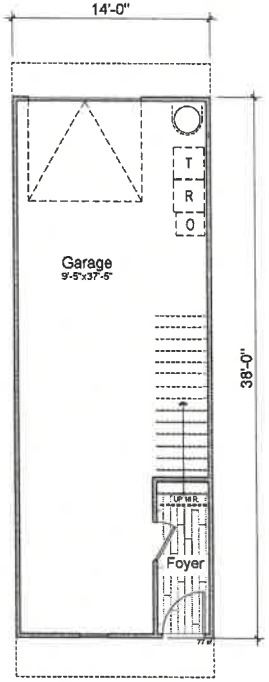
A5.0



Third Floor

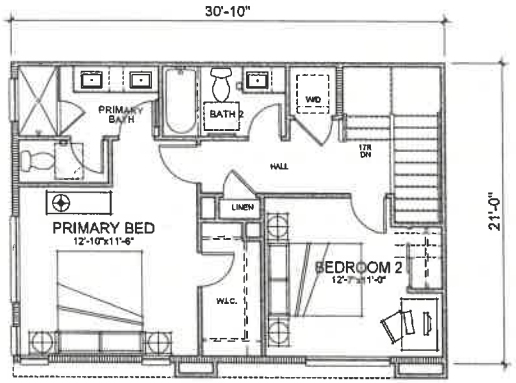


Second Floor

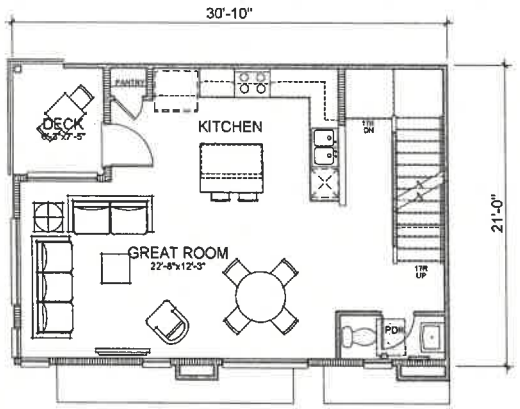


First Floor

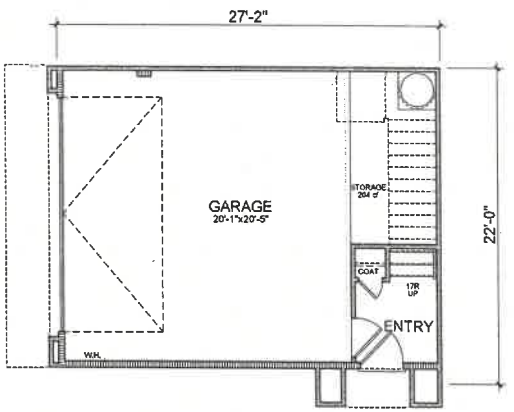
plan 2
2br/2.5ba
+/-1,102 nsf



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 3 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	106 SQ. FT.
SECOND FLOOR	557 SQ. FT.
THIRD FLOOR	551 SQ. FT.
TOTAL	1213 SQ. FT.
DECK	47 SQ. FT.
GARAGE	486 SQ. FT.

Attachment 7

Resolution No. 2024-_____to approve Tentative Tract Map Application No. 24-001
Exhibit A – Conditions of Approval
Exhibit B – Tentative Tract Map 20698 (Finance & Conveyance)

RESOLUTION NO. 2024 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING THE SUBDIVISION OF THREE (3) PARCELS INTO SIX (6) NUMBERED LOTS AND THREE (3) LETTERED LOTS WITHIN PLANNING AREA 2 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN. ASSESSOR'S PARCEL NUMBERS: 1201-341-29, 30 & 33

APPLICANT: Mission Communities & Mossa Investments

A. RECITALS

1. 1. On July 15, 2024, the Applicant submitted an application for a Design Review (DRA 24-005) to construct 500 residential units (Option 'B'), an approximately 21,430 square foot central amenity building, five common areas and outdoor courtyards on a vacant site of approximately 25 acres, spanning across three (3) parcels, located on the north side of Greenspot Road between the SR 210 and Webster Street (the "Project").

2. The Site has a Land Use Designation of High Density Residential, per Planning Area 2 of the Greenspot Village & Marketplace Specific Plan.

3. On July 26, 2024, 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 Project would be considered.

4. On August 6, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Project and at the request of Staff continued the hearing to August 20, 2024.

5. On August 20, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Project at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Project.

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 August 20, 2024, 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. Tentative Tract Map 20698 proposes to subdivide three (3) parcels into six (6) numbered lots and three (3) lettered lots across 25 acres.

4. A duly noticed public hearing was held by the Planning Commission on August 20, 2024, in the City Hall Council Chambers and notice of the time, date, place and purpose of the aforesaid hearing was given as required by applicable law. At the public hearing, the Planning Commission took testimony, both written and oral, from various parties, including the Applicant.

5. Tentative Tract Map No. 20698 complies with the provisions of Chapter 16.68 Land Divisions of the Highland Municipal Code.

6. Tentative Tract Map No. 20698 complies with the Subdivision Map Act, Sections 66410-66499.58 of the Government Code of the State of California.

7. This 25 acre residential project was anticipated 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. While this parcel had been designated by the California Resource Agency as Farmland of Statewide Importance, the two previous Environmental Impact Reports for the Specific Plan deemed that there were no feasible mitigation measures that would avoid or reduce the impact of converting these acres of farmland to a non-agricultural use. Additionally, the proposed project aligns with the Greenspot Village & Marketplace Specific Plan because Planning Area 2 is designated to feature a High-Density Residential Overlay, requiring residential uses ranging from 500 to 646 units with a density of 20-30 du/ac. The proposed development of 500 units in Planning Area 2 adheres to the 20-30 du/ac density range, as analyzed in the certified EIR in 2013 and Supplemental EIR in 2019. Therefore, the proposed 500-unit residential project is in compliance with the Specific Plan, maintaining consistency with the specified density requirements Regardless, the proposed project shall comply with the Mitigation Monitoring and Reporting Programs adopted concurrently with ENV 09-003 and ENV 19-002.

3. Pursuant to California Government Code Section 66474 the Planning Commission hereby finds and determines that:

   a. The proposed map is consistent with applicable General and specific plans as specified in Section 65451.

      Response: The proposed site is within the Greenspot Village and Marketplace Specific Plan, and the Tentative Tract Map 20698, as designed and conditioned, is consistent with the objectives and guidelines of Planning Area No. 2. Furthermore, the project aligns with the goals and policies of both the General Plan and the Specific Plan, ensuring that the development adheres to the established vision for the area and supports the broader community planning objectives.

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

      Response: The proposed design and improvements shown on Tentative Tract Map No. 20698 are consistent with the General Plan and the Specific Plan. Lawful Conditions of Approval have been applied to the map to ensure full compliance with all applicable General Plan, Specific Plan, and Development Code provisions, thereby aligning the development with the established planning and regulatory framework.

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

      Response: The project site is a vacant parcel fronting Boulder Avenue, a major corridor in the City. Tentative Tract Map No. 20698 proposes to subdivide three (3) parcels into six (6) numbered lots and three (3) lettered lots across 25 acres, including associated street access easements and reciprocal access agreements for finance and conveyance purposes. The site is generally flat and physically suitable for development, as proposed in Design Review Application No. 24-005, which outlines the development of a residential project. Given its strategic location and the conditions of the site, it is physically suitable for the proposed project. Furthermore, the map is proposed for finance and conveyance purposes.

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

      Response: All lots within the proposed development are suitable for residential use and meet the minimum width and depth requirements outlined in the Greenspot Village and Marketplace Specific Plan. The project will achieve the required density of 20-30 dwelling units per acre, as specified for Planning Area No. 2 of the Greenspot Village and Marketplace Specific Plan.

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

Response: The site is located in an urbanized area and has remained vacant for many years. The configuration of on-site circulation and roadway access is designed to minimize traffic impacts on local streets. Given the residential nature of the development, operational noise will not adversely affect surrounding roadways or neighboring residences to the north. The potential environmental impacts of the proposed gas station, car wash, and convenience store were thoroughly analyzed in the EIR, SEIR, and updated Biology and Noise studies. Mitigation measures have been established, ensuring that the project will be constructed and operated in full compliance with the EIR and SEIR requirements..

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

Response: The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will not cause serious public health problems.

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

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. Points of access to this property can be taken from Boulder Avenue and Calhoun Street. The proposed design of the subdivision is conditioned so as not to conflict with any easements of record or judgement of court.

4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Tentative Tract Map 20698 (TTM 24-001 subdivide three (3) parcels into six (6) numbered lots and three (3) lettered lots across 25 acres for finance and conveyance purposes.

Exhibit A – Conditions of Approval

Exhibit B – Tentative Tract Map 20698 (Finance & Conveyance)

C. ADOPTION OF RESOLUTION

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

Exhibit A

Conditions of Approval

PLANNING COMMISSION
CONDITIONS OF APPROVAL

Date: August 20, 2024
File: TTM-24-001 (Tentative Tract Map No. 20698)
Applicant: Mission Communities & Mossa Investments
Proposal: The subdivision of three (3) parcels into six (6) numbered lots and three (3) lettered lots across 25 acres.
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): 1201-341-29, 30 & 31

PLANNING CONDITIONS OF APPROVAL

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

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

General

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

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this application have occurred within thirty-six (36) months from the approval date of this tentative tract map application, this tentative tract map application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the tentative tract map. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on August 20, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein and as defined on the Tentative Tract Map 20698 included as Exhibit "A".

3. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.

4. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. No expansion of the project beyond the scope and nature described in the application (TTM-024-001), which would tend to increase the projected scale of the project, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.

6. The applicant and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before

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

7. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

8. Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Engineering Division, Building Division and Fire Department. The plans shall demonstrate compliance with the currently adopted California Building, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, Highland Municipal Code, Engineering Directives and Standards, and all conditions contained herein.

9. Prior to the start of operations (i.e. construction), the developer shall obtain any necessary permits. The developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to the start of operations (i.e., occupancy). Any discrepancy between the approved plans and the field conditions shall be remedied prior to the start of operations (i.e., occupancy) such that the field condition is consistent with the approved plans. If the field condition cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.

10. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

11. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, common open spaces, paseos, trails, and within the areas designated to be within a CFD.

12. No further subdivision of any lot shall be permitted.

Construction

13. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with manufacturer's specifications.

Environmental

14. The Developer shall comply with all applicable mitigation measures specified within the Mitigated Negative Declaration for the project which are outlined within the mitigation monitoring program for the Greenspot Vilage & Marketplace Specific Plan.

Declaration of Conditions, Covenants and Restrictions

15. The 504-unit mixed residential complex shall be subject to the establishment of a single homeowners association (HOA) responsible for enforcing CC&Rs and overseeing maintenance requirements for the entire site.

16. Prior to recordation of the final map, all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) shall be submitted and approved by the Planning Division. The approved CC&R's shall be recorded concurrently with the recordation of the final map and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation. This document shall include, but not be limited to, the following:

    a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
    b. Provisions alerting the buyers of any lot that the construction of dwellings has been required to meet the City's interior noise standard for single-family residential development;
    c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
    d. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts; and,
    e. Provisions alerting the buyers of residential lots with deed restrictions related to Junior Accessory Dwelling Units (JADU).

Homebuyer Notification

17. Prior to recordation of the final map, the Applicant/Owner shall submit to the

Planning Division for review and approval a homebuyer notification document that includes, but is not limited to, the notifications listed below. The notification shall be signed by each buyer at the time of sale.

a. A notice indicating the proximity of San Bernardino International Airport;
b. A notice indicating the proximity of the Santa Ana River mining operations;
c. A notice explaining the obligation to comply with the deed restriction if their lot contains a Junior Accessory Dwelling Unit.

Fees

18. Prior to the issuance of building permits, the Owner/Developer shall pay all applicable Development Impact Fees.

19. The Project shall comply with the City's Inclusionary Housing Ordinance.

20. Prior to issuance of building permits, the Owner/Developer shall provide receipts indicating payment of any applicable school fees.

Exhibit A

Tentative Tract Map No. 20698

TENTATIVE TRACT MAP NO. 20698

IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL 2 OF PARCEL MAP NO. 19149, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, BOTH WITHIN TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

NOTE: THIS MAP IS TO BE FOR FINANCE AND CONVEYANCE PURPOSES ONLY. CONDITIONS OF APPROVAL WILL BE DEVELOPED FOR, AND PLACED UPON, EACH LOT WHEN THE TENTATIVE TRACT MAPS FOR THOSE LOTS ARE PREPARED AND APPROVED.

FOR CONDOMINIUM PURPOSES

SITE ADDRESS
VACANT LAND

GROSS AREA
1,096,783 SQUARE FEET
25.18 ACRES

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GREENSPOT ROAD, AS SHOWN ON PARCEL MAP NO. 19149, FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, BEING NORTH 89°58'41" EAST.

BENCHMARK AND CONTOUR INTERVAL
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: 0001 ELEV.: 1213.30' (CITY OF HIGHLAND BENCHMARK)
CHISELED BOX AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH STREET AND CHURCH AVENUE.
CONTOUR INTERVAL=1'

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBER 06071C8702H, DATED AUGUST 28, 2008.

PERSONS OWNER/SUBDIVIDER
GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STREET, STE. 30
REDLANDS, CA 92373
CONTACT: GLENN ELSHAMAH
909-796-4664

ENGINEER
MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE:	EAST VALLEY WATER DISTRICT 3654 HIGHLAND AVE., STE 10, HIGHLAND, CA 92346 (909) 888-8986
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1981 W. LUGONIA, REDLANDS, CA 92374 (909) 335-7854
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY 397 TENNESSEE STREET, REDLANDS, CA 92373 (909) 307-6750
PHONE:	AT&T 1265 N. VAN BUREN STREET, ANAHEIM, CA 92807 (714) 666-5456
CABLE TELEVISION:	TIME-WARNER 1500 SOUTH AUTO CENTER DRIVE, ONTARIO, CA 91761 (888) 892-2253

GENERAL NOTES
1. ALL UTILITIES SHALL BE UNDERGROUNDED.
2. ALL PUBLIC IMPROVEMENTS TO BE PER CITY OF HIGHLAND STANDARD PLANS.
3. THIS MAP CONTAINS SIX (6) NUMBERED LOTS AND THREE (3) LETTERED LOTS.
4. THIS MAP CONTAINS 25.18 ACRES GROSS AREA.
5. THIS TRACT CONTAINS 0 LINEAL FEET OF ON-SITE PUBLIC STREETS.
6. LOTS "A", "B", AND "C" ARE FOR STREET PURPOSES.
7. TYPICAL STREET SECTIONS SHOWN ARE SUBJECT TO CHANGE.
8. AERIAL TOPOGRAPHY WAS FLOWN BY INLAND AERIAL SURVEYS, INC. ON FEBRUARY 6, 2008.

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 19149, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

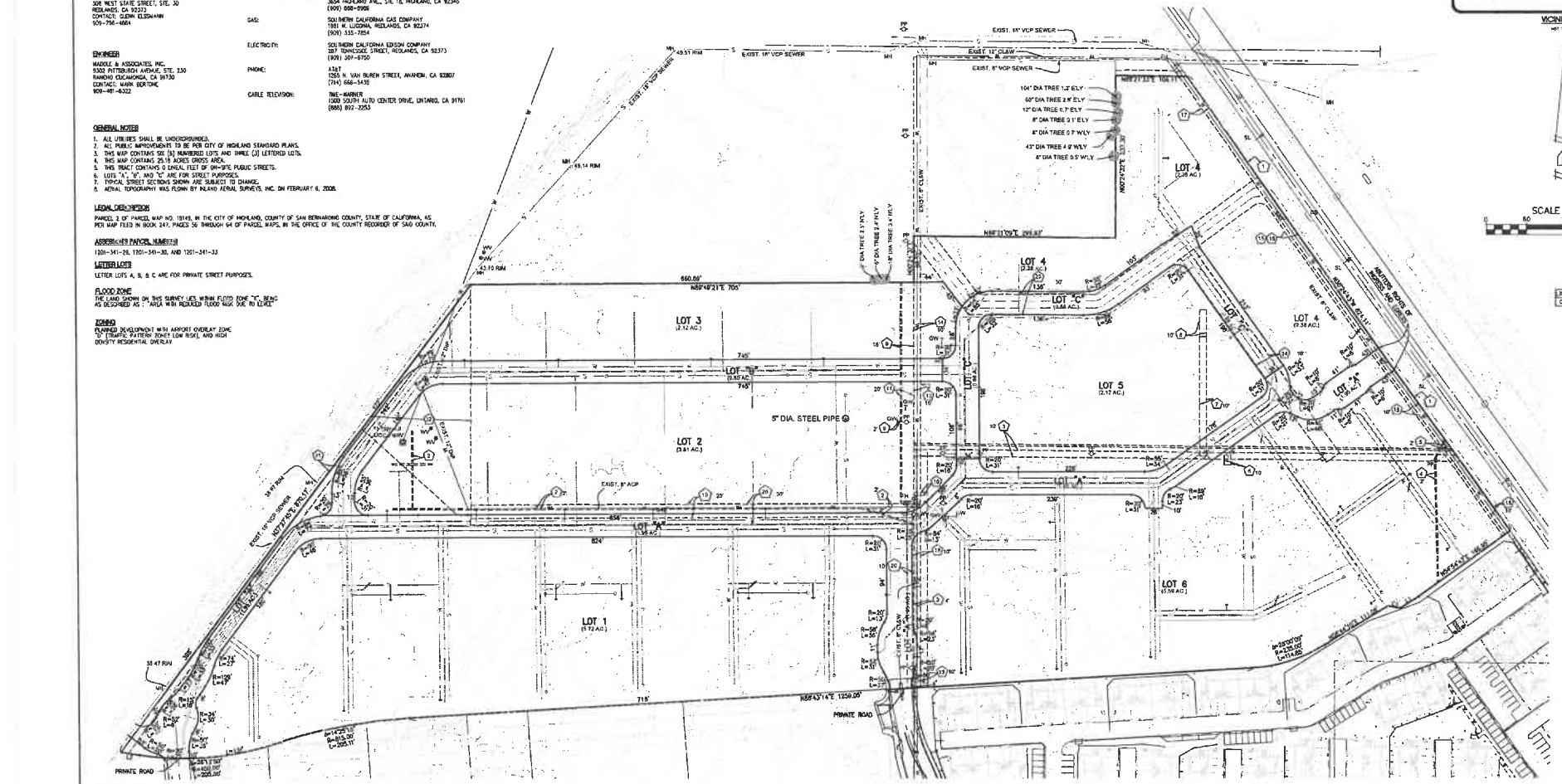
ASSESSOR'S PARCEL NUMBERS
1201-341-28, 1201-341-30, AND 1201-341-33

LETTER LOTS
LETTER LOTS A, B, & C ARE FOR PRIVATE STREET PURPOSES.

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING AS DESCRIBED AS : "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE"

ZONING
PLANNED DEVELOPMENT WITH AIRPORT OVERLAY ZONE
"D" (TRAFFIC PATTERN ZONE) LOW RISK), AND HIGH DENSITY RESIDENTIAL OVERLAY

VICINITY MAP
NOT TO SCALE



CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°12'09"	83.00'	18.88'	9.38'

LINE DATA

LINE	BEARING	DISTANCE
L1	N58°35'37"E	32.09'
L2	N41°27'36"W	26.83'

EASEMENTS

1. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 26, 1946 IN BOOK 2267, PAGE 127, O.R. (RUNS ALONG THE ENTIRE NORTHEASTERLY PROPERTY LINE)
2. AN SCE EASEMENT FOR EITHER OR BOTH POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1949 IN BOOK 2388, PAGE 495, O.R.
3. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1949 IN BOOK 2388, PAGE 497, O.R.
4. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 361, O.R.
5. AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 362, O.R.
6. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1953 IN BOOK 3173, PAGE 113, O.R.
7. AN SCE EASEMENT FOR POLELINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1953 IN BOOK 3246, PAGE 516, O.R.
8. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1953 IN BOOK 3246, PAGE 517 O.R.
9. AN SCE EASEMENT FOR POLES, NECESSARY GUYS, ANCHORS, CROSS-ARMS, WIRES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1953 IN BOOK 3424, PAGE 343, O.R.
10. AN SCE EASEMENT FOR POLELINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1963 IN BOOK 5835, PAGE 672, O.R.
11. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 171, O.R.
12. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 178, O.R.
13. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 182, O.R.
14. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 205, O.R.
15. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 215, O.R.
16. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 221, O.R.
17. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 225, O.R.
18. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1965 IN BOOK 6334, PAGE 233, O.R.
19. AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1968 IN BOOK 7034, PAGE 897, O.R.
20. A BEAR VALLEY MUTUAL WATER COMPANY AND THE EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1973 IN BOOK 8168, PAGE 217, O.R.
21. AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0031951, O.R.
22. AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0031952, O.R.
23. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 13, 2014 AS INSTRUMENT NO. 2014-0215414 OF OFFICIAL RECORDS.
24. AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED JUNE 19, 2014 AS INSTRUMENT NO. 2014-0218616 OF OFFICIAL RECORDS.
25. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF NO. 19149 RECORDED DECEMBER 28, 2016 AND ON FILE IN BOOK 247, PAGE 56 OF PARCEL MAPS.
FOR BLANKET DRAINAGE, UTILITIES AND PEDESTRIAN AND VEHICULAR ACCESS, AND PAVING AND INCIDENTAL PURPOSES

PREPARED UNDER THE SUPERVISION OF:
MADOLE
PROGRESS PRINT DATE
ANTHONY HANG
LS 7930 EXP. 12-31-24

CITY OF HIGHLAND, CALIFORNIA
TENTATIVE TRACT MAP
GREENSPOT VILLAGE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
CITY ENGINEER RCE 51152
SCALE: 1" = 60'
DATE: 4/29/24
DRAWING NO.

I:\1002-001\Entitlement\TM 20698\TM 20698-Reg. 7/26/2024 1:47:54 PM, DWG To PDF.pc3

City of Highland

Engineering Department
Conditions of Approval
(DRA 24-005 TTM 20698) Greenspot Village PA 2 – Option A

A - Required Prior to Map Approval
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 6-foot wide meandering sidewalk (Type A Standard 208), a 15-foot wide multi purpose trail with split rail fencing, parkway landscaping, and raised landscaped median along project frontage. Construct 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 and construct 6-foot wide meandering sidewalk (Type A Standard 208) from southerly Project frontage to modify and join existing curb ramp at southwest corner of Webster Street and Boulder Avenue: as approved by the City Engineer and Community Development Director.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide (minimum) with Knox box lock onto Boulder Avenue at proposed Fire access Area 4 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 53-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 6-foot wide sidewalk on both sides curb adjacent with landscaped parkway: as approved by the City Engineer and Community Development Director.

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" (Costco Way) 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. Provide emergency access to private road from TREH Golden Triangle SPR 006-001A residential at Project's westerly gated off Greenspot Road.

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 (Calhoun Road) 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 Greenpsot Road to the northern boundary of the project. Construct a 71-foot wide drive aisle at the Calhoun Road gated entry off Greenspot Road with a 8-foot wide landscape median, a 10-foot wide westerly landscaped parkway, and a 10-foot wide easteryly landscaped parkway: as approved by the City Engineer and Community Development Director.

E 19. Submit engineering plans for street improvements and striping for Boulder Avenue 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. Include no U-turn restriction at northbound Boulder Avenue at the intersection with Eucalyptus Avenue.

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 on Boulder Avenue 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 per 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. 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, walls and fences. To ensure that drainage at the perimeter wall conditions and runoff from covered parking is addressed, install concrete swales and on-stie drainage inlets when necessary. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner. 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 128.7 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 30. 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 31. 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/ MAP

C* 32. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Boulder Avenue and Eucalyptus Avenue. The City will maintain parkway and frontage landscaping utilizing CFD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 33. Establish a maintenance funding mechanism acceptable to the City for maintenance of the median along the Project's Boulder Avenue frontage. Landscaping within the median shall be maintained by the City.

C* 34. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the paseo landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage and sewer system in Planning Area 2.

C/D* 35. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, the paseo landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private sewer and storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.

B* 36. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

B* 37. 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* 38. 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* 39. 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* 40. 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.

B* 41. Acquire a private easement across Planning Area 1 and/ or 2 if needed for construction and maintenance of offsite drainage facilities.

C 42. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').

B 43. Submit non subdivision Improvement Agreement and bond for public improvements, as directed by City Engineer and City Attorney.

D 44. 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 45. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within existing Parcel.

B 46. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 47. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 48 Record an easement for Public sewer and water improvements purposes in favor of the EVWD within Project's ownership for the realigned trunk lines.

FEES/PERMITS

C* 49. 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* 50. 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* 51. 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 52. 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 53. 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 54. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

E 55. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 56. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 57. 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 58. 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 59. 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 60. 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 61. 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 62. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 63. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 64. 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* 65. 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* 66. 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.

Exhibit B

Tentative Tract Map 20698

TENTATIVE TRACT MAP NO. 20698

IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL 2 OF PARCEL MAP NO. 19149, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, BOTH WITHIN TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

NOTE: THIS MAP IS TO BE FOR FINANCE AND CONVEYANCE PURPOSES ONLY. CONDITIONS OF APPROVAL WILL BE DEVELOPED FOR, AND PLACED UPON, EACH LOT WHEN THE TENTATIVE TRACT MAPS FOR THOSE LOTS ARE PREPARED AND APPROVED.

FOR CONDOMINIUM PURPOSES

SITE ADDRESS
VACANT LAND

GROSS AREA
1,096,765 SQUARE FEET
25.18 ACRES

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GREENSPOT ROAD, AS SHOWN ON PARCEL MAP NO. 19149, FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, BEING NORTH 85°58'41" EAST.

BENCHMARK AND CONTOUR INTERVAL
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: 0001 ELEV.: 1213.35' (CITY OF HIGHLAND BENCHMARK)
CHISELED BOX AT THE EAST END OF THE NORTHEAST CURB RETURN AT 5TH STREET AND CHURCH AVENUE.
CONTOUR INTERVAL=1'

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBER 06071C8702H, DATED AUGUST 28, 2008.

RECORD OWNER/SUBDIVIDER
GREENSPOT VILLAGE & MARKETPLACE, LLC
308 WEST STATE STREET, STE. 30
REDLANDS, CA 92373
CONTACT: GLENN ELSSMANN
909-796-4664

ENGINEER
MADOLE & ASSOCIATES, INC.
9320 PITTSBURGH AVENUE, STE. 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
909-481-6322

UTILITY COMPANIES

WATER & SEWER SERVICE:	EAST VALLEY WATER DISTRICT 3654 HIGHLAND AVE., STE 10, HIGHLAND, CA 92346 (909) 886-8985
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1981 W. LUGONIA, REDLANDS, CA 92374 (909) 335-7854
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY 249 TENNESSEE STREET, REDLANDS, CA 92373 (909) 307-6150
PHONE:	AT&T 1265 N. VAN BUREN STREET, ANAHEIM, CA 92807 (714) 666-3435
CABLE TELEVISION:	TWC-WARNER 1500 SOUTH AUTO CENTER DRIVE, ONTARIO, CA 91761 (888) 892-2253

GENERAL NOTES
1. ALL UTILITIES SHALL BE UNDERGROUNDED.
2. ALL PUBLIC IMPROVEMENTS TO BE PER CITY OF HIGHLAND STANDARD PLANS.
3. THIS MAP CONTAINS SIX (6) NUMBERED LOTS AND THREE (3) LETTERED LOTS.
4. THIS MAP CONTAINS 25.18 ACRES GROSS AREA.
5. THIS TRACT CONTAINS 0 LINEAL FEET OF ON-SITE PUBLIC STREETS.
6. LOTS "A", "B", AND "C" ARE FOR STREET PURPOSES.
7. TYPICAL STREET SECTIONS SHOWN ARE SUBJECT TO CHANGE.
8. AERIAL TOPOGRAPHY WAS FLOWN BY INLAND AERIAL SURVEYS, INC. ON FEBRUARY 6, 2008.

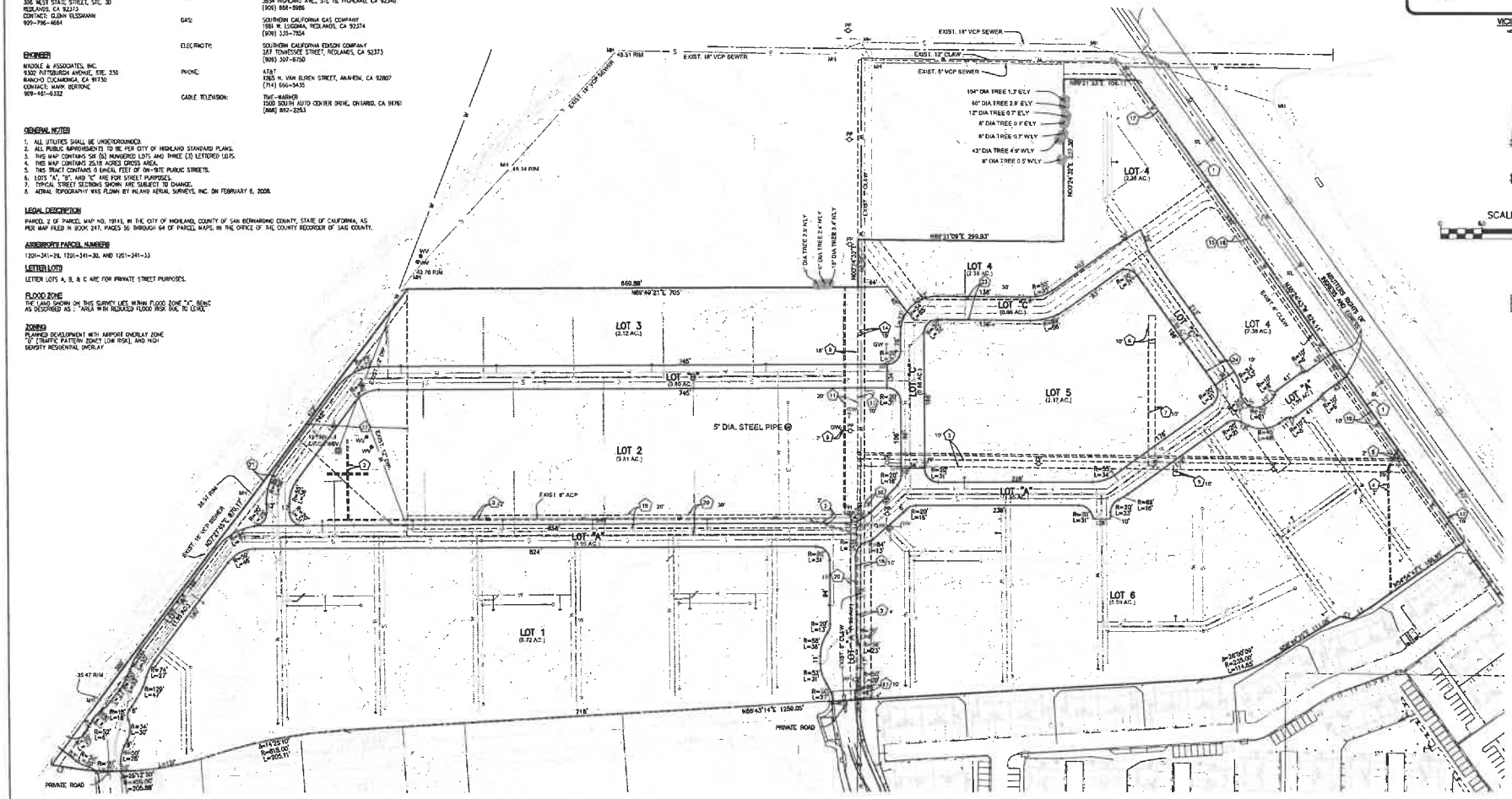
LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 19149, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 247, PAGES 56 THROUGH 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

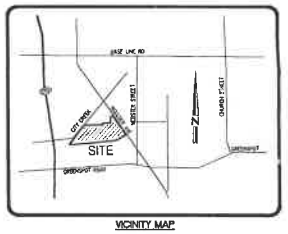
ASSESSOR'S PARCEL NUMBERS
1201-341-29, 1201-341-30, AND 1201-341-33

LETTER LOTS
LETTER LOTS A, B, & C ARE FOR PRIVATE STREET PURPOSES.

FLOOD ZONE
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING AS DESCRIBED AS: "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE"

ZONING
PLANNED DEVELOPMENT WITH AIRPORT OVERLAY ZONE "D" (TRAFFIC PATTERN ZONE/ LOW RISK), AND HIGH DENSITY RESIDENTIAL OVERLAY





VICINITY MAP
NOT TO SCALE

SCALE: 1" = 60'

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	17°12'00"	61.00'	18.68'	9.38'

LINE DATA

LINE	BEARING	DISTANCE
L1	N58°39'37"E	32.00'
L2	N87°23'06"W	29.53'

EASEMENTS

(1) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 29, 1949 IN BOOK 2267, PAGE 127, O.R. (RUNS ALONG THE ENTIRE NORTHEASTERLY PROPERTY LINE)

(2) AN SCE EASEMENT FOR EITHER OR BOTH POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1949 IN BOOK 2368, PAGE 496, O.R.

(3) AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1949 IN BOOK 2364, PAGE 467, O.R.

(4) AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 381, O.R.

(5) AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1952 IN BOOK 2920, PAGE 382, O.R.

(6) AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1953 IN BOOK 3173, PAGE 113, O.R.

(7) AN SCE EASEMENT FOR POLELINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1953 IN BOOK 3246, PAGE 516, O.R.

(8) AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1953 IN BOOK 3246, PAGE 517 O.R.

(9) AN SCE EASEMENT FOR POLES, NECESSARY GUYS, ANCHORS, CROSS-ARMS, WIRES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 1962 IN BOOK 5824, PAGE 343 O.R.

(10) AN SCE EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1963 IN BOOK 5835, PAGE 872, O.R.

(11) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 171, O.R.

(12) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 175, O.R.

(13) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 182, O.R.

(14) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 205, O.R.

(15) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 213, O.R.

(16) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 221, O.R.

(17) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 228, O.R.

(18) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1966 IN BOOK 6334, PAGE 233, O.R.

(19) AN EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1966 IN BOOK 7034, PAGE 807, O.R.

(20) A BEAR VALLEY MUTUAL WATER COMPANY AND THE EAST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT FOR ROADS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1973 IN BOOK 8185, PAGE 217, O.R.

(21) AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0030951, O.R.

(22) AN EAST VALLEY WATER DISTRICT EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 2006-0030952, O.R.

(23) AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 2014 AS INSTRUMENT NO. 2014-0218474 OF OFFICIAL RECORDS.

(24) AN SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 2014 AS INSTRUMENT NO. 2014-0218418 OF OFFICIAL RECORDS.

(25) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF NO. 19149 RECORDED DECEMBER 29, 2016 AND ON FILE IN BOOK 247, PAGE 56 OF PARCEL MAPS.
FOR: BLANKET DRAINAGE, UTILITIES AND PEDESTRIAN AND VEHICULAR ACCESS, AND

PREPARED UNDER THE SUPERVISION OF:
MADOLE
PROGRESS PRINT DATE
ANTHONY MARO
LS 7835
EXP. 12-31-24

CITY OF HIGHLAND, CALIFORNIA
TENTATIVE TRACT MAP
GREENSPOT VILLAGE

DRAWN BY:	SCALE: 1" = 60'
DESIGNED BY:	DATE: 4/2024
CHECKED BY:	APPROVED BY:
CITY ENGINEER R.C.E. 51153	DATE

J:\10252-103 Plans\sheet\TTM 20698.dwg, 7/26/2024 1:42:54 PM, DWG To PDF.pc3

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 20, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director KS

PREPAREDED BY: Tiffany Martinez, Assistant Planner TM

SUBJECT: Conditional Use Permit (CUP 23-010) for the development of a 79-unit small lot single-family community; Design Review Application (DRA 24-003) for the related Site Plan, Building Elevations, Landscaping and Grading Plan; General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) from Low Density/Single-Family Residential (LD/R-1) to Planned Development (PD), and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single-family lots and common areas.

LOCATION: 7394 Central Avenue
Three parcels on the west side of Central Avenue, approximately 400 feet south of Base Line. APN: 1192-341911, 1192-361-45, and 1192-361-47.

PROPERTY OWNER: Coffee Family Trust

APPLICANT/REP.: DSMA Investments, LLC, Anacapa DG

RECOMMENDATION: The Planning Commission adopt Resolution No. 2024 - ____, recommending the City Council:

1. Adopt a resolution approving a Mitigated Negative Declaration (ENV 24-002) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;

Approved _____	Motion _____	Second _____	Agenda Item No. 4
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		
Carell Brooks		Lawrence Mainez	
Recording Secretary		Community Development Director	

2. Adopt a resolution approving General Plan Amendment (GPA 24-001) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);

3. Introduce an ordinance approving Zone Change (ZC 24-001) to change the zoning designation of the site from Single-Family (R-1) Residential to Planned Development (PD);

4. Adopt a resolution approving Conditional Use Permit (CUP 23-010) for a 79-unit single-family development and related improvements, subject to the Conditions of Approval and Findings of Fact;

5. Adopt a resolution approving Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval and Findings of Fact; and

6. Adopt a resolution approving Tentative Tract Map No. 20693 (TTM-24-001) for the subdivision of three (3) parcels into 79 single-family lots and common area, subject to Conditions of Approval and Findings of Fact.

FISCAL IMPACT: The Applicant submitted the required deposit for processing the subject land use applications. Staff time spent working on the applications will be charged to this deposit.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. On August 9, 2024, the notice was posted on the City's website, mailed to property owners within 300 feet of the project site and to parties requesting notice. A display ad was published in the SB Sun newspaper on the same day. All legal requirements for noticing have been met.

PUBLIC COMMENT: Staff received one (1) public comment letter (Attachment 2 – Public Comment) from a Highland resident living in close proximity to the project on Crest Street. The resident expressed his opposition to the project due to an increase in traffic, vehicular and pedestrian hazards, a lack of parking and right-of-way improvements on Crest Street.

The resident may assume that the project will connect by road or sidewalk to their neighborhood on Crest Street. However, the project will have only two (2) points of access, both to the east on Central Avenue. The project will not create additional trips

into the established neighborhood on Crest Street or Bruce Street. These streets will continue to terminate on the west side of the site as they currently do.

DESCRIPTION OF SITE: The project site is located on the west side of Central Avenue, approximately 400 feet south of Base Line, south of the Alta Dena Dairy facility (Attachment 1 – Area Map). The site is comprised of three parcels with a combined area of 8.3 acres. It currently contains a single residential dwelling constructed in 1952, an accessory building with old animal pens, and disturbed agricultural fields. In the 1950s and 60s the property was used as a small horse ranch known as the "Coffee Thoroughbred Horse Ranch." It kept no more than 30 horses, several cows, goats, chickens, and a small orchard for non-commercial purposes. The property is accessed directly from Central Avenue.

The site is generally flat with existing grades ranging from 1,169 in the northeast to 1,163 feet in the southwest. The frontage along Central Avenue is generally unimproved. It is fenced with chain link along the majority of the property boundary, with block and wood fencing occurring along portions of the east and south. The majority of the site consists of disturbed fields, void of vegetation with scattered ornamental vegetation occurring primarily around the main residence. Overhead utility lines run the length of the site.

The Project site is in a suburban area, surrounded by public streets and developed properties. There are single-family residential lots to the west and the south, a commercial distribution facility for Alta Dena Dairy to the north, and Jeffrey Court Senior Apartments to the east opposite Central Avenue. It has a Zoning designation of Single-Family (R-1) Residential and General Plan Land Use Designation of Low-Density (LD) Residential permitting a development density of 2.1-6.0 dwelling units per acre.

Location	General Plan	Zoning
North:	General Commercial (CG)	General Commercial (CG)
South:	Low Density (LD)	Single-Family Residential (R-1)
East:	Planned Developmental (PD)	Planned Development (PD)
West:	Low Density (LD)	Single-Family Residential (R-1)

The project is not within a Flood Plain, an area of suspected liquefaction, an area of paleontological sensitivity, or high fire hazard.

PROJECT REVIEW: The project proposal is to redevelop the site as a for-sale residential gated community with 79 detached small lot homes and shared amenities. These will be market-rate units at a density of approximately 9.3 dwelling units per acre. To accommodate this proposal, a General Plan Amendment and Zone Change are required.

A. General Plan Amendment

As mentioned above, the current General Plan Land Use Designation is Low Density (LD) Residential which permits a maximum development density of 6.0 dwelling units per acre. The Applicant feels that the current housing market and this location lend themselves to a small lot subdivision with an approximate density of 9.3 dwelling units per acre. The applicant is seeking a change of designation to Planned Development (PD) to allow the increased density (Attachment 4, Exhibit B – General Plan Map Amendment). PD allows projects to establish its own development standards while encouraging superior development through a greater degree of design and land use flexibility. It allows the formulation of specific development standards and design criteria.

B. Zone Change

The Zoning District designation and General Plan designation must correspond thus the Applicant is requesting a Zone Change from Single-family (R-1) Residential to Planned Development (PD) to permit the density increase and modified development standards. Graphics of the corresponding land use changes are attached (Attachment 4, Exhibit C – Zoning Map Amendment)

C. Conditional Use Permit establishing the Planned Development

A Planned Development (PD) community must be adopted via a Conditional Use Permit (CUP), Specific Plan or Planned Unit Development (PUD). The Applicant selected the CUP process. The CUP will establish the Development Standards and Site Plan for the project. The project is a gated residential community comprised of 79 single-family homes, recreational amenities, private roads, guest parking and water quality facilities.

The Plot Plan shows that the lots will be plotted around the perimeter of the property on a loop street with an L-shaped street bisecting the tract. The interior streets will be privately owned and maintained by a Homeowners Association (HOA). They will be designed with 40 feet of right-of-way, 36-feet from curb to curb, and 4-foot sidewalk on one side. Parking is permitted on one side of the interior streets. There are two points of access from Central Avenue. Both are gated. The main gate is located to the north with a u-shaped drive, embellished landscaping and monumentation. The gate will operate with a transponder and keypad. The secondary access located to the south is for emergency vehicle access only.

Common open space and recreation is provided in a few locations. Across from the entry gates is a 14,897-square foot park that includes passive recreation amenities for the future residents, such as turf, shade trellis, BBQ island, and benches. The site plan provides for an additional nine (9) uncovered guest parking spaces adjacent to the park/recreation area along Street "B". Staff recommends additional active features

be added to the park such as a tot lot with sail shades, water play area, hardcourt surface for basketball or similar, dog run, or other active amenities ensuring that the PD designation is providing a "greater degree of design" for the community of small lots. A Planning Division Condition of Approval has been added requiring the applicant to return to the Planning Commission for approval of the recreation amenities at a future date, prior to the issuance of building permits (Attachment 4, Exhibit D – CUP Plans and Conditions, Condition No. 14).

The Conditional Use Permit will establish the permitted number of units and Plot/Site Plan as well as the general Development Standards such as setbacks, lot coverage and building heights. Each of the 79 units would have a rear yard at least 10 feet deep. Side yard widths vary with a minimum of 4 feet on one side and 5 feet on the other. Living space would be setback from the front property line a minimum of 9 feet and the garage would be setback a minimum of 19 feet measured from the property line to garage door. The minimum lot size is 2,500 square feet. These minimum development standards are enumerated in the CUP Planning Condition of Approval No. 19.

D. Design Review

Plot Plan/Site Plan

All 79 units within the development are 2-story to best fit within the reduced lot parameters. Each unit includes a 2-car garage, full-size driveway, and a minimum 10 foot rear yard for private outdoor space.

Building Elevations

There are three (3) different floor plans proposed, each with three elevations (Spanish, Craftsman & Prairie) and three color schemes. The floor plans range in size from 1,717 square feet to 1,998 square feet, and are evenly distributed with 27 Plan 1s, 27 Plan 2s and 25 Plan 3s. They are three- and four-bedroom with a variety of homeowner options/upgrades.

The three architectural styles are differentiated in their varying gable and hip roof styles, concrete tile roofing, shutter detailing, window grids, front door design and the application of lap siding on the Prairie elevations and stone veneer wainscoting on the Prairie and Craftsman. Generally, all three styles have a stucco body, porch pop out over the front door, multiple rooflines along the façade, window shutters, gable end treatments, and roll-up metal sectional garage doors with varying styles for each elevation.

The side and rear elevations for each style are fairly sparse. Due to their close proximity to each other, this may not be noticeable in all cases, but in some visible areas it will. Because the units are 2-story, there are several highly visible locations

that would benefit from embellished second story architectural treatments. Staff recommends certain embellishments be required for Lots 1-3, 27-43 (visible from Central Avenue), Lots 48, 49, 66 and 76 (visible from the recreation area), Lots 17 and 18 (visible from Bruce Street), Lots 28, 31, 33, 34, 44, 53, 54, 59, 60, 65, 72 and 73 (visible from adjacent streets within the development). Embellishments could include window surrounds, shutters, or similar treatments on one or two sides as enumerated in the Planning Conditions of Approval (Attachment 4, Exhibit E – DRA Plans & Conditions, Condition No 9.

The Planning Commission may also wish to consider expanding the color palette after reviewing the color and materials sample board at the meeting on August 20, 2024.

Landscape Plan

Conceptual Landscape and Planting Plans demonstrate a variety of trees, shrubs and groundcover within front yards, side yards and in common areas. Holly Oaks will be planted at the gated entry and in the recreation area for ornamentation and shade. Front yard street trees include the Aleppo Pine, Pink Dawn Chitalpa, and Water Gum. Fern Pines will be utilized in the common areas where there is an expanse of side yard fencing. There is a multitude of shrubs and groundcover, most being categorized as "low" water users with the WUCOLS classification system. Turf will be planted within the open play area of the recreation facility. The front yards of the homes, Central Avenue parkway and interior parkways will be maintained by the HOA. Individual homeowners will be responsible for their respective interior side and rear yards.

The plans were reviewed by the City's Landscape Architect. Comments were provided to ensure the construction plans include a higher level of detail. Additionally, they recommend that the plans include enhanced paving treatments and finishes to highlight entrances, street crossings and amenities. Also, enhanced landscaping and site features should better define the outdoor community space. Conditions were included to ensure compliance with state and local water use, shade coverage and industry standard design guidelines (DRA Planning Conditions 13-48).

Walls and Fences

The project proposes a variety of slump block, wrought iron and vinyl fencing. The perimeter will be lined with a six foot tall slump block wall. The entrance will have decorative tubular steel fence and gates, and the interior yards will have vinyl privacy fencing 5-6 feet tall.

Grading Plan

The Project site would be re-graded to accommodate the proposed development. Construction of the Project would begin with demolition of the existing buildings. All

material would be hauled off-site and to the extent possible taken to a recycling facility. The Project site would be graded, which includes the removal and recompaction of the upper approximately 2 to 4 feet depending on the underlying soil conditions. Grading will occur in a single phase.

The frontage along Central Avenue will be improved to include sidewalks and a landscape parkway. The existing overhead electrical lines along Central Avenue will be placed underground. A detention/water quality basin will be constructed in the southern portion of the site and provide a connection to the existing public storm drain within the Crest Street right-of-way. Individual lots will drain from the rear around to each side at a minimum 5% slope.

Sewer and domestic water would be served by existing public services located in Central Avenue and Crest Street. Dry utility service would be accessed from available existing electrical, gas, internet, and telephone providers currently serving the site and area.

Storm drains within the Project site would discharge into a proposed detention/water quality basin and connect to a regional storm drain facility within the Crest Street right-of-way adjacent to the southern Project boundary. A proposed catch basin inlet and storm drain would collect runoff from the widened portion of Central Avenue and convey flows to the on-site detention/water quality basin.

The Applicant intends to finance public improvements through a Community Facilities District (CFD) or Statewide Community Infrastructure Program (SCIP).

E. Tentative Tract Map

Tentative Tract Map No. 20693 delineates Lots 1-79 as the residential lots, Lots 80-82 for landscaping at the project entry, Lot 83 for the secondary emergency vehicle access, Lot 84 for the community recreation area, and Lot 85 for the water quality basin. The minimum lot size plotted is 2,574 square feet with a minimum width of 39 feet and depth of 66 feet.

A small amount of retaining will be necessary along the rear yards of Lots 33, 35, and 49-54. The map will require a dedication of right-of-way for both Central Avenue and Crest Street. Central Avenue will have a width of 66 feet and the private streets at 40 feet curb-to-curb (Attachment 4, Exhibit F – TTM Plans & Conditions).

ENVIRONMENTAL REVIEW: An Initial Study was prepared for the project and potential impacts to air quality, biological resources, cultural resources, geology and soils, paleontological resources, hazards and hazardous materials, transportation, tribal cultural resources, and noise were identified. Project specific design features and mitigation measures have been identified to reduce said impacts to below a level of

significance and included in the Mitigation Monitoring and Reporting Program (Attachment 4, Exhibit A – IS/MND & MMRP).

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between July 9, 2024, and August 7, 2024. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1.

One letter was received from the Department of Toxic Substance Control and responded to within the Final IS/MND. Based on the Findings of Fact and adoption of the Mitigation Measures, the Project will not have a significant impact upon the environment. Staff recommends adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

ANALYSIS: As stated above, the proposed 79-unit single-family dwelling community with the current General Pan and Zoning designation would not permit for a single-family community development at the density of approximately 9.3 dwelling units per acre. To accommodate this proposal, a General Plan Amendment and Zone Change are required. Changing the Zoning designation to Planned Development would allow the project to establish its own development standards while encouraging superior development through a greater degree of design and land use flexibility. It allows the formulation of specific development standards and design criteria. The General Plan's Housing Element goals, objectives, policies and programs encourage a variety and density of housing types in order to accommodate all economic segments of Highland's population. The proposed General Plan amendment will help to provide entry-level single-family housing with flexible design standards and shared amenities. Staff recommends approval of the project, subject to the Conditions of Approval and Findings of Fact.

ATTACHMENTS:

1) Area Map
2) Public Comment Letter
3) Project Plans (24x36" Under Separate Cover)
4) Resolution Recommending Approval to the City Council
    - Exhibit A – Initial Study Mitigated Neg Dec & MMRP
    - Exhibit B – General Plan Map Amendment
    - Exhibit C – Zone Change Map Amendment
    - Exhibit D – CUP Plans & Conditions of Approval
    - Exhibit E – DRA Plans & Conditions of Approval
    - Exhibit F – TTM Plans & Conditions of Approval

ATTACHMENT 1

Area Map


Baseline St
Baseline St
Baseline St
Baseline St
Cunningham St
Bruce St
Bruce St
Central Ave
Hillview St
Crest St
Crest St
Crest St
Central Ave
Hillview St
9th St

ATTACHMENT 2

Public Comment Letter

COMMENTS REGARDING CONDITIONAL USE PERMIT NO. 23-010 DESIGN REVIEW APPLICATION NO.24-003

Your comments must be received by this office no later than **April 22, 2024.** Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary. Project plans may be reviewed on the City's website at: https://www.cityofhighland.org/DocumentCenter/Index/664

I am a hundred percent against this proposal of yours. We don't need any more traffic than the one we already have; there are elderly people in the neighborhood that on a daily basis cross both streets, Crest and Hillview st. Sometimes, with the use of a walker, walking sticks, or even with disable electric scooters. This increment in traffic will jeopardize these people's safety. Besides, some of these properties have only one vehicle driveway; leaving us no option but to park our cars on the street. The size of these streets is not suitable to hold many traffic passing through.

I strongly disagree with this proposal.

Juan Carlos Aguilar
PRINTED NAME

04-08-24
DATE

SIGNATURE

ATTACHMENT 3

Project Plans

24x36" Under separate cover

ATTACHMENT 4

Planning Commission Resolution recommending

Approval to the City Council

RESOLUTION NO. 2024 - _____

A Resolution of the Planning Commission of the City of Highland, California, recommending the City Council approve Conditional Use Permit (CUP 23-010) to allow the development of a 79-unit small lot single-family community and related entitlements including General Plan Amendment (GPA 24-001) to change the Land Use Designation from Low Density (LD) Residential to Planned Development (PD), Zone Change (ZC 24-001) to change the Zone District from Single-Family (R-1) Residential to Planned Development (PD), Design Review Application (DRA 24-003) for the related Site Plan, Building Elevations, Landscaping and Grading Plan, Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single-family lots and common areas, and adopt a Mitigated Negative Declaration on a 8.3 acre site located on the west side of Central Avenue, approximately 400 feet south of Base Line (APNs 1192-341-11, 1192-361-45, and 1192-361-47).

APPLICANT: DSMG Investments, LLC, Anacapa DG

A. RECITALS

1. On March 18, 2024, the Applicant submitted a Conditional Use Permit Application (CUP No. 23-010) proposing the development of a seventy-nine (79) unit single-family dwelling community; Design Review Application (DRA No. 24-003) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan pertaining to the development; General Plan Amendment (GPA 24-001), and Zone Change (ZC 24-001), to change the land use and zoning designations from Low Density (LD) Residential/Single-Family (R-1) Residential to Planned Development (PD); and Tentative Tract Map (TTM No. 24-001), increasing the number of parcels from three (3) to seventy-nine (79) with common areas.

2. The project site is located on approximately 8.31 acres on the west side of Central Avenue between Base Line and 9th Street. Assessor Parcel Numbers 1192-341-11, 1192-361-45 and 1192-361-47.

3. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed Project. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law and will be considered by the Planning Commission at the August 20, 2024, public hearing. The Initial Study finds that the potential impacts to air quality, biological resources, cultural resources, geological and soils, hazards and hazardous material, noise, transportation and traffic, and tribal cultural resources require the implementation of mitigation measures to reduce impacts to a less than significant level.

4. On August 9, 2024, the City gave notice of a public hearing of the Subject Applications by advertising in the SB Sun newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site as well as interested parties.

5. On August 20, 2024, 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.

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

B. RESOLUTION

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

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

2. 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 August 20, 2024, 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. The Planning Commission recommends the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, both of which are attached hereto and incorporated herein by reference, and that the City Council impose as a condition on the Project each mitigation measure identified in the Mitigation Monitoring and Reporting Program and direct City staff to implement and to monitor the mitigation measures.

4. General Plan Amendment (GPA No. 24-001): Consistent with Highland Municipal Code section 16.08.030 *General Plan Amendments*, the City Council makes the following findings:

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

Response: The General Plan for this location would allow for residential use. The proposed General Plan Amendment (GPA) 24-001 to change the land designation from Low Density (LD) Residential to Planned Development (PD) would accommodate single-family development, but at an increased density. The maximum density would increase from six (6) dwelling units per acre to 9.3 dwelling units per acre. The increased number of housing units would be compatible with existing adjacent single-family and multi-family housing. The neighborhood contains a variety of housing types constructed between approximately 1950 and 2000. The General Plan's Housing Element goals, objectives, policies and programs encourage a variety and density of housing types in order to accommodate all economic segments of Highland's population. The proposed General Plan amendment will help to provide entry level single-family housing with flexible design standards and shared amenities.

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

Response: The proposed General Plan Amendment will continue to permit residential development at this site. The density range was increased from a maximum of 6 to 9.3 dwelling units per acre. The proposal will contain a gated residential community with community open space, infrastructure and modern amenities. It 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. That being the case, the approval of a General Plan Amendment for the proposed project will not adversely affect the public health, safety, or general welfare.

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

Response: the proposed project includes a change of land use designation from Low Density (LD) Residential to Planned Development (PD) designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. Both the current and proposed land use allows for residential development; however, the proposed land use for Planned Development allows the developer some flexibility in the design of the project to ensure creation of a cohesive development. The proposed land use designation, as specified within the General Plan, allows for the type of development proposed and changing the land use from Medium Density Residential to Planned Development is consistent with the purpose and intent of the Land Use section of the General Plan.

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

Response: An Initial Study was prepared for the project and potential impacts to air quality, biological resources, cultural resources, geological and soils, hazards and hazardous material, noise, transportation and traffic, and tribal cultural resources were identified. Project design features and project-specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP). Based upon the Findings of the Initial Study and adoption of the Mitigation Measures, the Project will not have a significant impact upon the environment.

5. Zone Change (ZC No. 24-001): Consistent with Highland Municipal Code section 16.08.040 *Amendments to Zoning Districts*, the City Council makes the following findings:

a. The proposed zone change is consistent with the goals, objectives, policies, and programs of the municipal code, and will not result in any inconsistencies within the municipal code.

Response: The project proposes implementation of a planned development. The subdivision of land to create 79 numbered lots, with common areas complies with the development standards specified within the planned development and is compatible with the adjacent single-family and multi-family neighborhoods. This type of development is desirable for the community and consistent with the land use designation and complies with the proposed Planned Development designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process.

The request for a zone change to Planned Development in conjunction with a planned development for development of a residential community would continue the current zoning pattern along Central Avenue, south of Base Line, which is predominantly residential, and would therefore, not result in an illogical land use pattern.

b. The proposed zone change will not adversely affect public health, safety or general welfare.

Response: The proposed Zone Change will continue to permit residential land development at the site. The current zone, R-1, would have permitted a single-family residential subdivision at a maximum of 6.0 dwelling units per acre and the proposed will allow the same use, but at a reduced lot size with an overall density of 9.3 dwelling units per acre. The increased density will be offset by shared open space, recreation and landscape parkways. The project will meet all other development

standards and public infrastructure as prescribed by the Highland Municipal Code and City Guidelines and Procedures. It will not result in adverse effects.

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

Response: As indicated above, the proposed project includes a change of zone from Single-Family District (R-1) to Planned Development. Both the current zoning and proposed zoning allow for residential uses; however, the proposed zoning allows the developer some flexibility in the design of the project to ensure creation of a cohesive development. The proposed zoning designation, as specified within Section 16.12.10 of the Highland Municipal Code, allows for the type of development proposed and changing the zone from Single-Family District (R-1) to Planned Development is consistent with the purpose and intent of the Land Use and Development Chapter of the Highland Municipal Code

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

Response: The project site is adjacent to existing single-family and mulitifamily residential development to the east, west, and to the south. The site contains a single-family residence and small accessory structures from past ranching activities. The Initial Study prepared for the project analyzed the potential for environmental impacts and all topics were found to have either no impact or a less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level and, therefore; the proposed project is not likely to cause substantial environmental damage.

6. Conditional Use Permit (CUP No. 23-010) 79 unit single-family residential community: Consistent with Highland Municipal Code section 16.08.050 *Conditional Use Permits*, the Planning Commission makes the following findings:

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

Response: The project is proposed to be located within the Planned Development (PD) General Plan land use designation. Development within the PD is required to be processed through the

use of a conditional use permit, planned development, or a development plan approved for the site. The General Plan requires that PD developments to be of superior development by allowing a greater degree of design and land use flexibility withing the framework of the site-specific development plan. The project complies with the applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for low and medium density residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality.

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

Response: The project is located within the Planned Development (PD) General Plan land use designation, allowing the applicant to propose project-specific land use and development standards. The project's site plan, overall landscape plan, building elevations and conceptual grading plan meets the District's requirements for residential uses mandated by Highland Municipal Code Chapter 16.16 Residential Districts, 16.52 Parking regulations, and other relevant sections with some flexibility given to lot size and building setbacks. On-site and off-site improvements proposed as part of the project will meet all applicable standards and provide a safe and efficient environment for the residents and surrounding residential neighborhood, with the imposition of the conditions of approval, the site is physical suitable for the type of developments proposed. Therefore, the proposed use would not impair the integrity and character of the district in which it is to be established or located.

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

Response: This site is in suburban area with a low-density single-family residential to the south, and to the west, General Commercial (CG) to the north, and multi-family Planned Development (PD) residential to the east. The site itself is 8.31 acres, with one single-family home. The proposed use as a 79-unit single-family residential development yields a density of approximately 9.3 units to the acre which is compliant with the project plans and associated Planned Development standards, once approved. The site is designed to include sidewalks, common areas, gathering space, two-car garages for each unit as well as guest parking, there is adequate circulation and infrastructure to serve the residents. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that would prohibit medium density residential development at the site.

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

Response: The existing water, public utilities and services for the proposed project are available to serve the proposed use and ensure public health and safety. Additionally, staff sent out project notices to the different public utility companies and they did not have any comments regarding not being able to provide adequate services for the project site.

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

Response: The proposed residential development use will be in compliance with Highland Municipal Code, Uniform Fire and Building codes. Each public safety and utility provider has been given an opportunity to comment and condition the project. The necessary permits will be required prior to and during construction. Therefore, the project will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

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

Response: The potential environmental impacts of the proposed 79- unit single-family dwelling community uses has been analyzed in an Initial Study / Mitigated Negative Declaration. Mitigation measures have been established and the project will be built and operated in a compliance with the Conditional Use Permit.

7. Design Review Application (DRA No. 24-003): Consistent with Highland Municipal Code section 16.08.090 *Design Review*, the Planning Commission makes the following findings:

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

Response: Per section 16.12 of the Highland Municipal Code, The Planned Development District (PD) would allow for multiphases residential use developments. Uses within a Planned Development (PD) District shall be established by a conditional use permit, planned development, or a development plan approved for the site, as determined by the Community Development Director. Through the applied for CUP 23-010, the project establishes the goals of the special district.

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

Response: This site is located within the Planned Development (PD) zone District designation. The PD zone allows for residential developments. The proposed seventy-nine (79) unit single-family community falls within that allowed land use as enumerated in the project's Plot Plan. The Plot Plan and CUP Conditions of Approval designate the approved development standards specific to this development.

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

Response: The proposed use is in compliance with city design and landscape standards and criteria because the development will be required to initiate the process to establish a Landscape Maintenance District (LMD) prior to occupancy for maintenance and upkeep of the landscaping in the common areas and right-of-way and frontage along Central Avenue, and the water quality basin. The project's residential developments shall be required to provide the costs to maintain the LMDs. The homeowners will be responsible for maintaining the landscaping on the interior sides and the rear of their own individual property. The project will meet the design guidelines/criteria of the Conditional Use Permit by three architectural styles, Spanish, Craftsman, and Prairie architectural styles for the residential development. The project is within the Planned Development District and is thus expected to have a superior design. In addition to Municipal Code development standards, the project's site plan, and building elevations were scrutinized to ensure that the building heights, massing, pedestrian travel, open space are of high quality.

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

Response: The proposed uses, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare because the proposed project is a residential development that will provide a Single-Family detached homes with the communal benefits of living including recreation, open space, parking, and landscaping. The proposed project will be constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

8. Tentative Tract Map 20693 (TTM No. 24-001): Consistent with Government Code Section 66474 and Highland Municipal Code Section 16.68 (Land Divisions), the Planning Commission makes the following findings:

a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The Tentative Tract Map 20693 as designed and conditioned is consistent with the 79-unit single-family development. Furthermore, the proposed project is consistent with the goals and policies of the General Plan and the Conditional Use Permit (CUP).

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

Response: The proposed design and improvements shown on Tentative Tract Map No. 20693 are consistent with the General Plan and the Specific Plan. Lawful Conditions of Approval have been applied to the map to ensure compliance with applicable General Plan, Specific Plan and Development Code provisions.

c. That the site is physically suitable for the type of development.

Response: The project site is an urbanized area. The northern parcel currently has a single-family dwelling and the two parcels to the south are vacant surrounded on three side by residential developments and has minimal slopes. It has been subject to numerous studies that address relevant issues including geotechnical, hydrology, potential flooding, fire protection, storm water, soils and hazards. These reports address the suitability of the project site for the type of development contemplated by Tentative Parcel Map No. 20693, and as proposed Design Review Application No. 24-003, Conditional Use Permit No. 23-010 for the development of a 79-unit single-family dwelling community. Based on the location of the project, the site is physically suitable for the development of this project.

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

Response: This project site will be of a suitable size to accommodate the respective residential development. Consistent with the General Plan, the Planning Department authorizes a maximum of 79 dwelling units and include walkways and common area. The Planned Development and the City's Zoning Ordinance establishes design requirements, developmental standards, and other regulations that will accommodate development at a density

that is physically suitable for the project site, most clearly aligned with R-2 multi-family zoning standards.

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

Response: The Site lies in an urbanized area and has been vacant for many years. Due to the residential nature of the project impacts to surrounding roadways and the adjacent uses are not anticipated. The potential environmental impacts of the proposed residential development were analyzed in the Initial Study / Mitigated Negative Declaration. Mitigation measures have been established and the project will be built and operated in compliance with environmental findings.

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

Response: The proposed Project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning Divisions and Fire Department so that the design of the subdivision or the types of improvements will not cause serious public health problems.

g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

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

9. Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council; 1) Approve the General Plan Amendment (GPA No. 24-001) to change the land use designation from Low Density (LD) to Planned Development (PD); 2) Introduce an Ordinance for

Zone Change (ZC No. 24-001) changing the Zoning District from Single-family (R-1) to Planned Development (PD); 3) Approve Conditional Use Permit (CUP No. 23-010) entitlement for 79-unit single-family development; 4) Approve Design Review Application (DRA No. 24-003) review of the site plan, building elevations, landscaping, and grading for the single-family development; and 5) approve Tentative Tract Map (TTM No. 224-001) subdivision of 3 parcels to create 79 single-family lots and common area, subject to the conditions of approval.

Exhibits Attached:

Exhibit A – Initial Study Mitigated Neg Dec & MMRP
Exhibit B – General Plan Map Amendment
Exhibit C – Zone Change Map Amendment
Exhibit D – CUP Plans & Conditions of Approval
Exhibit E – DRA Plans & Conditions of Approval
Exhibit F – TTM Plans & Conditions of Approval

PASSED, APPROVED AND ADOPTED this 20st day of August, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit A – Initial Study, Mitigated Neg Dec & MMRP

(of ATTACHMENT 4 – PC Resolution)

7394 Central Avenue Residential Development Project

Highland, California

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

State Clearinghouse 2024070292

Prepared for:
City of Highland
Planning Department
27215 Base Line Street
Highland, CA 92346
(909) 864-6861
https://www.cityofhighland.org/

Prepared by:
Carlson Strategic Land Solutions
27134A Paseo Espada, Suite 323
San Juan Capistrano, CA 92675
(949) 542 - 7043

August 2024

TABLE OF CONTENTS

Section 1.0 Introduction 1
1.1 Introduction 1
Section 2.0 Response to Comments 1
Section 3.0 Revisions to the Draft IS/MND 8
3.1 Updates and Corrections to the Draft IS/MND 8

ATTACHMENTS

Attachment A Mitigation Monitoring and Reporting Program

SECTION 1.0 INTRODUCTION

1.1 Introduction

This Final Initial Study / Mitigated Negative Declaration (Final IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

This document contains responses to comments received on the Draft IS/MND No. 24-002 for the 7394 Central Avenue Residential Development Project (Project) (State Clearinghouse No. 2024070292) during the public review period, which occurred July 9, 2024 through August 8, 2024. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft IS/MND comprise the Final IS/MND. A Mitigation Monitoring and Reporting Program (MMRP) incorporates commitments in the form of Project Design Features (PDFs) and Mitigation Measures to ensure implementation. The MMRP is included as **Attachment A**.

The Draft IS/MND No. 24-002 for the 7394 Central Avenue Residential Development Project (Project) (State Clearinghouse No. 2024070292) is hereby incorporated by reference, in its entirety. The Draft IS/MND is available for review at the Highland City Hall, Community Development Department, 27215 Base Line Highland, CA 92346, Highland Sam J Racadio Library, 7863 Central Ave, Highland, CA 92346, and on the City's website at https://www.cityofhighland.org/DocumentCenter/Index/664.

The City published a Notice of Intent and circulated a Draft IS/MND for public review and comment for the period of July 9, 2024 through August 8, 2024. A single correspondence was submitted to the City during the review period. Section 2 of the Final IS/MND includes the correspondence submitted to the City on the Draft IS/MND, identified by a number for later reference, together with the authors and the date the letter was received. The letter is presented with numbered brackets to highlight specific comments that are responded to in the next section.

SECTION 2.0 RESPONSE TO COMMENTS

This Final IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft IS/MND are excerpted in this document, the sections are shown indented. Changes to the Draft IS/MND text are shown in **underlined bold** text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons who submitted comments on the Draft IS/MND during the public review period.

This section provides all written comments received on the Draft IS/MND and the City's responses to each comment.

Number Reference	Commenting Person/Agency	Date of Comment
Agency Comment Letter		
A-1	Department of Toxic Substance Control	July 17, 2024

Agency Comment Letter A-1 – DTSC (July 17, 2024)

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 17, 2024

Tiffany Martinez
Assistant Planner
City of Highland
27215 Base Line Street
Highland, CA 92346
tmartinez@cityofhighland.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE 7394 CENTRAL AVENUE RESIDENTIAL DEVELOPMENT PROJECT DATED JULY 8, 2024, STATE CLEARINGHOUSE NUMBER 2024070292

Dear Tiffany Martinez,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration for the 7394 Central Avenue Residential Development Project (Project). The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site. To accommodate this proposal, a General Plan Amendment and Zone Change are requested. The General Plan Amendment would change the land use designation from Low Density (2.1-6.0 dwelling units per acre) to PD - Planned Development (PD). The Zone Change would change the zoning classification from R-1 (Single Family Residential) to PD.
DTSC recommends and requests consideration of the following comments:

Tiffany Martinez
July 17, 2024
Page 2

A1 - 1

1. It is understood an Asbestos Survey would be conducted prior to any demolition activities. These surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

A1 - 2

2. On Page 6 of the Phase I Environmental Site Assessment states, "There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition. However, should the subject property be slated for redevelopment, it would be prudent for the owner of the subject property to determine whether sampling relating to the former agricultural use of the subject property is required by the local planning department or other applicable oversight agency prior to the commencement of redevelopment activities." Therefore, when agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COC) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCP) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.

A1 - 3

3. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for

A1 - 3 (cont.)

Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

A1 - 4

4. All imported soil and fill material should be tested to assess any COCs meet screening levels as outlined in the PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. More information can be found on the DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC appreciates the opportunity to comment on the MND for the 7394 Central Avenue Residential Development Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Tiffany Martinez
July 17, 2024
Page 4

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Matt Gibson
Project Applicant / Representative
DSMG Investments, LLC
matt@anacapadg.com

Peter Carlson
President
Carlson Strategic Land Solutions
pcarlson@carlsonsls.com

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

Agency Response A-1 – DTSC (July 17, 2024)

A1-1 The comment suggests surveys and remediation should be conducted in accordance with California environmental regulations for asbestos, lead-based paint, mercury, and polychlorinated biphenyl. The Draft IS/MND includes a Phase I Environmental Site Assessment in Appendix G and Mitigation Measure MM HAZ-1, as follows:

> ***Mitigation Measure MM HAZ-1:*** *Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.*

A1-2 The comment pertains to the historical use of the property for agriculture and the suggested testing for pesticides. According to the landowner, the Project site was not used for commercial agriculture, but instead was a horse farm. Page 33 of the Draft IS/MND states, "In the 1950s and 1960s, the Project site was used as a small horse ranch (Coffee Thoroughbred Horse Ranch), with no more than 30 horses. The owner also kept a few cows, goats, chickens, orchard, and vegetable gardens for non-commercial use." Based on this information additional soil sampling for pesticides and organochlorine pesticides does not appear warranted.

A1-3 The comment suggests sampling should be conducted at mixing, loading, and staging areas, as well as if smudge pots were used. As stated in the response above, no wide-scale commercial agriculture with the use of pesticides occurred on the project site. The Project site was used as a small horse farm and for private vegetable gardens. Therefore, no further sampling is warranted.

A1-4 The comment suggests that imported soil should be tested for contaminants of concern. The Project is currently designed to require approximately 6,850 cubic yards of imported fill. It is standard practice for builders to test the soil prior to accepting it as fill because no builder wants to take on the liability of accepting contaminated soil. Even though this is standard practice, the following Project Design Feature has been added to the Project.

> **PDF HAZ-1:** Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.

SECTION 3.0 REVISIONS TO THE DRAFT IS/MND

3.1 Updates and Corrections to the Draft IS/MND

Following public review of the Draft IS/MND, it is possible that revisions to the Draft IS/MND are warranted based on (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of Draft IS/MND publication; and/or (3) typographical errors. Any changes to the Draft IS/MND are shown as ~~strikeout text~~ to indicate deletions and underlined text to signify additions.

The following revisions are clarifications to the analysis presented in the Draft IS/MND and do not constitute substantial revisions. CEQA Guidelines Section 15073.5 states that a lead agency is required to recirculate a Draft IS/MND "when the document must be substantially revised after public notice of its availability (CEQA Guidelines 15073.5(a))." Substantial revisions would occur if "a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance (CEQA Guidelines Section 15073.5(b)(1))." Since the errata "merely clarifies, amplifies, or makes insignificant modifications to the negative declaration," recirculation is not required (CEQA Guidelines Section 15073.5(c)(4)).

Section 5.9(d), Page 64, 1st Full Paragraph

d) Less than Significant. The Phase I Environmental Site Assessment Report (**Appendix G**) includes results from database searches to determine if the Project site is on a list of hazardous materials sites. The Phase I searched the California Environmental Protection Agency (CalEPA), County of San Bernardino Department of Public Health, San Bernardino County Fire Department Hazardous Materials Division, South Coast Air Quality Management District (SCAQMD), Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), City of Highland building and planning departments, and California Geologic Energy Management Division (CalGEM). The Project site is not listed on any of the regulatory databases and no other sites listed on the databases pose a significant threat to the Project site. No oil wells are located on the Project site. Therefore, no Recognized Environmental Conditions (REC) were identified on or near the Project site. The Project design includes approximately 6,850 cubic yards of imported dirt as fill material. Standard practice is to test the imported dirt first to ensure no contaminants are brought onto the Project site. To clarify this standard practice, the following Project Design Feature is incorporated into the Project design.

PDF HAZ-1: Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.

Impacts would be less than significant.

Attachment A

- Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
ENVIRONMENTAL DOCUMENT REFERENCE NUMBER (SCH 2024070292)

PROJECT NAME: 7394 Central Avenue Residential Project

PROJECT LOCATION: 7394 Central Avenue, Highland, San Bernardino County, California 92346

PROJECT DESCRIPTION: The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin.

LEAD AGENCY: City of Highland
CONTACT PERSON/ TELEPHONE NO.: Tiffany Martinez | (909) 864-6861 Ext. 210

APPLICANT: DSMG Investments, LLC

CONTACT PERSON/ TELEPHONE NO.: Matt Gibson | (949) 303-3359

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Air Quality						
PDF AQ-1	The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which include, but are not limited to the following: 1. All active construction areas shall be watered two (2) times daily. 2. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.	During Grading	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	3. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 4. All operations on any unpaved surface shall be suspended if winds exceed 15 mph. 5. Access points shall be washed or swept daily. 6. Construction sites shall be sandbagged for erosion control. 7. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. 9. Use gravel aprons and track out grates at all truck exits. 10. Replace the ground cover of disturbed areas as quickly as possible.					
PDF AQ-2	All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.	During Grading	Project Applicant/Project Contractor			
PDF AQ-3	Construction equipment should be maintained in proper tune.	During Grading	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
PDF AQ-4	All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.	During Grading	Project Applicant/Project Contractor			
PDF AQ-5	Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-6	The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.	During Grading	Project Applicant/Project Contractor			
PDF AQ-7	Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-8	Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-9	Use zero VOC and low VOC paints and solvents, where feasible.	Project Design	Project Applicant			
PDF AQ-10	The project must comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to: • Install low-flow fixtures and toilets, water-efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.	Project Design	Project Applicant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	• Provide the necessary infrastructure to support electric vehicle charging. • Provide solar installations/solar readiness zones per the prescribed Energy Design Ratings.					
PDF AQ-11	Participate in the local waste management recycling and composting programs.	Project Design	Project Applicant			
Biological Resources						
PDF BIO-1	The Project must comply with City of Highland Municipal Code Section 16.64 for the removal of the two heritage trees, the blue elderberry and the chinaberry.	Prior to Grading/Ground disturbance	Project Applicant			
MM BIO-1	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters. Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the	Prior to Grading/Ground disturbance	Project Biologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.					
Cultural Resources						
MM CUL-1	Archaeological monitoring shall be conducted by a qualified archaeologist with at least three years' experience during ground disturbing activities in areas with the potential for cultural resources. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians - Kizh Nation shall be contacted, as detailed within MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.					
MM CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and Gabrieleño Band of Mission Indians - Kizh Nation for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			
MM CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Geology and Soils						
MM GEO-1	The Project Applicant shall implement the recommendations contained in the Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E) to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	During Grading	Project Geologist/ Public Works Department			
MM GEO-2	Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E). The geotechnical reports included in Appendices D and E have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.	Prior to Grading Permit	Project Geologist/ Public Works Department			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
MM PALEO-1	Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for: • Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors. • On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. • Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor. • Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources. • Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections. • Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Highland.	Prior to Grading	Project Applicant/Cultural Consultant			
MM PALEO-2	A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the	Prior to Grading	Project Applicant/Cultural Consultant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	surface. A suggested part-time monitoring schedule may be three days per week during earth disturbance activities. Full-time monitoring may be implemented at the discretion of the project paleontologist based on actual conditions observed, such as finding a fossil deemed to be significant. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.					
Hazards and Hazardous Materials						
PDF HAZ-1	Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.	During Grading	Project Applicant/Project Contractor/ City Public Work			
MM HAZ-1	Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.	Prior to Demolition of Buildings	Project Applicant/ City Public Work			
Noise						
PDF NOI-1	All HVAC equipment should be fully shielded behind noise barrier walls from the line of sight of adjacent properties.	During final design	Project Applicant			
PDF NOI -2	A six (6) foot high concrete masonry unit (CMU) block wall will be installed along the project frontage on Central Avenue. The proposed block wall will help	During final design	Project Applicant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	shield the habitable backyard exterior areas of homes fronting Central Avenue.					
PDF NOI -3	The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.	During final design	Project Applicant			
PDF NOI -4	A "windows closed" condition with upgraded windows and sliding glass doors should be provided for all residential units facing Central Avenue and Base Line Street in order to meet the interior noise standard. To accommodate windows closed conditions, all units facing the adjacent roadways shall be equipped with mechanical fresh air ventilation. See Section 6.1.2, Table 15, for details regarding window STC requirements.	During final design	Project Applicant			
PDF NOI -5	For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.	During final design	Project Applicant			
PDF NOI -6	The project should comply with City of Highland Municipal Code requirements, and all construction will take pursuant to a valid written agreement with the City or applicable political subdivisions, which agreement provides for noise mitigation measures including the limitation of construction hours between 7:00 am and 7:00 pm.	During Construction	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
PDF NOI -7	Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.	During Construction	Project Applicant/Project Contractor			
PDF NOI -8	All construction equipment should be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).	During Construction	Project Applicant/Project Contractor			
PDF NOI -9	Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -10	Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -11	Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, should be turned off when not in use for more than 5 minutes.	During Construction	Project Applicant/Project Contractor			
Transportation/Traffic						
MM TRANS-1	Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.	Final Design	Project Applicant/Traffic Consultant/City			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Tribal Cultural Resources						
MM TRC-1	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted, as detailed in MM CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and Gabrieleño Band of Mission Indians – Kizh Nation, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN or Gabrieleño Band of Mission Indians – Kizh Nation for the remainder of the project, should YSMN or Gabrieleño Band of Mission Indians – Kizh Nation elect to place a monitor on-site.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-2	The Project Applicant shall retain one Native American Monitor from or approved by the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) or the Gabrieleño Band of Mission Indians – Kizh Nation ("Consulting Tribes"). The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition	During Grading	Project Applicant/ City/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	and/or required in connection with the project, such as public improvement work). "Ground- disturbing activity" shall include, but is not limited to, tree/shrub removal and planting, clearing/grubbing, demolition, pavement removal, potholing, auguring, boring, grading, excavation, drilling, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work. Due to the heightened cultural sensitivity of the proposed project area, a tribal monitor from the Consulting Tribe(s) and archaeologist with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities.					
MM TRC-3	A copy of the executed monitoring agreement shall be submitted to the Lead Agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-4	A Cultural Resources Monitoring and Treatment Plan (CRMTP) that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeological principal investigator (PI) and submitted to the Lead Agency for dissemination to the Consulting Tribes. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency - the plan must be adopted prior to permitting for the project. All	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	findings will be subject to the protocol detailed within the CRMTP.					
MM TRC-5	The PI may submit a detailed letter to the Lead Agency, Consulting Tribes, and Project Applicant during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-6	The Tribal Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of tribal monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-7	In the event of an archaeological discovery, either historic or pre-contact, the archaeological or tribal monitor shall have the authority to halt all ground-	During Construction	Project Applicant/ Project Archaeologist/			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	disturbing activities that occur within the proposed project area and direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery around a buffer of 50 feet if historical (i.e., 1950s) or 60 feet around the resource(s) if the discovery is pre-contact or historical from the mid to late 19th century. An Environmentally Sensitive Area (ESA) physical demarcation/barrier shall be constructed at the edge of the buffer. The archaeological or tribal monitor shall and immediately notify the Consulting Tribes, the Lead Agency, Project Applicant, and the PI (unless the monitor is the PI) of the discovery. Should the discovery be determined to be a potentially significant resource, the PI shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes, the PI, the Lead Agency, and Project Applicant shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. 1. The PI shall immediately notify the Lead Agency, Consulting Tribes, and Project		Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	Applicant to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required. 2. If the resource is historically significant (i.e., from the 1900 and older), the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the Lead Agency, with input from the Consulting Tribes and Project Applicant to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. a) The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged. b) The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate. c) Pre-contact or the mid to late 19th century historical resource will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	secure office trailer for future reburial on the project site upon completion of the project. d) The cost for curation is the responsibility of the property owner. e) It is the preference of the Consulting Tribes that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribes, the Project Applicant, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, the Consulting Tribes, and the Project Applicant. All reburials are subject to a reburial agreement that shall be developed between the Project Applicant and the Consulting Tribes outlining the determined reburial process/location and shall include measures and provisions to					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	protect the reburial area from any future impacts. f) Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. g) All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency, Project Applicant, and the Consulting Tribes for review and comment.					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	After approval from the Lead Agency, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, Project Applicant, and the Consulting Tribes. h) The PI shall submit the approved final monitoring report to the Lead Agency, Project Applicant, and the Consulting Tribes. 3. If the historical resource (i.e., from the 1900 and older) is not significant, the PI shall submit a letter to the Lead Agency and the Consulting Tribes, indicating that artifacts will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project. The letter shall also indicate that that no further work is required.					
MM TRC-8	On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes and Lead Agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written	Post Construction Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	notification by the Consulting Tribes to the Project Applicant or Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Consulting Tribe's TCRs.					
MM TRC-9	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant/ Project Archaeologist/ Native American Monitor			

7394 Central Avenue Residential Development Project

Highland, California

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
City of Highland
Planning Department
27215 Base Line Street
Highland, CA 92346
(909) 864-6861
https://www.cityofhighland.org/

Prepared by:
Carlson Strategic Land Solutions
27134A Paseo Espada, Suite 323
San Juan Capistrano, CA 92675
(949) 542 - 7043

June 2024

TABLE OF CONTENTS

Section 1.0 Introduction 1

Section 2.0 Project Description 2
2.1 Regional Setting 2
2.2 Existing Site Conditions 2
2.3 Surrounding Land Uses 3

Section 3.0 Project Description 8
3.1 Discretionary Actions 11
3.2 Contact Information 11
3.3 Scheduled Public Meetings or Hearings 11

Section 4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 26
4.1 DETERMINATION 26

Section 5.0 Environmental Checklist 27
5.1 Aesthetics 27
5.2 Agriculture and Forestry Resources 32
5.3 Air Quality 34
5.4 Biological Resources 41
5.5 Cultural Resources 46
5.6 Energy 50
5.7 Geology and Soils 52
5.8 Greenhouse Gas Emissions 58
5.9 Hazards and Hazardous Materials 61
5.10 Hydrology and Water Quality 67
5.11 Land Use and Planning 70
5.12 Mineral Resources 72
5.13 Noise 74
5.14 Population and Housing 80
5.15 Public Service 82
5.16 Recreation 86
5.17 Transportation/Traffic 88
5.18 Tribal Cultural Resources 94
5.19 Utilities and Service Systems 101
5.20 Wildfire 104
5.21 Mandatory Findings of Significance 106

TABLES

Table 1. Floor Plan Summary 10
Table 2. SCAQMD Air Quality Significance Thresholds 35
Table 3. SCAQMD Localized Significance Thresholds (LST) 35
Table 4. Daily Construction Emissions 38
Table 5. Daily Operational Emissions 38

Table 6. Construction Localized Emissions 39
Table 7. Operational Localized Emissions 39
Table 8. Tree Inventory on the Project site 42
Table 9. Trees Inventory 45
Table 10. Construction Greenhouse Gas Emissions 59
Table 11. Operational and Total Greenhouse Gas Emissions 59
Table 12. Peak Discharge Rates Q_{25} and Q_{100} for Proposed Conditions 69
Table 13. Construction Noise Levels at Neighboring Properties 77
Table 14. Level of Service – Opening Year 2026 Conditions 90
Table 15. Level of Service – Horizon Year 2040 Conditions 91

FIGURES

Figure 1: Regional Map 4
Figure 2: Project Location Map 5
Figure 3: General Plan Land Use Designation 6
Figure 4: Zoning Classification 7
Figure 5: Proposed Site Plan 9
Figure 6: Tentative Tract Map 12
Figure 7: Preliminary Landscape Plan 13
Figure 8: Plan 1A Spanish Elevations 14
Figure 9: Plan 1B Craftsman Elevations 15
Figure 10: Plan 1C Prairie Elevations 16
Figure 11: Plan 1A Floor Plans 17
Figure 12: Plan 2A Spanish Elevations 18
Figure 13: Plan 2B Craftsman Elevations 19
Figure 14: Plan 2C Prairie Elevations 20
Figure 15: Plan 2A Floor Plans 21
Figure 16: Plan 3A Spanish Elevations 22
Figure 17: Plan 3B Craftsman Elevations 23
Figure 18: Plan 3C Prairie Elevations 24
Figure 19: Plan 3A Floor Plans 25
Figure 20: Airport Influence Zone 66

APPENDICES

Appendix A 7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, RK Engineering Group, Inc.

Appendix B Biological Resource Assessment for 7394 Central Avenue Project, Carlson Strategic Land Solutions

Appendix C Cultural Resource Study for 7394 Central Avenue Project, City of Highland, San Bernardino County California, BFSA Environmental Services

Appendix D Geotechnical Engineering Investigation, Proposed Residential Development 7394 Central Avenue, Highland, California, Salem Engineering Group

Appendix E Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, LGC Geotechnical, Inc.

Appendix F Paleontological Assessment for the 7394 Central Avenue Project, City of Highland, San Bernardino County, California APNs 1192-341-11, 1192-361-45, and 1192-361-47, BFSA Environmental Services

Appendix G Phase I Environmental Site Assessment Report, AEI

Appendix H Preliminary Hydrology and Hydraulic Report in Support of 7394 Central Avenue, JLC Engineering and Consulting, Inc

Appendix I Water Quality Management Plan (WQMP) for 7394 Central Avenue, JLC Engineering and Consulting, Inc.

Appendix J 7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California, RK Engineering Group, Inc.

Appendix K 7394 Central Avenue Residential Project Traffic Study, City of Highland, CA, RK Engineering Group, Inc

Appendix L Will Serve letter – Water and Sewer

Initial Study/Mitigated Negative Declaration No. ENV 24-002

Project Title:
7394 Central Avenue Residential Development Project

Reference Application Numbers:
General Plan Amendment No. 24-001
Zone Change No. 24-001
Tentative Tract Map No. 20693
Conditional Use Permit (CUP) No. 23-010
Design Review No. 24-003

Lead Agency:
City of Highland

Contact Person and Telephone No.:
Tiffany Martinez
(909) 864-6861 ext. 210
tmartinez@cityofhighland.org

Project Proponent and Address:
DSMG Investments, LLC
23289 Ventura Blvd
Woodland Hills, CA 91364

Contact Person and Telephone No.:
Matt Gibson
(949) 303-3359
matt@anacapadg.com

Project Location:
7394 Central Avenue
Highland, California 92346

Existing General Plan Designation:
Low Density (2.1-6.0 du/ac)

Existing Zoning Classification:
R-1 - Single Family Residential

SECTION 1.0 INTRODUCTION

The City of Highland (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared this Initial Study (IS) for the 7394 Central Avenue Residential Development Project (Project). The information contained in the Initial Study (IS) was used by the City of Highland to evaluate and determine potential impacts associated with the proposed Project as required by the CEQA, State CEQA Guidelines, and the City of Highland Local CEQA Guidelines.

This IS assesses the environmental effects of the proposed 7394 Central Avenue Residential Development Project, located on approximately 8.3 acres at 7394 Central Avenue in the City of Highland. The property is located west of Central Avenue, south of Baseline Street, north of 9th Street, and east of Cunningham Street. The projected extension of Crest Street forms the southern boundary and Bruce Street terminates into the western boundary of the property. The site is currently developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields. The Project proposes a General Plan Amendment and Zone Change to redevelop the site as a for-sale residential community with 79 detached small lot homes.

The preparation of an IS/Mitigated Negative Declaration (MND) is governed by two principal sets of documents: CEQA (Public Resources Code [PRC] Section 21000, et

seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000, et seq.). Specifically, State CEQA Guidelines Section 15063 ("Initial Study") and Sections 15070–15075 ("Negative Declaration Process") guide the process for the preparation of an IS/MND. Where appropriate and supportive to an understanding of the issues, reference is made either to the statute, the State CEQA Guidelines, or appropriate case law. As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Draft IS/MND. Comments will be responded to in writing.

This IS/MND and its appendices have been prepared in compliance with State CEQA Guidelines Section 15071. This IS/MND contains (1) a brief description of the proposed Project, (2) the proposed Project location, (3) proposed findings that the proposed Project would not have a significant effect on the environment, (4) a copy of the IS/Environmental Checklist documenting support for the findings, and (5) all mitigation measures to be implemented. When combined with the Notice of Intent to Adopt a Mitigated Negative Declaration, this serves as the environmental document for the proposed Project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

SECTION 2.0 PROJECT DESCRIPTION

2.1 Regional Setting

The approximately 8.3-acre site is located in the County of San Bernardino, California, on the U.S. Geological Survey (USGS) Map Redlands Quadrangle topographic map within Township 1 south, Range 3 west, and Section 00. The Project site is located west of Central Avenue, south of Baseline Street, north of 9th Street, and east of Cunningham Street at 7394 Central Avenue in the City of Highland (**Figures 1 and 2**). The Project site is surrounded by commercial/industrial use to the north, and residential uses to the east, south and west.

The Project site includes Assessor's Parcel Numbers (APNs): 1192-341-11-0000, 1192-361-45-0000, and 1192-361-47-0000.

2.2 Existing Site Conditions

The site is generally flat with existing grades ranging from approximately 1,169 feet above mean sea level (msl) in the northeastern portion of the site to approximately 1,163 feel msl in the southwestern portion of the site. The Project site is currently developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields. The existing residential structure takes access directly from Central Avenue. The Project site is fenced with existing chain link fencing along the majority of the property boundary, with block and wood fencing occurring along portions of the southern boundary.

The Project site is generally developed and disturbed. Overall, no native plant species are located on the Project site, with the exception of a single native shrub. The majority of the site consists of disturbed fields, void of vegetation with scattered ornamental vegetation occurring primarily around the main residence.

The property frontage along Central Avenue is unimproved without sidewalks. Overhead electrical distribution lines extend along the Central Avenue frontage.

The projected extension of Crest Street forms the southern boundary and Bruce Street terminates into the western boundary of the property.

The existing General Plan land use designation for the Project site is Low Density (2.1-6.0 du/ac) (**Figure 3**). The existing Zoning classification is R-1 - Single Family Residential (**Figure 4**).

2.3 Surrounding Land Uses

The Project site is located within a developed urban area, surrounded by public streets and developed properties. The following summarizes the General Plan land use designations and existing development surrounding the property.

North

- General Commercial Land Use Designation.
- Currently developed with a commercial business operated by Alta Dena Dairy and used for distribution.

West

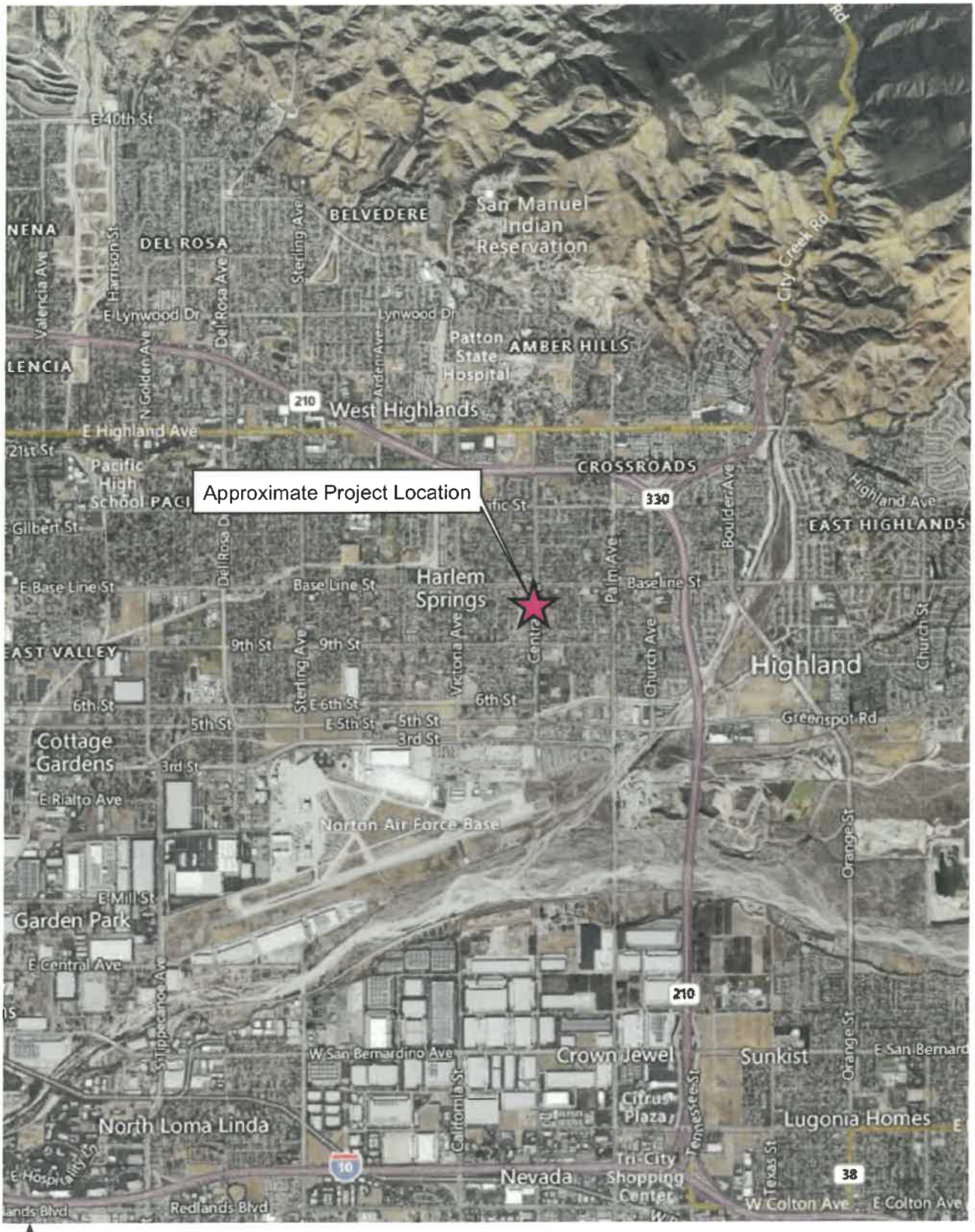
- Low Density Residential
- Currently developed with single family residential

South

- Low Density Residential
- Currently a mix of single family residential and vacant land

East

- Planned Development Land Use Designation (northern)
- Currently developed with Jeffrey Court Senior Apartment Complex, 2-story apartments approximately 25.5 dwelling units per acre.
  Residential High Density Special Overlay (southern)
- Currently vacant land



N.T.S.

Source: Bing Maps.

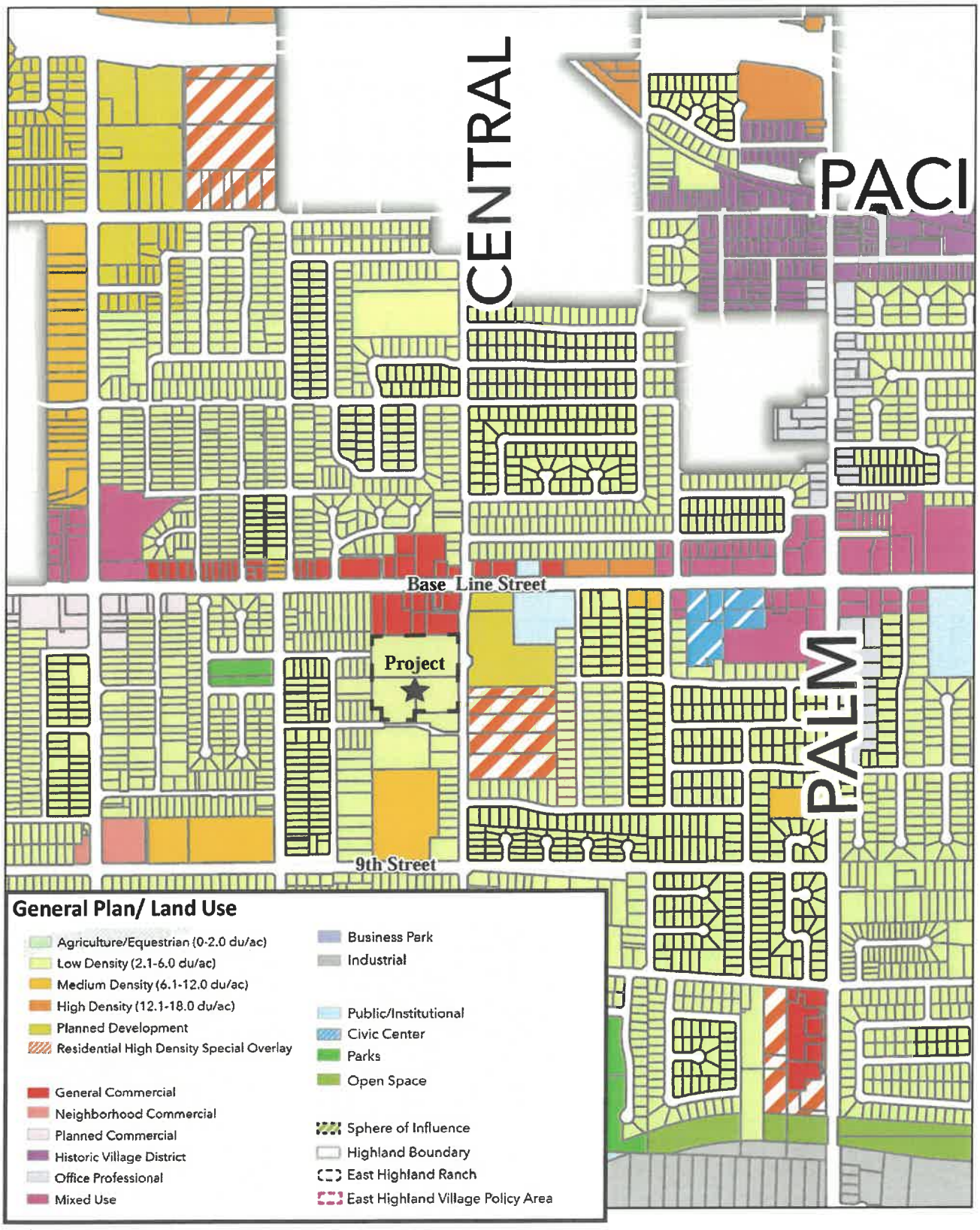
FIGURE 1
Regional Map



N.T.S.

Source: Bing Maps.

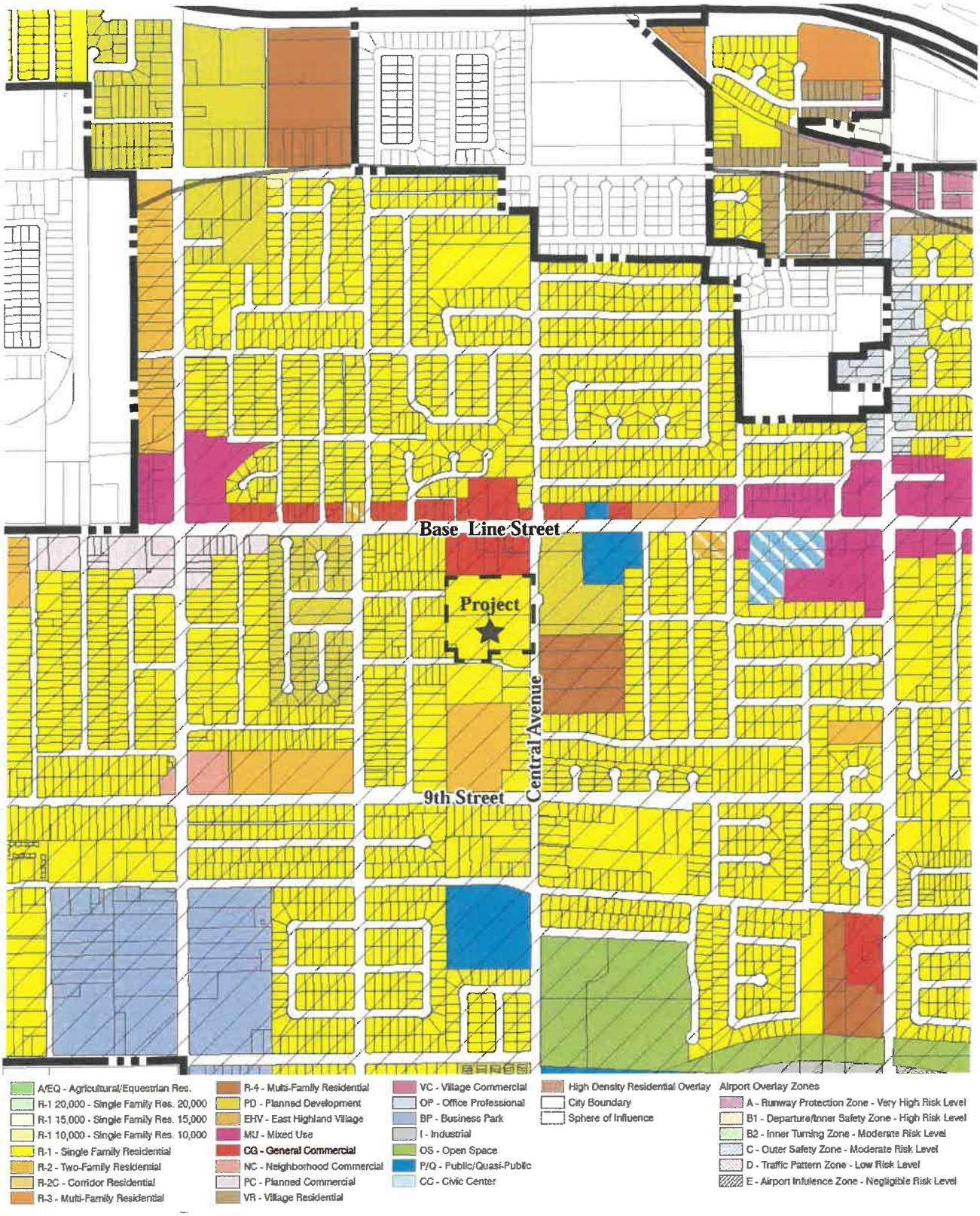
FIGURE 2
Project Location Map



N.T.S.

Source: City of Highland (2022).

FIGURE 3
General Plan Land Use Designation



N

N.T.S.

Source: City of Highland (2022).

FIGURE 4
Zoning Classification

SECTION 3.0 PROJECT DESCRIPTION

The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin (**Figure 5**). To accommodate this proposal, a General Plan Amendment and Zone Change are requested. The General Plan Amendment would change the land use designation from Low Density (2.1-6.0 dwelling units per acre (du/ac)) to Planned Development. The Zone Change would change the zoning classification from R-1 - Single Family Residential to PD - Planned Development. The proposed community would have a density of approximately 9.5 du/ac.

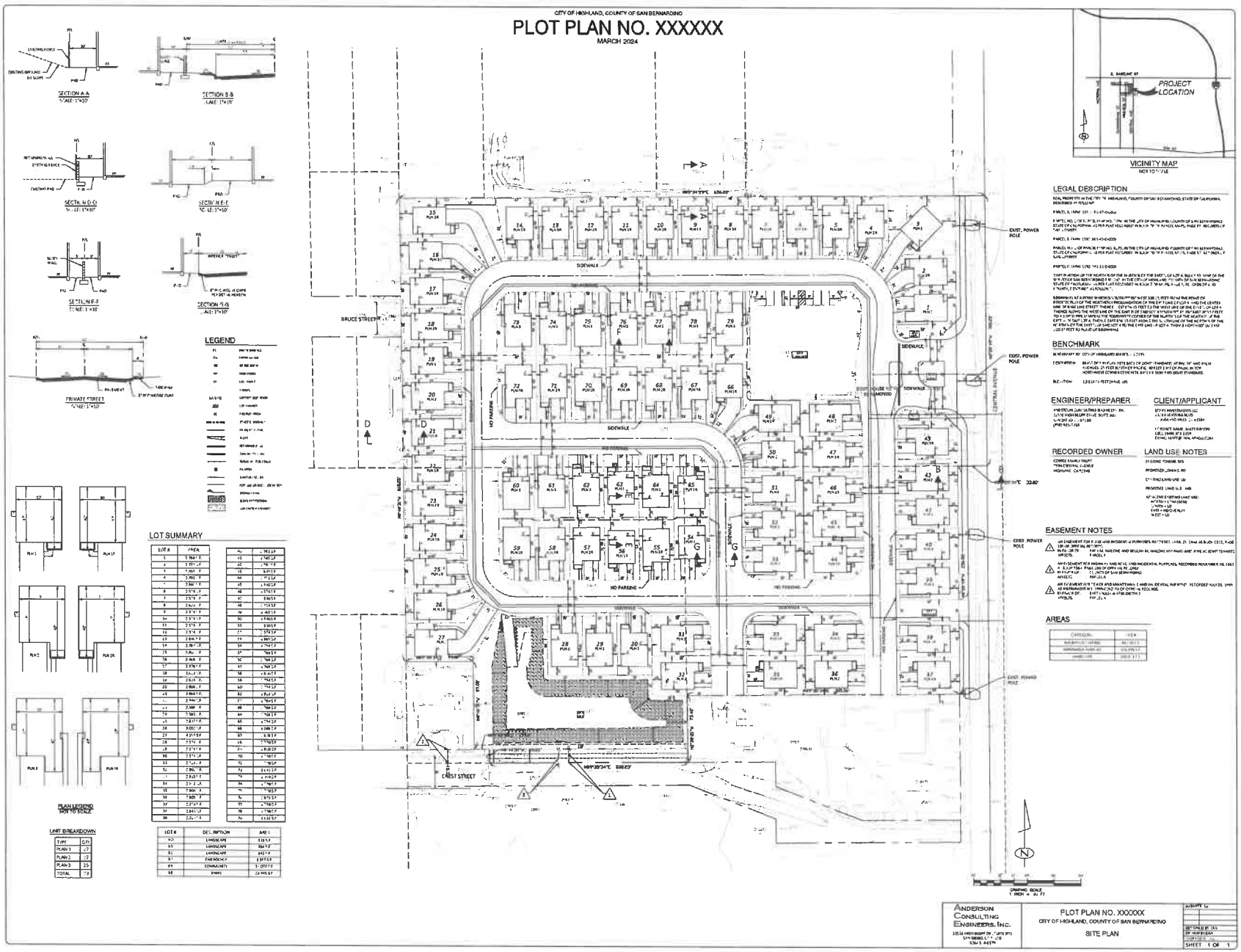
The Project site would be re-graded to accommodate the proposed development. The frontage along Central Avenue would be improved to include sidewalks and a landscape parkway. The existing overhead electrical lines along Central Avenue would be placed underground. A detention/water quality basin would be constructed in the southern portion of the site and provide a connection to the existing public storm drain within the Crest Street right-of-way.

The proposed Project would dedicate additional right-of-way for both Central Avenue and Crest Street.

The primary entrance to the Project occurs from Central Avenue through a gated entry, located across from 11th Street, which is the entry into the Jeffrey Court Senior Apartment complex. Monumentation signage would occur on both sides of the entry. The gated entry would operate with transponder (or similar technology) for residents and a keypad for guest entry. The gated entry includes override technology for first responder (police and fire) access, as well as a turn-around prior to reaching the gates. Secondary emergency vehicle access (EVA) is provided in the southern portion of the site to Central Avenue. The EVA would be gated and equipped with override technology for first responder access.

Common open space and recreation is provided in a few locations. Across from the entry gates is a 14,897-square foot park that includes recreation amenities for the future residents, such as turf, shade trellis, BBQ island, and benches. A 23,445- square foot basin provides visual open space with planting around the perimeter and a 1,587-square foot lot provides secondary emergency vehicle access.

The perimeter of the Project would include new six-foot high block wall fencing. Along Central Avenue, the block wall would be masked with landscaping, including shrubs and vines.



N.T.S.

Source: ACE (March 15, 2024)

FIGURE 5

Proposed Site Plan

All proposed residential dwellings are two-story, include a two-car garage, a full-size driveway, and a rear yard for private outdoor space. Three different floor plans are proposed, with three different elevations, and three different color schemes to provide architectural diversity. The three floor plans range in size from approximately 1,700 square feet to 2,000 square feet. **Table 1** generally summarizes the proposed floor plans.

Table 1. Floor Plan Summary[1]

	Plan	# of Units	Square Footage	Stories	Garage Count	Bedrooms	Bathrooms
SFD	Plan 1	27	1,717 SF	2-story	2-car	3 bdrm + loft	2.5 bath
	Plan 2	27	1,838 SF	2-story	2-car	4 bdrm + loft	2.5 bath
	Plan 3	25	1,998 SF	2-story	2-car	4 bdrm + office	2.5 bath

Each dwelling unit is planned with a side-by-side two car garage and individual full-length driveways in front of garages. The garage spaces total 158 covered spaces. An additional 158 uncovered parking spaces are provided on the driveways. The site plan provides for 9 uncovered guest parking spaces adjacent to the park/recreation area. Additionally, parking is available on one side of the interior streets.

Each residential dwelling unit would have a rear yard at least 10-feet deep. Side yard widths vary with a minimum of 4 feet on one side and 5 feet on the other side. Living space would be setback from the front property line a minimum of 9 feet and the garage would be setback a minimum of 19 feet measured from the property line to garage door.

Interior streets are designed with 40 feet of right-of-way, 36-feet from curb to curb, and 4-foot sidewalk on one side. Parking is permitted on one side of the interior streets. The interior streets will be privately owned and maintained.

Sewer and domestic water would be served from existing public services located in Central Avenue and Crest Street. Dry utility service would be accessed from available existing electrical, gas, internet, and telephone providers currently serving the site and area.

Storm drains within the Project site would discharge into a proposed detention/water quality basin and connect to a regional storm drain facility within the Crest Street right-of-way adjacent to the southern Project boundary. A proposed catch basin inlet and storm drain would collect runoff from the widened portion of Central Avenue and convey flows to the on-site detention/water quality basin.

Construction of the Project would begin with demolition of the existing buildings. All material would be hauled off-site and to the extent possible taken to a recycling facility. The Project site would be graded, which includes the removal and recompaction of the upper

[1] The floor plan summary is preliminary and subject to modification with conformance to development standards.

approximately 2 to 4 feet depending on the underlying soil conditions. Grading will occur in a single phase. Grading quantities include:

- Raw Cut: 6,250 cubic yards
- Raw Fill: 8,670 cubic yards
- Remedial: 32,200 cubic yards
- Shrinkage assumes 10%
- Import/export: 6,850 cubic yards

Trash storage will occur as individual carts stored within the enclosed garage or sideyard of each dwelling unit.

The Applicant intends to finance certain development impact fees, such as water/sewer connection fees and/or school fees, through a Community Facilities District (CFD)
Figures 5 through 19 include the proposed site plan, tentative tract map, landscape plan, proposed architectural elevations and proposed floor plans.

3.1 Discretionary Actions

The Project requires the approval of the following discretionary actions before construction can begin. This IS/MND will be relied upon for those discretionary actions.

- General Plan Amendment No. 24-001
- Zone Change No. 24-001
- Tentative Tract Map No. 20693
- Conditional Use Permit No. 23-010
- Design Review No. 24-003

3.2 Contact Information

The Initial Study / Mitigated Negative Declaration for the Proposed Project is subject to public review and comment pursuant to Section 15200 of the State CEQA Guidelines. Copies are available during normal business hours at the City of Highland, 27215 Base Line Street, Highland CA 92346 and on the City's website, https://www.cityofhighland.org/.

Comments on this Initial Study / Mitigated Negative Declaration may be submitted to:

Tiffany Martinez,
tmartinez@cityofhighland.org
27215 Base Line Street
Highland, CA 92346

3.3 Scheduled Public Meetings or Hearings

- TBD

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MAY 2024

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER 1192-361-47-0-000, 1192-361-48-0-000, 1192-341-11-0-000
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER AS SHOWN
3. TOTAL NUMBER OF NUMBERED RESIDENTIAL LOTS = 79
   TOTAL GROSS AREA OF PROJECT = 8.1 AC (DENSITY = 9.1 DU/AC)
4. RESIDENTIAL LOT SIZE BREAKDOWN (SEE SHEET 2 FOR LOT AREAS)
5. ALL ONSITE STREETS AND NUMBERED NON-RESIDENTIAL LOTS INCLUDING BASINS, NATURAL CHANNELS, PARKS, PASEOS, AND OPEN SPACES, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA)
6. CONTOUR INTERVAL = 1 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER. FOR BASIN AND NATURAL CHANNEL GRADING, REFER TO DRAINAGE REPORT.
8. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY
9. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE
11. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
12. TENTATIVE MAP AREA IS NOT WITHIN THE SPECIFIC PLAN
13. TENTATIVE MAP AREA IS DETERMINED TO BE OUTSIDE OF A FLOOD PLAIN (ZONE X) PER MAP NUMBER 06071C8720H
14. EXISTING TOPOGRAPHY: PSLA SURVEYING, INC., DECEMBER 2022
15. TENTATIVE MAP IS IN AN AREA WITH LOW LIQUEFACTION POTENTIAL, NOT SUSCEPTIBLE TO SUBSIDENCE, HAS POTENTIAL PALEONTOLOGICAL SENSITIVITY, AND NOT WITHIN A FIRE HAZARD STATE RESPONSIBILITY AREA
16. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY
17. THIS PROJECT WILL NOT IMPLEMENT SUBSURFACE SEPTIC SEWAGE DISPOSAL SYSTEMS
18. THIS IS A PROPOSED STANDARD SUBDIVISION OF FIVE OR MORE PARCELS

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A (APN: 1192-361-47-0-000)

PARCEL NO. 3 OF PARCEL MAP NO. 2458, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 28 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B (APN: 1192-361-48-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 5275, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 70 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C (APN: 1192-341-11-0-000)

THAT PORTION OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF LOT 4, BLOCK 63, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 06' WEST 330.33 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET, THENCE WEST 656.13 FEET TO THE WEST LINE OF THE EAST ½ OF LOT 4, THENCE ALONG THE WEST LINE OF THE EAST ½ OF SAID LOT 4 SOUTH 00° 13' 00" EAST 330.37 FEET TO A 3 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH ¼ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4, THENCE EAST 656.13 FEET ALONG THE SOUTH LINE OF THE NORTH ¼ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4 TO THE EAST LINE OF LOT 4, THENCE NORTH 00° 06' EAST 330.37 FEET TO POINT OF BEGINNING

BENCHMARK

BENCHMARK ID: CITY OF HIGHLAND BM NO - "02119"

DESCRIPTION: BRASS DISC IN CONCRETE BASE ON LIGHT STANDARD, AT PACIFIC AND PALM AVENUES, 35 FEET SOUTH OF PACIFIC, 40 FEET EAST OF PALM, IN TOP NORTHWEST CORNER CONCRETE BASE OF 50TH AND LIGHT STANDARD

ELEVATION: 1,311.822 FEET (NAVD 29)

EARTHWORK

CUT: 8,250 CY
FILL: 6,870 CY
OE: 37,200 CY
IMPORT: 3,950 CY

NOTE: THE EARTHWORK QUANTITIES PROVIDED HEREON ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS

LAND USE NOTES

EXISTING ZONING: SFR

PROPOSED ZONING: PD

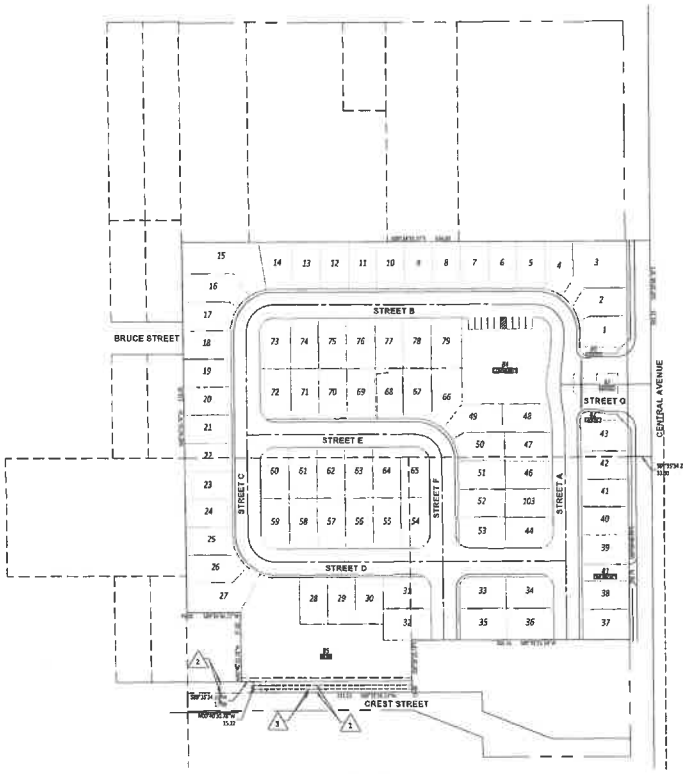
EXISTING LAND USE: LD

PROPOSED LAND USE: MD

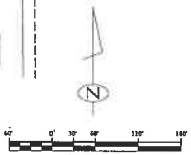
ADJACENT EXISTING LAND USE:
NORTH = COM (GEM)
SOUTH = LD
EAST = HD OVERLAY
WEST = LD

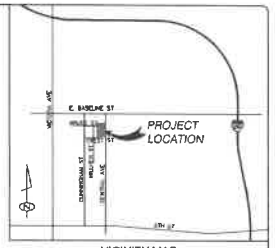
EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1948 AS BOOK 2218, PAGE 118 OF OFFICIAL RECORDS
   IN FAVOR OF: BARRY M. MALONE AND BELKA H. M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS BOOK 5184, PAGE 130 OF OFFICIAL RECORDS
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND BARRIER MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1999 AS INSTRUMENT NO. 1999-0318165 OF OFFICIAL RECORDS
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A



INDEX MAP
SCALE: 1" = 60'





VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
SEWER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 187 TENNESSEE STREET REDLANDS, CA 92373
GAS:	SOUTHERN CALIFORNIA GAS 1981 TAVIANA AVENUE REDLANDS, CA 92374
COMMUNICATIONS:	SPECTRUM 27678 W. LUGONIA AVENUE REDLANDS, CA 92374
SCHOOL DISTRICT:	SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT 777 NORTH F STREET SAN BERNARDINO, CA 92410 (909) 381-1100

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
31525 HIGHCLIFF DRIVE, SUITE 100
SAN DIEGO, CA 92130
(858) 905 7918

CLIENT/APPLICANT

DSAG INVESTMENTS LLC
23389 VENTURA BLVD
WOODLAND HILLS, CA 91364

CONTACT NAME: MATT GIBSON
CELL: (909) 589 3358
EMAIL: MATT@AMACAPITAL.COM

RECORDED OWNER

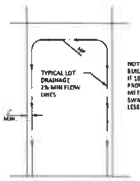
COFFEE FAMILY TRUST
7764 CENTRAL AVENUE
HIGHLAND, CA 92346

LEGEND

P.I.	POINT INTERSECT
PG	PUMP GRADE
MB	MADE BREAK
MP	MIDPOINT
EP	LOW PT, PIT
R	RADIUS
RET	RETAINING
(98.0FS)	EXISTING ELEVATION
200	LOT NUMBER
	PAD ELEVATION
	PROJECT BOUNDARY
	PARCEL LINE
	SLOPE
	RETAINING WALL
	SANITARY SEWER
	P. TABLE OR W. VALVE WATER
	BOTTOM DRAIN
	TYP. PROPOSED
	FIRE HYDRANT

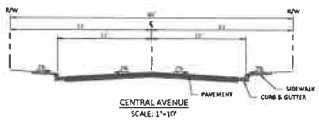


TYPICAL BUILDING SETBACKS -
2,574 SF MIN LOT SIZE
NOT TO SCALE

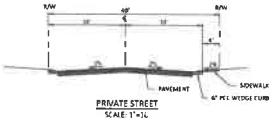


NOTE: A 5% MIN. GRADE SHALL SLOPE AWAY FROM BUILDING FOR 10'. IF 10' CAN NOT BE ACHIEVED, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER. SWALES USED FOR THIS PURPOSE SHALL NOT BE LESS THAN 2% IS LOCATED WITHIN 10'.

TYPICAL LOT DRAINAGE
NOT TO SCALE



CENTRAL AVENUE
SCALE: 1"=10'



PRIVATE STREET
SCALE: 1"=10'

SHEET 1 OF 3

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
TITLE SHEET

N.T.S.
Source: ACE (May 2024)

FIGURE 6
Tentative Tract Map



SYMBOL LEGEND

- HOA OR PUBLIC MAINTAINED LANDSCAPE AREA (55,822 Sq. Ft.)
- HOA OR PUBLIC MAINTAINED LANDSCAPE AREA (53,012 Sq. Ft.)
- TURF (5,250 Sq. Ft.)
- CONCRETE WALK AND DRIVEWAY
- GRAVEL
- BASIN
- PARK AMENITY AREA

SHRUB NOTES:

- SHRUB PLANTING SHALL BE MADE UP OF 75% 5-GALLON PLANTS AND 25% 1-GALLON PLANTS, WITH THE THE EXCEPTION OF GROUND COVERS THAT WILL BE A MINIMUM OF 1 GALLON SIZE
- ALL SHRUBS AND GROUNDCOVERS SHALL BE INSTALLED FROM LIVING PLANT MATERIALS. ON CENTER SPACING SHALL BE APPROVED BY THE CITY LANDSCAPE ARCHITECT TO ACHIEVE APPROPRIATE PLANT COVERAGE WITHIN 2 YEARS OF THE INSTALLATION.
- ALL PLANTING AND IRRIGATION PLANS SHALL CONFIRM TO ALL SECTIONS OF 16.40.390 "WATER EFFICIENT LANDSCAPE" REQUIREMENTS AND SECTION 14 OF THE PUBLIC WORKS POLICIES, PROCEDURES AND STANDARDS

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	WUCOLS
	ARBUTUS X 'MARINA' ARBUTUS/ PINUS HALEPENSIS ALEPPO PINE	M
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE/ CHITALPA X 'MORNING CLOUD' MORNING CLOUD CHITALPA	L
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	M
	TRISTANIA LAURINA WATER GUM	L
	MAGNOLIA G. 'D.D. BLANCHARD' MAGNOLIA/ PODOCARPUS GRACILIOR FERN PINE	M
	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	L

TREE NOTES:

- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5 FEET OF HARDSCAPE, PAVING OR WALLS/STRUCTURES. ALL TREES REQUIRING ROOT BARRIERS SHALL EXTEND 10' FROM THE CENTER OF THE TRUNK IN EITHER DIRECTION AND BE A MINIMUM OF 24" DEEP.
- ALL TREES SHALL BE DOUBLE STAKED WITH VINYL TYPE TIES NAILED TO THE LODGE POLE STAKES IN AT LEAST TWO VERTICAL LOCATIONS. TREES IN HIGH WIND CORRIDORS OR TREES REQUIRING SPECIAL SUPPORT MEASURES SHALL REQUIRE ADDITIONAL STAKING AND OR SPECIALIZED STAKING MATERIAL AS NEEDED.
- REQUIRED STREET TREES SHALL BE A MINIMUM OF 24" BOX AND STANDARD IN FORM

TOTAL LANDSCAPE AREA: 114,084 (31% OF SITE)
EXCLUDE BASIN SQUARE FOOTAGE

CONCEPTUAL LANDSCAPE PLAN

CLIENT/APPLICANT

DMSG INVESTMENTS LLC
23288 VENTURA BLVD
WOODLAND HILLS, CA 91364

CONTACT NAME: MATT GIBSON
CELL (949) 303-3359
EMAIL: MATT@ANACAPADG.COM

DRA 24-003

N.T.S.
Source: Clark & Green Associates (May 24, 2024)

FIGURE 7
Preliminary Landscape Plan

N.T.S.

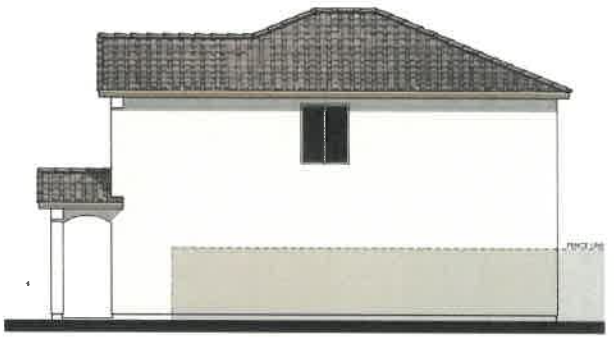
Source: Kevin L. Crook Architect Inc (December 14, 2023)



©2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



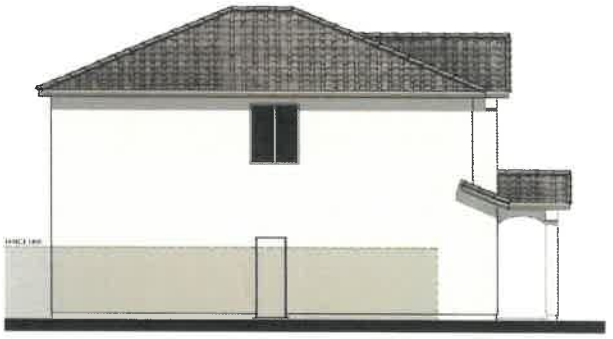
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ELEVATIONS

FIGURE 8

Plan 1A Spanish Elevations

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 9

Plan 1B Craftsman Elevations

© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ELEVATIONS

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

REAR

LEFT

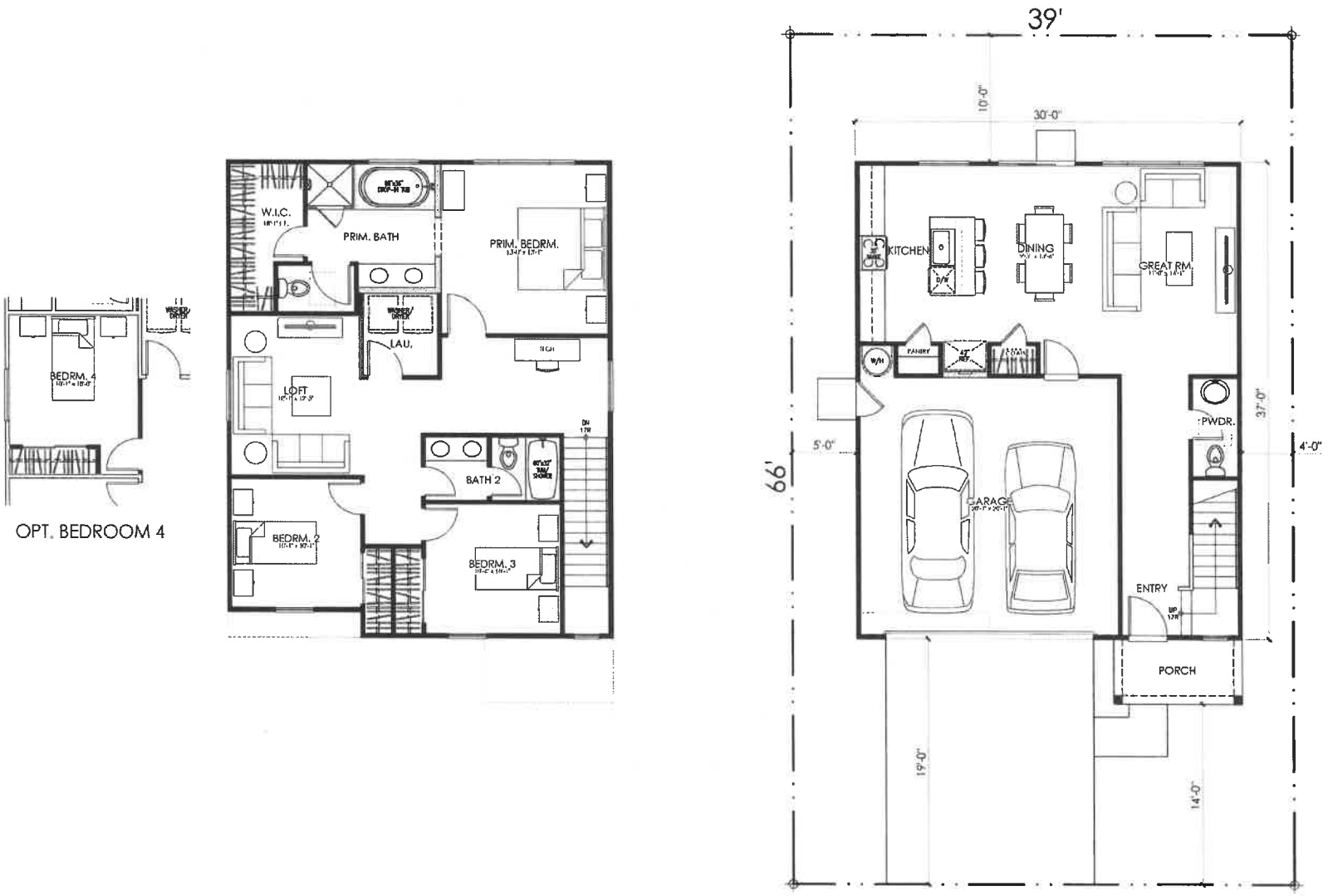
COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ELEVATIONS

FIGURE 10

Plan 1C Prairie Elevations



PLAN 1A (1717)

3 BEDROOM, 2.5 BATH, LOFT, OPT. BEDROOM 4
FLOOR PLAN

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 11
Plan 1A Floor Plans

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



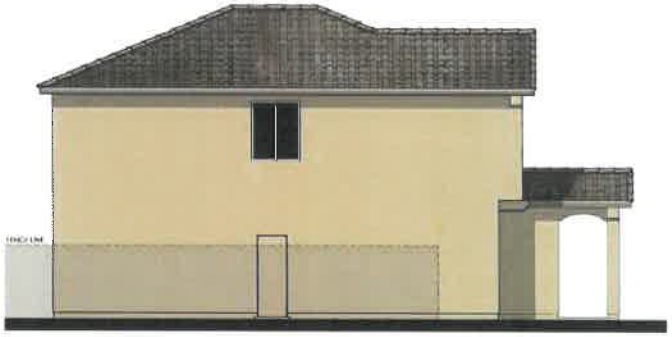
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ELEVATIONS

FIGURE 12

Plan 2A Spanish Elevations

N.T.S.

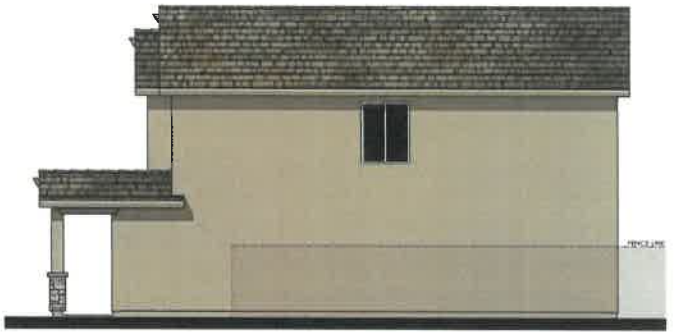
Source: Kevin L. Crook Architect Inc (December 14, 2023)



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



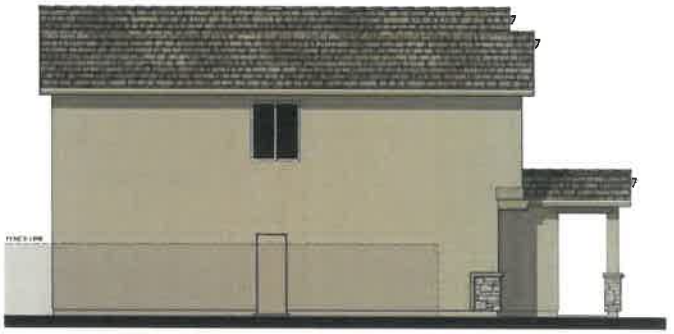
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ELEVATIONS

FIGURE 13

Plan 2B Craftsman Elevations

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

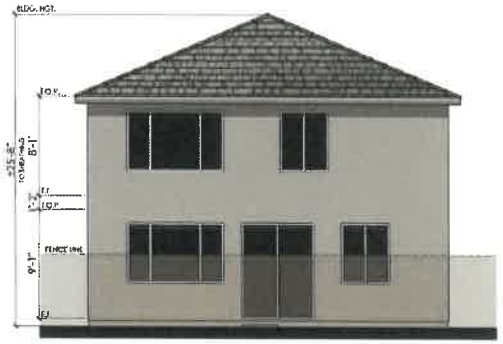
FRONT



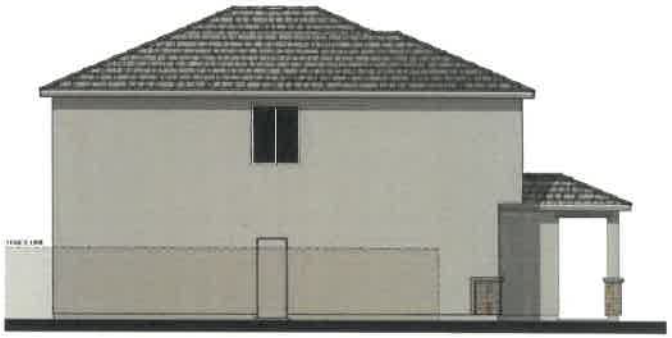
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

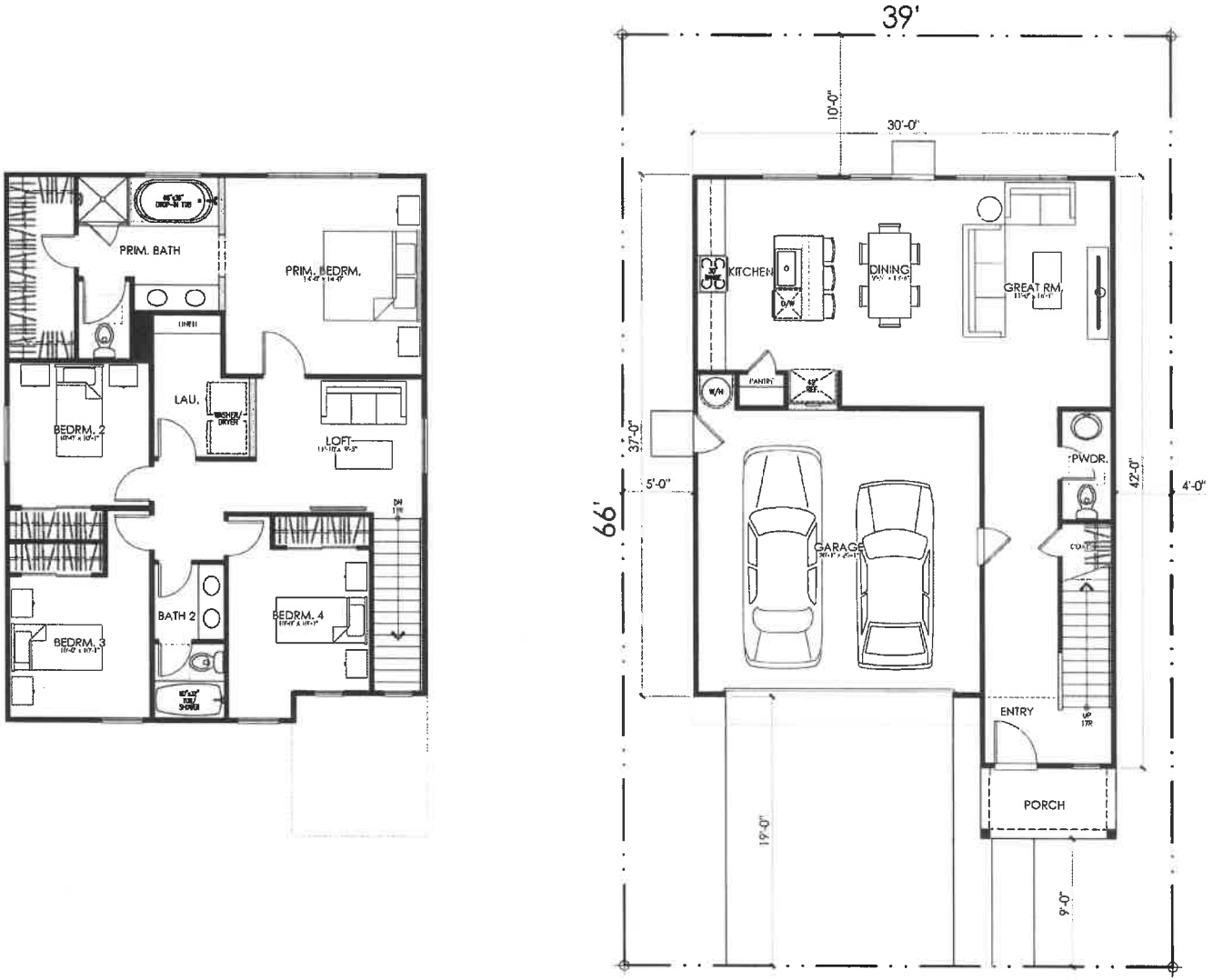
COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ELEVATIONS

FIGURE 14

Plan 2C Prairie Elevations



PLAN 2A (1839)
4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 15
Plan 2A Floor Plans



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



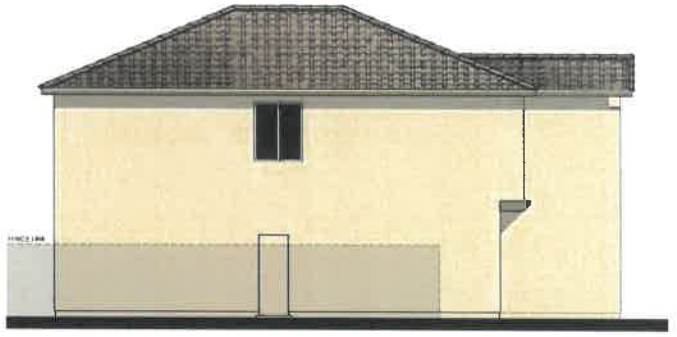
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ELEVATIONS

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 16

Plan 3A Spanish Elevations



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



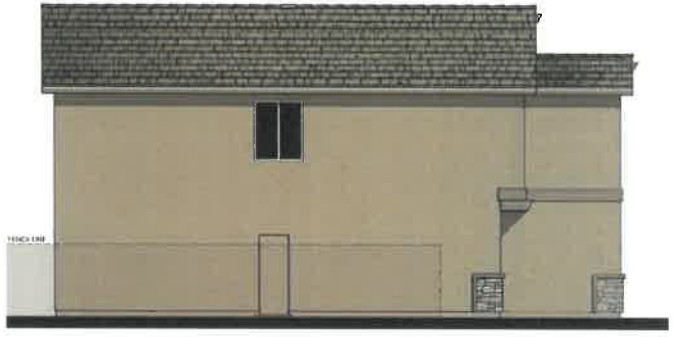
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ELEVATIONS

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 17

Plan 3B Craftsman Elevations

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

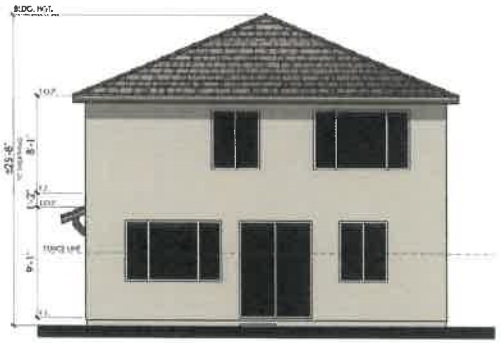
FRONT



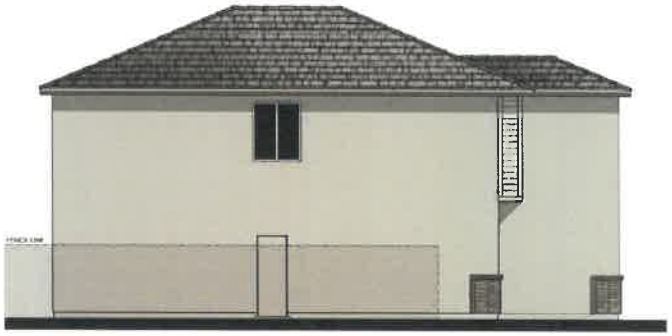
RIGHT

MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

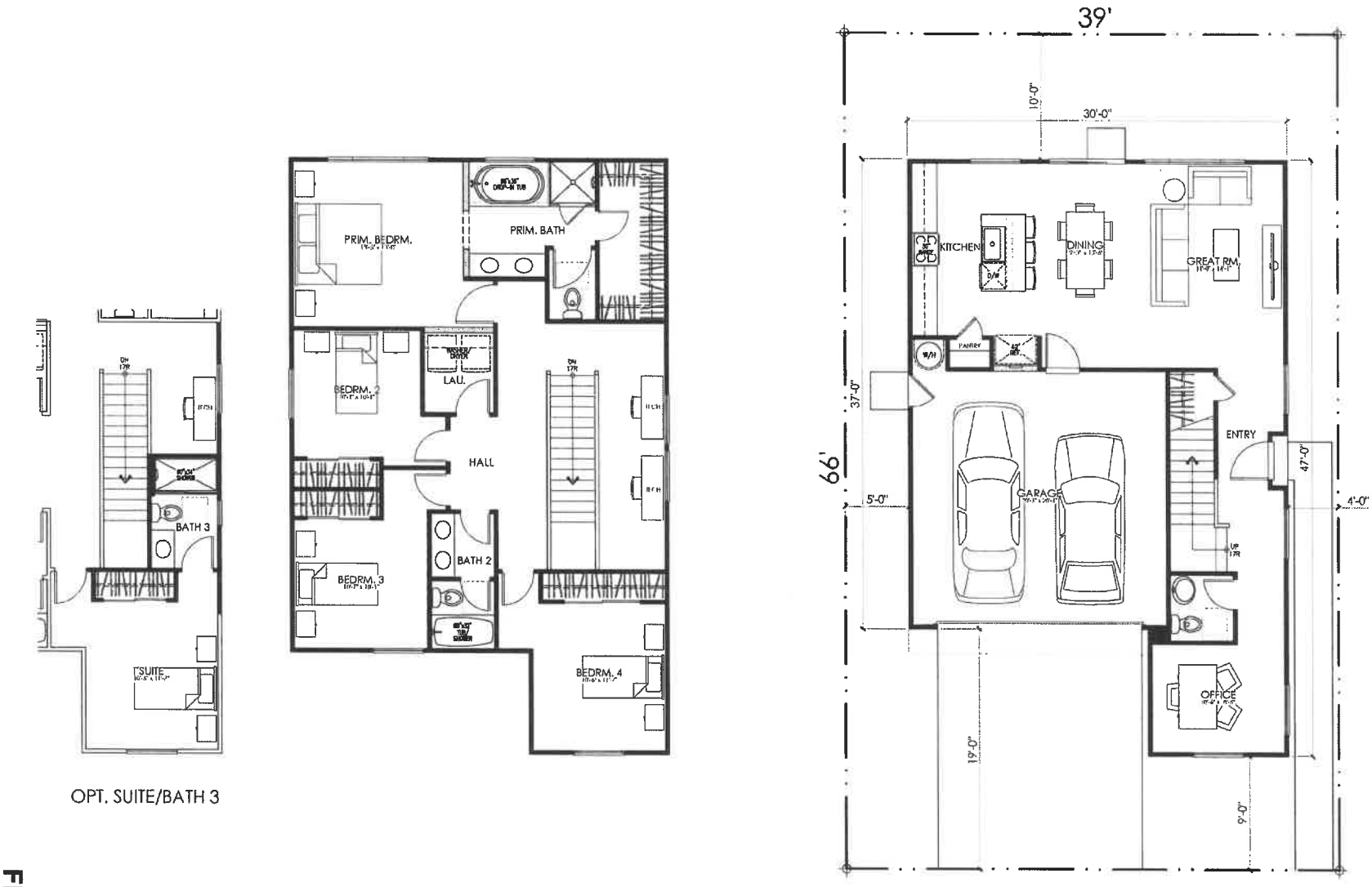
COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ELEVATIONS

FIGURE 18

Plan 3C Prairie Elevations



PLAN 3A (1998)

4 BEDROOM, 2.5 BATH, OFFICE, TECH, OPT. SUITE/BATH3
FLOOR PLAN

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 19
Plan 3A Floor Plans

SECTION 4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Hazards & Hazardous Materials	☒ Transportation / Traffic
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☒ Tribal Cultural Resources
☒ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	☐ Wildfire
☒ Cultural Resources	☒ Noise	
☐ Energy	☐ Population / Housing	
☒ Geology / Soils	☐ Public Services	☒ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Recreation	

4.1 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

SECTION 5.0 ENVIRONMENTAL CHECKLIST

5.1 Aesthetics

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

The Project site constitutes an infill site currently developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields.

The Project site is not located on a ridgeline or an area of visual prominence. There are no rock outcroppings or other unique geologic features. The few trees on the Project site are common to the area.

The City's General Plan Chapter 5, Conservation and Open Space, states that preserving views of the San Bernardino Mountains and the Santa Ana River are priorities. The General Plan also states that private views are not protected.

While the City does not specifically define scenic vista, a common definition is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. In the case of Highland, an example might be a location of prominent public views of the San Bernardino Mountains. The San Bernardino Mountains are visible from the Project site; however, the Project site does not provide public views of the mountains. Therefore, the Project site is not considered a scenic

vista. Furthermore, development of the Project site would not block public views of the mountains from a nearby scenic vista.

The City also does not define scenic resources, however a common definition is landscape patterns and features that are visually or aesthetically pleasing and that, therefore, contribute affirmatively to the definition of a distinct community or region including, but not limited to, trees, rock outcroppings, and historic buildings. The Project site does not contain visual or aesthetically pleasing resources and the existing buildings on the Project site are not historic nor do they contribute architectural value.

The City does not have any designated scenic highways or roadways. The City's General Plan Chapter 3, Circulation, states that scenic opportunities should be improved along Boulder Avenue, Base Line Street, and Palm Avenue (Highland GP page 3-15). The Circulation Element also states that Greenspot Road and Base Line Street (from Boulder Avenue to Weaver Street) should be considered potential scenic routes.

The Project site is not located near any designated Scenic Highways. Both State Route (SR)-210 and SR-330 have been identified by Caltrans as eligible for listing.

Findings of Fact

a, b) Less than Significant. The Project site does not represent a scenic vista. The Project site is developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields, none of which are considered historic resources. The Project site is not located near any designated scenic highways, significant ridgelines, or other identified scenic resources, and would not result in any impacts related to having an adverse impact on a scenic vista. No scenic highways are located close to the Project site. SR-210 located approximately one mile east is the closest eligible scenic highway.

Since the proposed Project site does not contain a scenic vista or scenic resources, impacts would be less than significant.

c) Less than Significant. The Project site is located in an urban area of Highland. The Project site is located along a collector street and surrounded by residential and commercial uses. Therefore, the applicable threshold of significance is whether the proposed Project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed Project requests approval of a General Plan Amendment to change the land use designation from Low Density (2.1-6.0 du/ac) to Planned Development. The Zone Change would change the zoning classification from R-1 - Single Family Residential to PD - Planned Development.

The City's General Plan Conservation and Open Space Element includes a number of policies that pertain to visual and aesthetic resources (Highland GP, page 5-4). Below are the policies and a discussion on the proposed Project's consistency.

> *Policy 1: Incorporate view corridor planning in related development efforts and capital improvement programs.*

The Project site is not located along a view corridor, does not contain existing open space, and the site is flat without ridgelines or significant views of ridgelines. The proposed Project is consistent with this goal.

> *Policy 2: Along roadway-based view corridors, frame views of attractive features of the natural and built environment with appropriately placed median and street tree landscaping. Use of fire-resistant vegetation and ample spacing between trees and shrubs is encouraged to reduce the spread of fires.*

The Project site is not located along a view corridor. The proposed Project is consistent with this policy.

> *Policy 3: Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.*

The Project site is flat without hillsides or ridgelines that require grading. The proposed Project is consistent with this policy.

> *Policy 4: Work with San Bernardino County and the City of San Bernardino to develop consistent regulations for the protection of ridgelines, slope areas and hilltops within the surrounding foothill communities.*

The Project site is flat without hillsides or ridgelines. The proposed Project is consistent with this policy.

> *Policy 5: Require that all excess excavated material (waste materials) be properly removed and disposed of or otherwise reincorporated into the development plan without compromising natural contours or aesthetic qualities of the site.*

The Project site is flat and due to shrinkage of existing material, the Project requires minimal import of dirt. Therefore, no removal of material would occur and the grading of the Project site would not compromise natural contours. The proposed Project is consistent with this policy.

Policy 6: Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.

The Project site is flat without hillsides or ridgelines. The proposed Project is consistent with this policy.

Policy 7: Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.

The Project site is flat without hillsides or ridgelines. The proposed Project is consistent with this policy.

Policy 8: Retain existing vegetation within or alongside hillside development areas except where such vegetation poses a risk to buildings in high fire hazard zones (see Goal 6.5, Public Health and Safety Element). Use native, fire resistant, drought-tolerant plant material in fuel modification areas when existing vegetation can not be retained.

The Project site is flat and not within a hillside area. Furthermore, the Project site does not contain existing vegetation that provides an aesthetic benefit. The majority of the site consists of disturbed fields and ornamental landscaping surrounds the existing residence. The proposed Project is consistent with this policy.

Policy 9: Preserve mature trees, natural hydrology, native plant materials and areas of visual interest.

The Project site does not contain existing vegetation that provides an aesthetic benefit. The majority of the site consists of disturbed fields and ornamental landscaping surrounds the existing residence. The proposed Project is consistent with this policy.

Since the proposed Project is consistent with the visual resource policies included in the General Plan, impacts would be less than significant.

d) Less than Significant. The Project site is located in an urban area with numerous nearby light sources. The existing single-family residence includes wall-mounted lighting and security lighting. Existing light sources surrounding the Project site include streetlights, existing residential neighborhoods, and existing commercial uses. The Project would include light sources typical of residential developments, which are less intensive than the surrounding commercial property lighting. Internal roadways would have streetlights and each residence would have typical wall lighting associated with residential uses. The light sources included in the proposed Project have the same character and intensity as existing surrounding light sources, therefore, impacts would be less than significant.

Sources

City of Highland General Plan Chapter 3, Circulation Element; City of Highland General Plan Chapter 5, Conservation and Open Space Element; California State Scenic Highway System Map, Google Earth and site visits.

5.2 Agriculture and Forestry Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

The Project site is developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields. The Project site is not being actively farmed or used for forest use and there is no recent history of such uses on the Project site.

Findings of Fact

a) No Impact. The Project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance based on mapping by the Department of Conservation. The Project site is mapped as "Urban and Built-Up Land."

b) No Impact. The Proposed Project site is not subject to a Williamson Act contract.

c) No Impact. The Project site is zoned for residential development. While the proposed Project includes a request for a General Plan Amendment and Zone Change, the request does not include rezoning of agricultural or forest land. No impact would occur.

d) No Impact. The Proposed Project site does not have forest land or land that was used for the harvesting of timber.

e) No Impact. Existing properties surrounding the Project site consist of residential and commercial uses. In the 1950s and 1960s, the Project site was used as a small horse ranch (Coffee Thoroughbred Horse Ranch), with no more than 30 horses. The owner also kept a few cows, goats, chickens, orchard, and vegetable gardens for non-commercial use.

There are no properties designated as prime farmland or forest uses within proximity to the Project site. Therefore, the proposed Project would not encroach into designated Prime Farmland or forest land and the proposed Project would not influence existing designated Prime Farmland or forest land to convert into non-agricultural or non-forest uses. No impact would occur.

Sources

Department of Conservation Important Farmland Finder, DLRP Important Farmland Finder (ca.gov); Title Report; City of Highland General Plan Land Use Map; City of Highland Zoning Map; and Google Earth.

5.3 Air Quality

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

The proposed Project site is located within the South Coast Air Basin, for which the South Coast Air Quality Management District (SCAQMD) is responsible for controlling emissions primarily from stationary sources and to a lesser extent, mobile sources. Additionally, Air Quality Management District (AQMD), in coordination with the Southern California Association of Governments (SCAG) is responsible for creating, updating, and implementing the Air Quality Management Plan (AQMP), which is a regional air quality strategy program. While air quality has improved dramatically over the past years, the South Coast Air Basin continues to exceed federal public health standards for ozone and particulate matter (PM).

The City of Highland relies on the SCAQMD for establishing significance thresholds for criteria air pollutants. By complying with the thresholds of significance, the Project would also be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards. **Table 2**, below, provides the SCAQMD thresholds of significance.

Table 2. SCAQMD Air Quality Significance Thresholds

Pollutant	Construction (Lbs/Day)	Operation (Lbs/Day)
NO_X	100	55
VOC	75	55
PM_{10}	150	150
PM2.5	55	55
SO_X	150	150
CO	550	550

Source:http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significancethresholds.pdf

Furthermore, Localized Significance Thresholds (LST) are used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 34 – Central San Bernardino Valley. **Table 3**, below, provides the LST threshold of significance developed by AQMD.

Table 3. SCAQMD Localized Significance Thresholds (LST)

Pollutant	Construction (Lbs /Day)	Operation (Lbs/Day)
NO_X	216.8	216.8
CO	1,350.9	1,350.9
PM_{10}	10.4	2.9
PM2.5	6.1	1.6

Source: SCAQMD Mass Rate Localized Significance Thresholds for 3.5-acres/day in SRA-34 at 25 meters

The report, *7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California*, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**), analyzes potential air quality impacts from construction and operations of the proposed Project. The report analyzes grading the Project site, including the import of approximately 10,000 cubic yards of fill material and the demolition of the existing structure(s). The report also analyzes operational impacts from construction of 79 dwelling units.

The analysis of air quality impacts included in the *Air Quality, Greenhouse Gas, and Energy Impact Study* assumes implementation of standard air quality rules and requirements and design features designed to reduce emissions. These commitments are defined as Project Design Features (PDFs), which will be included in the Mitigation Monitoring and Reporting Program (MMRP) as PDFs to ensure implementation. The following PDFs were included in the air quality analysis and are hereby incorporated into the Project.

Construction Design Features:

PDF AQ-1 The Project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which include, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
3. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
4. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
5. Access points shall be washed or swept daily.
6. Construction sites shall be sandbagged for erosion control.
7. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
9. Use gravel aprons and track out grates at all truck exits.
10. Replace the ground cover of disturbed areas as quickly as possible.

PDF AQ-2 All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.

PDF AQ-3 Construction equipment should be maintained in proper tune.

PDF AQ-4 All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

PDF AQ-5 Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

PDF AQ-6 The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

PDF AQ-7 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

PDF AQ-8 Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.

PDF AQ-9 Use zero VOC and low VOC paints and solvents, where feasible.

Operational Design Features:

PDF AQ-10 The Project must comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:

- Install low-flow fixtures and toilets, water-efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- Provide the necessary infrastructure to support electric vehicle charging.
- Provide solar installations/solar readiness zones per the prescribed Energy Design Ratings.

PDF AQ-11 Participate in the local waste management recycling and composting programs.

Findings of Fact

a) Less than Significant. The Project site is located within the South Coast Air Basin, which includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the SCAQMD. The SCAQMD adopted the 2016 Air Quality Management Plan (2016 AQMP) in March 2017.

Consistency with the 2016 AQMP for the Basin would be achieved if a Project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and state air quality standards. One such plan is the General Plan, which determines land use and land use intensity. The City of Highland General Plan designates the land use on the Project site as Low Density residential. The Project proposes a General Plan Amendment to Planned Development, also a residential land use designation. While the proposed Project is not consistent with the land use designation assumed in the AQMP, the AQMP assumed development of the Project site as residential, with associated emissions. Therefore, consistency with the AQMP is determined by whether the proposed Project exceeds SCAQMD daily emissions thresholds. As detailed in Sections b), c), and d) below, emissions generated by the proposed Project would be below emissions thresholds established by SCAQMD. Therefore, the proposed Project would be consistent with, and would not conflict with or obstruct, implementation of the AQMP. Impacts would be less than significant.

b) Less than Significant. Criteria pollutant emissions from the proposed Project would be generated by both construction emissions and operational emissions. As shown in **Table 4** below, the daily construction emissions would be less than the SCAQMD air quality standards and thresholds of significance.

Table 4. Daily Construction Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	VOC	NO_x	CO	SO_2	PM_{10}	PM2.5
Demolition	2.70	25.03	23.05	0.03	1.32	1.03
Site Preparation	3.74	36.04	34.41	0.05	9.49	5.47
Grading	2.07	23.71	23.12	0.06	5.05	2.53
Building Construction	1.36	11.70	15.68	0.03	0.95	0.57
Paving	1.12	7.52	11.15	0.01	0.54	0.37
Architectural Coating	49.55	0.91	1.58	0.00	0.10	0.04
Maximum1	**49.55**	**36.04**	**34.41**	**0.06**	**9.49**	**5.47**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site Project emissions.

Table 5 below summarizes the analysis of operational emissions. As shown in Table 5, operational emissions would also be below the SCAQMD thresholds.

Table 5. Daily Operational Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	VOC	NO_x	CO	SO_2	PM_{10}	PM2.5
Mobile Sources	2.85	2.10	22.87	0.05	4.11	1.06
Energy Sources	4.06	1.35	5.02	0.01	0.11	0.11
Area Sources	0.04	0.62	0.27	0.00	0.05	0.05
Stationary Source	0.00	0.00	0.00	0.00	0.00	0.00
Total	**6.95**	**4.07**	**28.16**	**0.06**	**4.27**	**1.22**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site Project emissions.

With implementation of the PDFs, the proposed Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the region is in non- attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). Therefore, impacts from criteria pollutant emissions would be less than significant.

c) Less than Significant. Sensitive receptors surrounding the Project site include neighboring residential uses. Exposure of pollutant concentrations on sensitive receptors can occur from construction and operation of the proposed Project. While Project construction would generate less than significant criteria pollutant emissions,

construction operations could cause fugitive dust impacts and impacts from diesel particulate matter. Operation of the proposed Project could also result in localized concentration of emissions.

Localized Significance Thresholds (LST) are used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 34 – Central San Bernardino Valley.

With implementation of the PDFs, localized construction and operational emissions are summarized in the following tables.

Table 6. Construction Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)[1]			
	NOx	CO	PM_{10}	PM2.5
On-Site Emissions	35.95	32.93	9.27	5.41
SCAQMD Threshold[2]	216.8	1,350.9	10.4	6.1
Exceed Threshold?	No	No	No	No

[1]Maximum daily emission during summer or winter; includes on-site project emissions only.
[2]Reference SCAQMD Mass Rate Localized Significant Thresholds for 3.50 acres per day in SRA-34, at 25 meters.

Table 7. Operational Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)[1]			
	NOx	CO	PM_{10}	PM2.5
On-Site Emissions[2]	4.24	6.43	0.4	0.2
SCAQMD Threshold[3]	216.8	1,350.9	2.9	1.6
Exceed Threshold?	No	No	No	No

[1] Maximum daily emission in summer or winter.
[2] Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the project site.
[3] Reference: SCAQMD Mass Rate Localized Significant Thresholds for construction and operation; SRA 34, 3.5 acres/day and receptor distance of 25 meters.

As shown in the prior tables, emissions from the proposed Project would not exceed LSTs for the nearest sensitive receptors for construction and operational emissions. Therefore, impacts are less than significant.

d) Less than Significant. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed Project does not include any of these uses that result in significant odor impacts. Some objectionable odors may occur during construction from diesel engines, paving, and architectural coatings/paint. However, these odors are temporary, limited only to specific construction activities, and dissipate quickly. Since

residential uses do not typically generate objectionable odors and the Project site is surrounded by existing residential and commercial uses on all sides, no new objectionable odors would be created. Impacts would be less than significant.

Sources

*7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**).*

5.4 Biological Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

Biological resources on the Project site were evaluated and presented in *Biological Resources Assessment for the 7394 Central Avenue Project*, dated January 2024, by Carlson Strategic Land Solutions, and included in **Appendix B**. The Project site is classified as developed and disturbed. The developed portion of the site consists of a residential dwelling, an accessory dwelling and animal pens, and ornamental vegetation. The disturbed portion of the site consists of the following non-native vegetation, tree tobacco (*Nicotiana glauca*), devils weed, Russian thistle (*Salsola tragus*), foxtail (*Hordeum murinum*), cheeseweed (*Malva parviflora*), white goosefoot

(*Chenopodium album*), Redstem stork's bills (*Erodium cicutarium*), horseweed (*Erigeron canadensis*), prickly lettuce (*Lactuca serriola*), and Peruvian pepper (*Schinus molle*). One native species, a single blue elderberry (*Sambucus nigra*) occurs onsite. No blue line drainages or drainages that qualify as jurisdictional Waters of the U.S. or Waters of the State were identified on the Project site.

The Project site is not located within a habitat conservation plan (HCP) or within a Threatened or Endangered Species Final Critical Habitat designation.

The *Biological Resource Assessment* also includes an inventory of heritage trees on the Project site, in accordance with Highland Municipal Code Section 8.36.020. A total of 6 trees occurs on the Project site, with only one of those trees being native. Based on the results of the DBH two trees meet the definition of heritage tree on the Project site. Of the two heritage trees identified onsite, one is a native tree and the other is a non-native tree. **Table 8** summarizes the tree inventory.

Table 8. Tree Inventory on the Project site

Tree #	Trees Species	Native or Non-native	DBH (inches)	Heritage Tree
1	Blue Elderberry (*Sambucus cerulea*)	Native	Multi-trunk. 19.6, 11.0, 5.9	Yes
2	Tree of Heaven (*Ailanthus altissima*)	Non-native	Single trunk. 16.9	No
3	Chinaberry (*Melia azedarach*)	Non-native	Multi-trunk. 12.7, 11.2, 9.5	Yes
4	White Mulberry (*Morus alba*)	Non-native	Single trunk. 23.4	No
5	Southern Magnolia (*Magnolia grandiflora*)	Non-native	Single trunk. 10.5	No
6	White Mulberry (*Morus alba*)	Non-native	Single trunk. 20.3	No

A jurisdictional delineation was conducted on the Project site to determine if any drainage features are present that meet the definition of Waters of the United States or Waters of the State. The delineation determined that no wetlands, riparian habitat, or jurisdictional drainage features are present on the Project site.

Project Design Features:

PDF BIO-1 The Project must comply with City of Highland Municipal Code Section 16.64 for the removal of the two heritage trees, the blue elderberry and the chinaberry.

Findings of Fact

a) Less than Significant with Mitigation. No special status plant or wildlife species were identified on the Project site, nor were any observed offsite within the buffer area. The proposed Project includes the removal of all buildings and ornamental trees and

shrubs. Since the project site does not contain special status plant or wildlife species, impacts would be less than significant, and no mitigation is required.

The Project site consists of developed and disturbed habitat and lacks suitable habitat for sensitive wildlife species. The Project site provides limited suitable habitat for some common avian species in the form of ornamental species and existing building eaves. While none of the common species carry a Federal or State listing as threatened or endangered, they are all protected under the Migratory Bird Treaty Act (MBTA). Therefore, a pre-construction survey is required in compliance with the MBTA. Implementation of **Mitigation Measure MM BIO-1** would reduce potential impacts to the avian species to a less than significant level, if nesting individuals are present.

> **Mitigation Measure MM BIO-1:** Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following:
>
> 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.
> 2. Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

With implementation of **Mitigation Measures MM BIO-1**, impacts to sensitive wildlife species would be mitigated to less than significant.

b) No Impact. No riparian habitat or jurisdictional features occur on the Project site that meet the definition and are considered jurisdictional Waters of the United States or Waters of the State, pursuant to Section 1600-1603 of the California Fish and Game Code and Section 401 and 404 of the Clean Water Act, respectively. Therefore, no impacts would occur, and no mitigation is required.

c) No Impact. No jurisdictional non-wetland or wetland waters regulated under Section 404 of the Clean Water Act occur on the Project site. Therefore, no impacts would occur, and no mitigation is required.

d) Less than Significant with Mitigation. The Project site is surrounded by existing residential and commercial development and all surrounding properties are fenced. The Project site does not function as a wildlife corridor.

The Project site provides limited suitable habitat for some common avian species in the form of ornamental species and existing building eaves. While not considered a wildlife corridor, the potential exists for avian species to nest on the Project site. Nesting activity typically occurs from January 15 through August 31 for raptors and February 15 through August 31 for all other avian species. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such, direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the MBTA through **Mitigation Measure MM BIO-1** would reduce impacts to a less than significant level.

e) Less than Significant. The City of Highland has a tree preservation ordinance, which regulates the removal of heritage trees. Highland Municipal Code Section 8.36.020 defines Heritage Trees as:

> "Heritage tree" means any live tree, shrub or plant which meets at least one of the following criteria:
> A. All woody plants in excess of 15 feet in height and having a single trunk circumference of 24 inches or more, as measured four and one-half feet above ground level; or
> B. Multitrunk tree(s) having a total circumference of 30 inches or more, measured four and one-half feet from ground level; or
> C. A stand of trees, the nature of which makes each dependent upon the others for survival; or
> D. Any other tree as may be deemed historically or culturally significant by the community development director or designee because of size, condition, location, or aesthetic qualities. "Historic landmark" means, for the purposes of this chapter, any tree designated as an historic landmark by city council action.

The Project site currently contains minimal trees. **Table 9** below summarizes the trees found on the project site and identifies if the tree meets the definition of Heritage.

Table 9. Trees Inventory

Tree #	Trees Species	Native or Non-native	DBH (inches)	Heritage Tree
1	Blue Elderberry (*Sambucus cerulea*)	Native	Multi-trunk. 19.6, 11.0, 5.9	Yes
2	Tree of Heaven (*Ailanthus altissima*)	Non-native	Single trunk. 16.9	No
3	Chinaberry (*Melia azedarach*)	Non-native	Multi-trunk. 12.7, 11.2, 9.5	Yes
4	White Mulberry (*Morus alba*)	Non-native	Single trunk. 23.4	No
5	Southern Magnolia (*Magnolia grandiflora*)	Non-native	Single trunk. 10.5	No
6	White Mulberry (*Morus alba*)	Non-native	Single trunk. 20.3	No

While there are two trees that meet the definition of heritage tree, one is native and the other is non-native, and both species are common in the area. The Project will comply with the tree removal of preservation requirements found in Highland Municipal Code Section 16.64 as included within **PDF BIO-1**.

In addition, the Project includes complete landscaping, which include the installation of trees. Impacts are considered less than significant.

f) No Impact. The Project site is not mapped within the boundary of a Natural Communities Conservation Plan (NCCP) or Habitat Conservation Plan (HCP). Furthermore, the Project site is not located within a Threatened or Endangered Species Final Critical Habitat designation. Therefore, no impact would occur.

Sources

Biological Resource Assessment for 7394 Central Avenue Project, dated January 2024, by Carlson Strategic Land Solutions, and included in **Appendix B**.

5.5 Cultural Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

The potential for cultural resources to occur on the Project site was assessed in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by Brian F. Smith Associates (BFSA) Environmental Services, dated December 11, 2023, and included in **Appendix C**. The analysis included a review of archaeological records at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). Additionally, a field survey was also conducted of the Project site.

The results of the records search indicate that 24 resources have been recorded within one mile of the Project site, none of which have been recorded within the Project boundary. These resources include one historic water conveyance system, one historic engineering structure, one historic roadway, four historic one- to three-story commercial buildings, one historic multiple-family property, one historic ranch property, the Highland Historic District, and 13 historic single-family properties. In addition to the historic resources recorded, one prehistoric Serrano settlement was recorded according to ethnographic data within one mile of the Project site. The records search also indicates that 23 cultural resource studies have been conducted within a one-mile radius of the Project site, none of which occurred on the Project site.

BFSA also requested a Sacred Land File (SLF) search from the Native American Heritage Commission (NAHC) to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance. This request was not part of any Assembly Bill (AB) 52 Native American consultation. The SLF search indicated positive results for potential sites or locations of Native American importance within the vicinity.

Two structures on the Project site of historic age were identified. One single-family residence was built in 1952 and one barn was built between 1959 and 1968. Since both structures are over 50 years old, the structures are considered of historic age. Both structures were evaluated for historical significance.

The City of Highland as the Lead Agency notified registered Native American Tribes of the proposed Project under SB 18 and AB 52 on March 21, 2024. Notice was sent to Soboba Band of Luiseno Indians, Gabrieleno Band of Mission Indians, and Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians. On March 29, 2024, YSMN responded by email stating that the Project site is located near a culturally significant area and given the probability of uncovering tribal cultural resources YSMN requested mitigation measures requiring archaeological and tribal monitoring during all ground disturbing activities. On April 16, 2024, the Gabrieleno Band of Mission Indians responded by email to the notice and requested mitigation measures requiring tribal monitoring during ground disturbing activities. The Soboba Band of Luiseno Indians did not respond to the notice or request consultation. Consultation pursuant to SB 18 and AB 52 ended on June 19, 2024. Further discussion of tribal cultural resources is included in Section 5.18..

Findings of Fact

a) Less than Significant. The Project site was developed with a single-family residence in 1952 and a barn between 1959 and 1968. Since both structures are historic in age, consistent with CEQA Guidelines Section 15064.5, the building was assessed to determine the historical significance of the structure. The California Register of Historic Resources (CRHR) eligibility criteria were used to determine if the building is eligible for listing and thus, the building's historical significance.

To be eligible for listing on the CRHR, the resource must be found significant under one or more of the following criteria:

- CRHR Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*
- CRHR Criterion 2: *It is associated with the lives of persons important in our past.*
- CRHR Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.*
- CRHR Criterion 4: *It has yielded, or may be likely to yield, information important in prehistory or history.*

The evaluation of the four CRHR criteria are presented in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by BFSA Environmental Services, dated December 11, 2023, and included in **Appendix C.** The analysis determined that neither structure was designed by an architect of importance, nor do the structures possess any architecturally important

elements. Furthermore, none of the owners or occupants were found to be historically significant to the community or region.

Therefore, the two historic structures located on the Project site do not meet any of the CRHR eligibility criteria. Furthermore, the buildings were determined as not historically or architecturally significant according to the City of Highland Municipal Code. As such, the existing structures are not considered a historical resource and impacts would be less than significant.

b) Less than Significant with Mitigation. While the records search from SCCIC indicated that no resources have been identified on the Project site and the two historic age structures on the Project site have been determined as not historically or architecturally significant, grading of the Project site may expose undocumented and potentially significant historic features or deposits associated with the historic occupation of the property since the 1950s. Additionally, the SLF search determined the presence of sacred sites within one mile of the Project site. Based upon the potential to impact undiscovered resources, **Mitigation Measure MM CUL-1** has been included to require archaeological monitoring during grading. Implementation of **Mitigation Measure MM CUL-1** would reduce impacts to less than significant.

> **Mitigation Measure MM CUL-1:** Archaeological monitoring shall be conducted by a qualified archaeologist with at least three years' experience during ground disturbing activities in areas with the potential for cultural resources. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted, as detailed within **MM TCR-1**, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
>
> **Mitigation Measure MM CUL-2:** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and Gabrieleño Band of Mission Indians – Kizh Nation for review and comment, as detailed within **MM TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

c) Less than Significant with Mitigation. No conditions exist that suggest human remains are likely to be found on the Project site. However, if human remains are found, those remains would be required to conduct proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5 to 7055 describe the general provisions for human remains and as outlined within **Mitigation Measure MM CUL-3**. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the NAHC and consultation with the individual identified by the NAHC to be the "most likely descendant (MLD)." The MLD would have 48 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. With adherence with state law and implementation of **Mitigation Measure MM CUL-3**, impacts would be less than significant. Additional mitigation measures pertaining to inadvertent discovery of human remains are included in Section 5.18, Tribal Cultural Resources.

> **Mitigation Measure MM CUL-3:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.

Sources

*7394 Central Avenue Project, City of Highland, San Bernardino County California, prepared by BFSA Environmental Services, dated December 11, 2023, (**Appendix C**).*

5.6 Energy

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

An analysis of energy consumption is provided in the report, *7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California*, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**).

Findings of Fact

a) Less than Significant. The proposed Project has been designed and would comply with California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11) to reduce energy consumption. One requirement placed on the Project is the incorporation of solar installations (or other sources of on-site renewable energy) to satisfy the required Energy Design Ratings from the Energy Code. By virtue of compliance with these codes, the proposed Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources and impacts would be less than significant.

b) Less than Significant. The Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045. Furthermore, the Project would comply with California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11) to reduce energy consumption.

Therefore, the proposed Project would not conflict with or obstruct a state or local plan, and by virtue of compliance with state and local plans, the proposed Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant.

Sources

*7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**).*

5.7 Geology and Soils

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion

Geotechnical evaluation of the Project site was conducted by Salem Engineering Group, Inc. (Salem) in 2022 and LGC Geotechnical, Inc. (LGC) in 2024 (**Appendix D and E**). Salem advanced fourteen (14) hollow-stem borings (B-1 through B-14) drilled to depths up to approximately 25 feet below existing grade. Additionally, two infiltration

tests were performed at depths ranging from approximately 5 to 10 feet below existing grade. The subsurface investigation was analyzed by both Salem and LGC.

The Project site includes alluvial deposits that consist of silty sands with varying amounts of gravel. No undocumented fill was encountered throughout the Project site during the subsurface evaluation, though it is expected to be encountered at shallow depths near the current residence and throughout the eastern portion of the site. Groundwater was not encountered during the subsurface investigation to a depth of 25 feet. Groundwater is not anticipated to be encountered during construction operations.

The Project site is not located within a State mapped Earthquake Fault Hazard Zone (Alquist-Priolo Earthquake Zoning Act) or a mapped liquefaction hazard area.

Findings of Fact

a.i) Less than Significant. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the geotechnical evaluation conducted by Salem and LGC, respectively (*Geotechnical Engineering Investigation, Proposed Residential Development 7394 Central Avenue, Highland, California*, dated June 17, 2022 by Salem Engineering Group, Inc. and *Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California*, dated February 26, 2024, by LGC Geotechnical, Inc.) included in **Appendix D and E**. The closest active fault to the Project site is the S. San Andreas fault, which is mapped approximately 1.8 miles from the site. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site. Therefore, impacts would be less than significant.

a.ii) Less than Significant. The Project site, like many areas in Southern California, is subject to strong seismic ground shaking. While the Project site does not have any faults on the property, the closest known active earthquake fault is the S. San Andreas fault located approximately 1.8 miles from the Project site, which has the potential to generate strong ground shaking. The S. San Andreas fault is capable of producing up to a magnitude 8.2 event.

The construction of two-story single family residential homes is common in earthquake prone areas like Southern California, including the Project site. The geotechnical analysis included in **Appendix D and E** included an evaluation of site seismic characteristics in accordance with the 2022 California Building Code (CBC). Based on the site seismic characteristics, the CBC provides building code guidelines to minimize the effects of seismic ground shaking. With adherence to the building code standards, impacts associated with seismic ground shaking would be less than significant.

a.iii) Less than Significant. The Project site does not have earthquake faults on the property, therefore, the potential for seismic rupture is very low. The closest active fault

to the Project site is the S. San Andreas Fault, approximately 1.8 miles from the Project site.

The Project site is not located within a liquefaction hazard zone as mapped by the State of California Seismic Hazard Zone mapping. Given the dense soils found on the Project site, which consist of loose to very dense silty sand with various amounts of gravel, gravelly sand, sandy gravel, poorly graded sand with silt and gravel, and well-graded sand with silt and gravel, the deep ground water (deeper than 50 feet), the potential for liquefaction or significant dynamic settlement is negligible, and therefore less than significant.

a.iv) Less than Significant. The Project site and the immediate area consists of relatively flat topography, which is not prone to landsliding. Therefore, the potential for landsliding is negligible and impacts would be less than significant.

Secondary types of ground failure that might occur from a large seismic event include ground subsidence, ground lurching, and lateral spreading. Based on the proposed grading, the relatively flat topography across the site, and the deep groundwater and lack of liquefaction potential, landsliding, ground subsidence and lateral spreading are considered unlikely at the Project site. Ground lurching could occur during a major seismic event, however, the remedial grading described in Section (c) and compliance with the seismic building standards in the California Building Code, would reduce the potential impact to less than significant.

b) Less than Significant. The Project site is relatively flat, without large steep slopes on or adjacent to the property that would be conducive to soil erosion or loss of topsoil. Portions of the Project site were previously graded and developed with a residential use and disturbed fields. Furthermore, the Project site is surrounded by existing residential and commercial uses and streets. Given current site conditions, the potential for soil erosion or loss of topsoil is low. Furthermore, during grading when the highest risk of loss of topsoil and/or erosion would occur, silt fencing, sandbags, waddles, and other BMPs would be installed as part of the Stormwater Pollution Prevention Plans (SWPPP). Impacts would be less than significant.

c) Less than Significant with Mitigation. The Project site is not located on a geologic unit that is unstable or could become unstable. The Project site consists of consist of loose to very dense silty sand with various amounts of gravel, gravelly sand, sandy gravel, poorly graded sand with silt and gravel, and well-graded sand with silt and gravel. The ground water is deep, which results in low potential for liquefaction. There are no mapped earthquake faults or landslides. The Project site has "Very Low to Low" expansion potential (EI of 50 or less per ASTM D4829). The existing artificial fills and loose alluvium are not suitable in its current state to support the construction of new structures and infrastructure. Therefore, removal and recompaction of the fill and loose alluvium is necessary prior to construction.

The Project site was evaluated for geotechnical feasibility pursuant to CEQA and determined to be feasible, without causing significant impacts, with implementation of design standards presented in the geotechnical reports included in **Appendices D and E**. An example of those design standards included in the geotechnical reports is the removal and recompaction of existing soil. Existing undocumented artificial fill soils and unsuitable near surface native soils are not suitable for residential development and must be temporarily removed to suitable competent soil prior to replacement as fill to design grades. In order to promote more uniform soil conditions, soils must be temporarily removed and recompacted to a minimum depth of approximately 5 feet below existing grade or 2 feet below the bottom of proposed foundations, whichever is deeper.

Furthermore, prior to grading, a final geotechnical report must be prepared to accompany the construction level documents and the final geotechnical report will ensure all design recommendations have been incorporated. While standard practice, the requirement for a final geotechnical report has been included as a mitigation measure for further disclosure and tracking. Therefore, implementation of Mitigation Measures MM GEO-1 and MM GEO-2 would reduce impacts to less than significant.

> **Mitigation Measure MM GEO-1:** The Project Applicant shall implement the recommendations contained in the *Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E)* to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.
>
> **Mitigation Measure MM GEO-2**: Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in *Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California*, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E). The geotechnical reports included in Appendices D and E have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.

d) Less than Significant. Based on test results, the on-site soils exhibit a "Very Low to Low" expansion potential (EI of 50 or less per ASTM D4829). Included in Mitigation Measure MM GEO-1 are recommendations for testing the imported fill material to ensure the expansion potential remains low. Impacts would be less than significant.

e) Less than Significant. The Project site is currently developed with a residential structure that relies on a septic system. Construction of the Project includes removal of the existing septic system and replacement with sewer. Since no new septic is proposed, impacts would be less than significant.

f) Less than Significant. The project site was evaluated for paleontological resources by BFSA Environmental Services and documented in the report *Paleontological Assessment for the 7394 Central Avenue Project, City of Highland, San Bernardino County, California APNs 1192-341-11, 1192-361-45, and 1192-361-47, dated December 11, 2023, by BFSA Environmental Services (**Appendix F**)*. The high potential for terrestrial vertebrate fossils to be found at shallow depths from Pleistocene alluvial fan sediments across the Inland Empire of San Bernardino County is well documented. Therefore, the Project site has a "high" paleontological sensitivity rating typically assigned to Pleistocene alluvial fan sediments for yielding paleontological resources.

The potential for paleontological resources results in a potentially significant impact. To mitigate that impact, paleontological monitoring shall be implemented during mass grading and excavation activities in undisturbed alluvial deposits. Furthermore, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared prior to the start of grading, as required by the following mitigation measures.

Mitigation Measure MM PALEO-1: Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for:

- Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors.
- On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits.
- Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor.
- Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources.
- Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections.
- Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Highland.

Mitigation Measure MM PALEO-2: A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the surface. A suggested part-time monitoring schedule may be three days per week during earth disturbance activities. Full-

time monitoring may be implemented at the discretion of the project paleontologist based on actual conditions observed, such as finding a fossil deemed to be significant. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.

Therefore, implementation of **Mitigation Measures MM PALEO-1 and MM PALEO-2** would reduce impacts to less than significant.

Sources

Geotechnical Engineering Investigation, Proposed Residential Development 7394 Central Avenue, Highland, California, dated June 17, 2022 by Salem Engineering Group, Inc. (**Appendix D**).

Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (**Appendix E**).

Paleontological Assessment for the 7394 Central Avenue Project, City of Highland, San Bernardino County, California APNs 1192-341-11, 1192-361-45, and 1192-361-47, dated December 11, 2023, by BFSA Environmental Services (**Appendix F**).

5.8 Greenhouse Gas Emissions

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Discussion

Greenhouse gasses (GHG) comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO2), methane (CH4), water vapor (H2O), and nitrous oxide (N2O), while others are synthetic. Man-made GHGs include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF6).

The State of California has adopted extensive legislation to reduce greenhouse gas emissions across all sectors of the economy. Some of the key climate change legislation includes Assembly Bill (AB) 32 – the California Global Warming Solutions Act of 2006, Senate Bill (SB) 375 – the Sustainable Communities & Climate Protection Act of 2008, and SB 100 – the California Renewables Portfolio Standard Program.

The South Coast Air Quality Management District (SCAQMD) convened a GHG CEQA Significance Threshold Working Group (Working Group). At its last meeting in September 2010, the Working Group established for non-exempt projects, such as the proposed Project, a screening level threshold of 3,000 metric tons of CO2e (MTCO2e) and land use specific thresholds, which for residential projects, was established at 3,500 MTCO2e. Greenhouse gas emissions occur from the following four sources for residential projects: construction; gas, electricity, and water uses; solid waste disposal; and motor vehicle use. Since construction operations are temporary, short-term emissions, the total construction emissions are amortized over 30 years per Working Group guidance. The City of Highland relies on the SCAQMD thresholds as its thresholds of significance for GHG emissions.

Findings of Fact

a) Less Than Significant. The proposed Project would generate greenhouse gas emissions through the construction and operation of the proposed residences.

As documented in the report, *7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California*, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**), total GHG emissions for the proposed Project would be less than the screening level threshold of 3,000 $MTCO_2e$ and the land use specific threshold of 3,500 $MTCO_2e$, as shown in the following tables.

Table 10. Construction Greenhouse Gas Emissions

Emission Source	On-site ($MTCO_2e$)[1]	Off-site ($MTCO_2e$)[1]	Total ($MTCO_2e$)[1]
Demolition	31.18	2.38	33.56
Site Preparation	24.10	1.08	25.18
Grading	26.93	43.86	70.76
Building Construction	251.78	68.70	320.47
Paving	13.76	1.81	15.57
Architectural Coating	1.22	0.69	1.90
Total	348.97	118.49	467.44
Amortized over 30 years[2]	11.63	3.95	15.58

Source: *Air Quality and Greenhouse Gas Impact Study (RK 2023, Appendix A)*
[1] $MTCO_2e$ is metric tons of carbon dioxide equivalent (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon)
[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Table 11. Operational and Total Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e$)[1]
Mobile Source	735.53
Energy Source	295.16
Area Source	20.25
Water	14.84
Waste	23.79
Construction 30-yr Amortization	15.58
Total	1,105.33
SCAQMD Tier 3 Screening Threshold[2]	3,000
Exceed Tier 3 Threshold?	No

Source: *Air Quality and Greenhouse Gas Impact Study (RK 2023, Appendix A)*
[1] $MTCO_2e$ is metric tons of carbon dioxide equivalent (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon)
[2] Per South Coast Air Quality Management District (SCAQMD) Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008.

Since the proposed Project would generate less than 3,000 $MTCO^2e$, which is the emission threshold established by the City of Highland and SCAQMD, the Project would have a less than significant impact.

b) Less than Significant. The proposed Project will be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen, and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation, and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32).

By complying with the California Building Standards Code requirements the project would not conflict with an applicable plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases, and the impact is considered less than significant.

Furthermore, the Project will implement Project Design Features, as described in the Air Quality section, that will further ensure the Project is consistent with applicable GHG reduction standards. Therefore, the proposed Project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the proposed Project's impact would be less than significant.

Sources

*7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**).*

5.9 Hazards and Hazardous Materials

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion

A Phase I Environmental Site Assessment was prepared to analyze the history of the site and the potential for encountering hazardous materials. The report, Phase I Environmental Site Assessment Report, dated May 12, 2022 by AEI Consultants is included in **Appendix G**.

The Project site was previously used as agricultural land between 1930 and 1949. In 1952 the current residential structure was constructed. The current residence was not evaluated for asbestos containing materials (ACM) or lead-based paint (LBP).

While there is potential that agricultural chemicals, such as pesticides, herbicides and fertilizers were previously used on the Project site, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies and therefore considered a de minimis condition. Furthermore, the site has been used for residential purposes for over 50 years.

No above or below ground storage tanks or other Recognized Environmental Condition (REC) were identified in the record search and site investigation.

Findings of Fact

a) Less than Significant with Mitigation. Residential projects are not operators or generators of hazardous materials. Thus, operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or waste. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. However, construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements.

Given the age of the structure on the Project site there is a potential for asbestos containing materials (ACM), lead based paint (LBP) and polychlorinated biphenyl (PCBs). Access to the structures was not available during on-site surveys. Since there is potential for these toxic materials to exist on the Project site and the transport and disposal of these materials has the potential for release of hazards, a significant impact would occur. To mitigate impacts to less than significant, a survey for asbestos, lead based paint and polychlorinated biphenyl shall be conducted as outlined within **Mitigation Measure MM HAZ-1**.

> **Mitigation Measure MM HAZ-1:** Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.

Implementation of **Mitigation Measure MM HAZ-1** would reduce impacts to less than significant.

b) Less than Significant with Mitigation. The Phase I Environmental Site Assessment Report (**Appendix G**) includes results from database searches to determine the potential for release of hazardous materials from the Proposed Project site. No

Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) occur on the Project site. There is a potential for ACM, LBP, and PCB to be present on site given the age of the residential structures, which has been addressed in **Mitigation Measure MM HAZ-1**. Furthermore, residential projects are not operators or generators of hazardous materials. The proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes during operations. Hazardous materials used during construction would be used in accordance with federal, State, and local regulations. If present, the disposal of ACM, LBP, and PCBs would be conducted by trained technicians in a manner consistent with State law, as outlined in **Mitigation Measure MM HAZ-1**. Implementation of **Mitigation Measure MM HAZ-1** would reduce impacts to less than significant.

Neither the Project site conditions, nor Project activities, would result in a reasonably foreseeable accident condition, given the minimal use of hazardous materials during the limited construction phase of the Project. Therefore, no potential for release of hazardous materials was identified and impacts would be less than significant with mitigation.

c) Less than Significant with Mitigation. The Project site is located approximately 0.4 miles south of the Cole Elementary School located at 1331 N Cole Ave Highland. Since the Project site is located over one-quarter mile from a school, impacts would be less than significant.

Residential projects are not operators or generators of hazardous materials. Thus, operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. However, construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements. Therefore, impacts would be less than significant.

Given the age of the structures on the Project site, there is a potential for asbestos containing materials (ACM), lead based paint (LBP) and polychlorinated biphenyl (PCBs). Access into the structures was not available during on-site surveys. Since there is potential for these toxic materials to exist on the Project site and the transport and disposal of these materials has the potential for release of hazards, a significant impact would occur. To mitigate impacts to less than significant, the Applicant shall implement **Mitigation Measure MM HAZ-1**, which would reduce impacts to less than significant.

d) Less than Significant. The Phase I Environmental Site Assessment Report (**Appendix G**) includes results from database searches to determine if the Project site is on a list of hazardous materials sites. The Phase I searched the California Environmental Protection

Agency (CalEPA), County of San Bernardino Department of Public Health, San Bernardino County Fire Department Hazardous Materials Division, South Coast Air Quality Management District (SCAQMD), Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), City of Highland building and planning departments, and California Geologic Energy Management Division (CalGEM). The Project site is not listed on any of the regulatory databases and no other sites listed on the databases pose a significant threat to the Project site. No oil wells are located on the Project site. Therefore, no Recognized Environmental Conditions (REC) were identified on or near the Project site. Impacts would be less than significant.

e) Less than Significant. The Project site is located approximately 1.25 miles north of the San Bernardino International Airport. While located within the two-mile influence zone, as shown on **Figure 20**, the Project site is located outside of the Traffic Pattern Zone and outside of all Safety and Turning Zones. Therefore, impacts would be less than significant.

f) Less than Significant. The Project site is bordered by Central Avenue and surrounding residential and commercial development. According to the City's General Plan Public Health, Safety, and Environmental Justice Element (Page 46), the emergency evacuation corridors include Interstates 10, 15, and 215; State Routes 30, 31, 38, 60, 66, and 210; and major east/ west roads including Greenspot Road, Base Line Street, East Highland Avenue, and Pacific Street. These emergency access routes would remain unchanged by the proposed Project and the Project would not interfere with an emergency response plan. Furthermore, the Project site is located only approximately 0.10 mile south of Base Line Street, and during site plan review the Highland Fire Department determined the proposed Project provides sufficient on-site emergency access. Therefore, impacts would be less than significant.

g) Less than Significant. According to Cal Fire – Fire and Resource Assessment Program, the Project site is not located within a Very High Fire Hazard Severity Zone.

The Project site is surrounded by existing developed and urban conditions and is not located near wildlands. Therefore, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Furthermore, the proposed Project would provide new streets and fire hydrants, landscaping compatible for wildland fire restrictions, and all new structures would comply with current building standards, including fire sprinklers. Therefore, impacts would be less than significant.

Sources

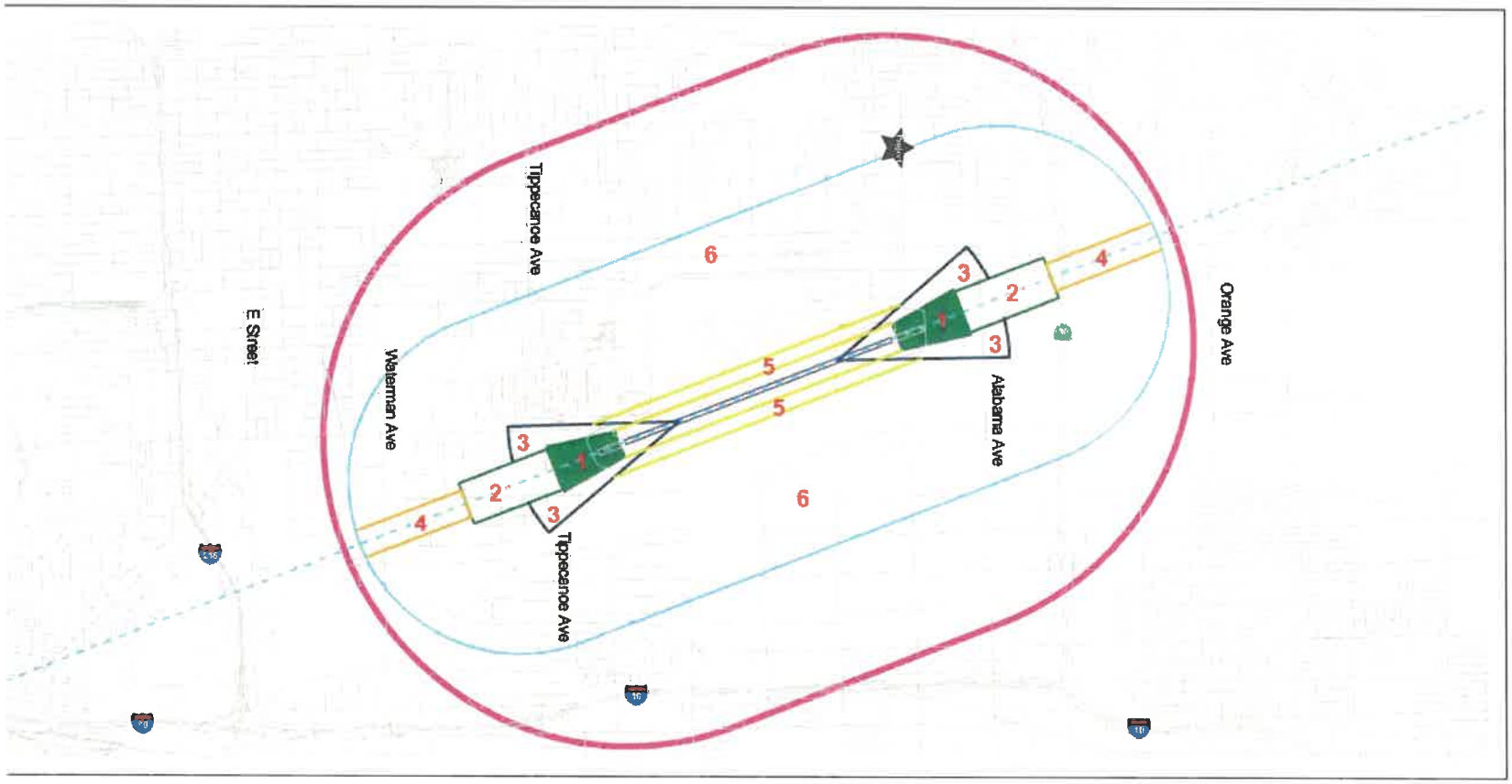
Phase I Environmental Site Assessment Report, dated May12, 2022 by AEI Consultants is included in ***Appendix G***

San Bernardino Airport SBIAA Airport Influence Area

City of Highland General Plan Public Health, Safety, and Environmental Justice Element, Page 46

Cal Fire – Fire and Resource Assessment Program, Fire Hazard Severity Zones (ca.gov).

FIGURE 3.2 SBIAA AIRPORT INFLUENCE AREA



Source: California Department of Transportation Division of Aeronautics

FIGURE 20
Airport Influence Zone

N.T.S.

Source: San Bernardino Airport (2022).

5.10 Hydrology and Water Quality

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

The hydraulic and water quality analysis is based on the technical reports, Preliminary Hydrology and Hydraulic Report in Support of 7394 Central Avenue, dated January 10, 2024, by JLC Engineering and Consulting, Inc. included in **Appendix H** and the Water Quality Management Plan (WQMP) for 7394 Central Avenue, dated January 11, 2024, by JLC Engineering and Consulting, Inc. (**Appendix I**).

Currently, the Project site primarily flows to the south. The majority of the Project site is undeveloped and stormflows sheet flow in a southerly direction. No offsite run-on drainage or cross lot drainage is entering the site.

The Preliminary Hydrology and Hydraulic Report relied on the rational method and the synthetic unit hydrograph method to evaluate the 2-year, 10-year, 25-year, and 100-year storm events in the pre- and post-project conditions. The Project design incorporates a detention and infiltration basin (Basin A) in the southern portion of the Project site. Basin A is designed to hold stormflows for infiltration and detention, eventually discharging any excess flows into an existing storm drain system in Crest Street, which connects to an existing storm drain system in Central Avenue, and discharges into an existing flood control channel near the intersection of Central Avenue and E. 5th Street.

Findings of Fact

a) Less than Significant. Water quality treatment is further discussed in the Water Quality Management Plan, included in **Appendix I**. Water quality treatment will be provided through infiltration within Basin A. The design infiltration rate for Basin A is 8.29 inches/hour. Basin A has a bottom area of 6,126 square feet, which results in drawdown time of 48 hours. In accordance with the City of Highland Master Plan of Drainage, infiltration is the preferred method for treating water quality. Therefore, impacts would be less than significant.

b) Less than Significant. The Project has been designed with Basin A to both detain and treat storm runoff through infiltration. Infiltration is the preferred method of water quality treatment because infiltration also helps recharge groundwater storage. The design infiltration rate for Basin A is 8.29 inches/hour. Basin A has a bottom area of 6,126 square feet, which results in a drawdown time of 48 hours. Basin A has been sufficiently sized to infiltrate the required water quality volume. Therefore, impacts would be less than significant.

C.i – C.vi) Less than Significant. Development of the Project site would increase the amount of impervious surface, increase stormwater runoff that could lead to erosion, and increase stormwater runoff that could exceed existing conditions, leading to downstream flooding. However, the proposed Project includes Basin A to infiltrate and detain storm flows to a less than significant level.

The City's Master Plan of Drainage (MDP) establishes the allowable discharge from the Project site to correspond to the capacity of downstream storm drain facilities without causing erosion or flooding. The MDP establishes a maximum discharge from the Project site of 20.24 cubic feet per second (cfs) during the 25-year storm event. Basin A is designed to infiltrate the water quality volume, detain excess storm flows, and then discharge the excess storm flows into the existing storm drain system in Crest Street.

Table 12 below compares the existing runoff in the 25 (Q25) and 100-year (Q100) storm events to the proposed Project conditions. As shown in this table, the proposed Project would reduce storm runoff from the Project site.

Table 12. Peak Discharge Rates Q_{25} and Q_{100} for Proposed Conditions

	Peak Discharge (cfs)
25-Year (Q_{25})	8.46
100-Year (Q_{100})	15.80
MDP Max Permitted Discharge	20.24
Significant Impact?	NO

Reducing the peak discharge rates to below the maximum permitted by the MDP reduces the risk of downstream erosion and/or flooding, resulting in less than significant impacts.

Development of the Project site would increase the amount of impervious surface, increase stormwater runoff that could lead to erosion, and increase stormwater runoff that could exceed existing conditions, leading to downstream flooding. However, the proposed Project incorporates Basin A, which is sufficiently sized to reduce discharge rates to below the discharge rates permitted by the City's MDP.

d) No Impact. The Project site is not located in flood hazard area. Furthermore, the Project site is approximately 50 miles from the Pacific Ocean and no other large waterbodies are located nearby; therefore, no impacts from tsunami or seiche would occur. No impacts would occur.

e) Less than Significant. The Project has been designed to be consistent with the City of Highland Master Plan of Drainage, which includes water quality and hydromodification requirements. The infiltration testing on the Project site resulted in favorable infiltration conditions. Therefore, Basin A has been designed as an infiltration and detention basin. Basin A has been sized to infiltrate the required water quality volume. The design infiltration rate for Basin A is 8.29 inches/hour. Basin A has a bottom area of 6,126 square feet, which results in a drawdown time of 48 hours. Therefore, impacts to water quality and groundwater management are less than significant.

Sources

*Preliminary Hydrology and Hydraulic Report in Support of 7394 Central Avenue, dated January 10, 2024, by JLC Engineering and Consulting, Inc. (**Appendix H**)*

*Water Quality Management Plan (WQMP) for 7394 Central Avenue, dated January 11, 2024, by JLC Engineering and Consulting, Inc. (**Appendix I**).*

5.11 Land Use and Planning

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

The Project proposes to change the General Plan and Zoning designations for the Project site as follows:

	General Plan	Zoning
Existing:	Low Density Residential (2.1 – 6.0) dwelling units per acre	R-1 Single Family Residential
Proposed:	Planned Development (PD)	Planned Development (PD)

The proposed Planned Development document establishes both permitted density and development standards.

Findings of Fact

a) Less than Significant. The proposed Project plans to demolish an existing single-family residence and associated accessory uses, such as an accessory building with old animal pens, and disturbed fields. The Project site is surrounded by existing roads and development on all four sides. North of the Project site is property designated commercial and operated by a dairy distribution center. To the East is the Jeffery Court Senior Apartment Complex, which consists of 2-story apartments, approximately 25.2 dwelling units per acre. Low density residential is located to the South and West of the Project site. The Project proposes to locate its entry drive directly across from the Jeffery Court Senior Apartment Complex on Central Avenue.

While the proposed Project would require a General Plan Amendment and Zone Change, the Project would not divide an existing community or create an incompatible land use. The Project would provide new single-family housing at a density that provides a transition between the commercial use to the North and the high-density housing to the East and the lower density single-family housing to the South and West. Therefore, the Project would not divide a community or create incompatible land uses. Impacts would be less than significant.

b) Less than Significant. The proposed Project is currently not consistent with the adopted land use plan and both a General Plan Amendment and Zone Change would be required. However, there is no indication the current land use designation for the Project site was adopted for the purpose of avoiding or mitigating an environmental effect. The Project site has been developed with a single-family residence, accessory structures, and all areas of the Project site have been previously disturbed. Therefore, the current land use designation was not adopted to avoid physical impacts to the Project site.

This Initial Study analyzes the direct, indirect, and cumulative effects of the proposed Project. As such, this Initial Study also analyzes the direct, indirect, and cumulative effects of the proposed change in land use designation. All impacts have been determined to be either less than significant or mitigated to less than significant.

Therefore, while the Project is inconsistent with the existing land use designation, the existing land use designation was not adopted to avoid environmental effects. Therefore, the impact is less than significant.

Sources

City of Highland General Plan Land Use Plan

5.12 Mineral Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Findings of Fact

a) Less than Significant. The City of Highland General Plan Conservation and Open Space Element maps mineral resources in Figure 5-3, identified as Mineral Resource Zones (MRZ). The far southwest corner of the Project site is mapped as MRZ-2 and the remainder of the site is categorized as MRZ-3. MRZ-2 indicates that significant deposits are likely to be present. MRZ-3 represents areas whose significance cannot be evaluated from available data. More than half of the City is underlain by MRZ-2 rated mineral resources, with most of the remaining categorized as MRZ-3.

The City's adoption of the General Plan, which designates the Project site for residential land use was done with the knowledge of potential mineral resources within the surrounding area. The City made the determination to designate the site for residential development and not open space, which would allow for mineral extraction, because mineral extraction on the Project site would be incompatible with surrounding land uses, likely resulting in significant impacts. The City's General Plan Environmental Impact Report (EIR) supported that conclusion. Therefore, the proposed Project would not impact a site that has been historically used for the extraction of mineral resources, nor would the proposed Project conflict with areas designated by the General Plan as mineral resources. Impacts associated with the loss of availability of a known mineral resource are considered less than significant.

b) No Impact. The City of Highland prepared an EIR for its General Plan update. The EIR supported the decision to designate the Project site for residential land uses. This conclusion was reached because the Project site was not designated Open Space, allowing for mineral extraction.

Therefore, the proposed Project would not impact a site that has been historically used for the extraction of mineral resources, nor would the proposed Project conflict with areas designated by the General Plan as mineral resources. Impacts associated with the loss of availability of a known mineral resource are considered less than significant.

Sources

City of Highland General Plan Land Use Plan

City of Highland General Plan Conservation and Open Space Element, Section 5, P. 5-27.

5.13 Noise

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Discussion

Noise impacts can occur from construction operations and long-term operations of a project, which for residential consists of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, *7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California,* prepared by RK Engineering Group, Inc., dated December 7, 2023, and included in **Appendix J**.

The Highland General Plan Noise Element provides land use compatibility standards in Table 7.3. For residential neighborhoods consisting of single-family dwellings, the land use compatibility noise standard is normally acceptable at 55 dBA Community Noise Equivalent Level (CNEL) and below; conditionally acceptable at 55 – 70 dBA CNEL; normally unacceptable at 70 – 75 dBA CNEL; and clearly unacceptable at 75 dBA CNEL and above. The CNEL noise metric is the Community Noise Equivalent Level, which is a 24-hour weighted average noise measurement.

The standards for stationary noise sources are defined in Table 7.2 of the Highland General Plan Noise Element. For residential land uses, during the daytime (7am – 10 pm), noise levels shall not exceed 60 dBA CNEL. During the nighttime (10 pm – 7 am), noise levels shall not exceed 55 dBA CNEL.

Noise is regulated by the City of Highland General Plan Noise Element and Chapter 8.50 – Noise Control of the Highland Municipal Code. For construction noise, Chapter

8.50 of the Highland Municipal Code states that construction activity is exempt from noise standards, "Construction, repair or excavation work performed pursuant to a valid written agreement with the city or any of its political subdivisions, which agreement provides for noise mitigation measures."

The analysis of noise impacts included in the Noise Study assumes implementation of design features, identified below, to reduce noise emissions. These commitments are defined as Project Design Features (PDFs), which will be included in the Mitigation Monitoring and Reporting Program as PDFs to ensure implementation. The following PDFs were included in the noise analysis and are hereby incorporated into the Project.

Operational Design Features

PDF NOI-1 All HVAC equipment should be fully shielded behind noise barrier walls from the line of sight of adjacent properties.

PDF NOI-2 A six (6) foot high concrete masonry unit (CMU) block wall will be installed along the project frontage on Central Avenue. The proposed block wall will help shield the habitable backyard exterior areas of homes fronting Central Avenue.

PDF NOI-3 The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.

PDF NOI-4 A "windows closed" condition with upgraded windows and sliding glass doors should be provided for all residential units facing Central Avenue and Base Line Street in order to meet the interior noise standard. To accommodate windows closed conditions, all units facing the adjacent roadways shall be equipped with mechanical fresh air ventilation. See Section 6.1.2, Table 15, for details regarding window STC requirements.

PDF NOI-5 For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.

Construction Design Features

PDF NOI-6 The project should comply with City of Highland Municipal Code requirements, and all construction will take pursuant to a valid written agreement with the City or applicable political subdivisions, which agreement provides for noise mitigation measures including the limitation of construction hours between 7:00 am and 7:00 pm.

PDF NOI -7 Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about

the construction process and register complaints to a designated construction noise disturbance coordinator.

PDF NOI -8 All construction equipment should be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).

PDF NOI -9 Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.

PDF NOI -10 Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.

PDF NOI -11 Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, should be turned off when not in use for more than 5 minutes.

Findings of Fact

a) Less than Significant. Noise impacts can occur from construction operations and long-term operations of a project, which for residential consists of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, *7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California*, prepared by RK Engineering Group, Inc., dated December 7, 2023, and included in **Appendix J**.

While construction noise levels are exempt from the City's noise standards, construction noise levels were calculated for the different phases of construction, including demolition, site preparation, grading, building construction, paving, and architectural coating. The construction levels were measured against the Federal Transportation Administration General Assessment Construction Noise Criteria.

Noise levels for each stage of construction are shown in **Table 13** below.

Table 13. Construction Noise Levels at Neighboring Properties

Stage	Equipment	Combined Noise Level (dBA)
Demolition	Concrete saw, rubber tired dozers, tractors, loaders, backhoes	74.5
Site Preparation	Graders, scrapers, tractors, loaders, backhoes	71.2
Grading	tractors, loaders, backhoes, graders, rubber tired dozers	71.7
Building Const.	Cranes, forklifts, gen sets, tractors, welders	71.2
Paving	tractors, loaders, backhoes, concrete mixers, pavers, rollers	67.2
Arch Coating	Air compressors	61.9
Worst case Construction Phase Noise Level – Leq (dBA)		74.5
FDA Daytime General Assessment Construction Noise Criteria – Leq (dBA)		**90.0**

Source: *Transit Noise and Vibration Impact Assessment Manual, Section 7 Noise and Vibration during Construction,* by the Federal Transit Administration

As shown in **Table 13**, all of the construction operations remain below the 90 dBA threshold of significance established by the Federal Transit Administration. This construction analysis assumes implementation of the Project Design Features and compliance with the City's noise ordinance. No significant impacts have been identified.

Operational noise impacts can occur from stationary sources and mobile sources. The operation of a residential neighborhood is not considered a significant noise generator. Within a residential neighborhood, the primary source of noise is HVAC equipment, however that equipment is not considered loud, unnecessary, or an unusual noise source that would disrupt a community. To minimize noise propagation from HVAC equipment, **PDF NOI-1** requires shielding of HVAC equipment. Impacts are less than significant.

The addition of vehicle trips on surrounding roadways can also be an operational noise source. The *Noise Impact Study* includes an analysis of the change in noise levels on surrounding roadways with and without the Project. The threshold of significance is an increase in noise levels 3 dB and greater, which is the typical noise level perceptible by the human ear. A total of eight (8) roadway segments were analyzed and the change in noise levels range from 0 to 0.5. All changes are below the 3 dB threshold and therefore less than significant.

Lastly, the proposed Project is consistent with the noise policies and land use compatibility standards contained in the City of Highland General Plan. The future residential lots will be setback approximately 33 feet from Central Avenue and 360 feet from Base Line. The *Noise Impact Study* demonstrates that future exterior noise levels

along Central Avenue would range from approximately 64.2 - 64.7 dBA CNEL. The exterior noise levels for the residences facing toward Base Line would be approximately 66.6 dBA CNEL. In accordance with the City's General Plan, those exterior noise levels would be considered "conditionally acceptable," which requires the residences be designed to accommodate a "windows closed" condition in order to meet interior noise levels of 45 dBA, which is a requirement of California Title 24 of the Building Code. Therefore, impacts would be less than significant.

b) Less than Significant. The proposed grading phase of construction is expected to generate the highest vibration levels of the three construction stages since it includes the use of excavation and grading equipment. No blasting, heavy ripping, or pile driving is expected. The evaluation of an impact's significance can be determined by reviewing both the likelihood of annoyance to individuals as well as the potential for damage to existing structures. The construction vibration assessment utilizes the referenced vibration levels and methodology set forth within the Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018.

According to the Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018, the appropriate threshold for damage to modern residential structures is a peak particle velocity (PPV) of 0.5 inches/second. Annoyance is assessed based on levels of perception, with a PPV of 0.01 being considered "barely perceptible," 0.04 inches/second as "distinctly perceptible," 0.1 inches/second as "strongly perceptible," and 0.4 inches/second as "severe."

The nearest location of grading equipment to occupied residences is approximately 11 feet. At this distance, the PPV from a large bulldozer would be approximately 0.220 inches/second and from loaded trucks would be approximately 0.188 inches/second. The nearest location for vibratory roller would be approximately 82 feet from the nearest structure, resulting in vibration of 0.057 inches/second. This level of vibration falls below the building damage PPV criteria of 0.5 inches/second. In terms of annoyance, the impact would be "barely perceptible" to "severely perceptible." Since construction vibration would not cause damage to off-site buildings and the majority of the grading would be barely perceptible to off-site receivers, impacts would be less than significant.

c) No Impact. The Project site is located within two miles of San Bernardino International Airport (SBIA). According to Exhibit 4H (Existing and Ultimate Noise Contours) of the Airport Layout Plan Narrative Report for San Bernardino International Airport, San Bernardino California, dated November 2010, the SBIA's 65 dBA CNEL ultimate noise contour would be located a minimum of approximately 1 mile from the proposed Project site. Therefore, the proximity of the Project to SBIA would not expose people to excessive noise levels. Impacts would be less than significant.

Sources

7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California, prepared by RK Engineering Group, Inc., dated December 7, 2023, and included in ***Appendix J***

City of Highland General Plan; City of Highland Municipal Code

Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018

Exhibit 4H (Existing and Ultimate Noise Contours) of the Airport Layout Plan Narrative Report for San Bernardino International Airport, San Bernardino California, dated November 2010

5.14 Population and Housing

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

The American Community Survey, prepared by the U.S. Census Bureau, provides demographic data for cities, such as Highland. The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

The American Community Survey estimated that in 2022 the City of Highland had 16,464 households, an average household size of 3.44 persons per household, and a total population of 56,596 persons[2].

Findings of Fact

a and b) Less than Significant. The proposed Project would generate growth beyond that planned in the City's General Plan due to the increase in density from the Low Density General Plan designation to the Planned Development General Plan designation. However, the proposed Project would not indirectly encourage population growth in other areas of the City.

The proposed Project does not include any infrastructure that could indirectly cause growth in other portions of the City. The proposed Project is located on an already disturbed site and bordered on one side by an existing roadway and by existing residential and commercial development on the other three sides. The proposed Project would connect to existing water and sewer service within Central Avenue and Crest Street. Therefore, the proposed Project does not include any infrastructure, such

[2] The American Community Survey, City of Highland, DP02 Selected Social Characteristics. DP02: Selected Social ... - Census Bureau Table

as roadways, water, sewer or other facilities, sized beyond what is necessary to serve only the proposed Project, therefore, no growth-inducing impacts would occur.

At 3.44 persons per household, the additional 79 residential units would generate approximately 272 additional residents for the City. The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents. Therefore, the proposed Project would generate approximately 97 additional residents that would exceed General Plan projections. The current population of Highland is approximately 56,596 residents. The addition of 97 residents above the General Plan projections represents approximately 0.17% of the current population. A slightly over 1/10 of 1% increase is not considered a substantial unplanned population increase and the very small population increase would not cause impacts to public services.

Furthermore, this IS/MND has analyzed the additional 79 dwelling units in its analysis of the operational topics that are sensitive to density and the number of dwelling units, such as air quality, greenhouse gas, noise, energy, population and housing, public services, traffic, and utilities. This IS/MND has found for each of those environmental topics all impacts would be either less than significant or can be mitigated to less than significant. Therefore, potential impacts associated with growth beyond General Plan projections would be less than significant.

The Project site currently contains one single family residence that would be impacted by the Project. While one single family residence would be displaced, that owner has voluntarily sold its property for development and therefore, the displacement was voluntary and included financial compensation. Therefore, impacts associated with the loss of one existing residential unit and displacement of people would be less than significant.

Sources

City of Highland General Plan 2021-2029 Housing Element Update

American Community Survey prepared by the U.S. Census Bureau American Community Survey (ACS) | Department of Finance.

5.15 Public Service

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES.				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Findings of Fact

a) Less than Significant.

Fire Protection. The proposed Project site is served by the California Department of Forestry and Fire Prevention (Cal Fire). Cal Fire provides fire protection and emergency medical services. The City also has available fire protection services from other area agencies through automatic aid agreements with the cities of Redlands and Yucaipa, Cal Fire and the U.S. Forest Service.

The City is served by three fire stations: Station 541 located at 26974 Base Line; Station 542 located at 29507 Base Line; and Station 543 at 7469 Sterling Avenue. The closest fire station to the proposed Project site is Station 541, which is approximately 0.20 miles from the Project site.

Development of the property would not change the City's ability to continue to provide service. An additional 79 residential units and approximately 272 residents would change the demand on fire protection services. However, through the development review process, Cal Fire has reviewed the proposed Project for site access, turn-arounds, fire hose pull lengths, fire hydrant placement, response times, etc. and determined the Project meets Fire requirements. Cal Fire has also determined that the

addition of 79 residential units would cause an incremental increase in demand on Fire resources, however that incremental demand represents such a small fraction of the overall service that CDF and the mutual aid agreements provide that the proposed Project can be served without any significant reduction in level or service, response times, or the need for additional equipment or personnel. Therefore, impacts would be less than significant.

Police Protection. The City contracts with the San Bernardino County Sheriff's Department for its law enforcement and police protection services. The Sheriff Department has one patrol station in the City located at 26985 East Base Line, which is approximately 0.25 miles northeast of the Project site. However, Sheriff Deputies are routinely on patrol throughout the City, therefore, response times can vary.

The additional 28 residential units and 97 residents above General Plan projections[3] would place additional demands on the Sheriff Department not previously planned. Using design strategies and added security measures could help reduce the number of times the police department responds to the proposed Project. For example, the proposed Project is gated and incorporates urban design strategies consistent with General Plan Policy 3 on Page 4-22 of the General Plan Public Services and Facilities Element to minimize the demands on police services. Therefore, impacts would be less than significant.

Schools. The Project site falls within the boundaries of the San Bernardino City Unified School District (SBCUSD). SBCUSD provides eight (8) elementary schools, two (2) middle schools, and two (2) high schools.

The additional 28 residential units and 97 residents above General Plan projections[5] would place additional demands on the public school system not previously planned. However, the additional number of students generated by the proposed Project would be a small fraction of the overall student population of the school district.

In accordance with standard conditions of approval, the Project Applicant would be required to pay development impact fees to SBCUSD per Senate Bill (SB) 50. The fees would be collected by the school districts at the time building permits are issued. As stated in Government Code Section 65995(h):

> *The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization ...on the provision of adequate school facilities.*

[3] The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents.

Payment of these fees would offset impacts from the increased demand for school services associated with the proposed Project by providing an adequate financial base to construct and equip new and existing schools as needed. Therefore, SBCUSD would be able to provide adequate school facilities for the projected student residents of the proposed Project, and payment of development impact fees would ensure that impacts would be less than significant.

Parks. The proposed Project would construct homes with small yards and add new residents to the City who would increase the demand for park facilities. The new proposed residential units would exceed the City's General Plan projections, resulting in an additional 28 dwelling units and approximately 97 new residents above General Plan projections[4]. This unplanned growth in population represents approximately 0.17% of the City's current population. The unplanned growth that would exceed General Plan projections represents a very small fraction of the overall City population and therefore, demand on park facilities.

According to the City of Highland General Plan Conservation and Open Space Element, the City's park objective is 2.5 acres per 1,000 residents. As stated on Page 5-35,

> *The open space ratio established for the [sic] Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland.*

While the proposed Project includes a private recreation facility, including open turf park and covered picnic facilities, additional park obligations will be met through payment of the park fees. Therefore, impacts would be less than significant.

Other Public Facilities. The proposed Project would place additional demands on other public facilities. These facilities range from City Hall and the Highland Branch of the San Bernardino County Library (27167 Base Line) to streets, storm drains, and other public facilities. When a residential development project is newly constructed in an established city, often that project would rely on, and impact, established infrastructure. In those situations, the impacts would be often offset by payment of development impact fees. The City of Highland collects the following development impact fees:

- Law Enforcement Facilities
- Fire Suppression Facilities, Vehicles and Equipment
- Local Circulation System
- Regional Circulation System
- Regional Flood Control Facilities
- General Facilities, Vehicles, and Equipment

[4] The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents.

- Library Facilities and Collection
- Public Use (Community Center Facilities)
- Park Land Acquisition and Park Facilities Development

Payment of the fees, which are a condition of approval, would reduce impacts on public services to less than significant.

Sources

City of Highland General Plan Public Services and Facilities Element

City of Highland General Plan Conservation and Open Space Element

City of Highland Development Impact Fees effective 4/1/24.

5.16 Recreation

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION. Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

Existing public park facilities in the vicinity of the proposed Project include the 2-acre Cunningham Park, approximately 0.10 miles west of the Project site and the 17-acre Highland Community Park and Jerry Lewis Community Center approximately 0.50 miles immediately south of the project on Central Avenue. The City has worked to secure joint-use agreement with the San Bernardino City Unified School District and Redlands Unified School District for park use of school facilities outside of school hours.

Findings of Fact

a) Less than Significant. The proposed Project would add new residents to the City who would increase the demand for park facilities. The new proposed residential units would exceed the City's General Plan projections, resulting in an additional 28 dwelling units and approximately 97 new residents[5]. This unplanned growth in population represents approximately 0.17% of the City's overall population. The unplanned growth that would exceed General Plan projections represents a very small fraction of the overall City population and therefore, demand on park facilities.

According to the City of Highland General Plan Conservation and Open Space Element, the City's park objective is 2.5 acres per 1,000 residents. As stated on Page 5-35,

> *The open space ratio established for the [sic] Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland.*

[5] The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents.

While the proposed Project includes a private recreation facility, including open turf park and covered picnic facilities, additional park obligations will be met through payment of the park fees. Therefore, impacts would be less than significant.

b) Less than Significant. The proposed Project is not of sufficient size to require, and does not propose to construct new park facilities, or expand existing park facilities, located outside of the Project site. As described in *Response a)* above, the proposed Project provides an on-site park for use by residents of the proposed Project and the Project would pay park fees in accordance with the City of Highland Municipal Code and payment of those fees would reduce impacts to less than significant.

Sources

City of Highland Municipal Code

City of Highland General Plan Conservation and Open Space Element

5.17 Transportation/Traffic

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion

On September 27, 2013, Senate Bill (SB) 743 was signed into law. The legislature found that with the adoption of the Sustainable Communities and Climate Protection Act of 2008 (SB 375), the state had signaled its commitment to encourage land use and transportation planning decisions and investments that reduce vehicle miles traveled and thereby contribute to the reduction of greenhouse gas emissions, as required by the California Global Warming Solutions Act of 2006 (Assembly Bill 32).

SB 743 started a process that fundamentally changes transportation impact analysis as part of CEQA compliance. Changes include the elimination of auto delay, Level of Service (LOS), and similar measures of vehicular capacity or traffic congestion as the basis for determining significant impacts. As part of the new CEQA Guidelines, the new criteria were designed to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. The Office of Planning and Research (OPR) developed alternative metrics and thresholds based on Vehicle Miles Traveled (VMT). The guidelines were certified by the Secretary of the Natural Resources Agency in December 2018, and automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion, could not be considered a significant impact on the environment.

The City relies on the *San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment,* prepared by Fehrs and Peers, dated February 2020. This document sets out the methodology for conducting a Transportation Study and a CEQA VMT analysis.

The Highland General Plan includes LOS policy standards for intersections within the City. Because General Plan consistency is often analyzed pursuant to CEQA, and consistency with LOS standards is not a determination of a significant impact, projects should be analyzed to determine if consistency with General Plan LOS standards would lead to the construction of traffic improvements, the construction of which would result in an impact to the environment. This is consistent with the following guidance from the Office of Planning and Research.

"Even if a general plan contains an LOS standard and a project is found to exceed that standard, that conflict should not be analyzed under CEQA. CEQA is focused on planning conflicts that lead to environmental impacts. (The Highway 68 Coalition v. County of Monterey (2017) 14 Cal.App.5th 883; see, e.g., Appendix G, IX(b) [asking whether the project will "Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?"].) Auto delay, on its own, is no longer an environmental impact under CEQA. (See Pub. Resources Code, § 21099(b)(2).)"

While VMT is the preferred quantitative metric for assessing potentially significant transportation impacts under CEQA, it should be noted that SB 743 does not prevent a city or county from using metrics such as LOS as part of the application of local general plan policies, municipal and zoning codes, conditions of approval, or any other planning requirements through a city's planning approval process; cities can still ensure adequate operation of the transportation system in terms of transportation congestion measures related to vehicular delay and roadway capacity. As such, the City continues to require congestion-related transportation analysis and project changes to LOS at an intersection(s) that result in a potential safety impact or hazardous condition should also be analyzed pursuant to CEQA.

The San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment includes screening criteria for VMT analyses. For VMT, a project that is located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

For LOS, the Highland General Plan establishes that the LOS of an intersection should be LOS D or better for major intersections within the City. For peak operating periods, intersections operating at LOS "E" or "F" are considered deficient.

Transportation impacts, both VMT and LOS, have been analyzed in the report *7394 Central Avenue Residential Project Traffic Study, City of Highland,* CA, prepared by RK Engineering Group, Inc, dated December 22, 2023, and included in **Appendix K**.

As described in detail in Table 4-2 of the Traffic Study, the proposed Project would generate 745 average daily trips (ADT), with 55 trips in the AM Peak Hour and 74 trips in the PM Peak Hour.

Findings of Fact

a) Less than Significant. The City's General Plan Circulation Element includes "Goal 3.1", and numerous related policies, to "Provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City." Policy 2 under this goal states, "Ensure that all intersections operate at LOS "D" or better during the peak hours of traffic."

The proposed Project is consistent with that goal by providing a residential neighborhood in a location adjacent to existing roadways that facilitate both automobile and pedestrian movement. The proposed Project would generate 745 average daily trips (ADT), with 55 trips in the AM Peak Hour and 74 trips in the PM Peak Hour. The Traffic Study analyzed whether that trip generation added to cumulative traffic volumes in the opening year (2026) and the horizon year (2040) would impact the LOS at surrounding intersections. Three intersections analyzed include Central Avenue/Base Line; Central Avenue/Project Entry-11th Street; and Central Avenue/9th Street.

The following tables summarize the LOS analysis included in the Traffic Study for both 2026 and 2040.

Table 14. Level of Service - Opening Year 2026 Conditions

	Without Project LOS		With Project (2026) LOS		Require Improvements?	
	AM	PM	AM	PM	AM	PM
Central Ave/Base Line	B	B	B	C	NO	NO
Central Ave/ Project Entry	B	B	B	B	NO	NO
Central Ave/9th Street	B	C	B	C	NO	NO

Table 15. Level of Service – Horizon Year 2040 Conditions

	Without Project LOS		With Project (2040) LOS		Require Improvements?	
	AM	PM	AM	PM	AM	PM
Central Ave/Base Line	B	B	B	C	NO	NO
Central Ave/ Project Entry	B	B	B	B	NO	NO
Central Ave/9th Street	A	C	A	C	NO	NO

Therefore, the proposed Project is consistent with the adopted plans and policies pertaining to the entire circulation system. Impacts would be less than significant

b) Less than Significant. The City relies on the *San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, prepared by Fehrs and Peers, dated February 2020, for thresholds of significance and methodology to identify VMT related impacts. The first step is to determine if the Project meets one of following three types of screening criteria:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

The Project site is not located near a transit hub, therefore, the Project does not qualify for the Step 1 Screening.

To identify if the Project is in a low VMT-generating area, the San Bernardino County Transportation Authority (SBCTA) online VMT screening tool was used to compare the appropriate baseline Project Traffic Analysis Zone (TAZ) VMT to the City's adopted threshold of significance of 25.3 VMT/service population (i.e., 0% below the City of Highland's VMT per service population).

The Project site is located within TAZ 53831301and according to the SBCTA, TAZ 53831301 has a VMT of 20.6 per service population. Since the City's VMT threshold is 25.3 VMT/service population, the Project's TAZ is considered a low VMT area. Therefore, the Project is screened from further VMT analysis and impacts are less than significant.

c) Less than Significant with Mitigation. The proposed Project provides a main entrance off Central Avenue, across from the entry to the existing Jeffrey Court Senior Apartments. A secondary Emergency Vehicle Access is provided farther south on Central Avenue.

While the Project will improve the Central Avenue frontage along the Project site, no additional off-site improvements are required including a traffic signal or turn pockets. The intersection of the Project entry and the Jeffrey Court Senior Apartments has been determined consistent with City standards and no hazardous condition would be created.

The Project proposes a gated entry, therefore, a queuing analysis using the Crommelin methodology was provided in the *Traffic Study*. The 95th percentile vehicular queue was determined to be two (2) vehicles during peak hour for the resident and visitor lane each. The resident lane has storage for three (3) vehicles; therefore, no queuing impact would occur. The call box for the visitor lane must be located as close to the gate as possible to accommodate storage of two (2) vehicles outside the Central Avenue right-of-way.

Gated entries are required to provide a turn-around in front of the gates that can accommodate a box-style delivery truck. Currently, the design of the call box island would not allow a delivery truck to successfully maneuver the turn-around without driving over the center call box island. Therefore, **Mitigation Measure MM TRANS-1** has been added to require modification of the call box island during final design to accommodate a delivery truck turnaround and provide sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.

> **Mitigation Measure MM TRANS-1:** Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.

With implementation of **Mitigation Measure MM TRANS-1** impacts would be reduced to less than significant.

d) Less than Significant. The Project site is bordered by Central Avenue and surrounding residential and commercial development. The proposed Project provides two points of access onto Central Avenue. According to the City's General Plan Public Health, Safety, and Environmental Justice Element (Page 46), the emergency evacuation corridors include Interstates 10, 15, and 215; State Routes 30, 31, 38, 60, 66, and 210; and major east/ west roads including Greenspot Road, Base Line Street, East Highland Avenue, and Pacific Street. These emergency access routes would remain unchanged by the proposed Project and the proposed Project would not interfere with an emergency response plan. Furthermore, the Project site is located only approximately 0.10 mile south of Base Line Street, and during site plan review the Highland Fire Department determined the proposed Project provides sufficient on-site emergency access. Therefore, impacts would be less than significant.

Sources

7394 Central Avenue Residential Project Traffic Study, City of Highland, CA, prepared by RK Engineering Group, Inc, dated December 22, 2023, and included in ***Appendix K***

San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, prepared by Fehrs and Peers, dated February 2020

City of Highland General Plan Circulation Element and General Plan Public Health, Safety, and Environmental Justice Element.

5.18 Tribal Cultural Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion

The potential for tribal cultural resources to occur on the Project site was assessed in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by BFSA Environmental Services, dated December 11, 2023, and included in **Appendix C**. The analysis included a review of archaeological records at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). Additionally, a field survey was also conducted of the Project site.

The results of the records search indicate that 24 resources have been recorded within one mile of the Project, none of which have been recorded within the Project boundary. These resources include one historic water conveyance system, one historic engineering structure, one historic roadway, four historic one- to three-story commercial buildings, one historic multiple-family property, one historic ranch property, the Highland Historic District, and 13 historic single-family properties. In addition to the historic resources recorded, one prehistoric Serrano settlement was recorded according to ethnographic data within one mile of the Project site. The records search

also indicates that 23 cultural resource studies have been conducted within a one-mile radius of the Project site, none of which occurred on the Project site.

BFSA also requested a Sacred Land File (SLF) search from the Native American Heritage Commission (NAHC) to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance. This request was not part of the Assembly Bill (AB) 52 Native American consultation. The SLF search indicated positive results for potential sites or locations of Native American importance within the vicinity.

Pursuant to SB 18 and AB 52, the City provided notification of the proposed Project to registered Native American Tribes on March 21, 2024. Notice was sent to Soboba Band of Luiseno Indians, Gabrieleno Band of Mission Indians, and Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians. On March 29, 2024, YSMN responded by email stating that the Project site is located near a culturally significant area and given the probability of uncovering tribal cultural resources YSMN requested mitigation measures requiring archaeological and tribal monitoring during all ground disturbing activities. On April 16, 2024, the Gabrieleno Band of Mission Indians responded by email to the notice and requested mitigation measures requiring tribal monitoring during ground disturbing activities. The Soboba Band of Luiseno Indians did not respond to the notice or request consultation. Consultation pursuant to SB 18 and AB 52 ended on June 19, 2024.

Findings of Fact

a) Less than Significant. The Project site was developed with a single-family residence in 1952 and a barn between 1959 and 1968. Since both structures are historic in age, consistent with CEQA Guidelines Section 15064.5, the building was assessed to determine the historical significance of the structure. The California Register of Historic Resources (CRHR) eligibility criteria were used to determine if the building is eligible for listing and thus, the building's historical significance.

To be eligible for listing on the CRHR, the resource must be found significant under one or more of the following criteria:

- CRHR Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*
- CRHR Criterion 2: *It is associated with the lives of persons important in our past.*
- CRHR Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.*
- CRHR Criterion 4: *It has yielded, or may be likely to yield, information important in prehistory or history.*

The evaluation of the four CRHR criteria are presented in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by BFSA Environmental Services, dated December 11, 2023, and included in **Appendix C.** The analysis determined that neither structure was designed by an architect of importance, nor do the structures possess any architecturally important elements. Furthermore, none of the owners or occupants were found to be historically significant to the community or region.

Therefore, the two historic structures located on the Project site do not meet any of the CRHR eligibility criteria. Furthermore, the buildings were determined as not historically or architecturally significant according to the City of Highland Municipal Code. As such, the existing structures are not considered a historical resource and impacts would be less than significant.

b) Less than Significant with Mitigation. Pursuant to SB 18 and AB 52, as the CEQA Lead Agency, the City sent notification letters via email on March 21, 2024 to the following Tribes:

- Soboba Band of Luiseno Indians
- Gabrieleno Band of Mission Indians - Kizh Nation (GBMI-KN)
- Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians

Under AB 52 tribes have 30 days in which to indicate they wish to consult and under SB 18 tribes have 90 to consult. For this project, the consultation period ended on June 19, 2024.

On March 29, 2024, YSMN responded by email stating that the Project site is located near a culturally significant area and given the probability of uncovering tribal cultural resources YSMN requested mitigation measures requiring archaeological and tribal monitoring during all ground disturbing activities. On April 16, 2024, the Gabrieleno Band of Mission Indians responded by email to the notice and requested mitigation measures requiring tribal monitoring during ground disturbing activities. The Soboba Band of Luiseno Indians did not respond to the notice or request consultation. Consultation pursuant to SB 18 and AB 52 ended on June 19, 2024. . As a result of tribal consultation, **Mitigation Measures MM TRC-1 through MM TRC-9** shall be implemented.

> **Mitigation Measure MM TRC-1:** The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted, as detailed in **MM CUL-1**, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and

Treatment Plan shall be created by the archaeologist, in coordination with YSMN and Gabrieleño Band of Mission Indians – Kizh Nation, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN or Gabrieleño Band of Mission Indians – Kizh Nation for the remainder of the project, should YSMN or Gabrieleño Band of Mission Indians – Kizh Nation elect to place a monitor on-site.

Mitigation Measure MM TRC-2: The Project Applicant shall retain one Native American Monitor from or approved by the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) or the Gabrieleño Band of Mission Indians – Kizh Nation ("Consulting Tribes"). The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground- disturbing activity" shall include, but is not limited to, tree/shrub removal and planting, clearing/grubbing, demolition, pavement removal, potholing, auguring, boring, grading, excavation, drilling, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work. Due to the heightened cultural sensitivity of the proposed project area, a tribal monitor from the Consulting Tribe(s) and archaeologist with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities.

Mitigation Measure MM TRC-3: A copy of the executed monitoring agreement shall be submitted to the Lead Agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

Mitigation Measure MM TRC-4: A Cultural Resources Monitoring and Treatment Plan (CRMTP) that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeological principal investigator (PI) and submitted to the Lead Agency for dissemination to the Consulting Tribes. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. All findings will be subject to the protocol detailed within the CRMTP.

Mitigation Measure MM TRC-5: The PI may submit a detailed letter to the Lead Agency, Consulting Tribes, and Project Applicant during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

Mitigation Measure MM TRC-6: The Tribal Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of tribal monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.

Mitigation Measure MM TRC-7: In the event of an archaeological discovery, either historic or pre-contact, the archaeological or tribal monitor shall have the authority to halt all ground-disturbing activities that occur within the proposed project area and direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery around a buffer of 50 feet if historical (i.e., 1950s) or 60 feet around the resource(s) if the discovery is pre-contact or historical from the mid to late 19th century. An Environmentally Sensitive Area (ESA) physical demarcation/barrier shall be constructed at the edge of the buffer. The archaeological or tribal monitor shall and immediately notify the Consulting Tribes, the Lead Agency, Project Applicant, and the PI (unless the monitor is the PI) of the discovery. Should the discovery be determined to be a potentially significant resource, the PI shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes, the PI, the Lead Agency, and Project Applicant shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

1. The PI shall immediately notify the Lead Agency, Consulting Tribes, and Project Applicant to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
2. If the resource is historically significant (i.e., from the 1900 and older), the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the Lead Agency, with input from the Consulting Tribes and Project Applicant to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
    a) The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
    b) The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

c) Pre-contact or the mid to late 19th century historical resource will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project.
d) The cost for curation is the responsibility of the property owner.
e) It is the preference of the Consulting Tribes that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribes, the Project Applicant, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, the Consulting Tribes, and the Project Applicant. All reburials are subject to a reburial agreement that shall be developed between the Project Applicant and the Consulting Tribes outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.

f) Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.
g) All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency, Project Applicant, and the Consulting Tribes for review and comment. After approval from the Lead Agency, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, Project Applicant, and the Consulting Tribes.
h) The PI shall submit the approved final monitoring report to the Lead Agency, Project Applicant, and the Consulting Tribes.

3. If the historical resource (i.e., from the 1900 and older) is not significant, the PI shall submit a letter to the Lead Agency and the Consulting Tribes, indicating that artifacts will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project. The letter shall also indicate that that no further work is required.

Mitigation Measure MM TRC-8: On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes and Lead Agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribes to the Project Applicant or Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Consulting Tribe's TCRs.

Mitigation Measure MM TRC-9: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.

Implementation of **Mitigation Measures MM TRC-1 and MM TRC-9** would reduce impacts to tribal cultural resources to less than significant.

Sources

Cultural Resources Study for the 7394 Central Avenue Project, City of Highland, San Bernardino County California, prepared by BFSA Environmental Services, dated December 11, 2023, and included in ***Appendix C****.*

5.19 Utilities and Service Systems

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

The proposed Project would be served by the East Valley Water District, which provides both water and sewer service. A Will Serve letter for domestic water service and wastewater collection services is included in **Appendix L**.

Findings of Fact

a) Less than Significant. The proposed Project would connect to existing water and sewer facilities located within the adjacent Central Avenue and Crest Street. No offsite improvements or upgrades to the utility systems are required. Both the water and wastewater treatment systems have sufficient capacity to accommodate the proposed Project. A Will Serve letter for both water and sewer was issued on June 11, 2024, committing to serve the proposed Project. Dry utilities, including electric, natural gas, and telecommunications, are also available within adjacent Central Avenue. The Project would underground existing above-ground electrical lines along the Project's Central Avenue frontage and provide underground service to the new proposed residences. Therefore, impacts would be less than significant.

b) Less than Significant. The East Valley Water District (EVWD) supplies the majority of water to the City of Highland, including the Project site. Highland's water supply sources include local groundwater, surface runoff from natural watershed and drainage areas, and imported water. The most cost-effective and main source of water for Highland is the Bunker Hill Groundwater Basin located under the San Bernardino Valley. Another water source is the Santa Ana River, originating in the San Bernardino Mountains. During dry years or times of limited supply, the EVWD obtains a supplemental supply of water from the State Water Project (SWP) through the San Bernardino Valley Municipal Water District.

EVWD issued a Will Serve letter for domestic water service on June 11, 2024 (**Appendix L**), committing to provide water service to the proposed Project and EVWD's commitment to serve the proposed Project is consistent with the City's Urban Water Management Plan (UWMP), including normal, dry, and multiple dry years. Impacts would be less than significant.

c) Less than Significant. The EVWD maintains Highland's sewer system and has a joint powers agreement with the City of San Bernardino to accept all sewage generated within the District's boundaries. The sewage from Highland flows in a general direction from northeast to southwest towards the San Bernardino Water Reclamation Plant located at 299 Blood Bank Road in the City of San Bernardino. This plant is operated by the San Bernardino City Municipal Water Department, Water Reclamation Division. The plant processes an average sewage flow of approximately 26 to 27 million gallons per day (mgd) from the City of San Bernardino, the City of Highland and other areas. The plant has a total sewage capacity of 33 mgd. EVWD will soon open a new reclamation plant, Sterling Natural Resources Center, located southwest of the project site. Sewage will be diverted from San Bernardino to this new facility in Highland beginning in 2024.

EVWD issued a Will Serve letter for sewer service on June 11, 2024 (**Appendix L**), committing to provide sewer service to the proposed Project. Impacts would be less than significant.

d) Less than Significant. The City of Highland contracts with Burrtec Waste Industries for waste and recycling services. Waste from Highland is primarily transferred to the Mid-Valley Landfill in Rialto, CA. Burrtec operates the East Valley Transfer and Recycling center in San Bernardino, where solid waste and recyclables are separated. According to CalRecycle, the Mid-Valley Landfill has a maximum capacity of 101,300,000 tons, with a remaining capacity of 61,219,377 tons as of June 30, 2019. The landfill is anticipated to remain in operation until 2045.

The California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. The City of Highland achieves waste reduction through resident curbside recycling, which

includes separate carts for refuse, recyclables, and green waste. Each residence is provided with three (3) trash carts for curbside recycling.

Given the City's aggressive recycling program and sufficient landfill capacity available to serve the proposed Project, impacts would be less than significant.

e) Less than Significant. The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939 (AB 939), mandates jurisdictions to meet a diversion goal of 50 percent by the year 2000, and thereafter. Senate Bill (SB) 1383 is a bill that sets goals to reduce disposal of organic waste in landfills, including edible food. The bill's purpose is to reduce greenhouse gas emissions, such as methane, and address food insecurity in California.

The City implements programs applicable to the proposed Project that comply with these statutes. One strategy required of residents of residential communities, such as the proposed Project, is curbside separation of trash into recyclable, green waste, and solid waste. The City also implements free disposal days, Christmas tree collection, household hazardous waste centers, used oil collection centers. Furthermore, the City's Green Building Program's requires recycling and diversion from landfills, which would apply during construction of the proposed Project.

Therefore, the proposed Project would not conflict with federal, state, and local ordinances in place designed to reduce solid waste generation. Impacts would be less than significant.

Sources

City of Highland Public Services, Trash Services

City of Highland General Plan Public Services and Facilities Element

CalRecycle SWIS Facility/Site Activity Details – Mid-Valley Sanitary Landfill (36-AA-0055)

CalRecycle, New Statewide Mandatory Organic Waste Collection - CalRecycle Home Page.

5.20 Wildfire

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Findings of Fact

a) Less than Significant. The Project site is not located in or adjacent to land classified as very high fire hazard severity zones. Neither the City of Highland General Plan Public Health, Safety, and Environmental Justice Element nor the Cal Fire – Fire and Resource Assessment Program list the Project site within a Very High Fire Hazard Severity Zone. Therefore, impacts would be less than significant.

b) Less than Significant. The proposed Project would not exacerbate fire risks. The proposed Project is located within an urban area surrounded by residential and commercial development, and arterial roadways. All new structures would comply with current building standards, including fire sprinklers. Therefore, the proposed Project would not exacerbate fire risk to surrounding properties or to the new residents of the Project site. Fires in the general San Bernardino County areas could expose occupants to smoke during a wildfire. This risk is temporary and would not be exacerbated by the proposed Project. Therefore, impacts would be less than significant.

c) Less than Significant. The Project site is not located in or adjacent to land classified as very high fire hazard severity zones. Neither the City of Highland General Plan Public Health, Safety, and Environmental Justice Element nor the Cal Fire – Fire and Resource

Assessment Program list the Project site within a Very High Fire Hazard Severity Zone. No fuel modification, fire breaks, etc. are required of the proposed Project. Therefore, impacts would be less than significant.

d) Less than Significant. The Project site currently consists of a nearly flat area. Furthermore, the Project site is surrounded by existing streets and residential and commercial development approximately the same elevation as the Project site. The Project site is not located adjacent to any large hillsides that could cause flooding, mudflows, landslides, or significant erosion after a fire. Impacts would be less than significant.

Sources

City of Highland General Plan Public Health, Safety, and Environmental Justice Element

Cal Fire – Fire and Resource Assessment Program, Fire Hazard Severity Zones (ca.gov)

5.21 Mandatory Findings of Significance

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Less than Significant with Mitigation. As discussed in the Biological Resources Section, the proposed Project has no potential to impact special status species or habitat supporting special status species. The Project would however potentially result in significant impacts to biological resources from impacts to nesting birds. As such, the proposed Project would incorporate **Mitigation Measure MM BIO-1**, to reduce the potential impact to nesting birds to a less than significant level. Additionally, as discussed in the Cultural Resources Section, no newly or previously recorded historic sites were identified within the Project site as a result of the records search, archival research, or the intensive-level pedestrian survey. Therefore, the proposed Project would not alter, destroy or adversely affect a historic site. However, due to the moderate sensitivity of a paleontological resource occurring onsite, the proposed Project would incorporate **Mitigation Measure PALEO-1.** Through consultation with the Native American tribes, a potential for tribal cultural resources exists on the Project site. Implementation of **Mitigation Measures MM CUL-1 through MM CUL-3 and MM TRC-1 and TRC-2** would reduce all cultural resource impacts to a less than significant level. Therefore, with implementation of mitigation, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of

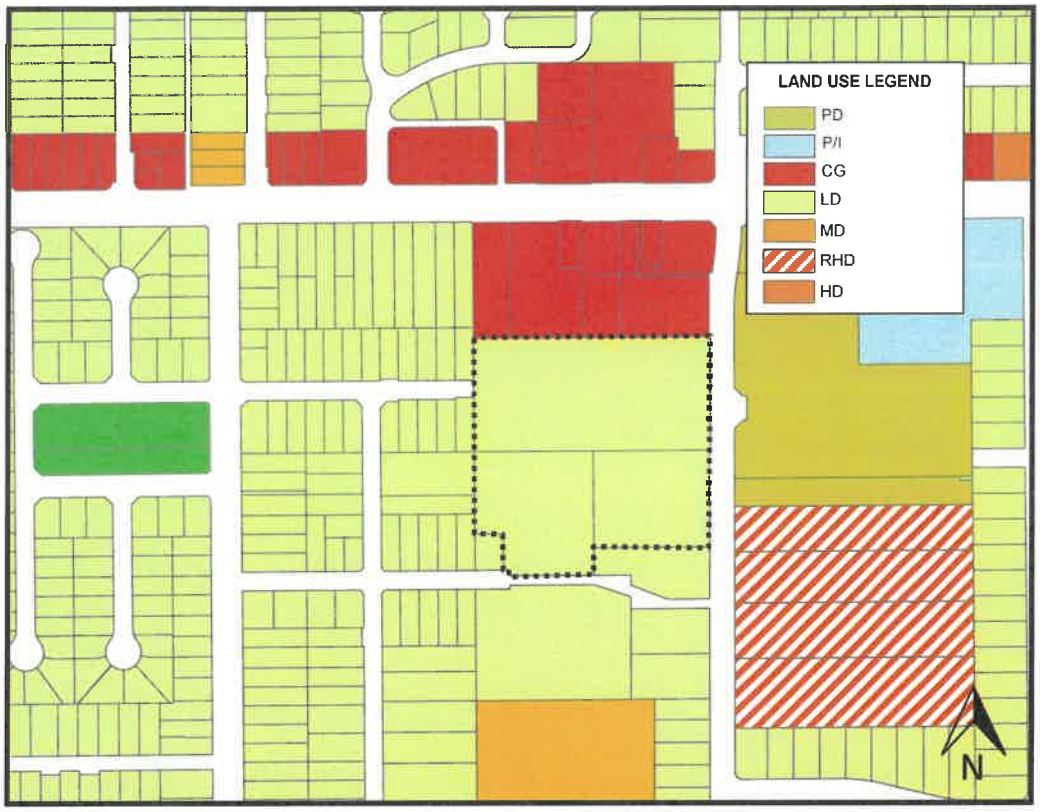
fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with mitigation incorporated.

b) Less than Significant with Mitigation. As concluded throughout this IS/MND, the proposed Project would result in either no impact, less-than-significant impact, or a less-than-significant impact with mitigation incorporated with respect to all environmental impact areas outlined in the CEQA Guidelines Appendix G Environmental Checklist. Reasonably foreseeable projects have been incorporated into the traffic, air quality, noise, and greenhouse gas studies, all of which have shown that impacts can be reduced to less than significant. Furthermore, no significant resources, such as cultural, geotechnical, or biotic, exist on the Project site and therefore no cumulative impact would occur. The proposed Project would detain and treat through infiltration storm runoff from the proposed Project on-site, therefore no cumulative impacts would occur. For all resource areas analyzed, the proposed Project's individual-level impacts would be at less-than-significant levels, which, in turn, would reduce the potential for these impacts to be considered part of any cumulative impact. Therefore, the proposed Project would not result in individually limited but cumulatively considerable impacts. Impacts would be less than significant with mitigation incorporated.

c) Less than Significant with Mitigation. As evaluated throughout this document, the proposed Project would have no impact, less-than-significant impact, or a less-than-significant with mitigation incorporated with respect to all environmental impact areas. Therefore, the proposed Project would not directly or indirectly cause substantial adverse effects on human beings. Impacts would be less than significant with mitigation incorporated.

Exhibit B – General Plan Map Amendment

(of ATTACHMENT 4 – PC Resolution)



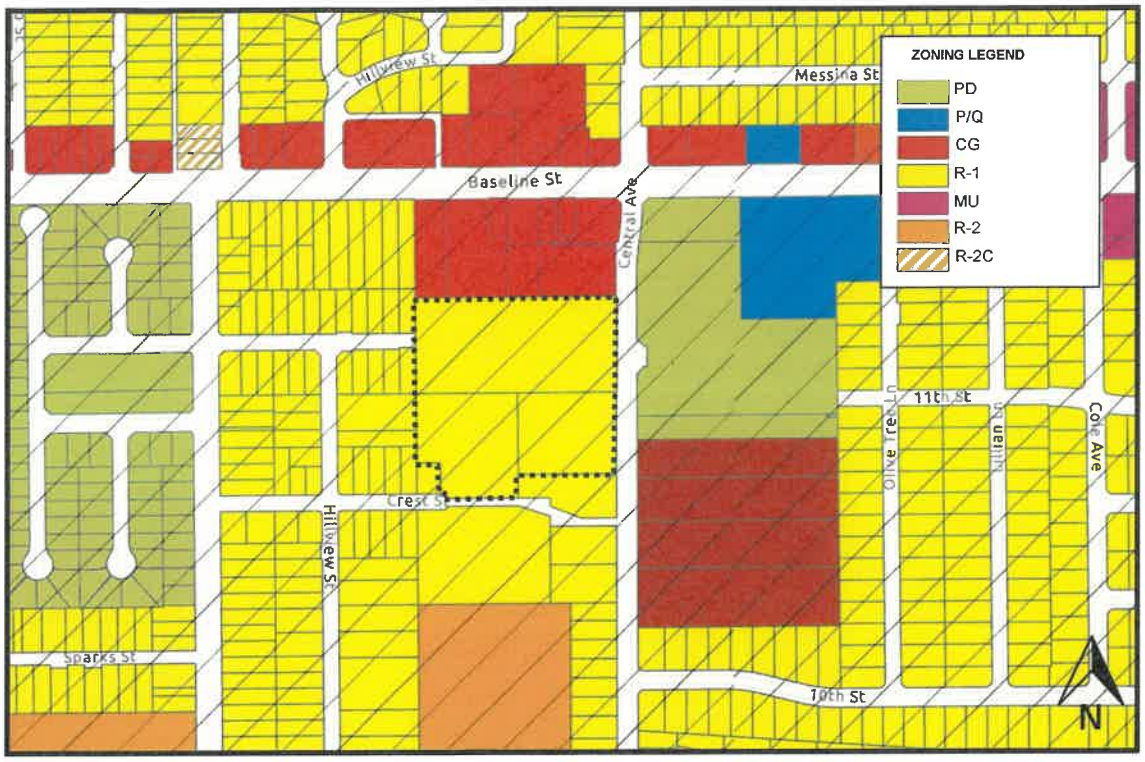
Existing Land Use



Proposed Land Use

Exhibit C – Zoning Map Amendment

(of ATTACHMENT 4 – PC Resolution)



Existing Zoning



Proposed Zoning

Exhibit D – CUP Conditions of Approval & Plot Plan

(of ATTACHMENT 4 – PC Resolution)

PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	DSMG Investments, LLC, Anacapa DG
File/Index:	Conditional Use Permit (CUP 23-010)
Proposal:	Construction of a 79-unit, 2-story single family home community.
Location:	Three (3) vacant parcels, totaling 8.31 acres in area, located at 7394 Central Avenue
	Assessor's Parcel Numbers: 1192-341-11, 1192-361-45 and 47
Related Entitlements:	Design Review Application (DRA 24-003), Tentative Tract Map No. 20693 (TPM 24-001), General Plan Amendment (GPA 24-001), and Zone Change (ZC 24-001)

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 may 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.

Conditional Use Permit (CUP 23-010) 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 or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 23-010) shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Entitlement permits the construction of a 79-unit single family residential community with 2-car attached garage, 9 uncovered guest parking with common recreation area and water quality facilities.

3. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on August 20, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

4. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

5. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

6. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

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. 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.

9. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. 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.

10. 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.

11. 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.

12. Applicant to return to the Planning Commission for approval of the recreation amenities at a future date, prior to the issuance of building permits.

13. Each of the 79 units shall have a rear yard at least 10 feet deep. Side yard widths may vary with a minimum of 4 feet on one side and 5 feet on the other. Living space shall be setback from the front property line a minimum of 9 feet and the

garage would be setback a minimum of 19 feet measured from the property line to garage door. The minimum lot size is 2,500 square feet

14. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.

    a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.

    b. Construction and operation of the proposed project shall be in compliance with the project's Mitigation Monitoring and Reporting Program.

15. Development Impact Fees shall be paid in accordance with City Ordinance. Fees are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check.

16. The design and installation of tract identification signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.

17. The Developer shall comply with all applicable Conditions of Approval and the Mitigation Monitoring and Reporting Plan related to the associated entitlements; DRA-24-003 and TTM-24-001.

Development Impact Fee (DIF) Flyer

CITY OF HIGHLAND
DEVELOPMENT IMPACT FEES
Effective 4/1/24
Subdivided Development

	Detached Dwelling	Attached Dwelling	Mobile Home	Commercial Lodging	Commercial/ Office	Industrial
Law Enforcement Facilities	$87	$137	$77	$58	$0.049	$0.003
Fire Suppression Facilities, Vehicles & Equipment	$779	$252	$915	$1,237	$0.012	$0.004
Local Circulation System	$2,814	$1,879	$1,465	$1,484	$2.628	$1.818
Regional Circulation System	$16,409	$10,956	$8,539	$8,653	$15.319	$10.599
Regional Flood Control Facilities	$2,687	$946	$1,612	$943	$1.011	$1.250
General Facilities, Vehicles & Equipment	$3,473	$3,473	$3,473	$1,813	$1.930	$1.930
Library Facilities & Collection	$1,695	$1,544	$1,106	N/A	N/A	N/A
Public Use (Community Center Facilities)	N/A	N/A	N/A	N/A	N/A	N/A
Park Land Acquisition & Park Facilities Development	$5,239	$4,770	$3,416	N/A	N/A	N/A
TOTAL:	$33,183	$23,957	$20,603	$14,188	$20.949	$15.604

Notes:

1. Fees applicable City-wide except for East Highlands Ranch which is subject to a different fee schedule. Certain properties fronting Greenspot Road, between Gold Buckle Road and Santa Paula Street, must also pay a Greenspot Impact Fee (Resolution No.1994-037).
2. Fees are per dwelling unit for residential, per lodging unit for commercial lodging, and per gross square footage for commercial or industrial.
3. Fee locked in at time of permit application. (Reso. 2023-040 & 2023-041)
4. Fee collected at time of building permit issuance or occupancy. (Reso. 2023-040 & 2023-041)
5. Additional inclusionary housing fees of $3,750 for all new units required per Resolution 2006-020 & Ordinance 306.
6. Certain projects may be charged an impact fee based on the Alternative Cost Methodology for Regional Circulation ($383.95 per trip-mile), and for Local Circulation ($156.00 per trip-mile.)

City of Highland

Engineering Department
Conditions of Approval
(DRA 24-003 TTM 20693) 7394 Central Avenue Project

A - Required Prior to Map Approval
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 Central Avenue along frontage of the project at its ultimate half section width as a Collector Street, including curb and gutter (Standard 203), a minimum 6-foot wide meandering sidewalk (Type B Standard 208), parkway landscaping, and street lighting: as approved by the City Engineer and Community Development Director.

C 15. Design and construct public improvements including temporary fire access gate 20-foot wide (minimum) with Knox box lock onto Central Avenue at proposed Fire access Lot F and 24 hour SCE access gate, shown on the Site Plan as approved by the City Engineer and Cal Fire.

C 16. Construct a 84-foot wide drive aisle at the left in/ left out and right in/ right out access road off Central Avenue with landscape areas shown on the Site Plan as Lots A, C, and D: as approved by the City Engineer and Community Development Director.

E 17. Submit engineering plans for street improvements and signing & striping for Central Avenue and private streets within tract 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 18. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.

C 19. 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 on Boulder Avenue if found not in compliance with City Standards.

C 20. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

E 21. 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* 22. Construct and implement site design BMPs per project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, infiltration basin, and raised curb landscaped areas. 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 23. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 24. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

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

B 25. At the infiltration basin 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.

E* 26. Construct on-site grading to drain the entire site to the southwest and to the propose WQMP basin. If entire site does not drain to the southwest, then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings, walls and fences. To ensure that drainage at the perimeter wall conditions and runoff from covered parking is addressed, install concrete swales and on-stie drainage inlets when necessary. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

E 27. 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 28. 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/ MAP

C* 29. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Central Avenue. The City will maintain parkway and frontage landscaping utilizing CFD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.

C* 30. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entry, the water quality basin, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage and sewer system.

C/D* 31. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, landscaping/hardscaping/ streetscaping and lighting within the tract, and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.

B* 32. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

B* 33. Dedicate by separate instrument an irrevocable offer of dedication document, (1) a 10-foot wide minimum landscape easement across the Central 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.

E* 34. 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 35. Dedicate corner property line cutoffs on public streets in accordance with City Standards (R=35').

D 36. 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 37. Record a reciprocal private easement for drainage, utilities, and pedestrian and vehicular access, parking purposes in favor of the parcels within proposed tract.

B 38. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

A 39. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 40. Record an easement for Public water improvements purposes in favor of the EVWD within Project's ownership for distribution lines.

FEES/PERMITS/BONDS

D 41. 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 42. 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 43. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

B 44. Submit Subdivision Improvement Agreement and bond for public improvements and grading bond, as directed by City Engineer and City Attorney.

UTILITIES/ CONSTRUCTION

E 45. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.

B 46. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 47. 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 48. 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 49. 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 50. 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 51. 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 52. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 53. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

C 54. 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* 55. 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.

B 56. Remove all existing on-site utility poles per Ordinance 315, excluding the poles located along the Project's westerly property line. Coordinate relocation of electrical drop for affected offsite properties, if any.

C* 57. Underground existing overhead utilities and remove utility poles located within the public right-of-way along the west side of Central Avenue frontage. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.

Building and Safety Division Conditions of Approval

Date:	4/30/2024
Applicant:	Matt Gibson/ Coffee Family Trust
Address of Applicant:	UNK.
Site Location:	7394 Central Ave
Project Numbers:	TTM 24-001, CUP 23-010, DRA 24-003, GPA 24-001, ZC 24-001
APN:	1192-341-11, 1192-361-45, 1192-361-47

General Conditions:

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

   (3) Architectural Plans
   (3) Condition of Approval from all departments:
   To be included in Architectural plan set at plan submittal.
   (3) Plot/Site Plans
   (3) Electrical Plans
   (3) Plumbing Plans/Isometrics
   (3) Mechanical plans
   (3) HVAC Duct Layout Plans
   (3) Precise Grading Plans
   **Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
   (3) Roof and Floor /Truss Plans
   (3) Structural Plans
   (2) Structural Calculations
   (2) Title 24 Energy Calculations, or include in each of the (3) plan sets
   (2) Soils Reports
   (3) Temporary Construction Fence Plan as applicable
   (1) Fire Flow Test (Request from East Valley Water)
   Dimension Hydrant location on the plot plan from furthest structure.

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

3. All onsite utilities are to be underground. Where approved by the Planning Division, utility cabinets and transformers are exempt.

4. Fire Sprinklers are required for all newly constructed Single-Family Dwellings. Submit fire sprinkler plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248. Please list the Fire sprinklers on the plans as a differed submittal. R313

5. All deferred plan items are to be identified on the plans cover sheet.

6. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.

7. Identify within the plans where all new utility services (gas meter, electric, and/or water & Sewer service connections) are to be installed. The address assignment should be obtained for each structure and utility meters prior to permit issuance. Please contact the Planning Division for addressing.

8. 2022 CRC 319.1/ HMC 15.14.050 New structures of all occupancies shall provide address identification with illumination during the hours of darkness. Illumination shall be of the high efficiency type meeting provisions of the energy code. Address for Occupancy Group R-3 shall be provided with internal illumination.

9. The building is to be connected to the public sewer system, when provided or within 250 feet of the nearest sewer main

    a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from East Valley Water District (EVWD) and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

10. 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.

11. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. This project is located in the (San Barnardino City Unified School District)

12. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety.

13. Prior to the issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department or existing hydrants and flows shall be approved by Fire Prevention. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approval by the Fire Department. All streets and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.

14. Prior to issuance of a building permit, provide Building and Safety with a sewer and water availability letter from East Valley Water District. (909) 888-8986

15. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.

    a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.

16. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

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

18. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.

    a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will

be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

19. On-site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.

20. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive the next business day inspection. Please contact (909) 864-6861, Ext 228.

    a. If your inspection request is left on another phone extension your inspection will not be performed.
    b. You may also fill out an inspection request at the building and Safety counter. The request may be made to the front counter staff by 4:00 pm for an inspection the following day.

21. All construction projects shall comply with the NPDES Stormwater Best Management Practices.

22. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

23. 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.

24. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearance from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.

25. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.

Items specific to this project

1. Please obtain a demolition permit prior to demolition of any structures on these lots prior issuance of a building permit. Verify the termination of utility and proper abatement of any onsite underground storage tanks prior to grading activities.

Planning should be consulted for compliance with the City of Highland Development code.

2. 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.

    a. All common areas, which includes "Lot B" communal outdoor area shall be accessible. CBC sec. 1110A.1(2), sec. 1110A.3.

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

DATE : **04/19/24**

APPLICANT : Matt Gibson / Coffee Family Trust (Patsy Coffee)

ADDRESS : 7394 Central Ave

SITE LOCATION: 1192-341-11, 1192-361-45 & 47

FILE / INDEX No.: CUP 23-010, DRA 24-003, GPA 24-001, ZC 24-001& TTM 24-001

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. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**

5. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

6. **HF55:** Commercial exit requirements:
   - A. Required exit doors shall be maintained in an operable condition at all times
   - B. Required exit doors shall swing outward and away in the direction of exit travel.
   - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   - D. Exit paths shall be illuminated when structure is occupied.
   - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

7. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

8. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to ½" maximum openings. **CFC; CBC; CMC**

9. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

ACCESS:

10. **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**

11. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

12. **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**

13. **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**

14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

15. **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**

16. **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**

17. **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**

18. **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**

19. **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**

WATER:

20. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows: **RESIDENTIAL**; GPM =1500; at 20 psi residual; for 2 hour duration.
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.

21. **HF29:** Fire hydrant spacing shall be:
Single family residential: 600 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.

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

23. **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**

24. **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**

25. **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**

26. **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:

27. **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**.

28. **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.

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

30. **HF20:** **Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of **4"** height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

31. **HF34:** Residential automatic fire sprinklers shall be installed according to **NFPA 13D** and fire department requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations for fire dept. review and approval prior to any installation. Submit copy of California C-16 license.

32. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the 13D fire sprinkler system. Minimum pipe size beyond the water meter shall be 1-inch. **CFC; CBC; HMC; NFPA**

33. **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**

34. **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.

35. **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

MITIGATION MONITORING AND REPORTING PROGRAM
ENVIRONMENTAL DOCUMENT REFERENCE NUMBER (SCH 2024070292)

PROJECT NAME: 7394 Central Avenue Residential Project

PROJECT LOCATION: 7394 Central Avenue, Highland, San Bernardino County, California 92346

PROJECT DESCRIPTION: The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin.

LEAD AGENCY: City of Highland
CONTACT PERSON/ TELEPHONE NO.: Tiffany Martinez | (909) 864-6861 Ext. 210

APPLICANT: DSMG Investments, LLC

CONTACT PERSON/ TELEPHONE NO.: Matt Gibson | (949) 303-3359

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Air Quality						
PDF AQ-1	The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which include, but are not limited to the following: 1. All active construction areas shall be watered two (2) times daily. 2. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.	During Grading	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	3. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 4. All operations on any unpaved surface shall be suspended if winds exceed 15 mph. 5. Access points shall be washed or swept daily. 6. Construction sites shall be sandbagged for erosion control. 7. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. 9. Use gravel aprons and track out grates at all truck exits. 10. Replace the ground cover of disturbed areas as quickly as possible.					
PDF AQ-2	All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.	During Grading	Project Applicant/Project Contractor			
PDF AQ-3	Construction equipment should be maintained in proper tune.	During Grading	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
PDF AQ-4	All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.	During Grading	Project Applicant/Project Contractor			
PDF AQ-5	Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-6	The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.	During Grading	Project Applicant/Project Contractor			
PDF AQ-7	Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-8	Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-9	Use zero VOC and low VOC paints and solvents, where feasible.	Project Design	Project Applicant			
PDF AQ-10	The project must comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to: • Install low-flow fixtures and toilets, water-efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.	Project Design	Project Applicant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	• Provide the necessary infrastructure to support electric vehicle charging. • Provide solar installations/solar readiness zones per the prescribed Energy Design Ratings.					
PDF AQ-11	Participate in the local waste management recycling and composting programs.	Project Design	Project Applicant			
Biological Resources						
PDF BIO-1	The Project must comply with City of Highland Municipal Code Section 16.64 for the removal of the two heritage trees, the blue elderberry and the chinaberry.	Prior to Grading/Ground disturbance	Project Applicant			
MM BIO-1	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters. Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the	Prior to Grading/Ground disturbance	Project Biologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.					
Cultural Resources						
MM CUL-1	Archaeological monitoring shall be conducted by a qualified archaeologist with at least three years' experience during ground disturbing activities in areas with the potential for cultural resources. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians - Kizh Nation shall be contacted, as detailed within MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.					
MM CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and Gabrieleño Band of Mission Indians - Kizh Nation for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			
MM CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Geology and Soils						
MM GEO-1	The Project Applicant shall implement the recommendations contained in the Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E) to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	During Grading	Project Geologist/ Public Works Department			
MM GEO-2	Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E). The geotechnical reports included in Appendices D and E have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.	Prior to Grading Permit	Project Geologist/ Public Works Department			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
MM PALEO-1	Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for: • Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors. • On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. • Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor. • Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources. • Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections. • Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Highland.	Prior to Grading	Project Applicant/Cultural Consultant			
MM PALEO-2	A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the	Prior to Grading	Project Applicant/Cultural Consultant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	surface. A suggested part-time monitoring schedule may be three days per week during earth disturbance activities. Full-time monitoring may be implemented at the discretion of the project paleontologist based on actual conditions observed, such as finding a fossil deemed to be significant. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.					
Hazards and Hazardous Materials						
PDF HAZ-1	Prior to the acceptance of imported soil, the material shall be tested to confirm no Contaminants of Concern (COC) exceed State of California screening levels.	During Grading	Project Applicant/Project Contractor/ City Public Work			
MM HAZ-1	Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.	Prior to Demolition of Buildings	Project Applicant/ City Public Work			
Noise						
PDF NOI-1	All HVAC equipment should be fully shielded behind noise barrier walls from the line of sight of adjacent properties.	During final design	Project Applicant			
PDF NOI -2	A six (6) foot high concrete masonry unit (CMU) block wall will be installed along the project frontage on Central Avenue. The proposed block wall will help	During final design	Project Applicant			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	shield the habitable backyard exterior areas of homes fronting Central Avenue.					
PDF NOI -3	The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.	During final design	Project Applicant			
PDF NOI -4	A "windows closed" condition with upgraded windows and sliding glass doors should be provided for all residential units facing Central Avenue and Base Line Street in order to meet the interior noise standard. To accommodate windows closed conditions, all units facing the adjacent roadways shall be equipped with mechanical fresh air ventilation. See Section 6.1.2, Table 15, for details regarding window STC requirements.	During final design	Project Applicant			
PDF NOI -5	For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.	During final design	Project Applicant			
PDF NOI -6	The project should comply with City of Highland Municipal Code requirements, and all construction will take pursuant to a valid written agreement with the City or applicable political subdivisions, which agreement provides for noise mitigation measures including the limitation of construction hours between 7:00 am and 7:00 pm.	During Construction	Project Applicant/Project Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
PDF NOI -7	Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.	During Construction	Project Applicant/Project Contractor			
PDF NOI -8	All construction equipment should be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).	During Construction	Project Applicant/Project Contractor			
PDF NOI -9	Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -10	Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -11	Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, should be turned off when not in use for more than 5 minutes.	During Construction	Project Applicant/Project Contractor			
Transportation/Traffic						
MM TRANS-1	Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.	Final Design	Project Applicant/Traffic Consultant/City			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Tribal Cultural Resources						
MM TRC-1	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted, as detailed in MM CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and Gabrieleño Band of Mission Indians – Kizh Nation, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN or Gabrieleño Band of Mission Indians – Kizh Nation for the remainder of the project, should YSMN or Gabrieleño Band of Mission Indians – Kizh Nation elect to place a monitor on-site.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-2	The Project Applicant shall retain one Native American Monitor from or approved by the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) or the Gabrieleño Band of Mission Indians – Kizh Nation ("Consulting Tribes"). The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition	During Grading	Project Applicant/ City/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	and/or required in connection with the project, such as public improvement work). "Ground- disturbing activity" shall include, but is not limited to, tree/shrub removal and planting, clearing/grubbing, demolition, pavement removal, potholing, auguring, boring, grading, excavation, drilling, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work. Due to the heightened cultural sensitivity of the proposed project area, a tribal monitor from the Consulting Tribe(s) and archaeologist with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities.					
MM TRC-3	A copy of the executed monitoring agreement shall be submitted to the Lead Agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-4	A Cultural Resources Monitoring and Treatment Plan (CRMTP) that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeological principal investigator (PI) and submitted to the Lead Agency for dissemination to the Consulting Tribes. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency - the plan must be adopted prior to permitting for the project. All	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	findings will be subject to the protocol detailed within the CRMTP.					
MM TRC-5	The PI may submit a detailed letter to the Lead Agency, Consulting Tribes, and Project Applicant during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-6	The Tribal Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of tribal monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-7	In the event of an archaeological discovery, either historic or pre-contact, the archaeological or tribal monitor shall have the authority to halt all ground-	During Construction	Project Applicant/ Project Archaeologist/			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	disturbing activities that occur within the proposed project area and direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery around a buffer of 50 feet if historical (i.e., 1950s) or 60 feet around the resource(s) if the discovery is pre-contact or historical from the mid to late 19th century. An Environmentally Sensitive Area (ESA) physical demarcation/barrier shall be constructed at the edge of the buffer. The archaeological or tribal monitor shall and immediately notify the Consulting Tribes, the Lead Agency, Project Applicant, and the PI (unless the monitor is the PI) of the discovery. Should the discovery be determined to be a potentially significant resource, the PI shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes, the PI, the Lead Agency, and Project Applicant shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. 1. The PI shall immediately notify the Lead Agency, Consulting Tribes, and Project		Native American Monitor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	Applicant to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required. 2. If the resource is historically significant (i.e., from the 1900 and older), the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the Lead Agency, with input from the Consulting Tribes and Project Applicant to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. a) The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged. b) The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate. c) Pre-contact or the mid to late 19th century historical resource will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	secure office trailer for future reburial on the project site upon completion of the project. d) The cost for curation is the responsibility of the property owner. e) It is the preference of the Consulting Tribes that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribes, the Project Applicant, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, the Consulting Tribes, and the Project Applicant. All reburials are subject to a reburial agreement that shall be developed between the Project Applicant and the Consulting Tribes outlining the determined reburial process/location and shall include measures and provisions to					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	protect the reburial area from any future impacts. f) Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. g) All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency, Project Applicant, and the Consulting Tribes for review and comment.					

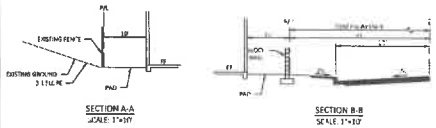
No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	After approval from the Lead Agency, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, Project Applicant, and the Consulting Tribes. h) The PI shall submit the approved final monitoring report to the Lead Agency, Project Applicant, and the Consulting Tribes. 3. If the historical resource (i.e., from the 1900 and older) is not significant, the PI shall submit a letter to the Lead Agency and the Consulting Tribes, indicating that artifacts will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project. The letter shall also indicate that that no further work is required.					
MM TRC-8	On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes and Lead Agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written	Post Construction Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			

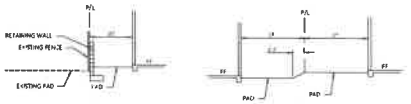
No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	notification by the Consulting Tribes to the Project Applicant or Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Consulting Tribe's TCRs.					
MM TRC-9	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant/ Project Archaeologist/ Native American Monitor			

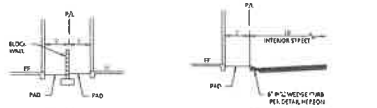
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

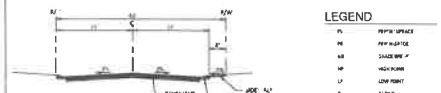
PLOT PLAN NO. XXXXXX

MARCH 2024



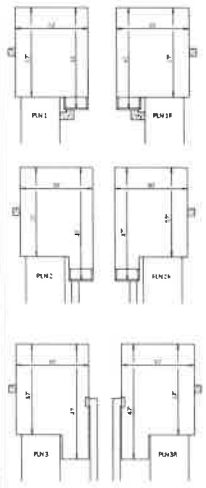






LEGEND

PS	PERIMETER SURFACE
PR	PERIMETER
SB	SHADE LINE
HP	HIGH POINT
LP	LOW POINT
F	FACING
(BF EXIST)	EXISTING ELEVATION
300	LOT NUMBER
PE	PAD ELEVATION
	TRACT BOUNDARY
	PARCEL BOUNDARY
	SLOPE
	RETAINING WALL
	CMU BLOCK WALL
	TUBULAR STEEL FENCE
	PLANTER
	SANITARY SEWER
	POTABLE/DOMESTIC WATER
	ST. MAIN DRAIN
	SLOPE PROTECTION
	PLANTER PAVEMENT



PLAN LEGEND
NOT TO SCALE

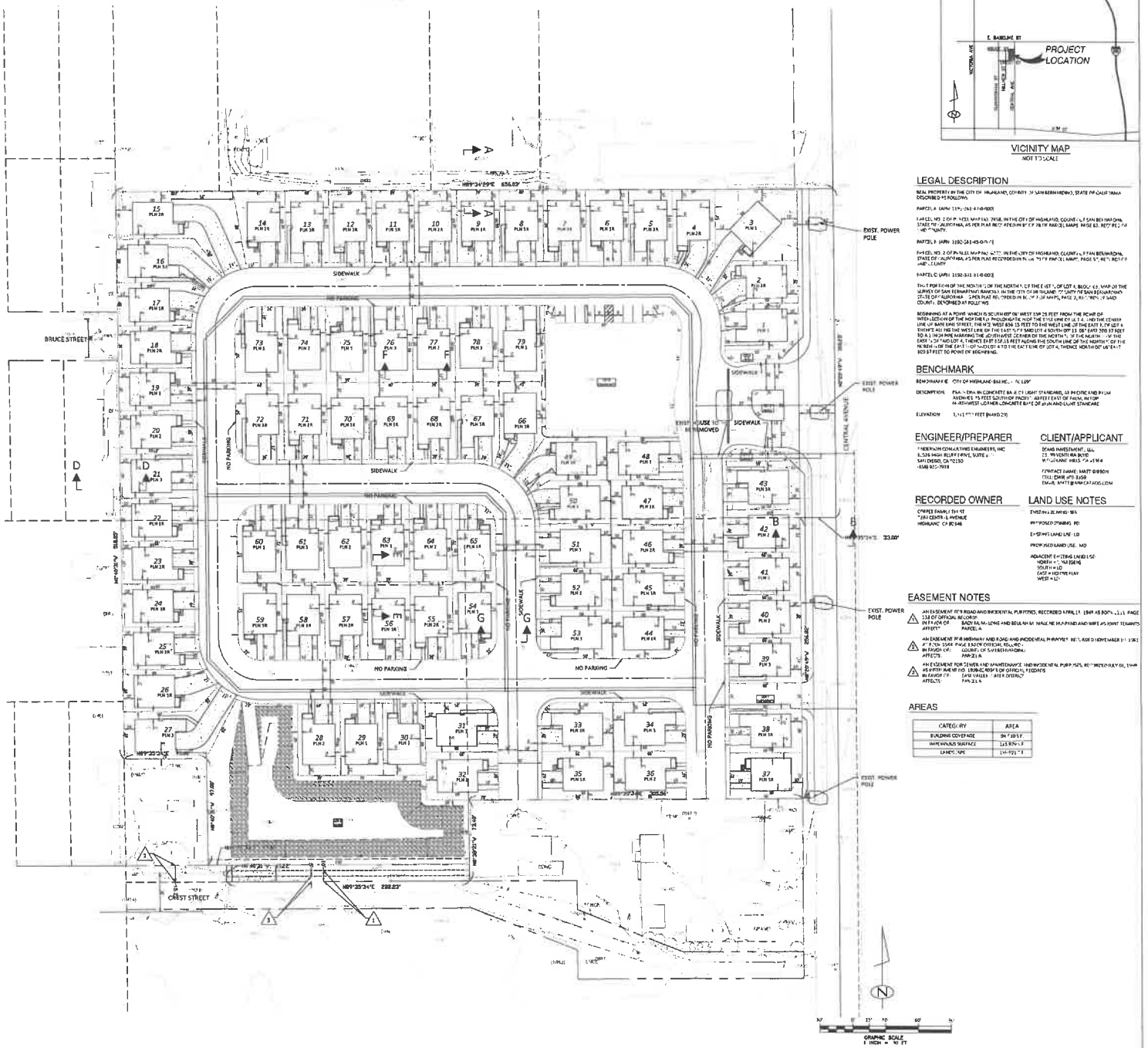
UNIT BREAKDOWN

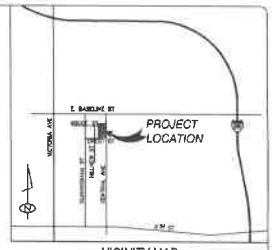
TYPE	QTY
PLAN 1	23
PLAN 2	27
PLAN 3	25
TOTAL	75

LOT SUMMARY

LOT #	AREA	LOT #	AREA
1	3,708 S.F.	40	2,585 S.F.
2	2,272 S.F.	41	2,593 S.F.
3	5,185 S.F.	42	2,885 S.F.
4	2,761 S.F.	43	2,744 S.F.
5	2,586 S.F.	45	2,840 S.F.
6	2,574 S.F.	46	2,574 S.F.
7	2,574 S.F.	47	2,403 S.F.
8	2,574 S.F.	48	3,744 S.F.
9	2,574 S.F.	49	2,985 S.F.
10	2,574 S.F.	50	2,840 S.F.
11	2,574 S.F.	51	2,840 S.F.
12	2,574 S.F.	52	2,574 S.F.
13	2,840 S.F.	53	2,885 S.F.
14	2,787 S.F.	54	2,754 S.F.
15	3,410 S.F.	55	2,789 S.F.
16	3,482 S.F.	56	2,789 S.F.
17	2,798 S.F.	57	2,789 S.F.
18	2,815 S.F.	58	2,805 S.F.
19	3,824 S.F.	59	3,514 S.F.
20	2,905 S.F.	60	2,745 S.F.
21	2,942 S.F.	61	2,868 S.F.
22	2,564 S.F.	62	2,789 S.F.
23	3,866 S.F.	63	2,789 S.F.
24	2,583 S.F.	64	2,789 S.F.
25	2,573 S.F.	65	2,745 S.F.
26	3,003 S.F.	66	3,095 S.F.
27	4,197 S.F.	67	2,898 S.F.
28	3,574 S.F.	68	2,789 S.F.
29	2,574 S.F.	69	2,805 S.F.
30	2,574 S.F.	70	2,789 S.F.
31	2,403 S.F.	71	2,789 S.F.
32	3,496 S.F.	72	3,041 S.F.
33	2,811 S.F.	73	2,946 S.F.
34	2,574 S.F.	74	2,789 S.F.
35	2,834 S.F.	75	2,730 S.F.
36	4,405 S.F.	76	2,805 S.F.
37	3,774 S.F.	77	2,730 S.F.
38	2,843 S.F.	78	2,789 S.F.
39	2,713 S.F.	79	2,813 S.F.

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	343 S.F.
83	EMERGENCY	1,567 S.F.
84	COMMUNITY	11,772 S.F.
85	BASIN	13,445 S.F.





LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A (APN: 1192-241-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7456, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 79 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL B (APN: 1192-241-45-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 6777, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 79 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C (APN: 1192-241-41-0-000)

THAT PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 4, BLOCK 63, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 79 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89° 59' WEST 330.25 FEET FROM THE MONUMENT AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET, THENCE WEST 656.25 FEET TO THE WEST LINE OF THE EAST 1/2 OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4 SOUTH 00° 23' EAST 700.37 FEET TO A LINE PARALLEL WITH AND 30 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4; THENCE EAST 656.25 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4 TO THE EAST LINE OF LOT 4, THENCE NORTH 00° 08' EAST 700.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK: CITY OF HIGHLAND BM NO. - "A 1109"

DESCRIPTION: FD. "L" DRAIN CONCRETE BASE AT CITY LIGHT STANDARD, 18' INSIDE END PLUM AVENUE, 75 FEET SOUTH OF PACIFIC AVENUE CENTER LINE AT NORTHWEST CORNER CONCRETE BASE OF ALUMINUM LIGHT STANDARD

ELEVATION: 1,141.[illegible] FEET (NAVD 29)

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
8,525 HIGH BLUFF DRIVE, SUITE 200
SAN DIEGO, CA 92130
(858) 847-7918

CLIENT/APPLICANT

DEANS INVESTMENT, LLC
23 MUSEUM BOND
NEWPORT BEACH, CA 92663
CONTACT NAME: MATT GIBSON
CELL: (949) 413-3358
EMAIL: MATT@WINCAP.COM

RECORDED OWNER

CHARLES FAMILY TRUST
7340 CENTER AVENUE
HIGHLAND, CA 92346

LAND USE NOTES

EXISTING ZONING: SP-A

PROPOSED ZONING: PD

EXISTING LAND USE: LD

PROPOSED LAND USE: MD

ADJACENT EXISTING LAND USE:
NORTH = LD, MD (SEN)
SOUTH = LD
EAST = RD (TYP) FLAY
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1949 AS BOOK 2111, PAGE 334 OF OFFICIAL RECORDS.
IN FAVOR OF: BADYAL M. LOWE AND BEULAH M. LOWE, HIS WIFE AND WIFE AS JOINT TENANTS
AFFECTS: PARCEL A

2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1961 AS BOOK 5069, PAGE 84 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SAN BERNARDINO
AFFECTS: PARCEL A

3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED MAY 01, 1968 AS BOOK 6918, PAGE 180 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN VALLEY WATER DISTRICT
AFFECTS: PARCEL A

AREAS

CATEGORY	AREA
BUILDING COVERAGE	84,785 S.F.
IMPERVIOUS SURFACE	125,870 S.F.
LANDSCAPE	141,921 S.F.

ANDERSON CONSULTING ENGINEERS, INC.	PLOT PLAN NO. XXXXXX CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO SITE PLAN
525 N. HIGH BLUFF DR., SUITE 200 SAN DIEGO, CA 92130 (858) 549-6578	SUBMITTALS DESIGNED BY: AA DRAWN BY: AA CHECKED BY: JAA SHEET 1 OF 1

Exhibit E – DRA Conditions of Approval & Plans

(of ATTACHMENT 4 – PC Resolution)

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date:	August 20, 2024
Applicant:	DSMG Investments, LLC, Anacapa DG
File/Index:	Design Review Application (DRA 24-003)
Proposal:	Construction of a 79-unit, 2-story single family home community.
Location:	Three (3) vacant parcels, totaling 8.31 acres in area, located at 7394 Central Avenue Assessor's Parcel Numbers: 1192-341-11, 1192-361-45 and 47
Related Entitlements:	Conditional Use Permit No. 23-010), Tentative Tract Map No. 20693/ TTM 24-001, General Plan Amendment (GPA 24-001), and Zone Change (ZC 24-001)

PLANNING CONDITIONS OF APPROVAL

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Design Review Application shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Design Review Application have occurred within thirty-six (36) months from the approval date of this Design Review Application, this Design Review Application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Design Review Application. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. This Design Review Application is for the Site Plan, Landscape Plan, Photometric Plan, Grading Plan, and Elevations pertaining to the construction of a 79-unit, 2-story Single family residential community on an 8.31 acre site.

a. The approval of the Design Review Application is applicable to the proposed use, Site Plan, Grading Plan, Landscape Plan, and design features on the apartment buildings.

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. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. 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.

7. The Development Impact Fees shall be paid in accordance with City Ordinance and are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check.

8. Embellishments shall be installed on the second story elevations visible from the public on Lots 1-3, 27-43 (visible from Central Avenue), Lots 48, 49, 66 and 76 (visible from the recreation area), Lots 17 and 18 (visible from Bruce Street), Lots 28, 31, 33, 34, 44, 53, 54, 59, 60, 65, 72 and 73 (visible from adjacent streets within the development). Embellishments could include window surrounds, shutters, or similar treatments.

Landscaping

9. Per Chapter 16.40.390 of the Highland Municipal Code, the landscape plans shall be prepared by a Landscape Architect who is licensed to practice Landscape Architecture pursuant to Chapter 3.5 of Division 3 of the most recent California Business and Professions Code.

10. Conceptual landscape plans shall include the following as per Highland Municipal Code 16.40.390 Water Efficient Landscape requirements:

    a. Design statement, irrigation notes, planting notes, and a conceptual plant palette identifying proposed hydrozones;
    b. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones;
    c. Separate images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.

11. Update title block information to be corrected for County location and plot plan or DRA/CUP identification- in addition to project and applicant information.

12. Include all site plan information on the landscape plans including, property lines, ROW, easements, Site lighting, transformers, and any required setbacks.

13. All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards.

14. Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances, street crossings as well as in amenities areas. Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.

15. Applicant to show and provide accessible mailbox locations near the central community area with ADA access In addition to any other locations for review.

16. Enhanced landscaping and site features shall be used to define the outdoor community space. This shall include the use of larger plant and tree container size/boxes in addition to accent material and higher levels/concentration of planting and the addition of screen walls and/or screening material for adjacent residences.

17. Applicant to consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas only can lead damage from high use or increased pedestrian foot traffic.

18. Applicant shall include conceptual lighting plan to verify any conflicts or limitations of landscape plan with the safety and security requirements of site lighting.

19. Applicant shall consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas only can lead damage from high use or increased pedestrian foot traffic.

20. Required street trees shall be a minimum of 24" box and Standard in form (no multitrunked forms), overall tree sizes for the project shall meet the following criteria:

    a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15%
    b. All palms if used shall be skinned/ dead fronds removed.
    c. Applicant shall include cultivar and flowering color in legend and shall coordinate with the City Landscape Architect for street tree species and required spacing.
    d. Please note that trees that create excessive debris from flowering/ seed production such as Pale Verde are prohibited due to Water Quality concerns.

21. Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.
22. Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.

23. All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed.

24. Shrub planting shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size.

25. All shrubs and groundcovers shall be installed from living plant materials. On center spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.

26. Lantana or other shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highlands seasonal temperatures that can result in frost and freeze events in the winter months.

27. All warm season turf will need to be noted as over seeded with Rye for the possible installation in fall or winter months to maintain green turf areas year round.

28. Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structure and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental cause.

29. Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the parked cars from public view of users of the establishment and public right aways.

30. Planting in frontage areas shall have three basic levels- Groundcover, low or accent, and mid-level (up to the 30" requirement) to create the required visual buffer for parking areas.

31. Landscape islands or planters adjacent to parking stalls shall be a minimum of 5' wide excluding any concrete step out areas or curbing.

32. Tree diamonds, if used shall be a minimum of 25 sq. ft., trees in areas surrounded by imperviable paving may require specialized growing media, soil support, or other instruments to create healthy aerated soil for long term root and tree health.

33. All plants shall be hydrozoned to low to medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.

34. 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) for the facilities, Current landscape plan does not address any facilities if required.

35. Include total landscape area in square feet and a percentage of overall site for verification with meeting City minimums typically 10-15% based on similar projects.

36. DG or decorative cobble areas shall cover no more than 50% of the total landscape area and must be compatible with the adjacent area use.

37. Note and identify all fence and wall treatments including color examples of materials as used throughout the project site.

38. A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve, flow sensor and separate Landscape water meter are required.

39. Irrigation systems within landscape maintenance district easements which may or may not be maintained by the City shall be designed for easy isolation from on-site private irrigation systems in the event the City assumes maintenance of the irrigation and landscaping within the landscape maintenance district. Applicant shall design irrigation with the inclusion of required separations per the Shell LMD or actual LMD area per City Engineering Departments direction (City Standard Detail #401a).

40. A copy of the soil management plan and fertility recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.

41. Applicant shall provide a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.

42. The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil

management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.

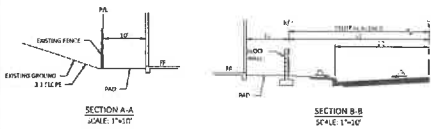
43. Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign-off.

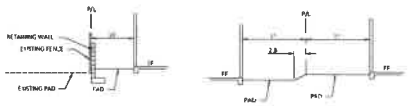
44. No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree or masses of shrubs. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number

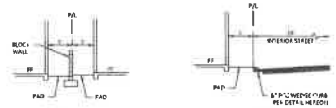
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

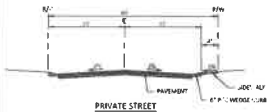
PLOT PLAN NO. XXXXXX

MARCH 2024



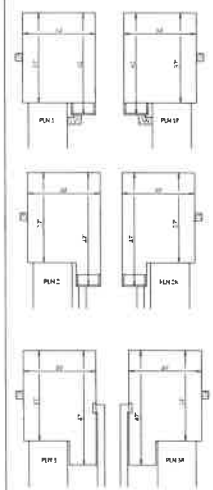






LEGEND

PL	PROPERTY LINE/CURB
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
P	PADS
(XX.XX')	EXISTING ELEVATION
000	LOT NUMBER
PE	PAD ELEVATION
	TRACT BOUNDARY
	PARTITION LINE/LOT
	SLOPE
	RETAINING WALL
	CONCRETE WALL
	TUBULAR STEEL FENCE
	PLANTER
	SANITARY SEWER
	POTABLE/RECYCLED WATER
	STORM DRAIN
	RIP-RAP PROTECTION
	CONCRETE PAVEMENT



PLAN LEGEND
NOT TO SCALE

UNIT BREAKDOWN

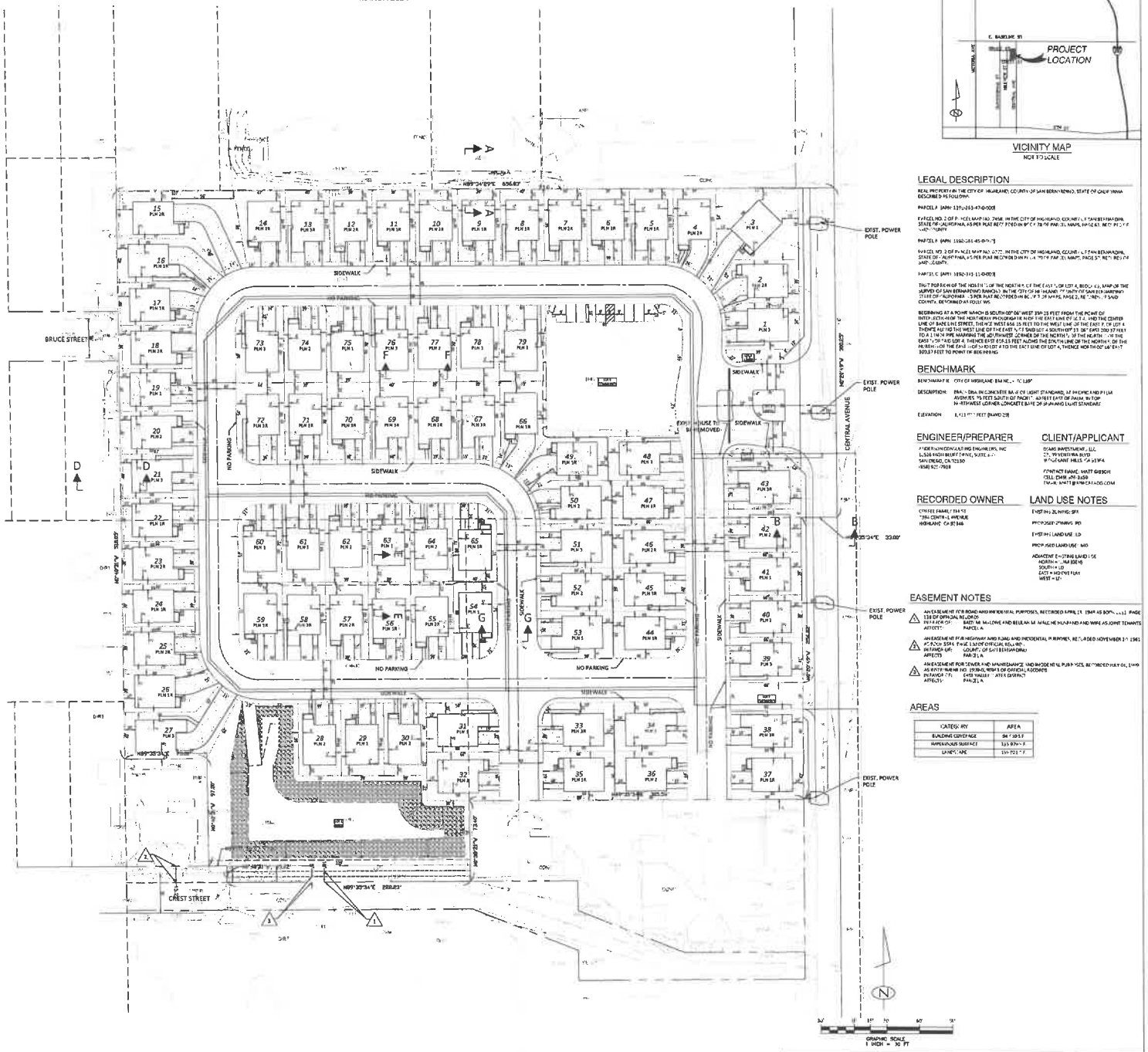
TYPE	QTY
PLAN 1	27
PLAN 2	27
PLAN 3	25
TOTAL	79

LOT SUMMARY

LOT #	AREA
1	2,769 S.F.
2	2,772 S.F.
3	5,455 S.F.
4	3,243 S.F.
5	2,546 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,574 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,446 S.F.
14	2,787 S.F.
15	5,402 S.F.
16	3,462 S.F.
17	2,778 S.F.
18	2,811 S.F.
19	2,814 S.F.
20	2,809 S.F.
21	2,646 S.F.
22	2,594 S.F.
23	2,588 S.F.
24	2,581 S.F.
25	2,677 S.F.
26	3,002 S.F.
27	4,197 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,745 S.F.
32	2,905 S.F.
33	2,787 S.F.
34	2,811 S.F.
35	2,809 S.F.
36	2,709 S.F.
37	2,774 S.F.
38	2,843 S.F.
39	2,713 S.F.

LOT #	AREA
40	2,585 S.F.
41	2,585 S.F.
42	2,592 S.F.
43	2,845 S.F.
44	2,752 S.F.
45	2,640 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,714 S.F.
49	2,783 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,574 S.F.
53	2,665 S.F.
54	2,756 S.F.
55	2,789 S.F.
56	2,789 S.F.
57	2,789 S.F.
58	2,800 S.F.
59	2,774 S.F.
60	2,774 S.F.
61	2,803 S.F.
62	2,789 S.F.
63	2,768 S.F.
64	2,768 S.F.
65	2,768 S.F.
66	2,789 S.F.
67	2,798 S.F.
68	2,774 S.F.
69	2,809 S.F.
70	2,730 S.F.
71	2,705 S.F.
72	3,041 S.F.
73	2,744 S.F.
74	2,750 S.F.
75	2,730 S.F.
76	2,815 S.F.
77	2,760 S.F.
78	2,730 S.F.
79	2,812 S.F.

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	764 S.F.
82	LANDSCAPE	541 S.F.
83	EASEMENT	5,787 S.F.
84	COMMUNITY	21,773 S.F.
85	BASIN	23,485 S.F.





LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A (APN: 1190-263-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7458, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 78 OF PARCEL MAPS, PAGES 43, IN THE OFFICE OF THE COUNTY

PARCEL B (APN: 1190-281-45-0-000)

PARCEL NO. 3 OF PARCEL MAP NO. 6777, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 71 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY

PARCEL C (APN: 1190-311-11-0-000)

THAT PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 4, BLOCK 133, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 04' WEST 359.25 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4 AND THE CENTER LINE OF BASELINE STREET; THENCE WEST 656.25 FEET TO THE WEST LINE OF THE EAST 1/4 OF SAID LOT 4; SOUTH 00° 04' EAST 330.37 FEET TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 4; THENCE EAST 656.25 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH 00° 04' WEST 330.37 FEET TO POINT OF BEGINNING

BENCHMARK

BENCHMARK: CITY OF HIGHLAND BM NO. 10 1.89'

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, AT SW CORNER OF PLUM AVENUE, 75 FEET SOUTH OF PACIFIC AVENUE, 30 FEET EAST OF PLUM AVENUE, 10 FEET NORTH OF NORTHWEST CORNER CONCRETE BASE OF SIGNAL LIGHT STANDARD

ELEVATION: 1,413.[illegible] FEET (NAVD 29)

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
1,526 HIGH BLUFF DRIVE, SUITE 200
SAN DIEGO, CA 92130
(858) 627-7988

CLIENT/APPLICANT

DOMS INVESTMENT, LLC
25 PRESENTATION BLVD
RANCHO SANTA MARGARITA, CA 92694

CONTACT NAME: MATT GIBSON
CELL PHONE: (949) 300-3650
EMAIL: MATT@PRIMECRAD.COM

RECORDED OWNER

CITY OF HIGHLAND
1984 CENTRAL AVENUE
HIGHLAND, CA 92346

LAND USE NOTES

EXISTING ZONING: SP-1

PROPOSED ZONING: SP-1

EXISTING LAND USE: LD

PROPOSED LAND USE: MD

ADJACENT EXISTING LAND USE:
NORTH = [illegible]
SOUTH = LD
EAST = MD/VHD
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1944 AS BOOK 1,112, PAGE 138 OF OFFICIAL RECORDS
   IN FAVOR OF: BARTON MCLAUGHLIN AND BEULAH M. MCLAUGHLIN, HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1961 AS BOOK 5594, PAGE 130 OF OFFICIAL RECORDS
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1969 AS ENTRY/INSTRUMENT NO. 79940, IN BOOK 8 OF OFFICIAL RECORDS
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A

AREAS

CATEGORY	AREA
BUILDING COVERAGE	84.7 [illegible]
IMPERVIOUS SURFACE	515,870+ S.F.
LANDSCAPE	134,921 S.F.

ANDERSON CONSULTING ENGINEERS, INC.	PLOT PLAN NO. XXXXXX CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO SITE PLAN

1526 HIGH BLUFF DR., SUITE 200
SAN DIEGO, CA 92130
(858) 314-6579

SUBMITTALS	
DESIGNED BY: DA	
DRAWN BY: DA	
CHECKED BY: DA	
SHEET 1 OF 1	

CENTRAL AVENUE

HIGHLAND, CA

LOT	Elev	Color
1	A	1
2	B	4
3	C	7
4	A	2
5	B	5
6	A	3
7	C	8
8	A	1
9	B	6
10	A	2
11	C	9
12	B	4
13	C	7
14	A	3
15	B	5
16	A	2
17	C	9
18	A	3
19	B	4
20	C	8
21	A	1
22	C	7
23	B	6
24	A	3
25	C	9

LOT	Elev	Color
26	B	5
27	A	2
28	A	2
29	C	9
30	B	6
31	B	5
32	C	9
33	C	8
34	B	6
35	A	1
36	A	3
37	C	9
38	A	1
39	B	6
40	C	8
41	A	3
42	B	6
43	C	7
44	B	4
45	C	9
46	A	2
47	C	8
48	B	5
49	B	6
50	A	1

LOT	Elev	Color
51	C	8
52	B	5
53	A	2
54	C	7
55	A	3
56	B	4
57	C	8
58	B	6
59	A	1
60	A	3
61	B	6
62	A	1
63	C	8
64	B	4
65	A	2
66	C	9
67	B	4
68	C	7
69	A	3
70	B	5
71	A	2
72	C	9
73	B	4
74	C	8
75	B	6

LOT	Elev	Color
76	A	3
77	B	5
78	A	1
79	C	9

Created 8/14/24

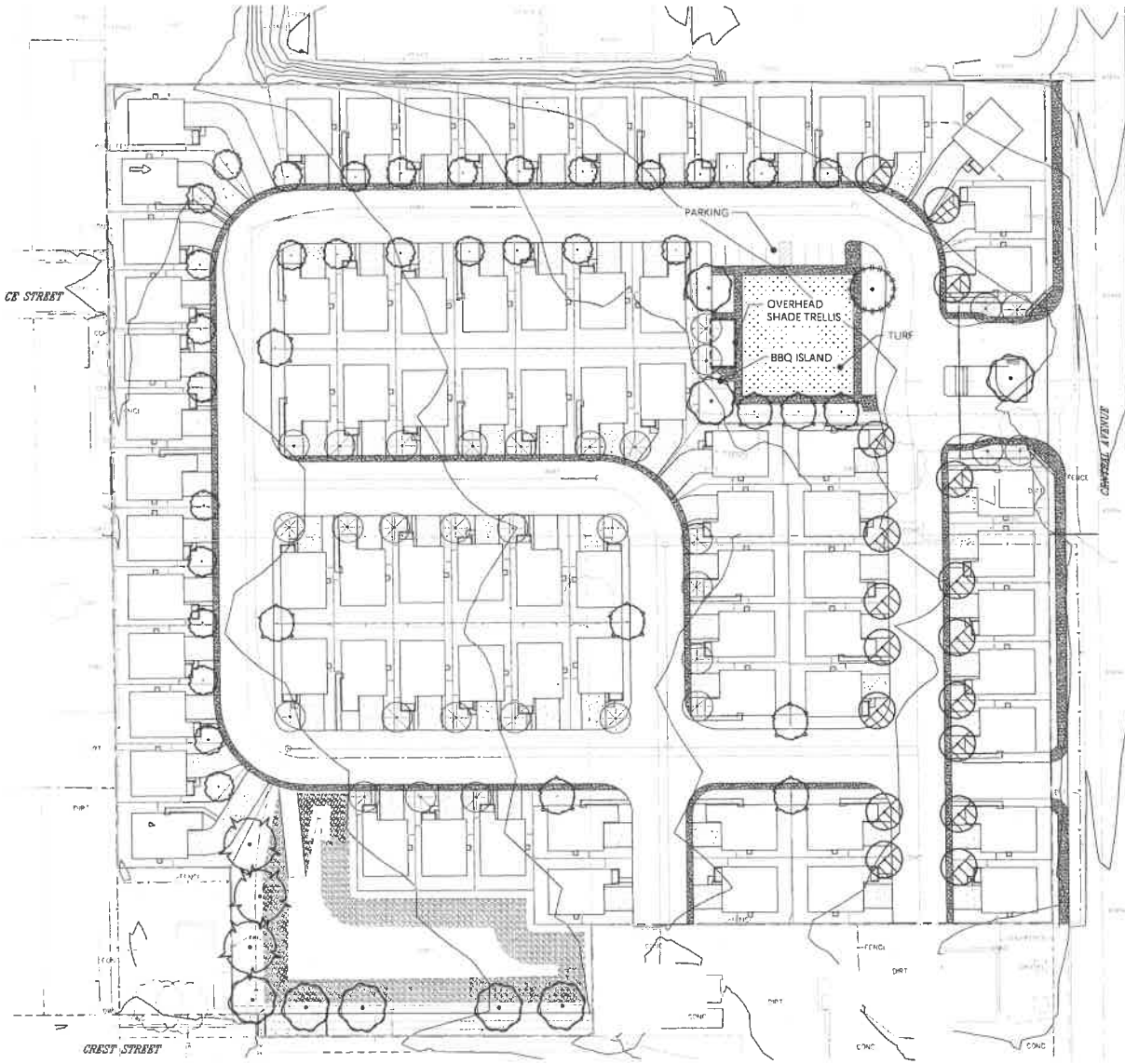
JOB# 23074

DSMG Investments, LLC.

Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE

KLCA Plotted colors and elevations, plans plotted by others

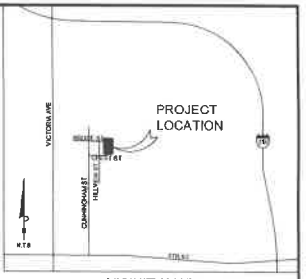


TREE LEGEND

TREES	SIZE	BOTANICAL / COMMON NAME	WUCOLS
	24" BOX	ARBUTUS X 'MARINA' ARBUTUS PINUS HALEPENSIS ALEPPO PINE	M
	24" BOX	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE/ CHITALPA X 'PINK DAWN' PINK DAWN CHITALPA	L
	24" BOX	CINNAMOMUM CAMPHORA CAMPHOR TREE/ OLEA EUROPEA 'SWAN HILL'	M
	24" BOX	LAGERSTROEMIA INDICA CRAPE MYRTLE	L
	24" BOX	MAGNOLIA G. 'D.D. BLANCHARD' MAGNOLIA/ PODOCARPUS GRACILIOR FERN PINE	M
	24" BOX	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	L
	24" BOX	QUERCUS ILEX HOLLY OAK/ METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	VL

SHRUB LEGEND

BOTANICAL NAME	COMMON NAME	WUCOLS
ALOE ARBORESCENS ECHIUM FASTUOSUM	TREE ALOE PRIDE OF MADEIRA	L
ALOE 'ALWAYS RED' ALOE STRIATA	ALWAYS RED CORAL ALOE	L
ALOE BARBADENSIS HESPERALOE PARVIFLORA	MEDICINAL ALOE RED YUCCA	L
ALOE STRIATULA 'BURLY' AGAVE ATTENUATA	LARGE HARDY ALOE FOXTAIL AGAVE	L
ARTEMISIA CALIFORNICA ARCTOSTAPHYLOS 'SUNSET' ENCELIA CALIFORNICA PUNICA G. 'NANA'	CALIFORNIA SAGEBRUSH SUNSET MANZANITA CALIFORNIA SUNFLOWER DWARF POMEGRANITE	L
BOUTELOUA GRACILIS CAREX TUMULICOLA/DIVULSA ALOE SPP	BLUE GRAMA GRASS BERKELEY SEDGE ALOE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN' ILEX VOMITORIA MYRTUS 'COMPACTA'	WEEPING BOTTLE BRUSH YAUPON COMPACT WAX MYRTLE	L L M
DIETES BICOLOR JUNCUS PATENS ANIGOZANTHOS FLAVIDA	FORTNIGHT LILY CALIFORNIA GRAY RUSH RED HOT POKER	M L L
ENCELIA CALIFORNICA RHAMNUS CALIFORNICA SALVIA APIANA	COAST SUNFLOWER COFFEEBERRY WHITE SAGE	L
FESTUCA MAIREI DIANELLA REVOLUTA	ATLAS GRASS TURF LILY	M L
FICUS PUMILA	CREEPING FIG	M
JUNIPERUS (COMPACT VAR.) LANTANA M. 'PURPLE' CARISSA 'GREEN CARPET' IVA HAYESIANA	GROUNDCOVER JUNIPER PURPLE TRAILING LANTANA GREEN CARPET CARISSA POVERTY WEED	M L M L
LANTANA CAMARA 'NEW GOLD' GREVILLEA LAN. 'PROSTRATUS' BACCHARIS PIL. 'TWIN PEAKS'	NEW GOLD LANTANA PROSTRATE GREVILLEA COYOTE BRUSH	L
LAVANDULA SPECIES SANTOLINA SPP. CISTUS SALVIFOLIUS	LAVENDER LAVENDER COTTON SAGELEAF ROCKROSE	L
LIGUSTRUM JAPONICUM OODONAEA VISCOSA LEUCOPHYLLUM SPP. LAVATERA MARITIMA HETEROMELES ARBUTIFOLIA	TEXAS PRIVET HOP SEED BUSH TEXAS RANGER/SAGE TREE MALLOW TOYON	M M L M L
MUHLENBERGIA CAPILLARIS WESTRINGIA 'MORNING LIGHT'	PINK MUHLY COAST ROSEMARY	L
MISCANTHUS ERANTHEMUM NERVOSUM MUHLENBERGIA RIGENS	EVERGREEN MISCANTHUS DEER GRASS	M
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	DWARF ROSEMARY	L
RHAPHIOLEPIS INDICA CRASSULA OVATA PYRACANTHA SPECIES OLEA E. 'LITTLE OLIVE'	INDIAN HAWTHORN CRASSULA FIRETHORN LITTLE OLIVE OLIVE	M L L L
SALVIA SPP. WESTRINGIA 'WYNYABBIE GYM'	SAGE COAST ROSEMARY	L
SALVIA GREGGII DIANELLA REVOLUTA SALVIA 'BEES BLISS'	AUTUMN SAGE TURF LILY BEES BLISS SAGE	L
SALVIA CLEVELANDII CAESALPINIA SPP. DENDROMECON RIGIDA	SAGE BIRD OF PARADISE BUSH POPPY	L
[illegible]	BLUE CHALK STICKS	L
CRASSULA CAPITELLA EUPHORBIA RIGIDA	CRASSULA GOPHER SPURGE	
TAGETES LEMMONII PHLOMIS FRUTICOSA ROSMARINUS 'TUSCAN BLUE'	MEXICAN MARIGOLD JERUSALEM SAGE TUSCAN BLUE ROSEMARY	L
WESTRINGIA SPP. PORTULACARIA AFRA	COAST ROSEMARY ELEPHANT FOOD	L
YUCCA FILAMENTOSA 'COLOR GUARD'	[illegible]	VL
CYNODON DACTYLON CULTIVARS	BERMUDA	80% of ETO

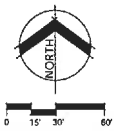


VICINITY MAP
NOT TO SCALE

PROJECT THEME: IN CONCEIVING A THEME FOR *'THE HIGHLANDS PROJECT'*, THE INTENT IS TO ESTABLISH AN ENVIRONMENT THAT RESPONDS TO THE INCREASING URBAN SETTING OF THE SURROUNDING AREA. FOR THIS REASON, *'THE HIGHLANDS PLAN'* SHOULD REFLECT OR DRAW UPON A "WESTERN UNITED STATES" AND "CALIFORNIA RANCH" THEME, WHICH ALLOWS FOR A HARMONIOUS BLEND OF THE RURAL SURROUNDINGS. THIS THEME IS REFLECTED IN THE COMMUNITY ELEMENTS, SIGNAGE, LANDSCAPING, ENTRY TREATMENTS AND WALKABLE NEIGHBORHOODS.

EXISTING LANDSCAPE: THE LANDSCAPE SURROUNDING *'THE HIGHLANDS PROJECT'* ARE LOW TO MODERATE WATER USE PLANTS THAT ARE SELECTED FROM THE COUNTY OF RIVERSIDE RECOMMENDED PLANT PALETTE. THE PLANTS THAT WERE SELECTED ARE IN COMPLIANCE WITH THE DESIGN GUIDELINES AND PROJECT THEME. THE PLANT PALETTE WITHIN THIS PACKAGE MAYBE MODIFIED TO PROVIDE ADDITIONAL PLANT MATERIAL TO FIT THE CHARACTER OF THE COMMUNITY.

IRRIGATION NOTE:
- -- HYDROZONES WILL BE PROPERLY DESIGNATED.
- ** NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES
- ** SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPE AREAS, OR AREAS LESS THAN 10' IN WIDTH



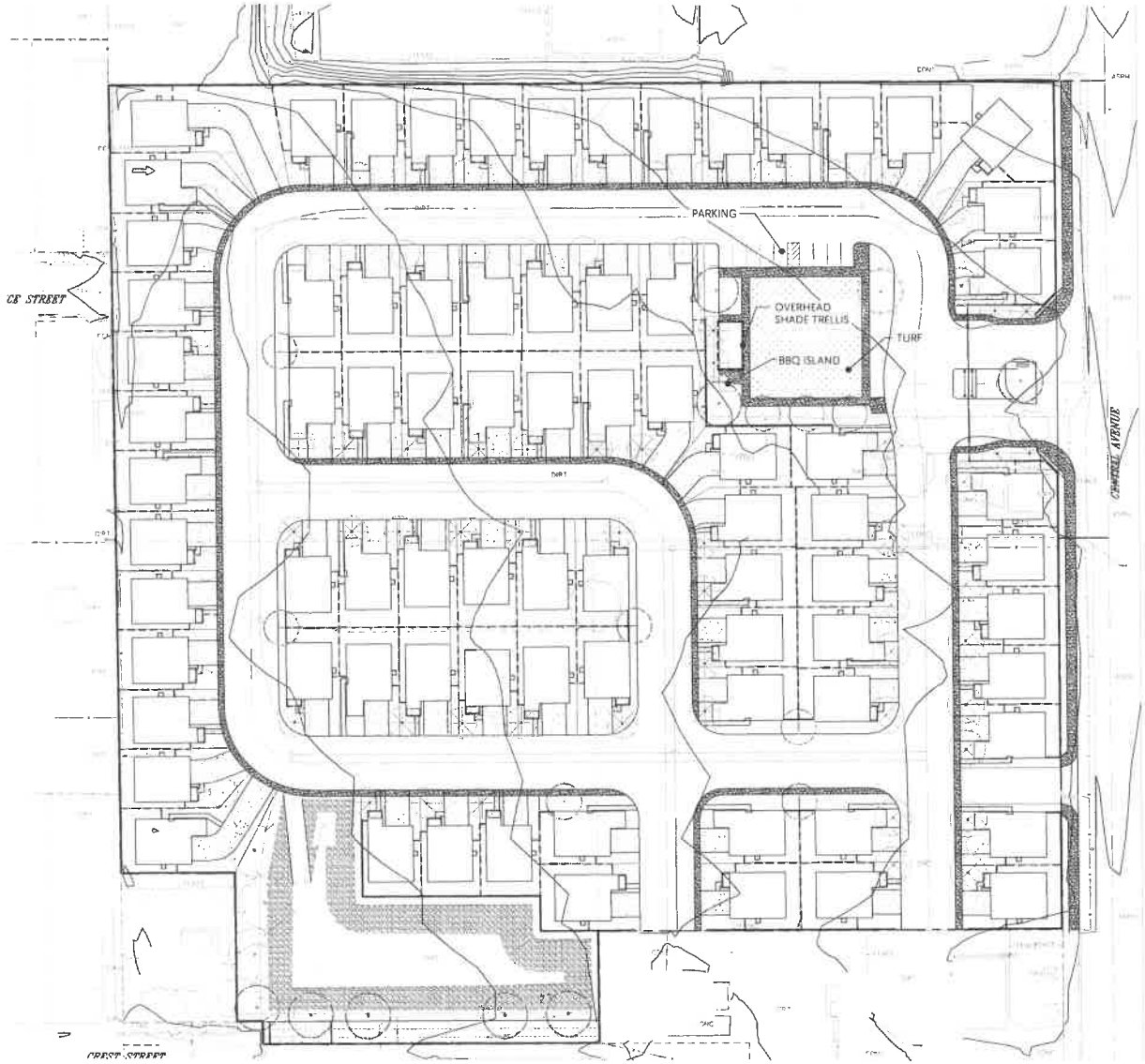
PLOT PLAN NO. XXXXXX
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LANDSCAPE CONCEPT PLAN
CONCEPTUAL PLANTING PLAN

SUBMITTALS:

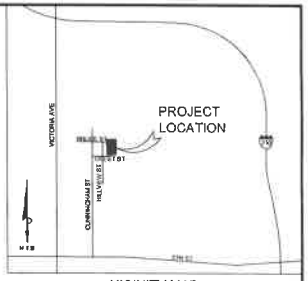
DESIGNED BY: KL
DRAWN BY: JD
CHECKED BY: KL

SHEET 1 OF 1

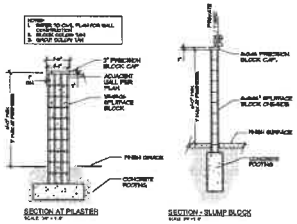


WALL & FENCE LEGEND

- PILASTERS (16") SQUARE
- SPLITFACE BLOCK WALL FENCE
- VINYL PRIVATE YARD FENCE
- TUBULAR STEEL FENCE

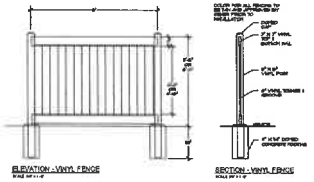


VICINITY MAP
NOT TO SCALE



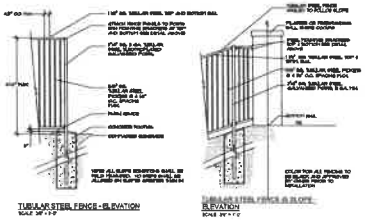
SECTION AT PILASTER

SECTION - SLUMP BLOCK



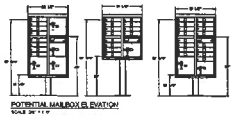
ELEVATION - VINYL FENCE

SECTION - VINYL FENCE

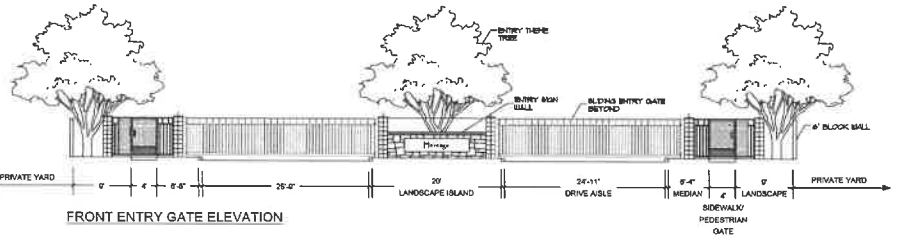


TUBULAR STEEL FENCE - ELEVATION

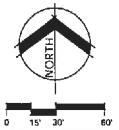
ELEVATION



POTENTIAL MAILBOX ELEVATION



FRONT ENTRY GATE ELEVATION



PLOT PLAN NO. XXXXXX
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LANDSCAPE CONCEPT PLAN
CONCEPTUAL WALL PLAN

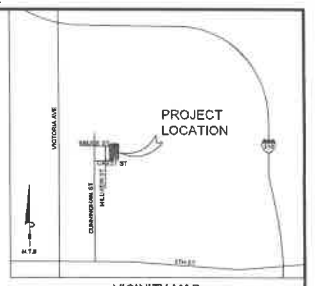
SUBMITTALS
DESIGNED BY: KL
DRAWN BY: JD
CHECKED BY: KL
SHEET 1 OF 1



PARK IMAGERY







VICINITY MAP
NOT TO SCALE







TREE LEGEND

TREES	SIZE	BOTANICAL / COMMON NAME	WUCOLS
	24" BOX	ARBUTUS X 'MARINA' ARBUTUS/ PINUS HALEPENSIS ALEPPO PINE	M
	24" BOX	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE/ CHITALPA X 'PINK DAWN' PINK DAWN CHITALPA	L
	24" BOX	CINNAMOMUM CAMPHORA CAMPHOR TREE/ OLEA EUROPEA 'SWAN HILL'	M
	24" BOX	TRISTANIA LAURINA WATER GUM	L
	24" BOX	MAGNOLIA G. 'D.D. BLANCHARD' MAGNOLIA/ PODOCARPUS GRACILIOR FERN PINE	M
	24" BOX	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	L
	24" BOX	QUERCUS ILEX HOLLY OAK METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	VL

SYMBOL LEGEND

- HOA OR POA MAINTAINED PUBLIC LANDSCAPE AREA
- HOME OWNER MAINTAINED PRIVATE LANDSCAPE AREA
- TURF
- CONCRETE WALK & DRIVEWAY
- GRAVEL
- BASIN
- PARK AMENITY AREA

SHRUB LEGEND (FOR THIS PLAN PACKAGE)

BOTANICAL NAME	COMMON NAME	WUCOLS
ALOE ARBORESCENS ECHIUM FASTUOSUM	TREE ALOE PRIDE OF MADEIRA	L
ALOE 'ALWAYS RED' ALOE STRIATA	ALWAYS RED CORAL ALOE	L
ALOE BARBADENSIS HESPERALOE PARVIFLORA	MEDICINAL ALOE RED YUCCA	L
ALOE STRIATULA 'BURLY' AGAVE ATTENUATA	LARGE HARDY ALOE FOXTAIL AGAVE	L
ARTEMISIA CALIFORNICA ARCTOSTAPHYLOS 'SUNSET' ENCELIA CALIFORNICA PUNICA G. 'NANA'	CALIFORNIA SAGEBRUSH SUNSET MANZANITA CALIFORNIA SUNFLOWER DWARF POMEGRANATE	L
BOUTELOUA GRACILIS CAREX TUMULICOLA/DIVULSA ALOE SPP.	BLUE GRAMA GRASS BERKELEY SEDGE ALOE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN' ILEX VOMITORIA MYRTUS 'COMPACTA'	WEEPING BOTTLE BRUSH YAUPON COMPACT WAX MYRTLE	L L M
DIETES BICOLOR JUNCUS PATENS KNIPHOFIA UVARIA	FORTNIGHT LILY CALIFORNIA GRAY RUSH RED HOT POKER	M L L
ENCELIA CALIFORNICA RHAMNUS CALIFORNICA SALVIA APIANA	COAST SUNFLOWER COFFEEBERRY WHITE SAGE	L
FESTUCA MAIREI DIANELLA REVOLUTA	ATLAS GRASS TURF LILY	M L
FICUS PUMILA	CREEPING FIG	M
JUNIPERUS (COMPACT VAR.) LANTANA M. 'PURPLE' CARISSA 'GREEN CARPET' EVA HAVEMANA	GROUNDCOVER JUNIPER PURPLE TRAILING LANTANA GREEN CARPET CARISSA POVERTY VINE	M L M L
LANTANA CAMARA 'NEW GOLD' GREVILLEA EAN. 'PROSTRATUS' BACCHARIS PIL. 'PIGEON POINT'	NEW GOLD LANTANA PROSTRATE GREVILLEA COYOTE BRUSH	L
LAVANDULA SPECIES SANTOLINA SPP. CISTUS SALVIIFOLIUS	LAVENDER CUTTON SAGELEAF ROCKROSE	L
LIGUSTRUM JAPONICUM DODONAEA VISCOSA LEUCOPHYLLUM SPP. LAVATERA MARITIMA HETEROMELES ARBUTIFOLIA	TEXAS PRIVET HOPSEED BUSH TEXAS RANGERSAGE TREE MALLOW TOYON	M M L M L
MUHLENBERGIA CAPILLARIS 'WESTRINGIA 'MORNING LIGHT'	PINK MUHLY COAST ROSEMARY	L
MISCANTHUS TRANSMORRISONENSIS MUHLENBERGIA RIGENS	EVERGREEN MISCANTHUS DEER GRASS	M
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	DWARF ROSEMARY	L
RHAPHIOLEPIS INDICA CRASSULA OVATA PYRACANTHA SPECIES OLEA E. 'LITTLE OLLIE'	INDIAN HAWTHORN CRASSULA FIRETHORN LITTLE OLLIE OLIVE	M L L L
SALVIA SPP. WESTRINGIA 'WYNYABBIE GEM'	SAGE COAST ROSEMARY	L
SALVIA GREGGII DIANELLA REVOLUTA SALVIA 'BEES BLISS'	AUTUMN SAGE TURF LILY BEES BLISS SAGE	L
SALVIA CLEVELANDII CAESALPINIA SPP. DENDROMECON RIGIDA	SAGE BIRD OF PARADISE BUSH POPPY	L
SENECIO MANDRALISCAE CRASSULA CAPITELLA EUPHORBIA RIGIDA	BLUE CHALK STICKS CRASSULA GOPHER SPURGE	L
TAGETES LEMMONII PHLOMIS FRUTICOSA ROSMARINUS 'TUSCAN BLUE'	MEXICAN MARIGOLD JERUSALEM SAGE TUSCAN BLUE ROSEMARY	L
WESTRINGIA SPP. PORTULACARIA AFRA	COAST ROSEMARY ELEPHANT FOOD	L
YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	VL
CYNODON DACTYLON CULTIVARS	BERMUDA	50% of ETO

NORTH

0 15' 30' 60'

PLOT PLAN NO. XXXXXX
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LANDSCAPE CONCEPT PLAN

SUBMITTALS

DESIGNED BY: KL
DRAWN BY: JO
CHECKED BY: KL
SHEET 1 OF 1

HIGHLAND
CITY OF HIGHLAND, CA

A-1 Plan 1 (1717) - Front Elevations
A-2 Plan 1 (1717) - 3 Bedroom, 2.5 Bath, Opt. Bedroom 4 Floor Plan
A-3 Plan 1A (1717) - Spanish Elevations
A-4 Plan 1B (1717) - Craftsman Elevations
A-5 Plan 1C (1717) - Prairie Elevations

A-6 Plan 2 (1839) - Front Elevations
A-7 Plan 2 (1839) - 4 Bedroom, 2.5 Bath, Loft Floor Plan
A-8 Plan 2A (1839) - Spanish Elevations
A-9 Plan 2B (1839) - Craftsman Elevations
A-10 Plan 2C (1839) - Prairie Elevations

A-11 Plan 3 (1998) - Front Elevations
A-12 Plan 3 (1998) - 4 Bedroom, 2.5 Bath, Office, Tech, Opt. Suite/Bath 3 Floor Plan
A-13 Plan 3A (1998) - Spanish Elevations
A-14 Plan 3B (1998) - Craftsman Elevations
A-15 Plan 3C (1998) - Prairie Elevations

A-16 Written Color Schemes
A-17 Color Boards - "A" Spanish
A-18 Color Boards - "B" Craftsman
A-19 Color Boards - "C" Prairie

DSMG INVESTMENTS, LLC.

Developer: DSMG Investments, LLC
23289 Ventura Blvd.
Woodland Hills, CA 91364

Contact: Matt Gibson
Business: (949) 303-3359
matt@anacapadg.com

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

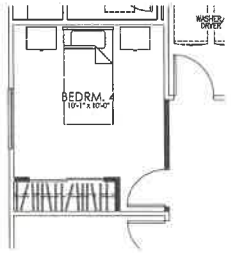
Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Kevin L. Crook Architect Inc #23074
PLANNING + ARCHITECTURE

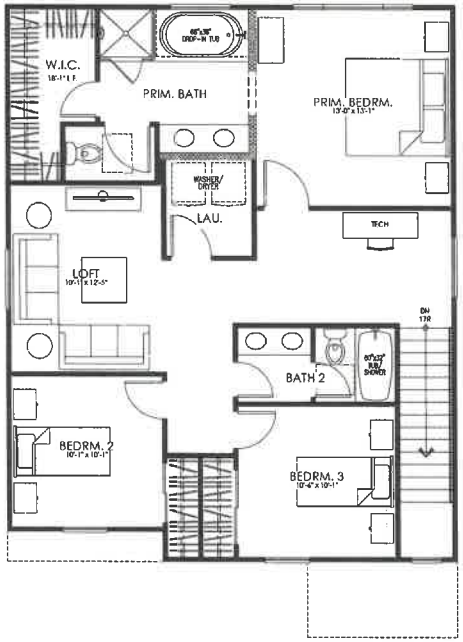




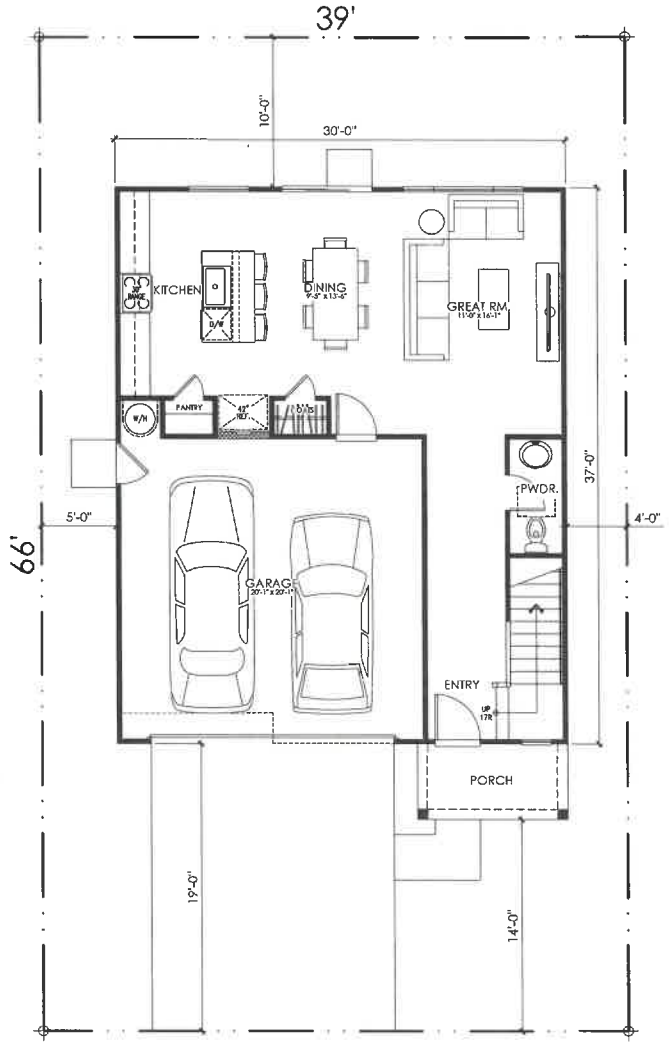




OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR

PLAN 1A (1717)

3 BEDROOM, 2.5 BATH, LOFT, OPT. BEDROOM 4
FLOOR PLAN

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,030 SQ. FT.
TOTAL DWELLING	1,717 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	50 SQ. FT.

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-2

Kevin L. Crook
Architect
Inc
#23074



(C) 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



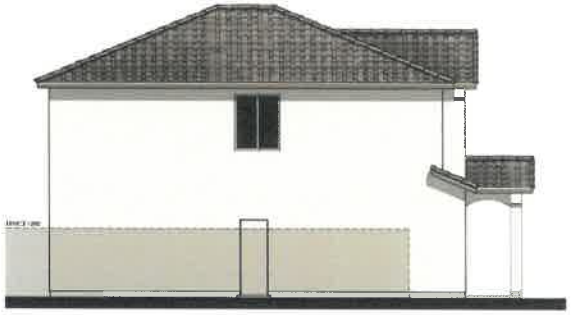
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-3

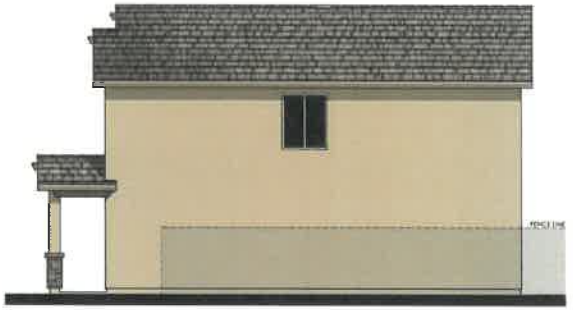
Kevin L. Crook
Architect
Inc
#23074



(C) 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



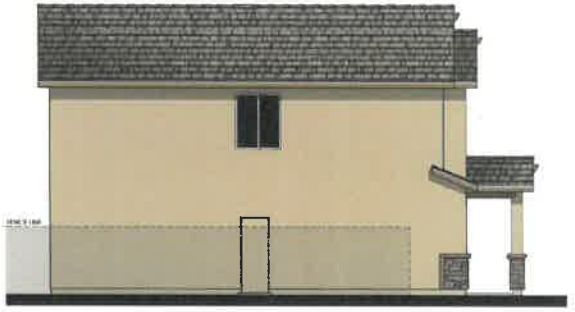
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-4

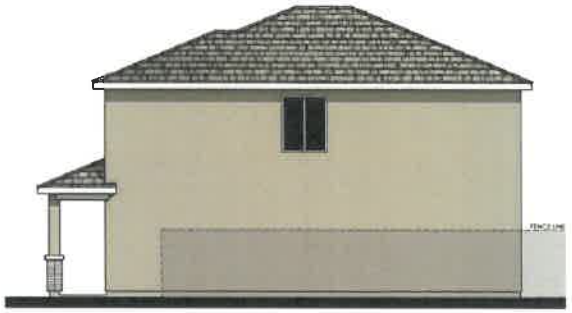
Kevin L. Crook
Architect
Inc
#23074



©2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



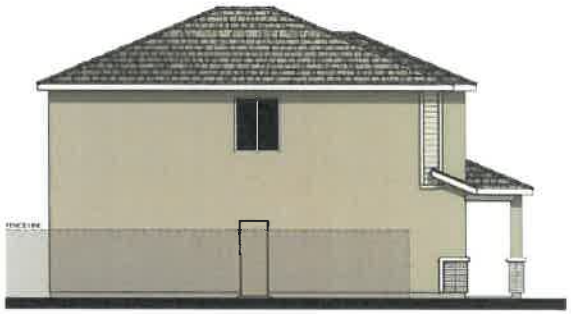
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-5

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

PRAIRIE

PLAN 2 (1839)

FRONT ELEVATIONS

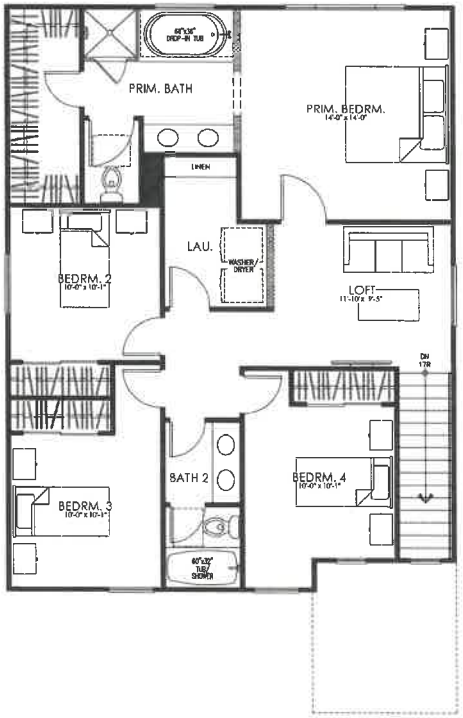
0 2 4 8 12

DSMG
INVESTMENTS, LLC.

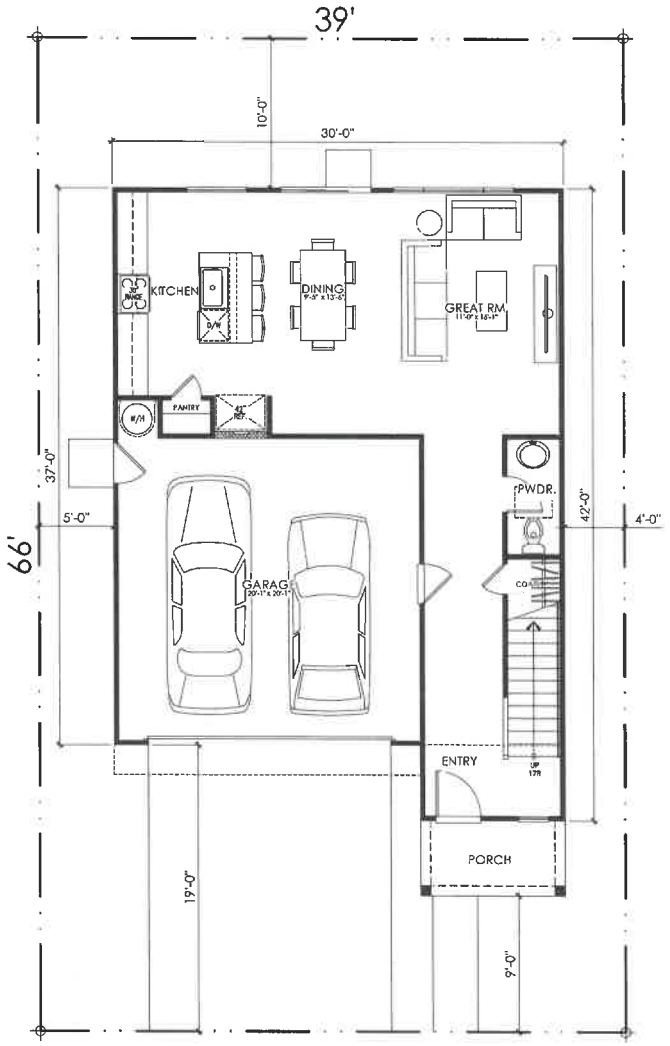
HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-6

Kevin L. Crook
Architect
Inc
#23074



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,103 SQ. FT.
TOTAL DWELLING	1,839 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	48 SQ. FT.

PLAN 2A (1839)

4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-7

Kevin L. Crook
Architect
Inc
#23074



©2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-8

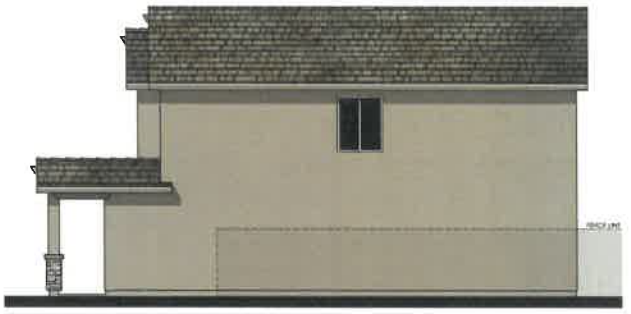
Kevin L. Crook Architect Inc #23074



(C) 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



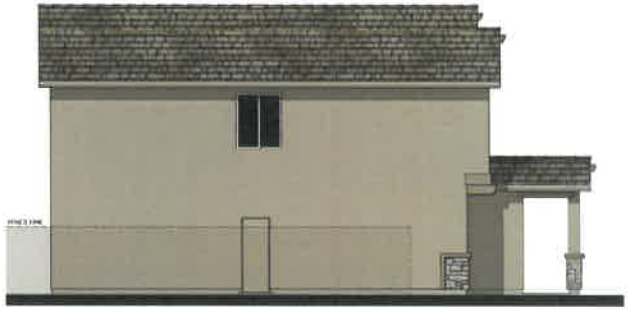
RIGHT

MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

HIGHLAND

CITY OF HIGHLAND, CA

12/12/2023

A-9

Kevin L. Crook Architect Inc #23074



(C) 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



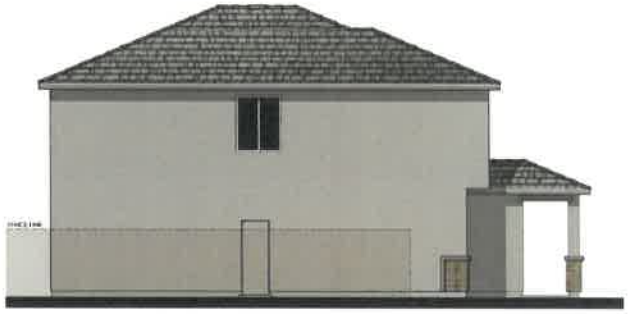
RIGHT

MATERIALS LEGEND

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

HIGHLAND

CITY OF HIGHLAND, CA

12/12/2023

A-10

Kevin L. Crook Architect Inc #23074



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

PRAIRIE

PLAN 3 (1998)

FRONT ELEVATIONS

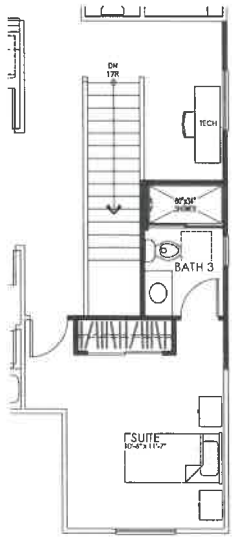
0 2 4 8 12

DSMG
INVESTMENTS, LLC.

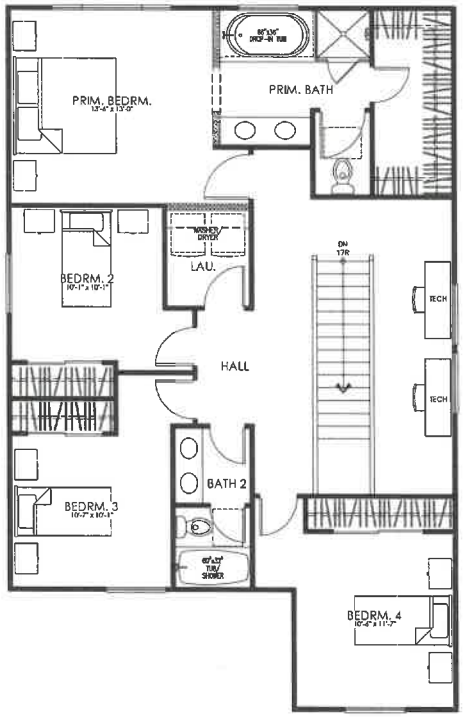
HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-11

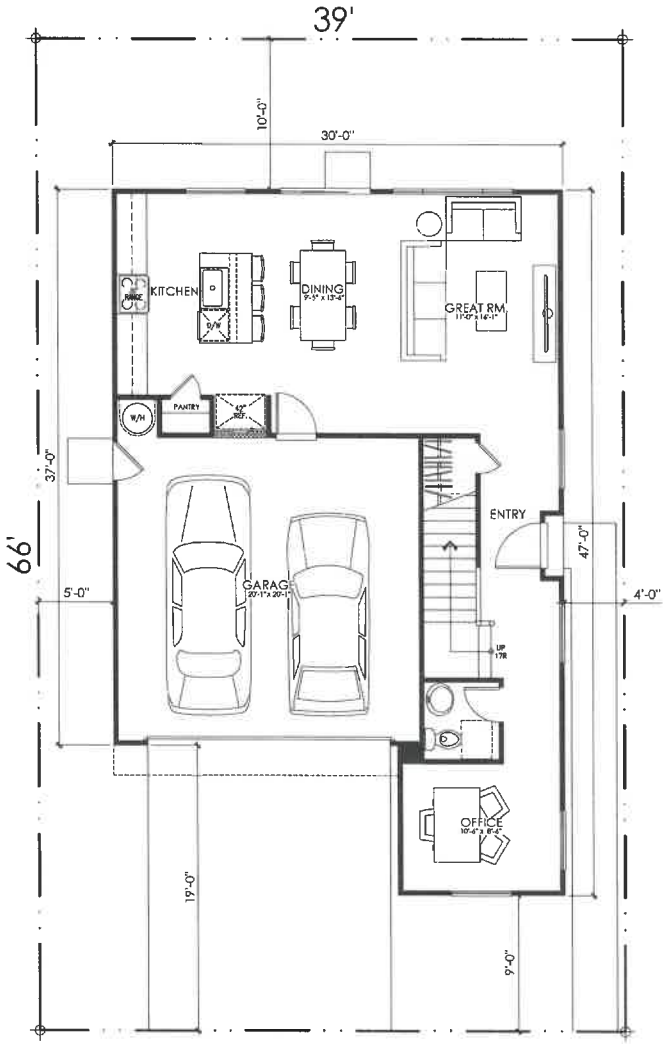
Kevin L. Crook
Architect
Inc
#23074



OPT. SUITE/BATH 3



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,205 SQ. FT.
SECOND FLOOR AREA	793 SQ. FT.
TOTAL DWELLING	1,998 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	5 SQ. FT.

PLAN 3A (1998)

4 BEDROOM, 2.5 BATH, OFFICE, TECH, OPT. SUITE/BATH3
FLOOR PLAN

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-12

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



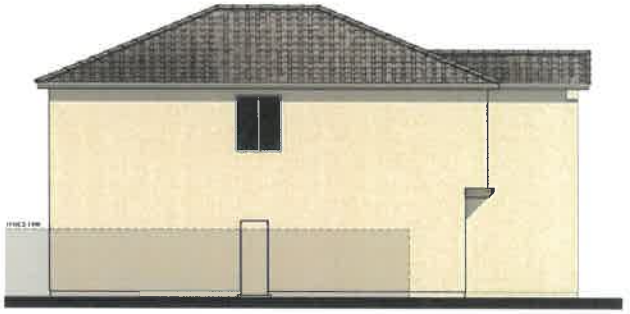
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-13

Kevin L. Crook Architect Inc #23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



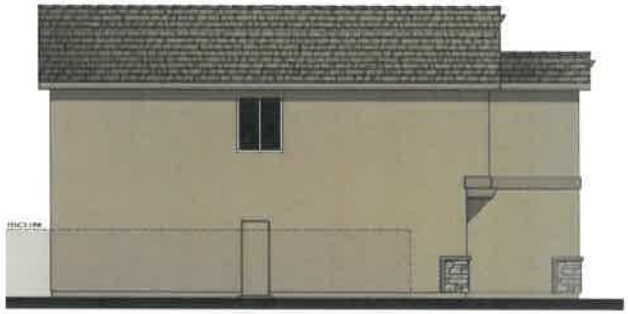
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-14

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

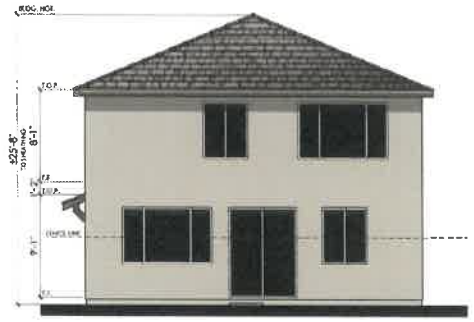
FRONT



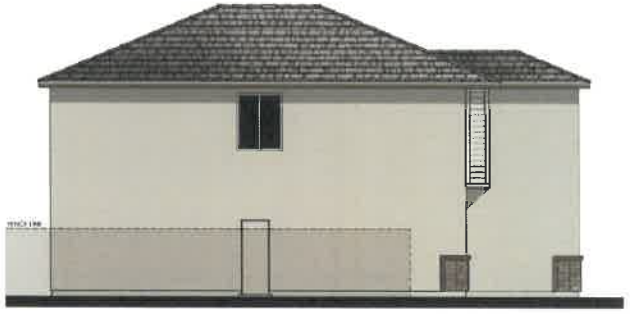
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x4 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-15

Kevin L. Crook
Architect
Inc
#23074

HIGHLAND

COUNTY OF SAN BERNARDINO, CA

JOB # 23074
CREATED 11/20/23

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1547	1585
STUCCO PAINT MATCH *	SW7506 WESTHIGHLAND	SW6121 WHOLE WHEAT	SW6386 NAPERY
FASCIA / TRIM	SW6082 COBBLE BROWN	SW6152 SUPERIOR BRONZE	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6083 SABLE	SW6153 PROTÉGÉ BRONZE	SW7041 VAN DYKE BROWN
FRONT DOOR/ SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROF "S" (VILLA)	SMM 8402 SANTA CRUZ BLEND	2804 ROCKLIN BLEND	SMM 8816 SAN GABRIEL BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE / BRICK:	ELDORADO
GROUT:	ORCO or EQUAL

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1552	1524	1549
STUCCO PAINT MATCH**	SW7539 CORK WEDGE	SW6158 SAWDUST	SW7567 SOFT TAN
FASCIA / TRIM / GARAGE DOOR	SW6103 TEA CHEST	SW6159 HIGH TEA	SW7040 SMOKEHOUSE
SECONDARY STUCCO AT GABLES	SW7550 RESORT TAN	SW6149 RELAXED KHAKI	SW7038 TONY TAUPE
FRONT DOOR / SHUTTERS	SW6062 RUGGED BROWN	SW7068 GRIZZLE GRAY	SW7048 URBANE BRONZE
ROOF: FLAT SHAKE	5809 LOMITA RANGE	SHP 9713 TIBURON BLEND	SCP 8804 HERSHEY BLEND
STONE: DRYSTACK INSTALLATION	STACKED STONE SANTA FE	STACKED STONE ALDERWOOD	STACKED STONE NANTUCKET

"C" ELEVATIONS PRAIRIE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1556	1540	1595
STUCCO PAINT MATCH	SW7544 PENLAND	SW9168 ELEPHANT EAR	SW7037 BALANCED BEIGE
FASCIA / TRIM	SW7551 GREEK VILLA	SW6075 GARRET GRAY	SW7041 VAN DYKE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6155 RICE GRAIN	SW6072 VERSATILE GRAY	SW7036 ACCESSIBLE BEIGE
FRONT DOOR / SHUTTERS	SW2831 CLASSICAL GOLD	SW0020 PEACOCK PLUME	SW6307 FINE WINE
ROOF: FLAT SLATE	4804 ROCKLIN BLEND	4634 KINGS CANYON BLEND	4606 VALLEJO RANGE
BRICK: STACK BOND INSTALLATION	TUNDRA LATIGO	TUNDRA RIVERBED	TUNDRA HARTFORD
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

ALL FLASHING, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
* FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD
+ DRYSTACK STONE INSTALLATION
TODAS LAS TAPAJUNTAS, CANALERAS, CANALONES, ETC SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y RENDERING, NO USAR EN EL CAMPO

DSMG INVESTMENTS, LLC.
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



DSMG
INVESTMENTS, LLC.

HIGHLAND
COUNTY OF SAN BERNARDINO, CA

Kevin L. Crook Architect Inc

SPANISH
SCHEME #2



DSMG
INVESTMENTS, LLC.

HIGHLAND
COUNTY OF SAN BERNARDINO, CA

Kevin L. Crook Architect Inc

SPANISH
SCHEME #3



DSMG
INVESTMENTS, LLC.

HIGHLAND
COUNTY OF SAN BERNARDINO, CA

Kevin L. Crook Architect Inc

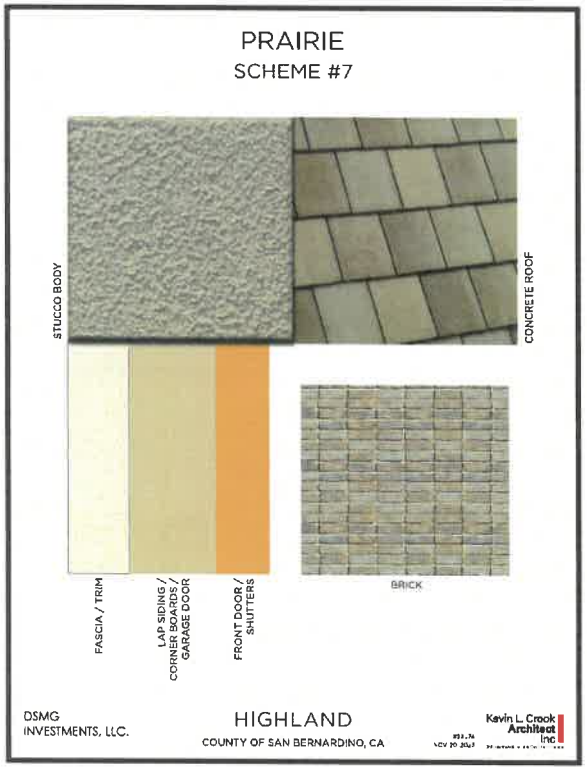
COLOR BOARDS - "A" SPANISH

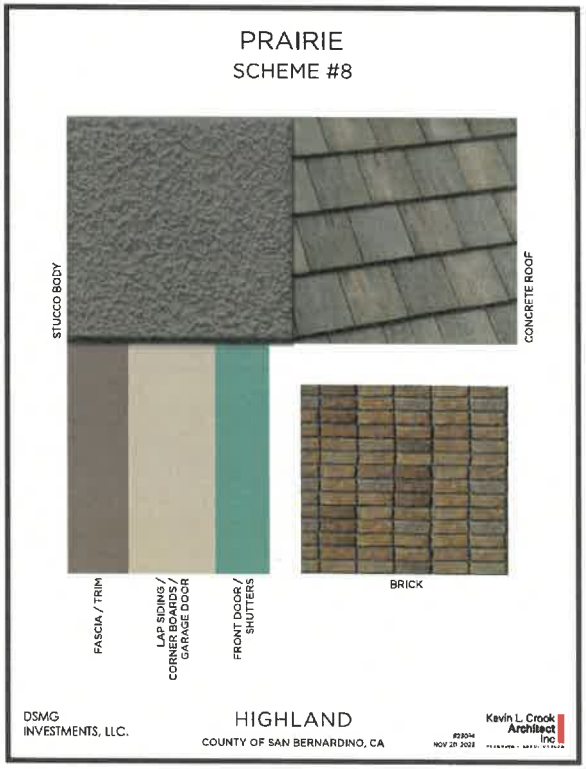






COLOR BOARDS - "B" CRAFTSMAN







COLOR BOARDS - "C" PRAIRIE

HIGHLAND

CITY OF HIGHLAND, CA

A-1 Plan 1 (1717) - Front Elevations
A-2 Plan 1 (1717) - 3 Bedroom, 2.5 Bath, Opt. Bedroom 4 Floor Plan
A-3 Plan 1A (1717) - Spanish Elevations
A-4 Plan 1B (1717) - Craftsman Elevations
A-5 Plan 1C (1717) - Prairie Elevations

A-6 Plan 2 (1839) - Front Elevations
A-7 Plan 2 (1839) - 4 Bedroom, 2.5 Bath, Loft Floor Plan
A-8 Plan 2A (1839) - Spanish Elevations
A-9 Plan 2B (1839) - Craftsman Elevations
A-10 Plan 2C (1839) - Prairie Elevations

A-11 Plan 3 (1998) - Front Elevations
A-12 Plan 3 (1998) - 4 Bedroom, 2.5 Bath, Office, Tech, Opt. Suite/Bath 3 Floor Plan
A-13 Plan 3A (1998) - Spanish Elevations
A-14 Plan 3B (1998) - Craftsman Elevations
A-15 Plan 3C (1998) - Prairie Elevations

A-16 Written Color Schemes
A-17 Color Boards - "A" Spanish
A-18 Color Boards - "B" Craftsman
A-19 Color Boards - "C" Prairie

DSMG INVESTMENTS, LLC.

Developer: DSMG Investments, LLC
23289 Ventura Blvd.
Woodland Hills, CA 91364

Contact: Matt Gibson
Business: (949) 303-3359
matt@anacapadg.com

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

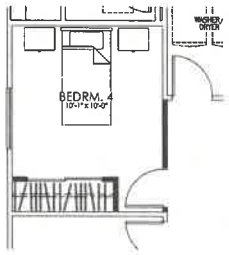
Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Kevin L. Crook Architect Inc #23074
PLANNING + ARCHITECTURE

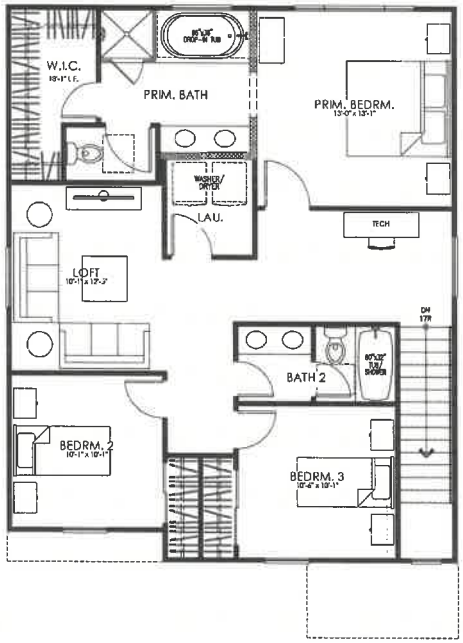




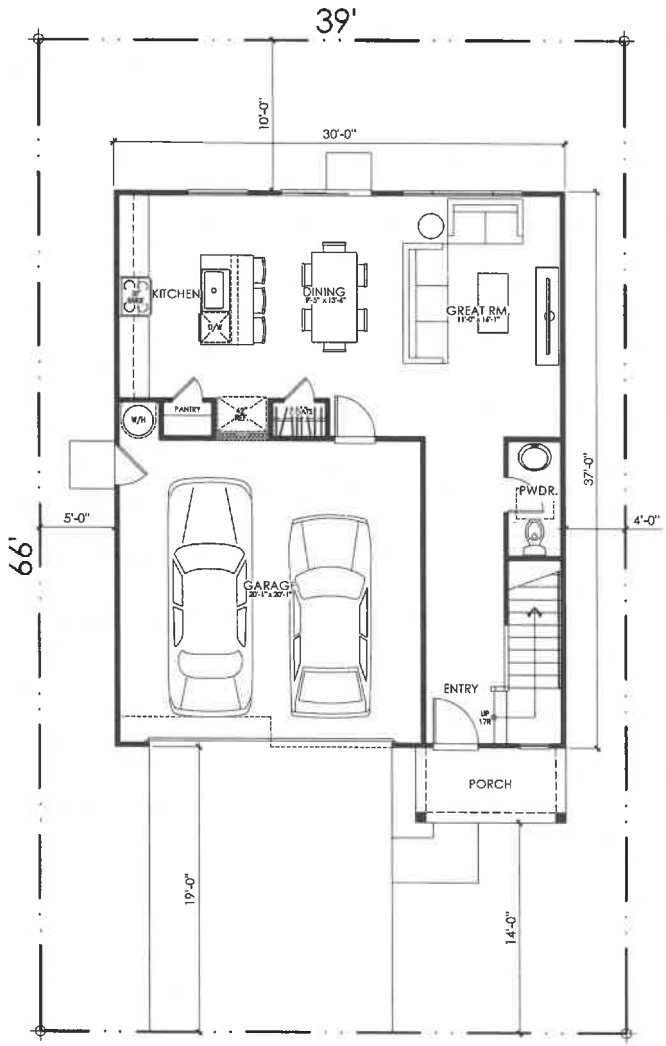




OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,030 SQ. FT.
TOTAL DWELLING	1,717 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	50 SQ. FT.

PLAN 1A (1717)

3 BEDROOM, 2.5 BATH, LOFT, OPT. BEDROOM 4
FLOOR PLAN

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-2

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



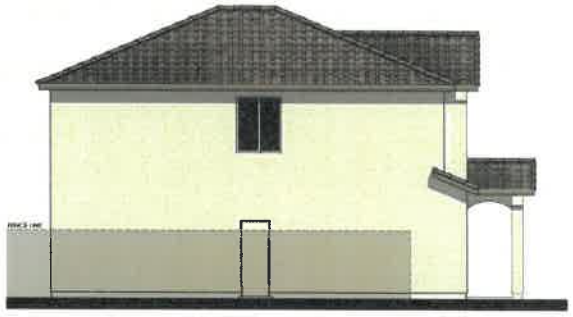
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-3

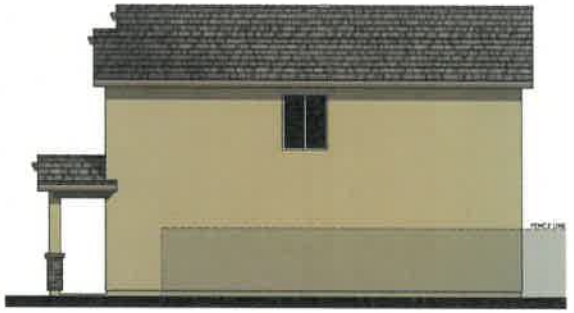
Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

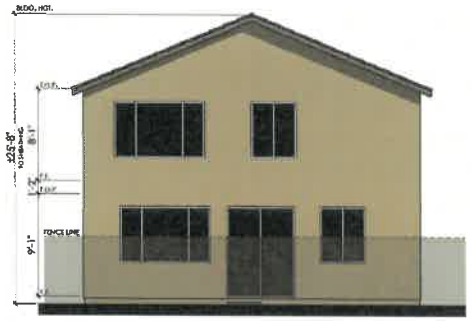
FRONT



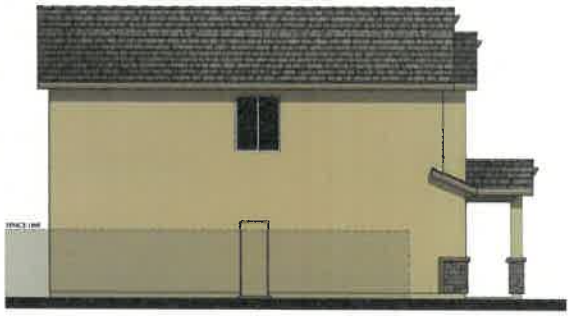
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1717)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-4

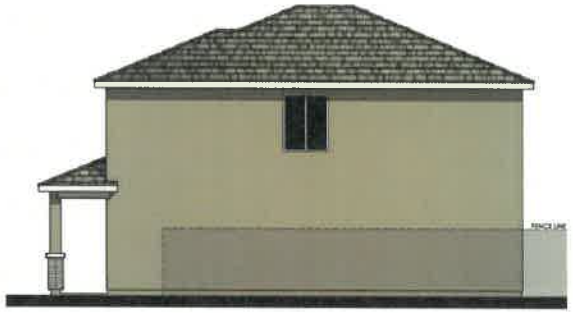
Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

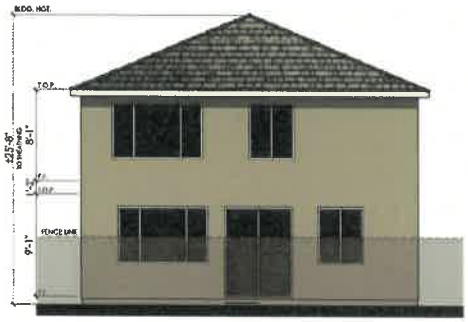
FRONT



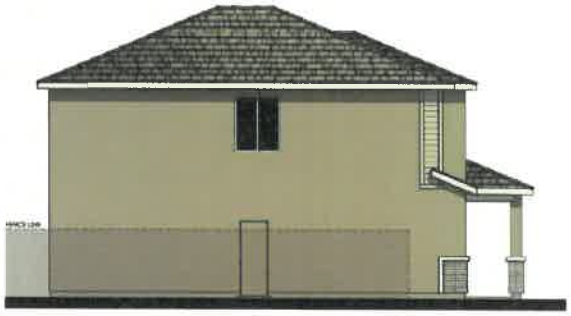
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1717)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-5

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

PRAIRIE

PLAN 2 (1839)

FRONT ELEVATIONS

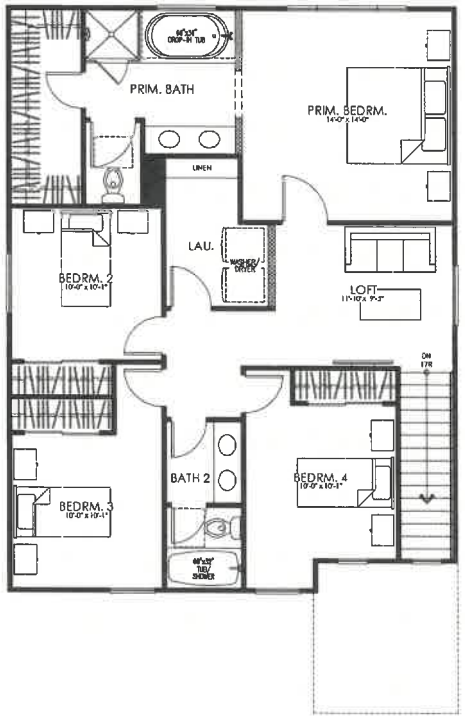
0 2 4 8 12

DSMG
INVESTMENTS, LLC.

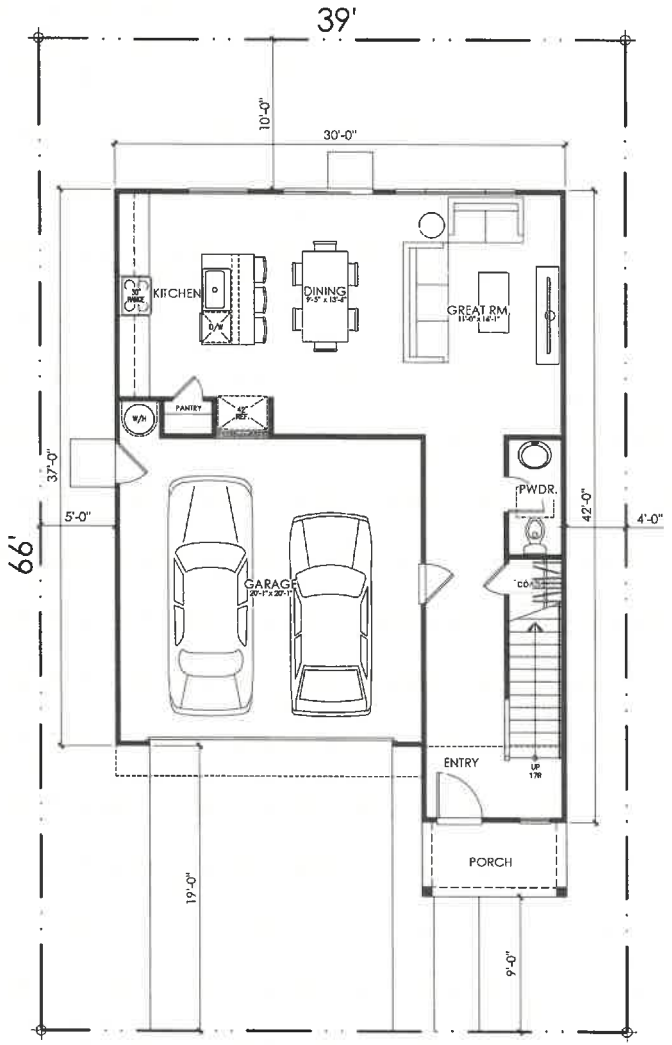
HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-6

Kevin L. Crook
Architect
Inc
#23074



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,103 SQ. FT.
TOTAL DWELLING	1,839 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	48 SQ. FT.

PLAN 2A (1839)

4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-7

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

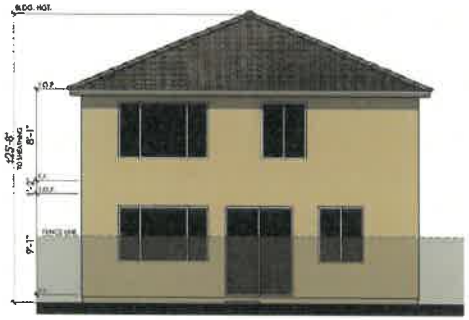
FRONT



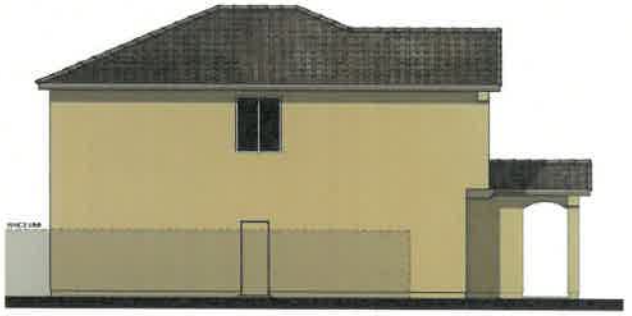
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1839)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-8

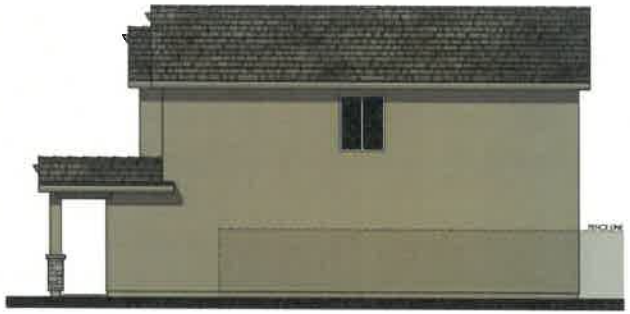
Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



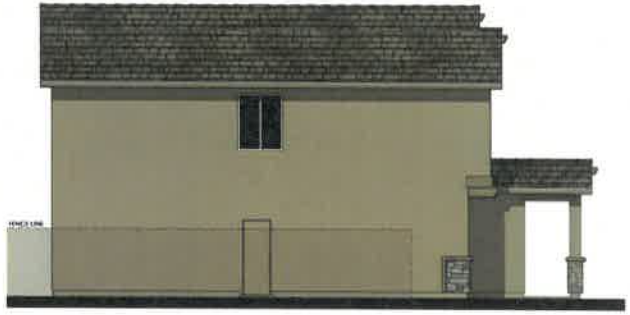
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1839)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-9

Kevin L. Crook
Architect
Inc
#23074



©2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, trees, and shrub locations

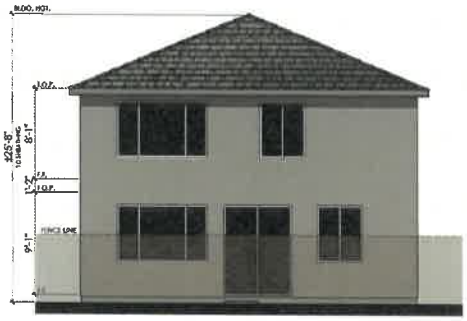
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1839)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-10

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

PRAIRIE

PLAN 3 (1998)

FRONT ELEVATIONS

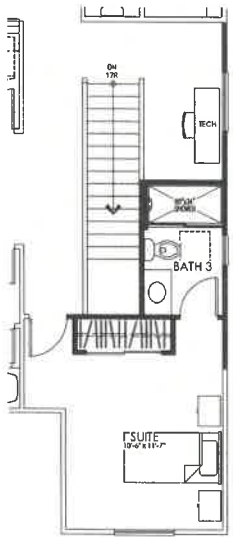
0 2 4 8 12

DSMG
INVESTMENTS, LLC.

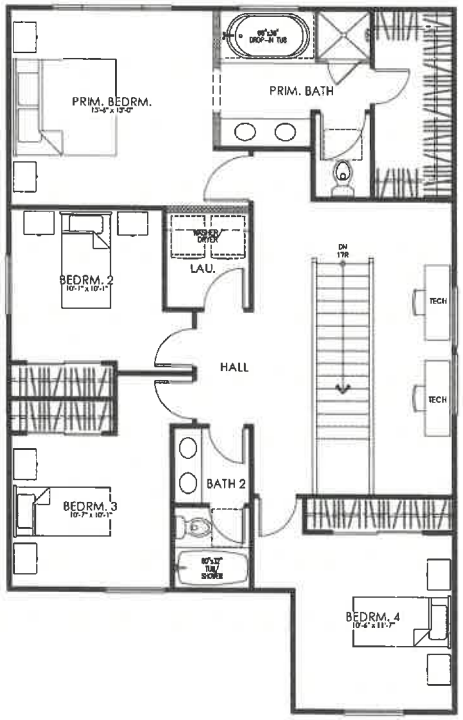
HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-11

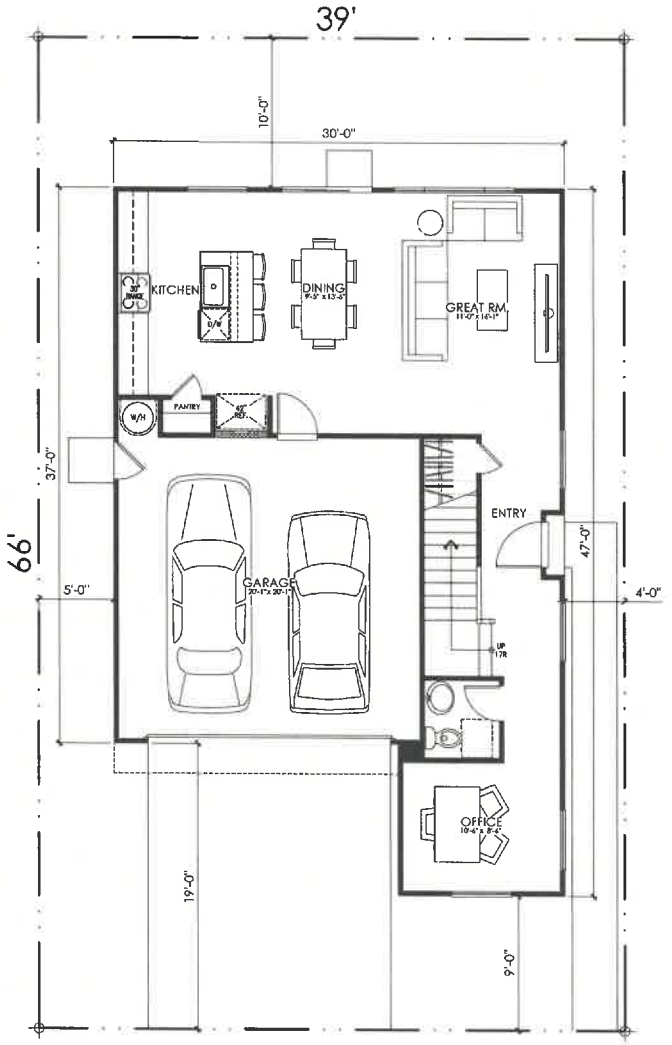
Kevin L. Crook
Architect
Inc
#23074



OPT. SUITE/BATH 3



SECOND FLOOR



FIRST FLOOR

PLAN #
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,205 SQ. FT.
SECOND FLOOR AREA	793 SQ. FT.
TOTAL DWELLING	1,998 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH "A"	5 SQ. FT.

PLAN 3A (1998)

4 BEDROOM, 2.5 BATH, OFFICE, TECH, OPT. SUITE/BATH3
FLOOR PLAN

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-12

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



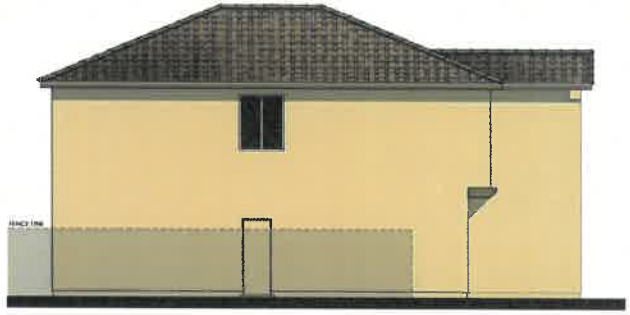
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (1998)

SPANISH ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-13

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



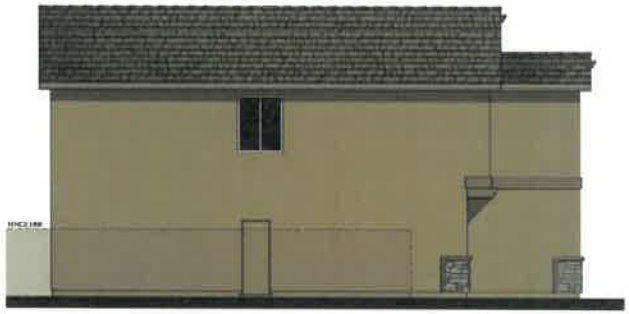
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (1998)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-14

Kevin L. Crook
Architect
Inc
#23074



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

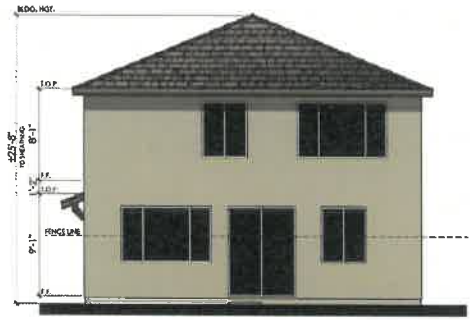
FRONT



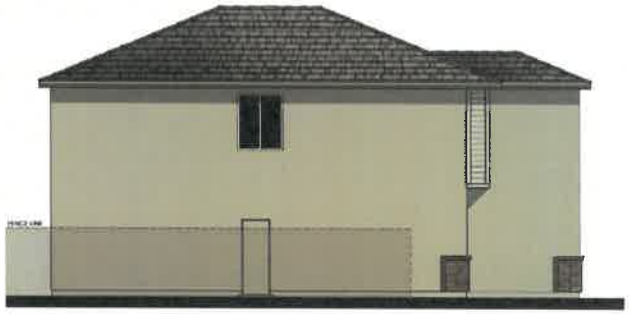
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (1998)

PRAIRIE ELEVATIONS

0 2 4 8 12

DSMG
INVESTMENTS, LLC.

HIGHLAND
CITY OF HIGHLAND, CA

12/12/2023
A-15

Kevin L. Crook
Architect
Inc
#23074

HIGHLAND

COUNTY OF SAN BERNARDINO, CA

JOB # 23074
CREATED 11/20/23

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1547	1585
STUCCO PAINT MATCH *	SW7566 WESTHIGHLAND	SW6121 WHEAT	SW6386 NAPERY
FASCIA / TRIM	SW6082 COBBLE BROWN	SW6152 SUPERIOR BRONZE	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6083 SABLE	SW6153 PROTÉGÉ BRONZE	SW7041 VAN DYKE BROWN
FRONT DOOR/ SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROF "S" (VILLA)	SMM 8402 SANTA CRUZ BLEND	2804 ROCKLIN BLEND	SMM 8816 SAN GABRIEL BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE / BRICK:	ELDORADO
GROUT:	ORCO or EQUAL

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1552	1524	1549
STUCCO PAINT MATCH***	SW7539 CORK WEDGE	SW6158 SAWDUST	SW7590 RESORT TAN
FASCIA / TRIM / GARAGE DOOR	SW6103 TEA CHEST	SW6159 HIGH TEA	SW7040 SMOKEHOUSE
SECONDARY STUCCO AT GABLES	SW7550 RESORT TAN	SW6149 RELAXED KHAKI	SW7036 TONY TAUPE
FRONT DOOR / SHUTTERS	SW6062 RUGGED BROWN	SW7068 GRIZZLE GRAY	SW7048 URBANE BRONZE
ROOF: FLAT SHAKE	5809 LOMITA RANGE	SHP 9713 TIBURON BLEND	SCP 8804 HERSHEY BLEND
STONE: DRYSTACK INSTALLATION	STACKED STONE SANTA FE	STACKED STONE ALDERWOOD	STACKED STONE NANTUCKET

"C" ELEVATIONS PRAIRIE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1556	1540	1595
STUCCO PAINT MATCH	SW7544 FENLAND	SW9168 ELEPHANT EAR	SW7037 BALANCED BEIGE
FASCIA / TRIM	SW7551 GREEK VILLA	SW6075 GARRET GRAY	SW7041 VAN DYKE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6155 RICE GRAIN	SW6072 VERSATILE GRAY	SW7036 ACCESSIBLE BEIGE
FRONT DOOR / SHUTTERS	SW2831 CLASSICAL GOLD	SW0020 PEACOCK PLUME	SW6307 FINE WINE
ROOF: FLAT SLATE	4804 ROCKLIN BLEND	4634 KINGS CANYON BLEND	4606 VALLEJO RANGE
BRICK: STACK BOND INSTALLATION	TUNDRA LATIGO	TUNDRA RIVERBED	TUNDRA HARTFORD
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

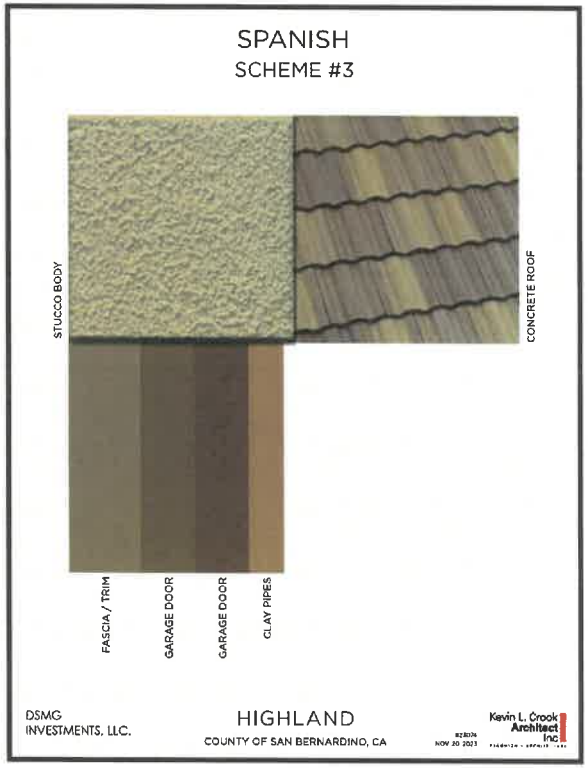
ALL FLASHING, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD
+ DRYSTACK STONE INSTALLATION
TODAS LAS TAPAJUNTAS, CANALERAS, CAMALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

DSMG INVESTMENTS, LLC.
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES



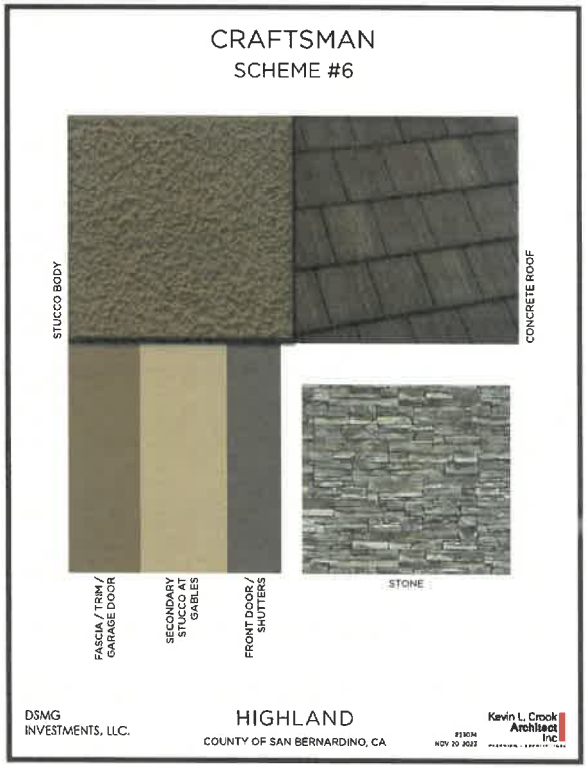




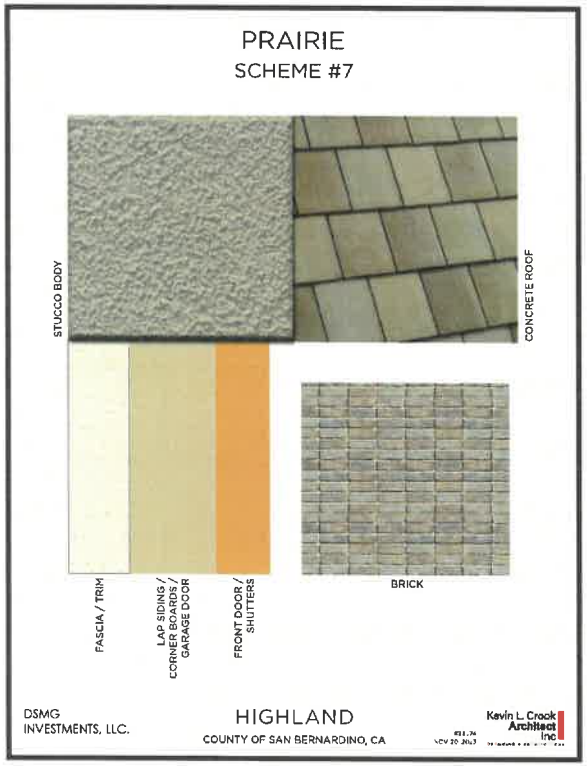
COLOR BOARDS - "A" SPANISH

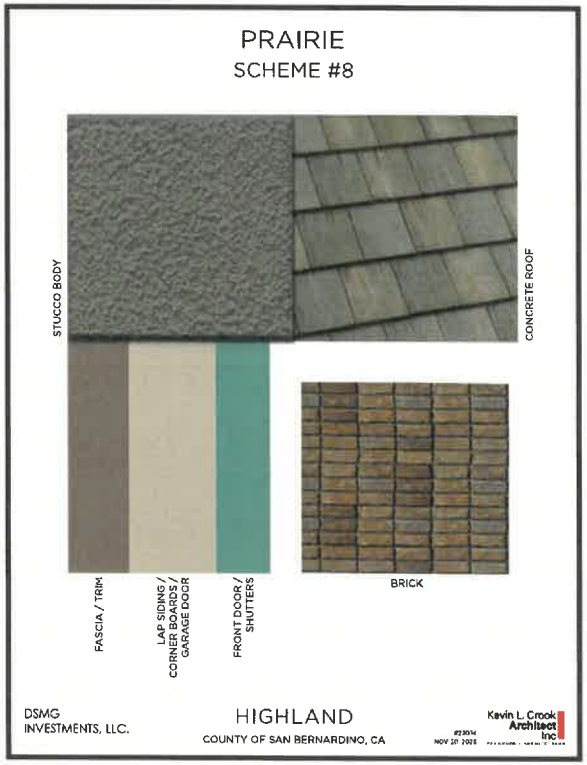






COLOR BOARDS - "B" CRAFTSMAN







COLOR BOARDS - "C" PRAIRIE

Exhibit F – TTM Conditions of Approval & Plans

(of ATTACHMENT 4 – PC Resolution)

PLANNING COMMISSION
CONDITIONS OF APPROVAL

Date: August 20,2024
Applicant: DSMG Investments, LLC, Anacapa DG
File/Index: Tentative Tract Map No. 20693 / TTM-24-001
Proposal: Subdivision of three parcels to create a 79-unit small lot single-family subdivision with private roads, common recreation areas and landscape maintenance.
Location: 3 parcels at approximately 8.31 acres in area, located 7394 Central Ave Assessor's Parcel Numbers 1192-341-11, 1192-361-45, and 47
Related Entitlements: Conditional Use Permit CUP 23-010 & Design Review Application DRA 24-003, General Plan Amendment (GPA 24-001), Zone Change (ZC 24-001)

PLANNING DIVISION – CONDITIONS OF APPROVAL

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

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

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

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this application have occurred within thirty-six (36) months from the approval date of this tentative tract map application, this tentative tract map application shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the tentative tract map. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with the plans approved by the Planning Commission on August 20, 2024 on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein and as defined on the Tentative Tract Map 20693 incorporated herein by reference.

3. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.

4. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

5. The applicant and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

6. 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.

7. Prior to the start of operations (i.e. construction), the developer shall obtain any necessary permits. The developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to the start of operations (i.e., occupancy). Any discrepancy between the approved plans and the field conditions shall be remedied prior to the start of operations (i.e., occupancy) such that the field condition is consistent with the approved plans. If the field condition cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.

8. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction of single-family residences on Lots 1 through 79 and water quality basin prior to the sale of any individual lot or lots. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, landscaping in areas designated to be within a landscape maintenance districts and open space.

9. No further subdivision of any lot shall be permitted.

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

Declaration of Conditions, Covenants and Restrictions

11. Prior to recordation of the final map, all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) shall be submitted and approved by the Planning Division. The approved CC&R's shall be recorded concurrently with the recordation of the final map and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation. This document shall include, but not be limited to, the following:

    a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures on Lots 1 through 79 and establishing minimum design guidelines to ensure compatible development; and
    b. Provisions alerting the buyers of any applicable assessment districts.

12. Prior to recordation of the final map, the Applicant/Owner shall submit to the Planning Division for review and approval a homebuyer notification document that includes, but is not limited to, the notifications listed below and within the project's Mitigation Monitoring and Reporting Program. The notification shall be signed by each buyer at the time of sale.

    a. A notice indicating the proximity of San Bernardino International Airport.

13. Prior to the issuance of building permits, the Owner/Developer shall pay all applicable Development Impact Fees.

14. The Project shall comply with the City's Inclusionary Housing Ordinance.

15. Prior to issuance of building permits, the Owner/Developer shall provide receipts indicating payment of any applicable school fees.

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MARCH 2024

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 1192-361-47-0-000, 1192-361-45-0-000, 1192-341-11-0-000.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNER OF LAND DIVIDED AS SHOWN.
3. TOTAL NUMBER OF NUMBERED RESIDENTIAL LOTS = 79
   TOTAL GROSS AREA OF PROJECT = 8.5 AC (DENSITY = 9.3 DU/AC)
4. RESIDENTIAL LOT SIZE BREAKDOWN (SEE SHEET 2 FOR LOT AREAS)
5. ALL ONSITE STREETS AND NUMBERED NON-RESIDENTIAL LOTS INCLUDING BASINS, NATURAL CHANNELS, PARKS, PASEOS, AND OPEN SPACES, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
6. CONTOUR INTERVAL = 1 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER. FOR BASIN AND NATURAL CHANNEL GRADING, REFER TO DRAINAGE REPORT.
8. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
9. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE.
11. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
12. TENTATIVE MAP AREA IS NOT WITHIN THE SPECIFIC PLAN.
13. TENTATIVE MAP AREA IS DETERMINED TO BE OUTSIDE OF A FLOOD PLAIN (ZONE X) PER MAP NUMBER 06071C8700H.
14. EXISTING TOPOGRAPHY: PBLA SURVEYING, INC., DECEMBER 2022.
15. TENTATIVE MAP IS IN AN AREA WITH LOW LIQUEFACTION POTENTIAL, NOT SUSCEPTIBLE TO SUBSIDENCE, HAS POTENTIAL PALEONTOLOGICAL SENSITIVITY, AND NOT WITHIN A FIRE HAZARD STATE RESPONSIBILITY AREA.
16. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
17. THIS PROJECT WILL NOT IMPLEMENT SUBSURFACE SEPTIC SEWAGE DISPOSAL SYSTEMS.
18. THIS IS A PROPOSED STANDARD SUBDIVISION OF FIVE OR MORE PARCELS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 1192-361-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7458, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 78 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B: (APN: 1192-361-45-0-000)

PARCEL NO. 3 OF PARCEL MAP NO. 6273, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 70 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C: (APN: 1192-341-11-0-000)

THAT PORTION OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF LOT 4, BLOCK 63, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 06' WEST 339.25 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.15 FEET TO THE WEST LINE OF THE EAST ½ OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST ½ OF SAID LOT 4 SOUTH 00° 23' 08" EAST 300.37 FEET TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4; THENCE EAST 656.15 FEET ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH 00° 06' EAST 300.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK ID: CITY OF HIGHLAND BM NO. - "02139"

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, AT PACIFIC AND PALM AVENUES, 35 FEET SOUTH OF PACIFIC, 40 FEET EAST OF PALM, IN TOP NORTHWEST CORNER CONCRETE BASE OF SIGN AND LIGHT STANDARD.

ELEVATION: 1,331.023 FEET (NAVD 29)

EARTHWORK

CUT:	8,250 CY
FILL:	8,879 CY
OK:	52,200 CY
IMPORT:	3,950 CY

NOTE: THE EARTHWORK QUANTITIES PROVIDED HEREIN ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS.

LAND USE NOTES

EXISTING ZONING: SPR

PROPOSED ZONING: PD

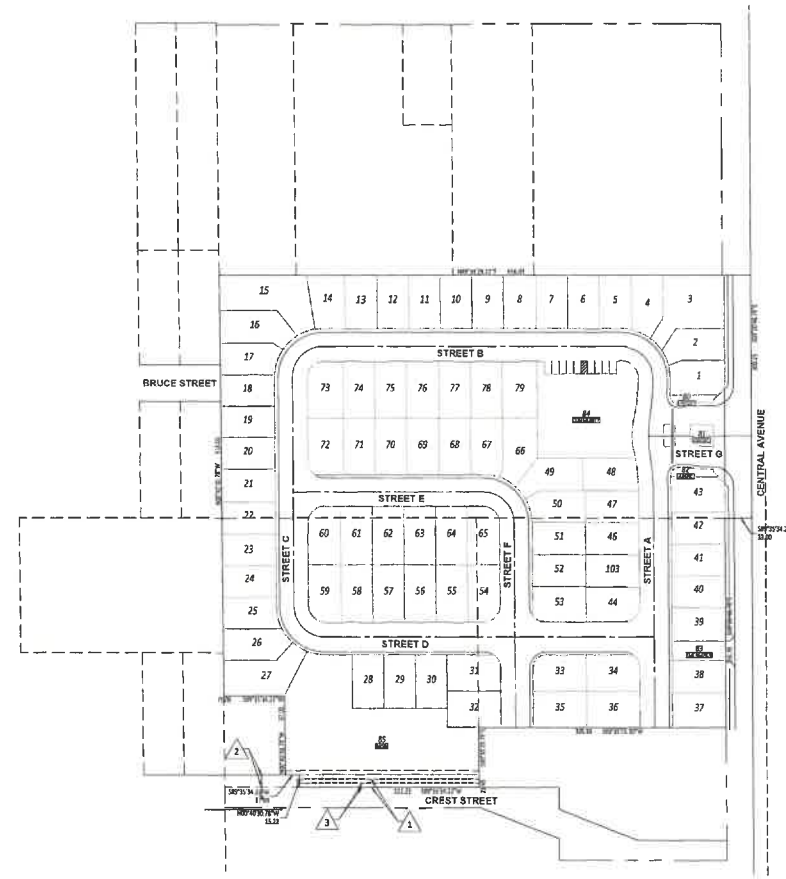
EXISTING LAND USE: LD

PROPOSED LAND USE: MD

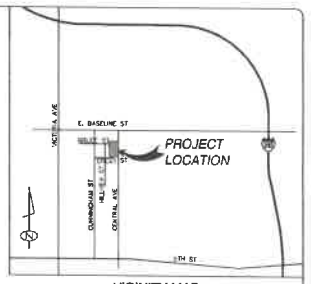
ADJACENT EXISTING LAND USE:
NORTH = COM (GEN)
SOUTH = LD
EAST = NO OVERLAY
WEST = LD

EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1948 AS BOOK 2211, PAGE 338 OF OFFICIAL RECORDS.
   IN FAVOR OF: BADY M. MALONE AND BEULAH M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS BOOK 5584, PAGE 130 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1999 AS INSTRUMENT NO. 1999-0280363 OF OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A



INDEX MAP
SCALE: 1" = 60'



VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
SEWER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 287 TENNESSEE STREET REDLANDS, CA 92373
GAS:	SOUTHERN CALIFORNIA GAS 1981 LUGONIA AVENUE REDLANDS, CA 92374
COMMUNICATIONS:	SPECTRUM 22470 W. LUGONIA AVENUE REDLANDS, CA 92374
SCHOOL DISTRICT:	SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT 777 NORTH F STREET SAN BERNARDINO, CA 92410 (909) 381-1100

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
13326 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(454) 925-7918

CLIENT/APPLICANT

DSMG INVESTMENTS LLC
23289 VENTURA BLVD
WOODLAND HILLS, CA 91364

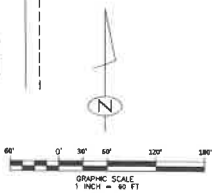
CONTACT NAME: MATT GIBSON
CELL: (949) 303-3339
EMAIL: MATT@ANACAPACO.COM

RECORDED OWNER

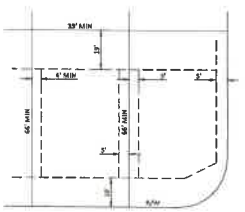
COFFEE FAMILY TRUST
7394 CENTRAL AVENUE
HIGHLAND, CA 92346

LEGEND

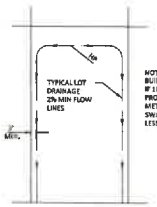
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RIDGES
RET.	RETAINING
(660.0 FS)	EXISTING ELEVATION
300	LOT NUMBER
662	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	10' DPE
	RETAINING WALL
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	% DPE PROTECTION



GRAPHIC SCALE
1 INCH = 60 FT

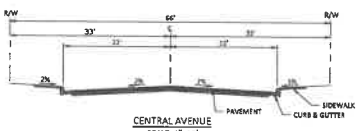


TYPICAL BUILDING SETBACKS -
2,574 SF MIN LOT SIZE
NOT TO SCALE

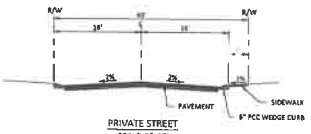


TYPICAL LOT DRAINAGE
NOT TO SCALE

NOTE: A 5% MIN. GRADE SHALL SLOPE AWAY FROM BUILDING FOR 10'.
IF 10' CAN NOT BE ACHIEVED, A 3% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER.
SWALES USED FOR THIS PURPOSE SHALL NOT BE LESS THAN 2% IS LOCATED WITHIN 10'.



CENTRAL AVENUE
SCALE: 1"=10'



PRIVATE STREET
SCALE: 1"=10'

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO
TITLE SHEET

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

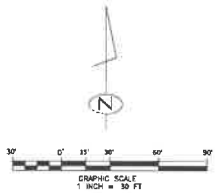
MARCH 2024



LOT SUMMARY

LOT #	AREA
1	2,768 S.F.
2	2,772 S.F.
3	5,455 S.F.
4	2,701 S.F.
5	2,646 S.F.
6	2,574 S.F.
7	2,574 S.F.
8	2,639 S.F.
9	2,574 S.F.
10	2,574 S.F.
11	2,574 S.F.
12	2,574 S.F.
13	2,649 S.F.
14	2,782 S.F.
15	5,802 S.F.
16	3,468 S.F.
17	2,778 S.F.
18	2,621 S.F.
19	2,614 S.F.
20	2,608 S.F.
21	2,568 S.F.
22	2,564 S.F.
23	2,588 S.F.
24	2,561 S.F.
25	2,637 S.F.
26	3,002 S.F.
27	4,197 S.F.
28	2,574 S.F.
29	2,574 S.F.
30	2,574 S.F.
31	2,923 S.F.
32	2,902 S.F.
33	2,915 S.F.
34	2,923 S.F.
35	2,904 S.F.
36	2,903 S.F.
37	2,734 S.F.
38	2,643 S.F.
39	2,733 S.F.
40	2,583 S.F.
41	2,585 S.F.
42	2,587 S.F.
43	2,845 S.F.
44	2,752 S.F.
45	3,640 S.F.
46	2,574 S.F.
47	2,640 S.F.
48	2,734 S.F.
49	2,965 S.F.
50	2,640 S.F.
51	2,640 S.F.
52	2,574 S.F.
53	2,665 S.F.
54	2,754 S.F.
55	2,769 S.F.
56	2,769 S.F.
57	2,769 S.F.
58	2,800 S.F.
59	2,754 S.F.
60	2,754 S.F.
61	2,803 S.F.
62	2,769 S.F.
63	2,769 S.F.
64	2,769 S.F.
65	2,754 S.F.
66	3,086 S.F.
67	2,808 S.F.
68	2,730 S.F.
69	2,800 S.F.
70	2,730 S.F.
71	2,730 S.F.
72	3,043 S.F.
73	2,894 S.F.
74	2,730 S.F.
75	2,730 S.F.
76	2,833 S.F.
77	2,730 S.F.
78	2,730 S.F.
79	3,012 S.F.

LOT #	DESCRIPTION	AREA
80	LANDSCAPE	515 S.F.
81	LANDSCAPE	756 S.F.
82	LANDSCAPE	541 S.F.
83	EMERGENCY	1,587 S.F.
84	COMMUNITY	13,077 S.F.
85	BASIN	23,445 S.F.



SHEET 2 OF 3

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693

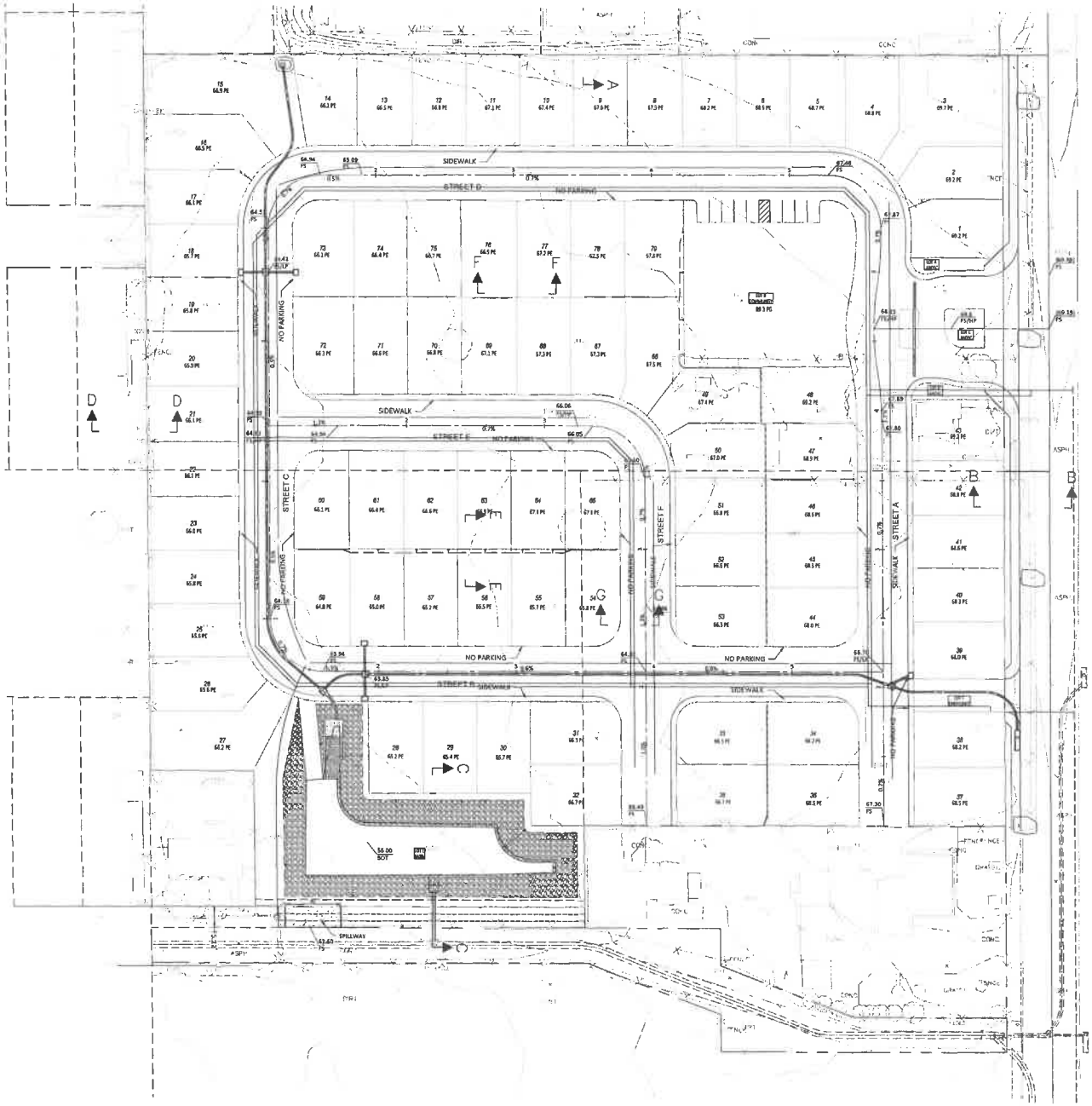
CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

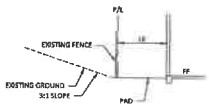
SITE PLAN

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

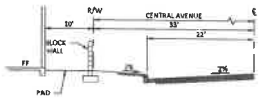
TENTATIVE TRACT MAP NO. 20693

MARCH 2024

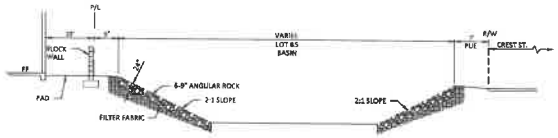




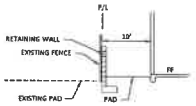
SECTION A-A
SCALE: 1"=10'



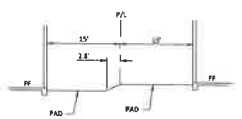
SECTION B-B
SCALE: 1"=10'



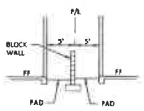
SECTION C-C
SCALE: 1"=10'



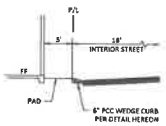
SECTION D-D
SCALE: 1"=10'



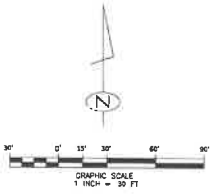
SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



SECTION G-G
SCALE: 1"=10'



SHEET 3 OF 3

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO
GRADING PLAN