

# CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

## MEMBERS

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

## REGULAR MEETING

October 1, 2024  
6:00 p.m.  
City Hall  
Donahue Council Chambers  
27215 Base Line  
Highland, California

## STAFF

Lawrence A. Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
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](http://www.cityofhighland.org)

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**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 October 1, 2024 to [publiccomment@cityofhighland.org](mailto:publiccomment@cityofhighland.org). If you are submitting a public comment pertaining to an item on the October 1, 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](mailto:publiccomment@cityofhighland.org).

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

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**PLANNING COMMISSION  
REGULAR MEETING AGENDA  
October 1, 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 October 1, 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 20, 2024 Regular Meeting.  
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.
2. Minutes from the September 3, 2024 Regular Meeting.  
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

3. Minutes from the September 3, 2024 Regular Meeting.

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

## **PUBLIC HEARINGS**

4. Continuation of a Public Hearing for 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. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create seven (7) new parcels across 25 acres for the purpose of finance and conveyance. Continued from September 17, 2024 Planning Commission Meeting. (Location: Vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder) (Applicant: Mission Communities & Mossa Investments)

RECOMMENDATION: Staff recommends the Planning Commission continue the Public Hearing to October 15, 2024.

5. Design Review Application (DRA 24-006) for the development of 94 detached single-family homes, community exercise stations, picnic areas and community trails within Phase 4 of the "Mediterra" Planned Residential Development. (Location: Approximately eleven (11) acres at the northeast corner of Greenspot Road and Mediterra Parkway) (Applicant: Greenspot Corridor LLC)

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution 2024-\_\_\_\_, approving Design Review Application (DRA 24-006) including the Site Plan, Conceptual Landscape Plan, and Building Elevations related to the development of Planning Area 4 of the Mediterra Planned Development, subject to the Conditions of Approval and Findings of Fact.

6. Selection of street names for Tentative Tract Map No. 18893 located within Planning Area 4 of the Mediterra Planned Development. (Location: Located on the north side of Greenspot Road, east of Avienda Ramblas, and south of Mediterra Planning Area 3. Owner: Greenspot Corridor LLC)

RECOMMENDATION: Staff recommends the Planning Commission consider the proposed street names for Tentative Tract Map No. 18893.

## **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 11th of September 2024 by 5:30 p.m. on our website at [www.cityofhighland.org](http://www.cityofhighland.org) and in the following designated areas:

Highland Branch Library  
7863 Central Avenue

Fire Station No. 1  
26974 Base Line

City Hall  
27215 Base Line

Date: September 26, 2024



Camille Duarte, Administrative Assistant III



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** October 1, 2024

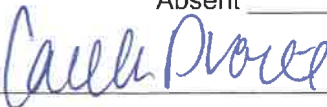
**FROM:** Lawrence Mainez, Community Development Director

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

**SUBJECT:** Minutes from the August 20, 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. <u>1</u> |
| Denied _____                                                                        | Ayes _____    |                                                                                      |                          |
| Continued _____                                                                     | Noes _____    |                                                                                      | File No. _____           |
| Tabled _____                                                                        | Abstain _____ |                                                                                      |                          |
|                                                                                     | Absent _____  |                                                                                      |                          |
|  |               |  |                          |
| Recording Secretary                                                                 |               | Community Development Director                                                       |                          |

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
**August 20, 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 | Nicole McCance  |
|          | Commissioner | Jarrold Miller  |

Staff Present: Lawrence Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
Angela Tafolla, Associate Planner  
Tiffany Martinez, 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 August 6, 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 5-0.

**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 3<sup>rd</sup> Street and 5<sup>th</sup> Street approximately midway between Central Avenue and Palm Avenue) (Applicant: CHIPT Highland 210 L.P.)

Associate Planner Tafolla presented the staff report.

Chair Hamerly asked when it is referred to the wall heights, especially to the northern side of the property, is that wall height measured from the finish elevation of the truck bay side or street side?

Associate Planner Tafolla stated street side, it will be measured by the highest grade.

Chair Hamerly stated regarding the parking analysis, they did make findings that the city has supported. The biggest point with a warehouse this size since it is speculative, there is a possibility in the future that someone would come in and build a larger office area than 7,000 square feet. Are we going to condition that the office area would never exceed 7,000 square feet, which would then keep them from going into a further deficit on their parking analysis?

Associate Planner Tafolla stated we can add a condition.

Assistant Community Development Director Stater stated it is an option to place a condition on a project that requires any modification of the mezzanine area and be revisited by the Planning Commission.

Chair Hamerly stated I am asking because we are already giving the applicant a variance from the parking standard that is in the Highland Municipal Code.

Assistant Community Development Director Stater stated it is the responsibility of the planning division for any business license that follows, we will look at the details and the operational characteristics if it deviates from this approval for us to reconsider those.

Chair Hamerly asked is that done at staff level?

Assistant Community Development Director Stater stated there is a standard condition in all of our projects that state if there's modifications in the future, it may need to be reconsidered by the Planning Commission or the Community Development Director. It would really be based on the details that were presented to us at that time, unless we made a condition specifically saying any deviation from the mezzanine square footage returned to the Planning Commission.

Chair Hamerly stated it seemed like it would be prudent because any further analysis at staff level would have to be done per the Highland Municipal Code, and we are already deviating from that.

Assistant Community Development Director Stater stated we can make it equivalent to the plans that are presented to you this evening or if you feel comfortable with that 7,000 number.

Chair Hamerly stated I will leave the discretion of staff to how best resolve that. Regarding the variance, the figure cited in the staff report from finished floor elevation to the highest parapet was 43.6. I am assuming that accounts for the tallest parapet elevation at the southwest corner is where we find the greatest differential between finished grade immediately adjacent to the

building and the finished floor elevation. That is 5.2 feet, the truck bay is less than that, so that was our greatest delta. If we have the 43.6 + 5.2, that gets us to basically 48.8. I am wondering how we get the additional 4.5 feet of variance request based on the analysis that is in the staff report.

Associate Planner Tafolla stated I mentioned in the PowerPoint that although they are showing 43.6 feet, if you look from the actual lowest grade, I calculated 52.6 feet. It was adjacent to curb. Staff is supporting the variance because it is the new warehouse standards for equipment inside the building.

Applicant's Representative Jorge Garcia stated we have our team here to answer any questions you may have. Regarding the clear height definitely want to speak about that, there are major concerns if we limit our Mezzanine to 7,000 square feet potentially scaring off potential tenants.

Chair Hamerly stated do you think it would have been prudent to have your parking analysis state 1.5 times greater than we need?

Applicant's Representative Jorge Garcia stated the intent of the parking analysis is to show if you go around other cities in the County of San Bernardino, City of Highland is probably a little bit more stringent applying that. If you go to city of Fontana, it is very similar with the IT is providing on their level of code.

Chair Hamerly stated do you think it is possible that you could find another analysis that would have more than 28 spaces of excess capacity if we did want to go to a 10,000 square foot office?

Applicant's Representative Jorge Garcia stated there is always the ability to use the truck court as parking.

Chair Hamerly stated it is restricted for maneuvering space with 128 feet because you really do not want to limit the lifeblood of your warehouse and logistics.

Applicant's Representative Jorge Garcia stated would not want to restrict it and minimize it to 7,000 square feet.

Chair Hamerly asked what is the maximum potential parking requirement based on the analysis that has been provided?

Applicant's Representative Jorge Garcia stated I would suggest anywhere from 10,000 to 15,000 square feet and give us that flexibility.

Chair Hamerly stated can we write a condition to that effect that we will review it for a not to exceed capacity of 15,000 square feet and will need to provide a letter of support for amending their previous parking analysis?

Community Development Director Mainez stated this is a Conditional Use Permit (CUP), and it is speculative. You are going to go back and forth on this. Based on the tenant, we want to

analyze all the changes, and that could trigger us bringing it back to you to amend the CUP. The collective flexibility and discussion tonight because you are getting into those areas that staff will have to analyze for the new tenant. I appreciate the thought of the future; however, I do not want them to put themselves in the corner. I would suggest continuing this item, so they are able to conduct another study.

Applicant's Representative Charleen Soo stated we prepared the parking study. I want to provide some clarification on the parking. The parking studies finding was that the parking that was required for the warehouse component was at a maximum of 95. If you add that to the 28 office parking spaces required as the current site plan proposes with the 7,000 square feet, then you are at 123 spaces. The parking is overparked based on the finding of the parking requirement.

Chair Hamerly stated great information.

Applicant's Representative Jorge Garcia stated are we able to speak about the 36 foot height variance?

Chair Hamerly stated we are not disputing the 36 foot variance; it was more the methodology of how we determine maximum height.

Applicant's Representative Chris Savage stated I am with RGA Architects. The building height from finished floor to the top of parapet height which is set at 48 feet max. As you know, sometimes the perimeter grade around the building will vary. To the best of my knowledge that height from finished floor to finish grade outside the building is around 4 feet. A typical maximum height is 52 feet based upon a four foot dock height and other conditions.

Chair Hamerly stated 36 clear structure depth, approximately 3 feet, and the parapet height at 5 feet which is around 46-48 feet. I am showing the maximum delta between finish grade and finish floor elevation is 53.5 feet at the southwest corner. Are you comfortable sticking with the 52.6 feet?

Applicant's Representative Chris Savage stated I am comfortable with the line of sight analysis. I do not have a finished final grading plan in front of me to quantify exactly those numbers that has been stated.

Chair Hamerly stated we can give you a grading plan and speak about it tonight.

Applicant's Representative Chris Savage stated Chair Hamerly, the math was correct, however if we do not want to amend the height and variance, we can correct the grading for it to comply with the four feet change. Essentially, we can berm up the finished grade from the parking lot grade to the face of the building.

Chair Hamerly stated yes, that is what I was suggesting.

Applicant's Representative Chris Savage stated what the current plans are showing a 48 foot panel height from finished floor to top of panel at that southwest corner. The staff report identifies a variance that is a total height of 52.6 feet. I am suggesting that we are comfortable

with a maximum building height of 52.6 feet, which gives us 4.6 feet maximum from finished floor down to finish grade outside the building.

Chair Hamerly stated OK, so we have a four foot max grade differential and that would match the truck pay as well.

Applicant's Representative Chris Savage stated yes, correct.

Chair Hamerly stated now, we are going to go through the exhibits.

Vice Chair Thomas stated on the building elevations, I like the color of the glass, the shades of gray and how modern it is.

Chair Hamerly stated I like the plant selection, the major specimens were very well suited with their height and mass to screen not only on the north side, but also on the frontage to 3<sup>rd</sup> Street.

Assistant Community Development Director Stater stated on page 53 CUP, Conditions of Approval No. 9 be amended. As stated, reading revisions, modifications or deletions of associated plans must be submitted to the planning division for review and approval. Revisions may require additional reviewed by the Planning Commission, including but not limited to, an increase in the total office area in excess of 15,000 square feet.

Chair closed the public hearing.

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

1. Adopt Resolution No. 2024-016, 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. 2024-017, 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. 2024-018, 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. 2024-019, 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. 2023-020, approving Vesting Tentative Parcel Map Application No. 20616 (TPM-23-003) for the consolidation of twenty-four (24) parcels into one (1) parcel.
- Motion carried 5-0.

PC RESOLUTION NO. 2024 – 016

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.

PC RESOLUTION NO. 2024 – 017

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

PC RESOLUTION NO. 2024 – 018

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

PC RESOLUTION NO. 2024 – 019

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 ASSOCIATED 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

RESOLUTION NO. 2024 - 020

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.

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)

Commissioner McCance recused herself because of a conflict of interest.

Commissioner McCance left the Council Chambers.

Associate Planner Tafolla presented the staff report.

Commissioner Miller stated the FEMA mapping for this area shows it is protected from flooding based on the existence of the levee that runs along City Creek. Who maintains that levee?

Assistant Public Works Direct Bennett stated it is maintained by Flood Control.

Assistant Community Development Director Stater stated we received a comment letter from TREH Partners and provided a copy to the Planning Commissioners. What they were asking for is a revision to the Conditions of Approval Engineering Condition No. 39 and they are requesting a shared access on the westerly road of the project.

Chair Hamerly stated yes, I was wondering if there was any kind of a reciprocal agreement there that allowed a gated community, essentially to come through that residential community. Is this in the Design Review Conditions of Approval?

Assistant Community Development Director Stater stated yes, it is. There are two resolutions, one for Option A and Option B, and they are the same in both sets. The letter that you received gives you the condition in full and then highlights additions. TREH Partners requested an amendment, it stated in accordance with Greenspot Village and Marketplace Specific Plan grant by separate instrument a reciprocal private easement in favor of the parcels within Planning Areas 1, 2, 3 southerly and westerly adjoining properties for pedestrian and vehicle access. Including pedestrian, vehicle access, including emergency access from the southwest corner of Planning Area 2 with the westerly adjoining TREH development project. Most of that is in place on your existing conditions and they added Planning Area 2 They added the word westerly adjoining property and highlighted pedestrian comma, vehicle access. Staff and Applicant have received this. Staff has no objection.

Chair Hamerly stated the staff report cited the Applicant had a meeting with the residents to the north that they had increased the setbacks of the units along the north edge of the development. I did not see any revision for the majority of the northern boundary along the west and it has been consistently 10 feet, but in the northeast corners all of the setbacks were increased?

Associate Planner Tafolla stated that was part of the request to continue at the last meeting. They were collaborating with the Applicant and had increased setbacks from the original plan.

Chair Hamerly asked what was the original plan?

Associate Planner Tafolla stated the original plan had five foot setbacks along the northwest.

Chair Hamerly asked regarding the parking analysis, are there a contingency in case the 104 residents of the JDUs do not avail themselves of public transit?

Associate Planner Tafolla stated no. That is part of the state requirements that we are not permitted to.

Chair Hamerly asked if Option A is the preferred option, and Option B is the contingency plan?

Associate Planner Tafolla stated I am going to defer that to the applicant.

Assistant Community Development Director Stater stated the way the conditions are written now is Option A is mandatory for approved by HCD, however, if not, then Option B will apply. The Applicant will address that and also, make a request for a time limitation on that.

Community Development Director Mainez stated the state has had it for about two months and they usually takes 60-90 days to get back to us. There was an emergency to get some entitlements on this property and so we tried to expedite it before tonight's hearing. I was hopeful, a little disappointed that the state did not come through. I did reach out to them again and it is such a unique request. It tests the legislation, and their intent is to reduce regulation. When I say regulation, they assume setbacks, lot coverage, and density are barriers in the law to provide low income housing or affordable house. We thought this was a very unique approach and that is why we created the Option A and B instead and if that works or does not work, we will come back with another option in the future. The legal department is looking at it to see if we can use this product towards density, when it is clear in the law that is said you cannot use density as a factor in approving these administratively over the counter. Usually these types JADUs, Planning Commission is not supposed to look at. It is staff level approval only. Keep in mind that if you were to approve this project tonight without JADUs under the current state law, the new residents would be able to come to the counter and submit their plans. We look at the parking impacts and anticipate the unique living arrangement.

Chair Hamerly asked do either of the resolutions need to make the findings and or provisions for one invalidates the other?

Community Development Director Mainez stated the condition is written in such a way, where that option will not be acceptable until we get buy off from the state.

Assistant Community Development Director Stater stated the City Attorney has reviewed all the documents and ensured what Community Development Director Mainez has stated is correct.

Chair Hamerly stated there was a clear contingency clause in both Option A and B for the Conditions of Approval, however I did not see anything equivalent in the way the resolution was worded to where one becomes invalid should the other get a determination from HCD.

Community Development Director Mainez stated we set it up, so the entitlement is Option A or Option B and so there is not any findings except that strong stern condition. We did not separate the findings that way.

Chair Hamerly stated the recital A1 states it, but essentially, we are being asked to approve a dual slate of resolutions here.

Assistant Community Development Director Stater stated it is strictly noted in the conditions. The City Attorney did concur that this is the appropriate language; the dual resolutions instead of a single resolution with both options.

Chair Hamerly stated I do not dispute the dual resolution is the way to go, it is more a clerical understanding that I need about what does this do to us because obviously we cannot adopt both resolutions.

Community Development Director Mainez stated that is a good question. We should probably explore that with our City Attorney to make sure we have it right. Planning Commissioner can adopt both, there are two separate conditions.

Assistant Community Development Director Stater stated on page 87, which is Option A, stated based on the findings of fact and conclusions the Planning Commission approves Design Review Application to construct Option A. We can add additional language that we can work on drafting while the Commission continues to talk. We can modify No. 7.

Applicant Glenn Elssmann stated I want to thank staff, particularly Associate Planner Tafolla for her hard work to get this all these different moving pieces to make sense. With me tonight, I have our partners, architect, landscape architect and our civil engineer to answer any detailed questions. There will be a few points in the conditions that we want to respond and get addressed. We have been working on how to create a mixed-use community that meets all the goals and objectives that the community and the Specific Plan has had. We were before you a couple of years ago when the world was very different and was able to address the three story, ladder truck issue and that brought forth our original plan. Unfortunately, interest rates went up and the capital markets plummeted. Clearly there is a for sale shortage in Southern California and we saw an opportunity to produce a plan that would meet the density. So that unlocked not just the multifamily apartment option, also for sale option for residential and some of it was detached and the attached. We are excited that the rest of the Specific Plan has come together. It is easy now to see how this would be a great place to live. It is

going to be a really a great, great community as well as being able to go to the new stores and shops that are coming up. So, we are really excited about looking forward to moving it forward and are prepared to answer questions and yes, we will come specifically on some of the different conditions. Thank you.

Chair Hamerly asked are you in agreement with the Conditions of Approval?

Applicant Glenn Elssmann stated we do have several conditions that we need to address. The latest one will actually require that we are being asked to do something that was not a part of the plans allowing TREH to open up the gate for common ingress and egress.

Community Development Director Mainez stated that this is going to be a long discussion, so I would like to invite the public first to speak before we get into the Conditions of Approval.

Public Speaker Elizabeth stated I live at 7712 Calhoun Road, I did send a letter in with six items, but I did not see in your list of letters. The first concern I have is on the design for the block wall. Originally, we had an 8 foot wall, but now it is showing a 6 foot wall again. The other concern is where the sports courts are, that is a road currently at the end of Calhoun Road. The water from Calhoun and Eucalyptus all flows down that direction. If you notice at the end of Calhoun Road, the furthest south property, it appears that they are taking part of our road which for egress and regress we need part of that to pull into the driveway like we have for 50 years. That green slatted area is going to have water flow issues too.

Chair Hamerly asked is part of your access presently going past the property boundary?

Public Speaker Lynda Schubert stated yes because they marked the property line. In reality, the other side of the street is for pulling in and out. The other issue is the trash trucks getting in and out, it needs to be wide enough for them to maneuver. My other concern was the sufficient parking for the Accessory Dwelling Units (ADUs) and the windows facing northbound. I am asking for the 8 foot wall. Personally, I do not think 10 feet is enough room to have a patio, it should be 12 feet.

Chair Hamerly asked the public speaker mentioned access to Calhoun Road, I noticed on the sport court there is a gate that goes through there?

Applicant Glenn Elssmann stated Edison is going to require a gate, and they require full travel with a 35 foot easement uninterrupted. The community will be gated and there is no vehicular access north on Calhoun Road. We just have to have that gate for Edison.

Applicant's Representative Bob Stewart stated the design does have to accommodate to pick up that water, so with the constrain with Edison that water will be picked up at the at the end of Calhoun Road would go across the Edison easement and then it once it reaches our private street that is where it will be collected.

Applicant Glenn Elssmann asked Associate Planner Tafolla if staff had copies addressing the plan A.

Associate Planner Tafolla stated on the presentation are the plans we have received last week.

Applicant Glenn Elssmann stated where it stated utility easement on the upper left quadrant, the unit to the right is shown as a three story and that was modified as a two story home.

Associate Planner Tafolla stated there is a unit mix plan for Option A and B.

Chair Hamerly asked ok, so it is your belief that you have adequately addressed these changes to the homeowners by the development and that they are comfortable with the increased setbacks and the stepping back of the taller elements?

Applicant Glenn Elssmann stated yes.

Public Speaker Ali stated I am on 28145 Eucalyptus Avenue. Applicant Glenn Elssmann did have a very nice open line of communication with us, which we appreciate. My main concern was our privacy was going to get overtaken. We are going to have constant views, and I will not be able to bathe properly. I would request the Planning Commission if it is possible to have higher walls. The higher the better is for us. We have been living there for almost 20 years now and invading privacy is going to be a huge thing. New residents put in cameras, and they are facing old residents and watch them 24 hours a day and I will not be able to stop. So, more trees, taller brick wall would be even better. I understand 8 foot walls are the minimum. There is no guarantee with the trees. 10 years ago, we had the Japanese Bark Beetle wipe out majority of our trees. What do I do if I do Japanese Bark Beetle returns, and these trees are gone and now they have full access to my yard? We have to look out for ourselves in the future. Just put yourself in my shoes, what do you have left, where is your privacy that you have had for so long with your family? I can rely on a wall.

Chair Hamerly stated there isn't any practical solution for a wall that where we would even be able to build a free standing 30 foot tall wall that's going to block the windows. That just wouldn't work in earthquake country obviously. The best solution that I can produce is there is a redundancy, and they have agreed to landscape on the south side of the barrier.

Public Speaker Samon stated he owns the house at 7747 Eucalyptus Avenue and Applicant Glenn Elssmann has had multiple meetings with us. Today's the first time I am hearing about this court in the back, I always thought that was just the entrance and exit to Edison and Fire Department. That access opens right into my house, and I am thinking once that gate even opens, I have no access to my backyard.

Chair Hamerly stated it is rarely going to open at all. It is allowing Edison access if something does happen that they need access to.

Public Speaker Samon stated I am on septic. They have tried to collaborate with me, and he has gone to the water company and offered to do a stub out, but they declined that. So, at this point three stories looking into my parking lot of property because I cannot do anything with it. I understand I am in a new site Specific Plan, and I was never notified that I was in that plan. We have lived there since 2002. I disagree with the three story homes.

Chair Hamerly asked how deep is your property?

Public Speaker Samon stated roughly 150 feet.

Applicant Glenn Elssmann stated in the original packet there were some three story homes on that section, and they had a deeper setback, but we replaced those to accommodate the concern of the three story. The two-story has a bigger footprint, so it has a smaller setback. I will show the Planning Commission the new plans for Option A. Now, instead of the three story with a deeper setback, are two story homes with a shorter setback.

Associate Planner Tafolla stated staff did not receive this revision that is currently being presented.

Applicant Glenn Elssmann stated we apologize. These are revisions that have been ongoing.

Chair Hamerly asked if these are all two story homes with 12-14 feet?

Applicant Glenn Elssmann stated yes.

Chair Hamerly stated the plot we are looking at right now has five units, first tandem has 23 foot setback and the second is a two story unit of 12 foot setback.

Chair Hamerly asked how would we condition landscape buffers for an unknown exhibit or is that something we make as a directive, and it is picked up in plan check? How do we allocate potential landscaping that would occur off site that would be an allowance for the northern property owners?

Community Development Director Mainez stated the off site is a civil issue and is a good idea. I just do not know how to condition; we have never done that. It sounds like the developer is doing the right thing about being neighborly.

Chair Hamerly asked what are those unit numbers? There is two different units that are in that block of five buildings.

Applicant Glenn Elssmann stated plan one are the three story, plan two and three are the two story homes.

Chair Hamerly asked has your plan mix changed? I am referring to pages 60 and 61. Are they mini town homes or regular town homes?

Applicant Glenn Elssmann stated yes, those are the two story homes for the clusters in Option A. All north side in Option A is considered cluster with Junior Accessory Dwelling Units (JADUs). The south side has the townhomes.

Chair Hamerly stated I am looking at AB 308 plans. These are the longer clusters.

Applicant Glenn Elssmann stated the clusters are detached and the clusters are plans A 3. They are detached, so they have no connection.

Chair Hamerly stated regarding the site plan, pickleball is a fairly noisy sport and how we get sound mitigation and screening on the sport court?

Applicant Glenn Elssmann stated I do not think it is going to be feasible to mitigate sound.

Chair Hamerly stated if we need a 10 foot screen to keep the balls from flying over the fence to the north, so if we had in the continuation of an 8 foot wall that gives us a little bit of sound mitigation and visually screen that.

Applicant Glenn Elssmann asked which side?

Chair Hamerly stated primarily to the north because I do not think it is as much of a factor going to the west. How do we mitigate sound from the pickleball court?

Applicant Glenn Elssmann stated that wall continues north. At some point we will have to make it a gate.

Chair Hamerly asked does that gate have to be the full 36 feet wide or it has to have 18 foot clear for access?

Applicant Glenn Elssmann stated I do not know what the minimum width for the clearance is. We can put mesh up for the balls, but I do not know what to do with the sound.

Associate Planner Tafolla asked is it possible to do something similar to the East Valley Water District fence that is removeable?

Applicant Glenn Elssmann stated yes, we can do a perforated mesh on the gate.

Chair Hamerly stated on page 37, that is the tentative track map which is not the final one we have an additional map that was provided to us this evening. Now, we will go through the elevations for scheme A, on the colonial style is the front elevation is nicely done, the mass is beautifully broken up. On the right elevation, I am reading siding, flanking the front door and it looks like it transitions right at the corner to smooth stucco. Am I misreading the plan or is the stucco wrapping and going past the front door and the siding is only wrapping around the garage?

Applicant's Architect Victor Gonzalez stated that is a brick veneer. It does stop at the corner.

Chair Hamerly asked any thoughts to putting an eyebrow or an awning roof element over the sliding door that is exiting from the first floor?

Applicant's Architect Victor Gonzalez stated yes.

Chair Hamerly stated on the north side of Lot B, we have the orange units on the south side of lot B we have the cross hatched pink or red with the orange units as well, but the ones specifically the ones on the corner have a three side exposure. Location specifically, we have exposures to streets I would like to see a wraparound architecture that is more representative of the front facade.

Applicant's Architect Victor Gonzalez stated we can have enhanced elevations at those locations.

Chair Hamerly went over the elevations on Craftsman and Colonial style. There are missing elevations and floor plans on the club house. We are requesting that this comes back to the Planning Commission with the 4 missing elevations at a future date.

Chair Hamerly announced taking a recess at 9:21 p.m. Resumed the meeting at 9:30 p.m.

Chair Hamerly stated for Option B, site plan on page 67, the primary differential between Options A and B is going to be found in the northeast corner. Any comments on Option B site plan A1.0? We have the common space exhibit, L6, the northern edge on either side was the screening. We have that wall and the vegetated screen, but again giving a screening to the upper levels on Option B. Moving on to the character elevations, the Spanish Colonial, a concern is the rear elevation where there are eight garage doors all in a row. I do not know whether we want to look at color options for defining those units within a defined color palette, but any options you can produce to break that up would be greatly appreciated. On the plotting plan, page 78 is dated 7/16/24 for Plan B, is that current?

Applicant's Architect Victor Gonzalez stated yes, that is the current plan.

Chair Hamerly stated we can go over the Conditions of Approval.

Applicant Glenn Elssmann stated regarding the Planning Condition No. 11, the improvements along Boulder Avenue. It has to do with the timing of the Boulder Avenue frontage and preliminary perimeter landscaping. We need the West side to be completely relieved of this condition. We need condition No. 11 to only apply to the east side where we can build, however not get our final occupancies until we get Edison's approval for modifying any of the easement area for improvement purposes. We need to link their approval versus the occupancy approvals because we do not know how long it is going to receive the approval.

Chair Hamerly stated Edison's primary concern is structures within their easement, but they typically do not halt on things like asphalt, curb, and gutter.

Applicant Glenn Elssmann stated also, as it relates to the central amenity, we can link that to the 40th or 50th occupancy of the west side. The west side gets constructed first and the central amenity will be under construction or finishing the first several phases. So, we do not mind putting a number of the occupancies on the West side to have the central amenity completed.

Chair Hamerly asked where is that break line of what you are considering east and west C of O for purposes of phasing this for Edison?

Applicant Glenn Elssmann stated we would like to be able to construct on the east side. This would be the 200th occupancy we would have before this was completed.

Chair Hamerly stated anything that is adjacent to that Edison easement all the way through the project would be vulnerable in terms of what you are describing.

Applicant Glenn Elssmann stated we could make it so the units adjacent to it cannot be occupied until that has done, that would work.

Community Development Director Mainez stated staff put forward conditions that we thought were reasonable and obviously the Applicant has the opportunity to review these conditions, and there was not enough time. It is a large project, there is a lot of conditions. We have to break this up in these parts. We want the clubhouse to be constructed as a marketing tool for the first occupant. If that's not reasonable staff need to figure out what is reasonable. Traditionally it is not good practice to sit here and negotiate every condition.

Applicant Glenn Elssmann stated the clubhouse that is not as critical. The Paseo becomes critical because it is going to be hard to construct these homes and have the Paseo operational. So, when these units are done the Paseo needs to be done. Otherwise, if we build the Paseo and all those amenities, there is no room to physically construct and get the equipment around us.

Community Development Director Mainez stated I do not want to debate how we are going to conclude; what is clear is we need to sit down with the developer and go over it.

Chair Hamerly stated let us go over conditions and give us the numbers of all the conditions that you object to or have alternative recommendations for.

Applicant Glenn Elssmann stated planning condition No. 25, that has to do with the time frame related to the HCD ruling, we would like to have it so that if we don't get the answer within 90 days, we can proceed with Option B. Planning condition No.10 and No. 21 that has to do with phasing, so it coordinates with our planning areas. Also, planning condition No. 11.

Chair Hamerly stated if staff it not prepared to negotiate in the public hearing. Do we continue this to a date certain since the Conditions of Approval are basically the core of the Conditional Use Permit?

Community Development Director Mainez stated we will get some response from the Applicant as well, but there is another item that was presented by TREH Partners in a letter. I would like to continue that dialogue between TREH Partners and the Applicant tonight in hopes that they can come to terms on a good solution to give them what they are asking in their letter. We have to do a date specific.

Assistant Community Development Director Stater stated September 3, 2024 would be the next meeting.

Applicant Glenn Elssmann stated we can do the date certain, September 3, 2024.

Chair Hamerly closed the public hearing.

**A MOTION** was made by Chair Hamerly and seconded by Vice Chair Thomas to continue the meeting until September 3, 2024. Motion carried, 4-0-1 with Commissioner McCance abstaining.

Commissioner McCance returned to the Council Chambers.

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)

Assistant Planner Martinez presented the staff report.

Assistant Community Development Director Stater stated I have three additional clarifying items for you based on what you have seen in front of you. Design Review Application (DRA 24-003) is a single page during duplication of the agenda. We omitted one of the pages of engineering conditions, so it is between page 181 and 182, engineering conditions 25-30. There is a discussion about how there is not a lot of detailing on the park amenities, staff had recommended that come back to you at a future date, however the Applicant would prefer to have a concept approved at this level. In front of you is an 11x17 color plan.

Commissioner Miller stated there is a looks like an existing storm drain system that runs along the boundary of the project. The existing site looks to discharge to some combination alleyway road and drains west. Do we do we know if that existing string drain system is capable of handling the additional flows being introduced at this location?

Assistant Public Works Director Bennett stated that storm drain that goes westerly on Crest Street does pick up Central Avenue and the east side of Central Avenue from housing development Jeffrey Court. There is a catch basin on both sides, but it was anticipated designed storm drain system for the drainage easterly to west, and south at Central Avenue.

Commissioner Miller stated it looks like we will probably be introducing flow a little bit earlier to that storm drain. As a part of the process of the drainage report, would the city be requesting analysis of that existing line to verify capacity?

Assistant Public Works Director Bennett stated we have had the study completed.

Chair Hamerly stated in the staff report condition No. 14 addressed the recreational facility and it has to do with California Public Resources Code. Is there another condition that addressed that facility? It was on page 176.

Assistant Community Development Director Stater stated it is on page 175, staff removed some conditions that messed up the numbering.

Applicant's Representative Peter Carlson stated I am representing the applicant team, DMSG. I am happy to be here and present this project to you. We put together slides just to show you this park area that we had worked on and thought that might be helpful for you in your consideration of the project. We been working with staff on the design of the park and staff had had requested an amenity package and we had talked about whether that was a half-court basketball or a tot lot. We drew this concept plan with a combination of open turf as well as tot lot for two different age groups. There is still a shade structure for seating and barbecue and the tot lot would have shade over them. There is a gazebo kind of a shade structure over the play equipment allowing for greater use of the play equipment especially when it gets hot and during the summer months. There are a couple conditions that I think we have resolved completely. One of them was the was coming back to the Planning Commission on the on the park area. The other conditions had to do with some engineering issues. That referenced ten additional feet along Central Avenue and I think we had talked about that being actually part of the right of way. Our plans show a curb adjacent sidewalk as opposed to a meandering sidewalk. There is a condition that talks about a meandering sidewalk along Central Avenue and our recommendation would be a curb adjacent sidewalk with about four and a half feet of landscaping within the right of way. Otherwise, we accept all of the conditions and look forward bringing this project to City of Highland. There are two conditions, one is No. 33 on page 182 and condition No.14 which is on page 180. Condition No. 14 references a 6 foot meandering sidewalk and condition No. 33 stated a 10 foot wide minimum landscape easement across Central Avenue frontage in addition to the required street right of way. We are dedicating additional right of way and improving the half section of Central Avenue which is currently not improved. I think what the concept is that we have we have 11 feet between face of curb and the edge right of way, and that area that would include the sidewalk as well as landscaping.

Chair Hamerly stated condition No. 33 is 10.5 half feet from back of curb to the face of the development wall, which is also the rear yard wall.

Applicant's Representative Peter Carlson stated correct.

Chair Hamerly stated maybe you can answer item 34 references the required off site property interests. Are you aware of what those are?

Applicant's Representative Peter Carlson stated there are no offsite acquisitions, which is necessary.

Chair Hamerly stated I did not see any, that is why I am asking you.

Applicant's Representative Peter Carlson stated I was not too worried about that condition where we are all self-contained. We do have the secondary access that is off of Central Avenue, however there is no off site acquisition that is required. Regarding the drainage question with the basin, basically the way the system's been designed is that drain that goes into Crest Street is part of the master plan of drainage through San Bernardino County. We looked at the planned queues going into that drainage system, our detention basin detains run off from the developed condition to match the design cues going into that system that was in the master plan. We had very good infiltration rates in the basin, and we are satisfying our water quality requirements through infiltration.

Public Speaker Karen Harnick stated I am speaking for the Harnick Family Trust. We wonder what direction the City of Highland is taking, and it is high density, so I have that one right. It looks like 2/3 of the plans are to be 4 bedroom houses and if 2/3 of the houses are 4 bedrooms, which is 52 houses with two people in each bedroom that is possibility of nine people in each house. So,  $9 \times 52$  is 468 people, plus the other third of the plans being 3 bedroom, would be 27 houses with the possibility of seven people in each house.  $7 \times 27$  is 189 people, plus the 468 means possibility of 657 people living there. Possibly. How many of these people will be drivers and needing to go to work, school or somewhere at the same time every morning and all returning home at the same time about every evening. Even if you cut that in half, the rest of your children are not of driving age yet. That is possibly over 300 cars trying to get in and out twice a day at about the same time. All this traffic will pour out through one entrance and exit onto Central Avenue creating everyday congestion like we have never known. It looks like there might be a possibility of another entry and exit on the west side of the Coffee Trust Property, which is Bruce Street, and it does dead end to the back of the Coffee Trust Property. There is a possibility of losing two of the proposed houses to open up Bruce Street to a second entrance and exit. This could help relieve the congestion and Bruce Street leads over to the Cunningham Park. The proposed emergency exit also enters onto Central Avenue, the same street that is already overcrowded. There are other possible emergency exits, but they exit onto private property. You can't have an emergency exit there, although the road does end there of the newly the proposed properties. There is no emergency exit off Crest Street. I am looking at the legend on the first diagram in the staff report, not the new diagram that was provided for tonight, 3/4 of an inch and is 60 feet. I guessed that the proposed park in this proposal will be something like 60 x 60 feet. Is that a big enough area to entertain all the kids or adults? What does the proposed development add to this community other than money, high density housing, high density population, and congestion. I think that this proposal will overburden our community, and I think too value our property. We as a family do not want any part of high density housing, this is where our families have grown up. From six houses to 9.5 houses per acre is a huge increase and it is just too big of a stretch. Also, there are nine extra parking places for the Junior Accessory Dwelling Units (JADUs) and that is not a lot. I think that what it is going to cause is a lot of visitors and family members who are visiting the new homes are going to be parking out on Central Avenue and when you pull out, you will not be able to see because all the cars will be parking out there. So, it is going to cause a lot of street parking. I hope I am wrong, but you for listening to me tonight.

Public Speaker stated I am Mark, and this is my dad, Ron. We live on Central Avenue, right next door to the property that they want to build the houses on. My dad's concern is safeness. He has equipment and backyard. We were all kids at one time. You see equipment you are going to climb the fence; you are going to go back there. Also, privacy. He has been there for 51 years; he has had that empty field next to him. Now they are going to put two-story houses, right? We are concerned the wall not being high enough for privacy. there. He has been there for 51 years and have had no problems. There's cars constantly in the street parking there, we get 50 cars and where my dad's property is, the sidewalk ends right at his property. The fence next door comes out about 8 feet. There is going to be more cars, more traffic, so if they can do something where you cannot park on Central Avenue. People are driving 70 miles an hour down Central Avenue, they need to put some speed bumps or something. I know they cannot for like the fire trucks, but it is crazy on that street. I moved in there when I was 13 years old. I have seen a lot of changes because of the traffic. There is a fence that sticks out by my dad's property, and you cannot see cars coming. When we pull out of my dad's

driveway, we creep out looking north because the you can't see. They need to do something about the traffic on that street and like she said there is going to be more traffic. There are going to be two-story houses right here and they are going to look right into his living room window. He sits in his chair because he has had a stroke, and he will not be able to see the mountains through his window. This is going to block his view. If we can get higher walls or trees and make it nice. It would help if there is another entrance or exit somewhere else, maybe on the backside that would help. He can see the casino from his backyard, all of that is going to be taken away from him. Thank you for listening.

Chair Hamerly asked the commissioners if they were in favor to continue the public hearing to another date or continue the meeting tonight.

Applicant's Representative Peter Carlson Mr. Chair, members of the Commission, we have all been here since 6:00 p.m. this evening. We have been very patient and with all due respect, the prior applicant was not as prepared as they should have been. It became more of a workshop than actually a public hearing. I do not think it is fair for us to receive the burden and the punishment of the prior applicant's inability to have architecture prepared for you and to change plans right at the last minute. We have worked very diligently to be prepared. We would like to continue through this public hearing so that we can move on to the City Council.

Planning Commissioners voted to continue the meeting.

Commissioner Miller asked if there was a traffic study on those developed to support the change?

Applicant's Representative Peter Carlson stated yes, there was a traffic analysis that was conducted. The traffic study is done based on the Institute of Traffic Engineers, which they conducted a trip generation rate per dwelling unit. This was done based off the latest 11th edition. It is 9.73 average daily trips per dwelling unit and multiply that by the 79 dwelling units, and that is the number of trips that are being generated by the proposed project. The traffic study looked at both the AM and PM peak hours. There are 55 trips in the morning, and 74 trips in the evening. Central Avenue and Base Line it is currently B in the morning and B in the PM. It stays as B in the morning, and it goes to C in the PM.

Assistant Community Development Director Stater stated this is on page 151.

Commissioner Miller asked was there any consideration given to adding an access point on Bruce Street?

Applicant's Representative Peter Carlson stated we looked at that initially and we had conversations with staff. This is a gated community and having a second entry gate is problematic from operation of the gates as well as turn around. We saw Bruce Street as being an exit only gate. The concern is that at the end of Bruce Street often times cars parked there and can block the gate. Staff really encouraged us to keep access off of Central Avenue and not create a condition where that gate could be blocked by somebody parking.

Chair Hamerly stated regarding the General Plan Amendment and Zone Change, on page 20. This stated proposed use would not impair the integrity or character of the district in which is to be established or located. In the response it assumed the fact that we are changing to Planned Development (PD), which does not address the established character of the neighborhood. What is the justification for the increased density? The Planned Development is the issue. We are changing from a Residential 1 (R1) to a PD.

Assistant Community Development Director Stater asked are you referring to B in the General Plan or B in the Conditional Use Permit (CUP)? What page?

Chair Hamerly stated page 20 item B.

Assistant Community Development Director Stater stated page 20 B are the findings for the CUP. The resolution will be broken down into a number of resolutions that the City Council will consider as well as the ordinance for the Zone Change. It has to go in order and the environmental has to go first.

Chair Hamerly stated I did not see real rationale, if we are asking for a 55% increase, which is achievable solely because of the PD, what are we getting? It references some vague standards like superior design and amenities. Amenities could be anything but what are we getting for that sense of community that allows for increased density? These are all two-story residences within the neighborhood that is predominantly a single story neighborhood and that is when we start talking about context and neighborhood character.

Assistant Community Development Director Stater stated we can build on these findings and improve those before they go to City Council.

Chair Hamerly stated the Homeowner Association (HOA) does a lot towards improving the overall character and quality of the community. This project is a lot of density with minimal benefit. The park is 60 x 60 and for 79 homes, which is pushing maximum density.

Chair Hamerly stated I know we have different floor plans, and we have mirror image orientations, but along each respective segment of the street, all the driveways and plans are repetitive. The interval of the lot width, there is a driveway, a tree, and a pop out. Since the lots are so tight, if some were reversed or flipped it allows the driveways to be separated and it gives the apparent distance between front doors.

Applicant's Representative Peter Carlson stated we have talked about doing is taking some of those and reversing them, so the driveways are next to each other and there is a larger opening between the next set of driveways.

Chair Hamerly stated the elevation details are expended on the front facade and very little wraps around the side. In those instances, such as the two parcels that flank the main entry gate and the four parcels that are adjacent to the community park, if we could consider two or three sided architecture and have the front facade elements wrap around the side.

Chair Hamerly asked do they have fences here? (Pointing to the PowerPoint).

Applicant's Representative Peter Carlson asked do you have the fence plan that has the color pallet? it is hard to read without the color, but there are fences along here. (Pointing to the PowerPoint)

Chair Hamerly stated I completely missed that, I was reading it as side yard, community landscaping that was parkway for the street. Where is the fence?

Applicant's Representative Peter Carlson pointed to the PowerPoint.

Chair Hamerly stated I was reading that the yard was separated, and the fence spanned between all those houses.

Applicant's Representative Peter Carlson stated there is no fence, you are right.

Chair Hamerly stated the feature trees (Holly Oak) at the most prominent areas in the site, I have nothing against it, they are beautiful trees. The only concern is, it has 24 inch box and those are pretty slow growing trees. I recommend particularly at the main entry if we increase the size of that.

Applicant's Representative Peter Carlson stated yes. The irony is the smaller container size will make the plant grow faster.

Chair Hamerly stated I have a comment on the elevation, the Prairie style house, the eaves, and roof slopes are very consistent and one of the defining features of prairie style is broad eaves and very shallow hips. Would you consider flattening that roof out, and extending the eaves so it reads more as Prairie?

Representative's Architect Jeff Addison stated one of the challenges that we have the narrower homes like this is the forced air unit that is up in the attic. We have that challenge when you start shallowing up the roof pitch a little bit more, we can certainly look at it.

Vice Chair Thomas stated regarding the color palettes on page 247, I did not care for the colors on the Prairie style homes.

Chair Hamerly stated the brick and roof look similar to each other.

Representative's Architect Jeff Addison stated we could look at those materials and make sure the brick and roof colors are different.

Chair Hamerly asked what types of equipment are you thinking for the tot lots?

Applicant's Representative Peter Carlson stated there are different play equipment for different age groups. We are going to go through with those additional designs, work with staff, and make sure it is age appropriate. There are a combination of climbing equipment, slides, and swings that helps differentiate some of the older kids from some of the younger kids.

Vice Chair Thomas stated I am finishing a project right now at my job and it is a playground that is for all abilities children, so including some accessible features for those that have disabilities as well. Maybe it is something that you could consider.

Applicant's Representative Peter Carlson stated absolutely.

Vice Chair Thomas asked were you planning to use rubberized surface on the playground?

Applicant's Representative Peter Carlson yes, the rubberized surface does get integrated and other surfaces surrounding that.

Chair Hamerly stated regarding the Conditions of Approval, we are reviewing the community amenity, and we are striking condition No. 12, is that correct?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated on Engineering Condition of Approval No.14, we had a discussion on the previous application, however this mentions the six foot wide, meandering sidewalk. The applicant stated they proposed a 4.5 foot wide sidewalk within the right of way. What is the standard for the sidewalk that is presently on Central Avenue?

Assistant Public Works Director Bennett stated the curb adjacent sidewalk would be six foot wide and a meandering would be a 5 foot wide.

Chair Hamerly asked does the Engineering department concur with the 4.5 foot recommendation that the applicant had suggested?

Assistant Public Works Director Bennett stated 6 foot curb adjacent sidewalk, 4.5 foot for landscaping.

Chair Hamerly stated if it is six foot curb adjacent then it would no longer be meandering, is that correct?

Assistant Public Works Director Bennett stated that is correct.

Chair Hamerly stated ok we will strike meandering in condition No. 14.

Chair Hamerly stated Condition of Approval No. 33 would be modified.

Assistant Public Works Director Bennett stated yes, this would be modified and as approved by City Engineers, so we are probably going to see that planning looks at it and does not need the 10 foot landscape easement back of right of way.

Chair Hamerly asked any additional comments on this item? Conditions of Approval No. 4 and 5 as modified.

Assistant Community Development Director Stater stated just for clarification, it is best to drop that into the beginning of the recommendation because the Planning Commission only has one resolution. Staff is recommending the Planning Commission adopt the resolution recommending the City Council take the actions one through six and at the end you would state conditions as modified. I will note that on page 16 it is before General Plan Amendment, and it needs to strike City Council and change that to Planning Commission. On page 18 No. 5 zone change, change from City Council to Planning Commission. On page 22 I am going to strike LMD and replace that with funding mechanism acceptable to the city.

Community Development Director Mainez stated rule of order, generally the Chair does not make the motion.

Chair Hamerly closed the public hearing.

**A MOTION** was made by Chair Hamerly and seconded by Vice Chair Thomas to adopt Resolution No. 2024 -021, recommending the City Council items one through six as modified.

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. Motion carried, 5-0.

RESOLUTION NO. 2024 - 021

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).

## **ANNOUNCEMENTS**

The next Planning Commission Regular Meeting is scheduled September 3, 2024.

## **ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 12:01 a.m.

Submitted by:

Approved by:

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Camille Duarte, Administrative Assistant III

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Randall Hamerly, Chair



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** October 1, 2024

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

**PREPARED BY:** Camille Duarte, Administrative Assistant III *CD*

**SUBJECT:** Minutes from the September 3, 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. <u>1</u> |
| Denied _____          | Ayes _____    |                                |                          |
| Continued _____       | Noes _____    |                                | File No. _____           |
| Tabled _____          | Abstain _____ |                                |                          |
|                       | Absent _____  |                                |                          |
| <i>Camille Duarte</i> |               | <i>Lawrence Mainez</i>         |                          |
| Recording Secretary   |               | Community Development Director |                          |

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
**September 3, 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 | Nicole McCance  |

Staff Present: Lawrence Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
Angela Tafolla, Associate Planner  
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

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

None.

**PUBLIC HEARING**

1. Continuation of a Public Hearing for 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. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create seven (7) new parcels across 25 acres for the purpose of finance and conveyance. Continued from August 20, 2024 Planning Commission Meeting. (Location: vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-29, 30 & 33. Applicant: Mission Communities & Mossa Investments)

Community Development Director Mainez stated staff has met with the developer and we still are working on the issues that have come up that require to continue this item. The developer is asking to expedite the meeting to September 17, 2024.

Chair Hamerly opened the public hearing.

Developer Glenn Elssmann stated the documents have not been completely revised, I would like to get those to staff in a week.

Community Development Director Mainez stated the documents need to be due by September 6, 2024 to give us enough time to review it.

Chair Hamerly asked what is staff's recommendation at this point?

Community Development Director Mainez stated if we can get the documents by Friday, September 6, 2024, I will commit to the September 17, 2024 date. If it does not come together by this Friday we will request continuation.

Chair Hamerly asked will there be another agenda item for the next meeting?

Assistant Community Development Director Stater stated yes there will be.

Developer Glenn Elssmann stated we can get those documents to you by Friday.

Chair Hamerly closed the public hearing.

**A MOTION** was made by Chair Hamerly and seconded by Commissioner Miller to continue the public hearing to September 17, 2024. Motion carried, 5-0.

## **ANNOUNCEMENTS**

The next Planning Commission Regular Meeting is scheduled September 17, 2024.

## **ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 6:12 p.m.

Submitted by:

Approved by:

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Camille Duarte, Administrative Assistant III

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Randall Hamerly, Chair



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** October 1, 2024

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

**PREPARED BY:** Camille Duarte, Administrative Assistant III *CD*

**SUBJECT:** Minutes from the September 17, 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. <u>3</u> |
| Denied _____          | Ayes _____    |                                |                          |
| Continued _____       | Noes _____    |                                | File No. _____           |
| Tabled _____          | Abstain _____ |                                |                          |
|                       | Absent _____  |                                |                          |
| <i>Camille Duarte</i> |               | <i>Lawrence Mainez</i>         |                          |
| Recording Secretary   |               | Community Development Director |                          |

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
**September 17, 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 | Nicole McCance  |

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  
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

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

None.

**PUBLIC HEARINGS**

1. Continuation of a Public Hearing for 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. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create seven (7) new parcels across 25 acres for the purpose of finance and conveyance. **Continued from September 3, 2024 Planning Commission Meeting.** (Location: approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. APN: 1201-341-29, 30 & 33. (Applicant: Mission Communities and Mossa Investments)

**A MOTION** was made by Chair Hamerly and seconded by Commissioner Graves to continue the Public Hearing to October 1, 2024. Motion carried, 4-0-1 with Commissioner McCance abstaining.

2. Selection of street names for Tentative Tract Map. 20090 Blossom Trails located within Planning Areas 40 and 42 (PA 40/42) of East Highlands Ranch PUD. (South of Greenspot

Road, west of Church, east of Blossom Way, and north of Plunge Creek, APN: 1201-401-02, 1201-431-61) (Owner: S-P Deerfield LLC)

Assistant Community Development Director presented the staff report.

**A MOTION** was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the proposed street names for Tentative Tract Map No. 20090. Motion carried, 5-0.

3. Selection of the street names for Tentative Tract Map No. 18893 located within the Planning Area 3 of the Mediterra Planned Development. (Location: North side of Greenspot Road, east of Avienda Rambles, and Mediterra Planning Area 2, APN: 0297-021-31) (Owner: Greenspot Corridor LLC)

Assistant Planner Trejo presented the staff report.

**A MOTION** was made by Vice Chair Thomas and seconded by Commissioner McCance to Commission approve the proposed street names for the Tentative Tract Map No. 18893. Motion carried, 5-0.

## **ANNOUNCEMENTS**

The next Planning Commission Regular Meeting is scheduled October 1, 2024.

## **ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 6:07 p.m.

Submitted by:

Approved by:

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Camille Duarte, Administrative Assistant III

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Randall Hamerly, Chair



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** October 1, 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:** Continuation of a Public Hearing for 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. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create seven (7) new parcels across 25 acres for the purpose of finance and conveyance. **Continued from September 17, 2024 Planning Commission Meeting.**

**LOCATION:** A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-29, 30 & 33

**OWNER/APPLICANT:** Mission Communities & Mossa Investments

**RECOMMENDATION:** Staff recommends the Planning Commission continue the Public Hearing to October 15, 2024.

**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.

|                                             |               |                                                          |                          |
|---------------------------------------------|---------------|----------------------------------------------------------|--------------------------|
| Approved _____                              | Motion _____  | Second _____                                             | Agenda Item No. <u>4</u> |
| Denied _____                                | Ayes _____    |                                                          | File No. _____           |
|                                             | Noes _____    |                                                          |                          |
| Continue _____                              | Abstain _____ |                                                          |                          |
|                                             | Absent _____  |                                                          |                          |
| <i>Debbie Duarte</i><br>Recording Secretary |               | <i>Lawrence Mainez</i><br>Community Development Director |                          |

**BACKGROUND:** On August 20, 2024, the Planning Commission held a public hearing regarding the subject project. During the meeting, both Staff and the Applicant determined that additional time was needed to address revisions to the conditions of approval requested by the Applicant and to respond to public comments. The Applicant also presented revised project site plans that require further review and analysis by Staff. The discussions between Staff, the Applicant, and neighboring property owners highlighted issues that could not be resolved during the public meeting and require further analysis.

On September 3, 2024, the Planning Commission held a public hearing regarding the subject project. Staff's initial recommendation was to continue the project to October 1, 2024, to allow sufficient time to address the outstanding revisions and issues from the previous hearing that were still in a pending status. However, during the meeting, the Applicant requested a continuation to the September 17th Planning Commission meeting, expressing confidence that all pending and revised items would be ready. After consideration, Staff and the Commission agreed to the applicant's request and continued the project to September 17, 2024.

At the September 17, 2024, Planning Commission hearing, Staff recommended continuing the project to the October 1, 2024, hearing to allow additional time for all parties to address the remaining conditions and unresolved issues.

**SUMMARY:**

Staff notes that Engineering Condition No. 39 regarding access and circulation (reciprocal private easements) remains unresolved, and further discussions are required to ensure the condition is reasonable, enforceable, and consistent with the goals of the Greenspot Village and Marketplace Specific Plan. While all parties are actively engaged, additional time is still needed to reach a final resolution. Therefore, Staff recommends the Planning Commission continue this item to October 15, 2024, to allow sufficient time for thorough review and finalization.



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** October 1, 2024

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

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

**PREPARED BY:** Travis Trejo, Assistant Planner *[Signature]*

**SUBJECT:** Design Review Application (DRA 24-006) for the development of 94 detached single-family homes, community exercise stations, picnic areas and community trails within Phase 4 of the "Mediterra" Planned Residential Development.

**(SB 1439 Campaign Contributions and Conflicts of Interest – Government Case Section 84308 is applicable)**

**LOCATION:** Approximately eleven (11) acres at the northeast corner of Greenspot Road and Mediterra Parkway.  
Assessor's Parcel Number: 0297-051-27

**APPLICANT:** Greenspot Corridor, LLC

**RECOMMENDATION:** Staff recommends the Planning Commission adopt Resolution 24-\_\_\_\_, approving Design Review Application (DRA 24-006) including the Site Plan, Conceptual Landscape Plan, and Building Elevations related to the development of Planning Area 4 of the Mediterra Planned Development, subject to the Conditions of Approval and Findings of Fact.

**PUBLIC NOTICE:** As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. 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. The notice was published in the SB Sun newspaper on September 20, 2024.

|                                           |               |                                                          |                          |
|-------------------------------------------|---------------|----------------------------------------------------------|--------------------------|
| Approved _____                            | Motion _____  | Second _____                                             | Agenda Item No. <u>5</u> |
| Denied _____                              | Ayes _____    |                                                          | File No. _____           |
|                                           | Noes _____    |                                                          |                          |
| Continue _____                            | Abstain _____ |                                                          |                          |
|                                           | Absent _____  |                                                          |                          |
| <i>Caleb Olort</i><br>Recording Secretary |               | <i>Lawrence Mainez</i><br>Community Development Director |                          |

**DESCRIPTION OF THE SITE:** The proposed development is located on roughly 11 acres on the north side of Greenspot Road, east of Mediterra Parkway (Exhibit A – Area Map). PA 4 is a long, linear parcel situated between Greenspot Road and the future extension of Avenida Ramblas. Access to the site is from Greenspot Road by a signalized intersection at the intersection of Mediterra Parkway, north of the East Valley Water District corporate campus.

The site is currently developed as a commercial orange grove and will remain as such until residential construction commences. On-site grades range from approximately 1,690 feet at the southwest to 1,755 at the northeast. North of Mediterra is a large expanse of wildland within the San Bernardino National Forest. To the south, opposite of Greenspot Road are water retention facilities operated by the San Bernardino Valley Water Conservation District (SBVWCD).

The site is within a High Wildfire Severity Zone, Landslide Susceptibility, and Alquist-Priolo Earthquake Fault Zone as noted in the City's Public Health, Safety and Environmental Justice Element. Mitigation Measures related to these risks were adopted in the project's Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approved by the City Council as noted below.

|              | Current Use                                                          | General Plan Designation       | Zoning Designation                               |
|--------------|----------------------------------------------------------------------|--------------------------------|--------------------------------------------------|
| <b>Site</b>  | Commercial orange grove                                              | Planned Development (PD)       | Planned Development (PUD 13-001)<br>Mediterra PD |
| <b>North</b> | Commercial orange Grove (future single-family residential w/in PA 3) | Planned Development (PD)       | Planned Development (PUD 13-001)<br>Mediterra PD |
| <b>South</b> | Greenspot Road/EVWD Campus/SBVWCD                                    | Open Space (OS)                | Open Space (OS)                                  |
| <b>East</b>  | Commercial orange grove                                              | Agricultural/Equestrian (A/EQ) | Agricultural/Equestrian (A/EQ)                   |
| <b>West</b>  | Single-family residential (PA 1 & 2)                                 | Planned Development (PD)       | Planned Development (PUD 13-001)<br>Mediterra    |

**PUBLIC COMMENT:** At the time of preparing this report, staff received two (2) comments related to the project's density, ingress/egress, and traffic control (Exhibit G – Public Comments). The first comment, from a nearby property owner, was concerned that the project density is "unreasonably high". Staff's response is that the proposal is in compliance with the approved Planned Development's anticipated unit count and density, 94 units overall with a density of 8.4 DU/acre respectively. The commenter was also concerned that there is one way in and out of the Planning Area. It is correct that there is one way in and out for daily travel, however, in an emergency there is a secondary egress

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point available at the southerly terminus of Carrero "D." This is an acceptable number of access points as reviewed by the Fire Marshal and CAL FIRE. The letter asks about calming measures along Greenspot Road to slow the speeding commuters between Mentone and Highland. Staff responds that a Traffic Study was prepared for the project and all required traffic mitigation measures have been put in place including a traffic signal at the Mediterra entrance at Greenspot Road and Mediterra Parkway.

The second letter was from San Bernardino Valley Water Conservation District. The District submitted a letter reminding the City that they are the lead Permittee for the Upper Santa Ana River Wash Habitat Conservation Plan (Wash Plan) and that any environmental review should consider the Wash Plan in its analysis. The Mediterra Planned Development project has an adopted Mitigated Negative Declaration and did consider the Wash Plan during its preparation and analysis.

### **PREVIOUS ACTION:**

#### Planned Development (PUD 13-001)

In March of 2016, the Highland City Council approved the Mediterra Planned Development (PUD 13-001) via Conditional Use Permit (CUP 14-005). Consisting of 316 units within eight (8) Planning Areas on approximately 180 acres, the project approval was comprised of several, separate entitlements. These included a Planned Development Document (CUP 14-005) adopted via Resolution No. 2016-012, Tentative Tract Map No. 18893 (TTM 14-002) adopted via Resolution No. 2016-013, General Plan Amendment (GPA 15-001) adopted via Resolution No. 2016-011, and Zone Change (ZC 15-002) adopted via Ordinance No. 405.

In December of 2019, the Highland City Council approved a revision to the Mediterra Planned Development (REV 19-002), via Resolution No. 2019-048, that proposed a reduction in the minimum allowable density in Planning Area 4, a delay in construction timing of the "private portion" of Mediterra Park and altering the approved fencing materials between residential lots.

In August of 2021, the Planning Commission approved Design Review Application (DRA 21-007) for the construction of 149 single-family homes, a public park, a public trail, a private common area, a private community pool, and a recreation center within Phases 1 & 2 of the Mediterranean Planned Development.

### **PROJECT REVIEW/ANALYSIS:**

The Applicant is requesting the approval of Design Review Application (DRA 24-006) for the construction of 94 single-family homes, community exercise stations, picnic areas and community trails within Phases 4 of the Mediterra Planned Development. (Exhibit B – Site Plan).

#### Development Plan

Phase 4 of the development is located toward the southeast area of the project site and is comprised of 94 residential lots within Planning Area 4. At a total acreage of 11.1 acres, residential lots are planned within this phase ranging from a minimum of 6,500 square feet up to 10,300 for the larger lots. Phase 4 will consist of lots with 2 story dwellings ranging from approximately 1,800 to 2,300 square feet. At a required density between 6.1-12.0 dwelling units per acre, Planning Area 4 provides a suitable density of 8.4 DU/Acre.

Access will be through Mediterra Parkway, at the west side of the site, which connects to Avenida Ramblas, which travels through the north of the development connecting the streets at both ends to create a loop with Petita Rambla Loop.

Additionally, this phase includes the construction of a community trail along the south side of the development.

### Design Elements

The design characteristics proposed by the Applicant include three (3) of the four (4) architectural styles approved for the Mediterra Planned Development. These housing products may not be final but are instead strong suggestions to builders meant to demonstrate the products compatibility with the community and the Planned Development (Exhibit D – Floor Plans and Elevations).

#### *Spanish Style*

The Spanish elevations feature light white and brown colored stucco. Details include decorative round gable attic vents, with overhangs that are detailed with exposed corbels. The low-pitched gable roof, and s-tile roofing range from a reddish orange to a deep terracotta.

#### *Santa Barbara Style*

The Santa Barbara elevations feature more of a mission-style architecture with white-washed stucco walls and warm, earth tone accent trims. The entryways feature arched porches along with other arched detailing along the front facades. Additionally, the recessed windows, the simple, low-pitched gable roof, and s-tile roofing add to the mission-like architecture seen on many of the buildings in the Santa Barbara area.

#### *Tuscan Style*

The Tuscan elevation is a traditional design originating from Tuscany, Italy. The tan colors on the exterior walls and natural materials are neutral, giving a soft appearance to the home's appeal while using warmer browns and earth-tone greens as accents. The windows are rectangular and framed. Roofs are

shallow-pitched with light colored s-tiles. The exterior also features stone veneer wrapping around the front of the elevations. The overall color of the stucco, framed windows, and low-pitched roofs help to create the aesthetic appeal of a Tuscan home.

Should a builder wish to modify these elevations this approval may allow staff to approve minor changes without necessary action from Planning Commission. Should the builder decide to make more significant changes to the proposed product or site plan, the item would require an additional hearing.

### Trails

There is a community trail already in place that will be connected as part of the development. The North Fork Trail runs along the northern boundary of the community, through Pine Park, and into the Entrada Ventana community to the west. The trail has been improved to a combination of asphalt and decomposed granite, allowing it to function as a Multi-Use Trail for recreational and equestrian purposes and as well as fire protection. Public access to the North Fork Trail will be provided for pedestrians and cyclists while vehicular access will be limited for the Fire Department, emergency response, and maintenance vehicles.

The previous phases of this trail have been built within PA 1 and PA 2 of the development and will continue along the north side of PA 3. Northfork Trail will continue to be developed heading south along the eastern side of PA 3 and will connect to the proposed trail improvements within this Planning Area 4. The trail will feature a five (5) foot wide decomposed granite path navigating through planter areas of native shrub and groundcover alongside patches of native flowering meadow (Exhibit E - Landscape Plan/Wall and Fencing Plan).

The integration of this trail into the proposed development as a social and recreational element will be a significant improvement to the City of Highland's plan for Multi-Use Trails and satisfies the vision as described within the Mediterra Planned Development Document.

### Landscaping

Perimeter landscaping along the portions of the development adjacent to Greenspot Road will feature Natchez Crape Myrtles. Additionally, Tuscarora Crape Myrtle and Strawberry Trees will be planted by the entrances to the development from Greenspot Road at Mediterra Parkway roundabout. To complement the landscape variety along the northside of Greenspot Road, Strawberry Trees and various shrubs and groundcover are proposed along the median. Avenida Ramblas, which travels along the north of the community, will be adorned with Tuscarora Crape Myrtle. Strawberry Trees and Cork Oak Trees. The remaining interior streets throughout the development feature Saint Mary Southern Magnolia with additional Sycamore Trees. (Exhibit E – Landscape Plan/Wall and Fencing Plan).

The Applicant has submitted a landscape plan that proposes 1 tree per residential lot. Per the city standards, the community is to feature 2 trees per interior residential lot. Thus, the project has been conditioned to satisfy this requirement. The applicant will prepare front yard renderings for the Planning Commission's review during Public Hearing.

The primary entrance to the community, through Mediterra Parkway, has been embellished with a notable entry statement featuring the name of the community during the approval and construction of the previous phases and will remain as such.

### Paseo Ramblas

Paseo Ramblas functions as a linear park and will traverse the community along the entire length of Avenida Ramblas. Designed to promote pedestrian mobility and exercise areas for community residents, the Paseo encourages comfortable walking, jogging, and bike riding, trail access, and recreational activity opportunities. Within this phase of development there are seven (7) amenity areas ranging from exercise stations to picnic areas placed throughout (Exhibit F - Community Amenities Plan).

### Fencing

A variety of fences and walls will be utilized throughout the project that incorporates both security and aesthetics. 6-foot-high precision masonry walls with decorative caps are proposed along the interior roadways and along Greenspot Road, tubular steel fencing is proposed in public areas of the park, and 6-foot-high vinyl fencing is proposed along common property lines. In the case of adjacent properties with different elevations, walls along the side and rear property lines will not be greater than six (6) feet in height. Along the south side of the development, there are removable bollards for emergency access. The applicant has clarified that these bollards are flexible and will work with staff to accommodate the preferred option as recommended by the Fire Department (Exhibit E - Landscape Plan/Wall and Fencing Plan).

### Parking

In compliance with the parking requirements for Phases 4 of the Mediterra Planned Development, the Applicant has provided floor plans that each offer 2-car garage configurations, satisfying the minimum requirement for a 2-car garage. Additionally, each residence features an additional driveway space for two (2) guest parking spots per lot, exceeding the required 0.5 guest parking spaces per unit. 81 additional guest parking spaces are being provided along Avenida Ramblas, and 20 off-street parking spots along Petita Rambla Loop, exceeding the amount of guest parking required for this phase of development (Exhibit B – Site Plan).

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### Plotting

The project design is a small-lot, single-family development with zero lot lines meaning that they have no/zero side yard setbacks on one side. The plotting is varied as much as possible given the linear site constraints. The front yards have a minimum of eighteen-foot (18') setbacks to provide for an adequate 2-car driveway. Side yards have a combined setback of a minimum of nine feet (9'). Rear yards are also a minimum of nine feet (9'). These setbacks comply with the PD required minimum setbacks of 5 feet to livable space and 3 feet to the garage doors for front yards, 0 feet alongside side yards, and 3 feet in the rear yards, each of the plans satisfies the setback requirements per Planning Area 4.

The development offers 4 distinct models of varying sizes and floorplans. Plan 1 will have a unit count of 21 units, Plan 2 will have 26 units, Plan 3 will have 23 units, and Plan 4 will have 24 units. Each of the floorplans will also be constructed in a normal or mirrored layout for added visual diversity along the street frontages as well as variety within the community (Exhibit B – Site Plan).

The applicant is seeking to get Planning Commission approval to allow for corner lots to feature two-story residences as well as allowing for more than three (3) two-story residences to be allowed on adjacent lots. This provision would be useful in demonstrating the viability of this sort of housing product with the City.

The final Tract Map for Planning Area 4 will be depicted as a single parcel intended for condominium purposes. The eventual builder will be responsible for establish the condo map.

**ENVIRONMENTAL REVIEW:** This development of 94 single-family homes was anticipated the 2016 Initial Study / Mitigated Negative Declaration and 2020 Addendum prepared for the Mediterra Planned Development and approved by the City of Highland City Council on March 8, 2016 & December 8, 2020. The project complies with the Mitigation Monitoring and Reporting Program adopted concurrently with Mitigated Negative Declaration (ENV 15-006). No further action is required.

**ANALYSIS:** As the City of Highland continues to develop its easterly limits, Staff finds this proposal to complement both the natural surroundings and already developed adjacent communities. With Spanish, Santa Barbara, and Tuscan influenced architecture that embraces the Mediterranean appeal, this development complies with the visual aspirations discussed in the Mediterra Planned Development Document. This site has a tremendous opportunity to develop approximately 11 acres of vacant land and provide 94 single-family housing units in east Highland.

Additionally, Planning Condition No. 25, as part of the approval of Tract Map No. 18893, requires that “No more than three (3) two-story residence shall be constructed on adjacent lots unless otherwise approved by the Planning Commission”. Planning condition No. 24 requires that “single-story residences shall be constructed on all corner lots unless

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otherwise approved by the Planning Commission.” Per the Applicant’s plot plan submittal, this Planning Area consists entirely of two-story lots within this development, including on the corner lots. Staff is seeking the Planning Commission’s direction on these two issues.

As discussed in various sections of this report, the design elements proposed by the Applicant are very much in compliance with the Mediterra Planned Development Document with regard to plan elevations in Chapter 7 and community features in Chapter 8.

**EXHIBITS:**

- A) Area Map
- B) Site Plan (Under Separate Cover)
- C) Illustrative Site Plan (Under Separate Cover)
- D) Floor Plans and Elevations (Under Separate Cover)
- E) Landscape Plan/Wall and Fencing Plan (Under Separate Cover)
- F) Community Amenities Plan (Under Separate Cover)
- G) Public Comments

**ATTACHMENTS:**

- 1) Planning Commission Resolution No. 2024 - \_\_\_\_ for Design Review Application (DRA 24-006)
  - Exhibit 1: Site Plan
  - Exhibit 2: Elevations
  - Exhibit 3: Landscape Plan
  - Exhibit 4: Conditions of Approval

## **Exhibit A:**

## **Area Map**



**Exhibit B:**

**Site Plan**  
**(Under Separate Cover)**

**Exhibit C:**

**Illustrative Site Plan  
(Under Separate Cover)**

**Exhibit D:**

**Floor Plans and Elevations  
(Under Separate Cover)**

## **Exhibit E:**

### **Landscape Plan/Wall and Fencing Plan (Under Separate Cover)**

**Exhibit F:**

**Community Amenities Plan  
(Under Separate Cover)**

# **Exhibit G:**

## **Public Comments**

# City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861, x 259 Fax: (909) 862-3180

Contact: Travis Trejo, Assistant Planner, [ttrejo@cityofhighland.org](mailto:ttrejo@cityofhighland.org)

RECEIVED

JUL 11 2024

CITY OF HIGHLAND



## 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:** Design Review Application (DRA 24-006)

**APPLICANT:** Greenspot Corridor, LLC

**LOCATION:** North side of Greenspot Road, East of Planning area 2

**PROPOSAL:** Construction of 94 single-family homes, community exercise stations and picnic areas and community trails within Phase 4 of the Mediterra Planned Development

### COMMENTS:

Your comments must be received by this office no later than **May 10, 2023**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

The density of this project seems unreasonably high. The proposal states "single family homes" but on this map it looks like condos overbuilding.

On this map there appears to be only one ingress/egress. Seems unsafe & congested.

Speeding is a problem in this Area. Many commuters use this road to get to/from Mentone & Yucaipa. At high speeds, what safety measures will be used for traffic control.

Again, the density of this project seems excessive and out of proportion to the rest of Highland.

Erik Johnson (323) 807-9976 6/26/24

PRINTED NAME

DATE

  
SIGNATURE

(Location Map on reverse.)



**San Bernardino Valley  
Water Conservation District**

Helping Nature Store Our Water

July 1, 2024

Travis Trejo  
Assistant Planner  
City of Highland  
27215 Base Line  
Highland, CA 92346

RE: Project Notice for Design Review Application (DRA 24-006) for Greenspot Corridor, LLC

Dear Travis Trejo,

The San Bernardino Valley Water Conservation District (District) appreciates the opportunity to comment on the Project Notice for Design Review Application (Project) proposed by Greenspot Corridor, LLC (Applicant). It appears that the southern portion of the proposed Project area overlaps the boundary of the Upper Santa Ana River Wash Habitat Conservation Plan (Wash Plan). The area of overlap is located along Greenspot Road, approximately 1 mile from the Old Greenspot Bridge.

In addition to recharging the Bunker hill groundwater basin for over a century, the District is the lead Permittee for the adopted Upper Santa Ana River Wash Habitat Conservation Plan (Wash Plan). The Wash Plan is the culmination of two decades of coordination among the District and our Task Force partners to develop an integrated approach to permit and mitigate construction and maintenance activities within the Wash area, including water conservation, wells and water infrastructure, aggregate mining, transportation, flood control, agriculture, trails, and habitat enhancement. Members in the Task Force include the District, County of San Bernardino, the Cities of Highland and Redlands, Redlands Municipal Utility District, BLM, Cemex Inc., Robertson's Ready-Mix, East Valley Water District, San Bernardino Valley Municipal Water District, and San Bernardino County Flood Control District. The Wash Plan conserves and protects the following listed species: Santa Ana River woolly-star, San Bernardino kangaroo rat, Coastal California gnatcatcher, and Slender-horned spineflower. Additionally, the Wash Plan serves as mitigation for several infrastructure projects within the area.

While the District is not a CEQA Responsible Agency, we request that any required environmental analysis consider the Wash Plan. The Wash Plan is available online at <https://www.sbvwd.org/our-projects/upper-santa-ana-wash-land-management-and-habitat-conservation-plan-wash-plan/>

1630 W. Redlands Blvd, Suite A  
Redlands, CA 92373  
Phone: 909.793.2503  
Fax: 909.793.0188  
[www.sbvwd.org](http://www.sbvwd.org) Email: [info@sbvwd.org](mailto:info@sbvwd.org)

**BOARD OF  
DIRECTORS**

Division 1:  
Richard Corneille

Division 2:  
David E. Raley

Division 3:  
Robert Stewart

Division 4:  
John Longville

Division 5:  
Melody McDonald

**GENERAL  
MANAGER**

Betsy Miller

Please feel free to contact Dr. Milan Mitrovich at 909-793-2503 or [mmitrovich@sbvwcd.org](mailto:mmitrovich@sbvwcd.org) with any questions or comments. We appreciate the opportunity to comment, and request to be included on future project notifications as well.

Sincerely,

A handwritten signature in black ink that reads "Betsy Miller". The signature is written in a cursive style with a large, stylized "B" and "M".

Betsy Miller  
General Manager

## **Attachment 1:**

### **Resolution 2024 - \_\_\_\_ Approving Design Review Application DRA 24-006**

**RESOLUTION NO. 24-\_\_\_\_\_**

**A RESOLUTION OF PLANNING COMMISSION OF THE CITY OF HIGHLAND TO APPROVE DESIGN REVIEW APPLICATION (DRA 24-006) FOR THE DEVELOPMENT OF 94 SINGLE-FAMILY HOMES, COMMUNITY EXERCISE STATIONS AND PICNIC AREAS AND COMMUNITY TRAILS WITHIN PHASE 4 OF THE MEDITERRA PLANNED DEVELOPMENT LOCATED ON APPROXIMATELY 11 ACRES AT THE NORTHEAST CORNER OF GREENSPOT ROAD AND MEDITERRA PARKWAY (APN: 0297-051-27).**

**APPLICANT: GREENSPOT CORRIDOR, LLC**

**A. RECITALS**

1. On May 31, 2024, the Applicant submitted a Design Review Application (DRA 24-006) for the construction of 94 single-family homes, community exercise stations and picnic areas and community trails within Phase 4 of the Mediterra Planned Development located on approximately 11 acres at the Northeast corner of Greenspot Road And Mediterra Parkway. The aforementioned entitlement will be referred to collectively as “the Project.”
2. On October 1, 2024, the Planning Commission of the City of Highland conducted a public hearing on the subject Project and concluded the hearing on that date.
3. All legal prerequisites to the adoption of this Resolution have occurred.
4. This development of 94 single-family homes was anticipated the 2016 Initial Study / Mitigated Negative Declaration and 2020 Addendum prepared for the Mediterra Planned Development and certified by the City of Highland City Council on March 8, 2016 & December 8, 2020. The Project shall thus comply with the Mitigation Monitoring and Reporting Program adopted concurrently with Mitigated Negative Declaration (ENV 15-006). No further action is required.

**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. Environmental Review – CEQA Compliance
  - a. This development of 94 single-family homes was anticipated the 2016 Initial Study / Mitigated Negative Declaration and 2020 Addendum prepared for the Mediterra Planned Development and approved by the City of Highland City Council on March 8, 2016 & December 8, 2020. The

project complies with the Mitigation Monitoring and Reporting Program adopted concurrently with Mitigated Negative Declaration (ENV 15-006).

- b. Based upon the Findings of the Initial Study and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Project will not have a significant impact upon the environment.
3. 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 October 1, 2024, 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.
4. Findings of Fact for DRA 24-006 (Highland Municipal Code Section 16.08.090.E *Design Review, Findings*):
  - a. That the proposed project is consistent with the general plan or specific plan.

Response: The proposal includes components of a Design Review Application; a Site Plan, a Landscape Plan, and Building Elevations. The Project is located within the Mediterra Planned Development which specifies lot coverage limits, minimum widths, and lengths. The Design Review Application submittal proposes a housing community that satisfies the size and design guidelines outlined in the Mediterra Planned Development Document. There is also appropriate street frontage, setbacks from the right-of-way line for the adjacent roadway, parking for the proposed development.

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

Response: The proposed Project will provide 94 future residential dwellings. This type of development is what was originally envisioned for the community and is consistent with the uses and densities proposed by the Mediterra Planned Development. It also complies with the Planned Development land use designation, per the Highland Municipal Code, that permits any density that is compatible with surrounding existing and planned uses as determined through the development review process. The Mediterra Planned Development Document, which was first approved in March of 2016, established development standards for lot sizes, lot coverage, and land uses for the future development of 316 homes on this 182.2 acre site. This proposal by the applicant for the development of Phase 4 satisfies these established requirements. Additionally, this housing development is an appropriate proposal as there is an adjacent existing housing community directly to the west of the site.

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

Response: The proposed development complements both the natural surroundings and already developed adjacent communities. With Spanish, Santa Barbara, and Tuscan influenced architecture that embraces the Mediterranean appeal, this development complies with the design aspirations discussed in the Mediterra Planned Development Document. Additionally, the proposed landscaping within the development consists of a variety of trees such as Cork Oak, Tuscarora Crape Myrtle, and California Sycamore trees as described in Chapter 9 of the Planned Development Document.

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

Response: The proposed Project has been reviewed by Planning, Engineering, Building and Safety, and the Fire Department. With the adoption of a Mitigation Monitoring and Reporting Program, along with the implementation of certain conditions of approval necessary to safeguard and protect the public health, safety, and welfare of the general vicinity, the approval of this Design Review Application for the proposed Project is warranted.

#### 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 1** includes the Site Plan

**Exhibit 2** includes Elevations

**Exhibit 3** includes Landscape Plan

**Exhibit 4** includes the Conditions of Approval for DRA 24-006

**PASSED, APPROVED and ADOPTED** this 1<sup>st</sup> day of October 2024.

ATTEST:

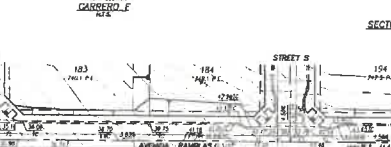
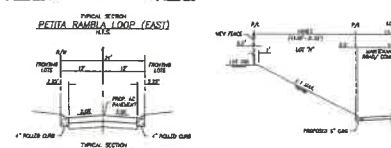
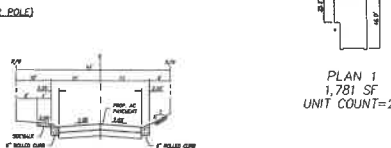
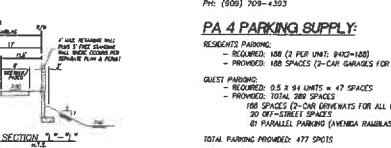
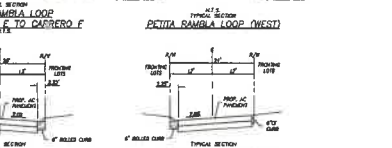
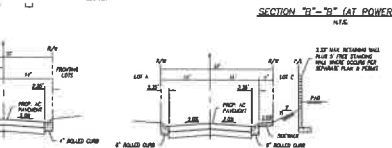
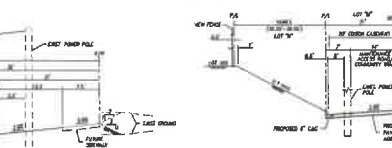
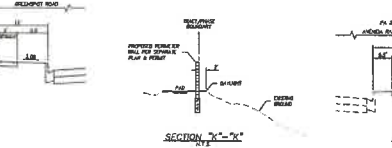
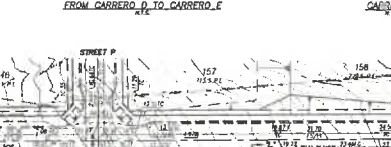
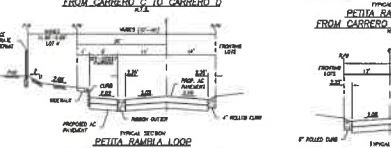
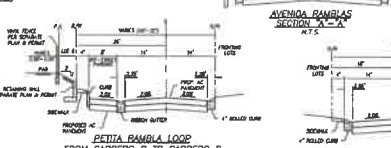
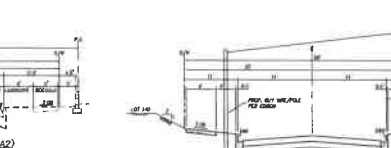
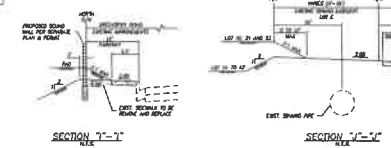
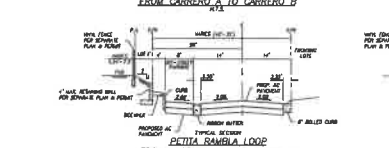
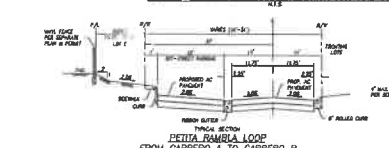
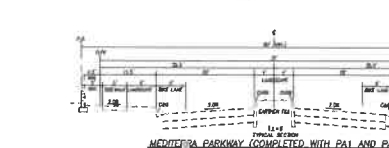
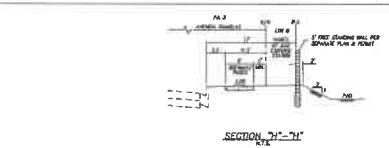
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Randall Hamerly, Chairman  
Planning Commission

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Lawrence A. Mainez  
Community Development Director

## **Exhibit 1 - Site Plan**



GAS. SCHOOL DISTRICT.  
SOUTHERN CALIFORNIA GAS CO.  
153 SOUTH "C" STREET  
SAN BERNARDINO, CA. 92401  
PH: (909) 333-7928  
PEKLANDS UNITED SCHOOL DISTRICT  
20 WEST LUCOMA AVENUE  
PEKLANDS, CA. 92374  
PH: (909) 793-2301

ALL UNITS)

NOTES:

1. ALL SITE PLANNING STANDARDS DETAILED IN THE NEIGHBOR PLANNED UNIT DEVELOPMENT PLAN ARE EITHER MET OR EXCEEDED, INCLUDING LANDSCAPING, OPEN SPACE, SETBACKS, ETC.
2. CALCULATIONS FOR DESIGN OF DRAINAGE FACILITIES, SUPERFICIAL SURFACE HYDROLOGY, TREATMENT FACILITIES, PROPOSED FLOOD CONTROL WORKS, AND ALL OTHER INFRASTRUCTURE HAVE BEEN ADDRESSED, INCLUDING AND EXCEEDING ALL APPLICABLE STANDARDS.

3. THE PROPERTY IS MOSTLY COVERED BY AN OLD CITRUS GROVE. THERE IS A VACANT AREA ALONG THE FRONTAGE WITH GREENSTADT GROVE. THERE ARE TWO CLUSTERS OF ALONG TRAILER HOMES AND PINEAPPLE TREES WITH PALM LARVA BRANCHES WHICH WILL BE REMOVED AS THEY CONFLICT WITH THE DEVELOPMENT PLANS AND ENSURE A SAFETY RISK. ON THE SOUTH-EAST CORNER OF THE SITE THERE EXISTED A PEPPER TREE THAT WILL BE PRESERVED IF FOUND NOT TO BE IN CONFLICT WITH REQUIRED IMPROVEMENTS.

PLAN 2  
1,933 SF  
UNIT COUNT=26

PLAN 3  
2,192 SF  
UNIT COUNT=23

PLAN 4  
2,271 SF  
UNIT COUNT=24

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03/10/2024  
PA 4 SITE PLAN

GRAPHIC SCALE  
50 0 25 50 100  
1" = 50'

ACI  
ARCHITECTS & ENGINEERS  
731 E. ALEXANDER BLVD. #1433  
ANN ARBOR, MI 48106  
PH: (313) 769-4363

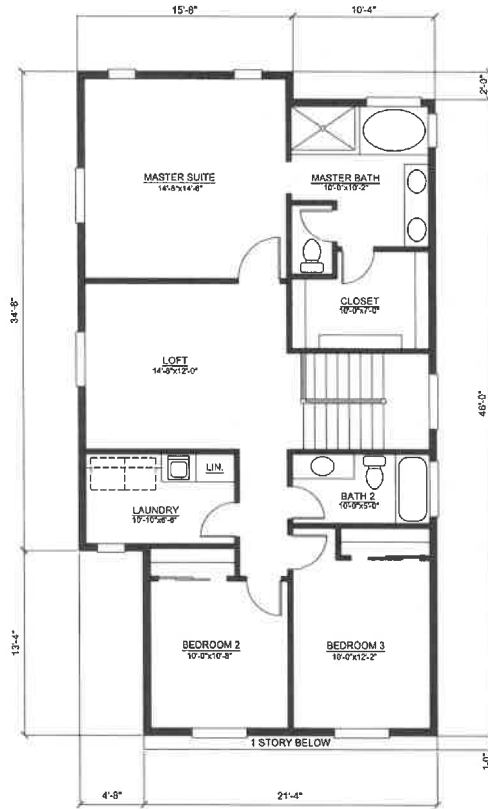
## **Exhibit 2 – Elevations**

# MEDITERRA - PA4

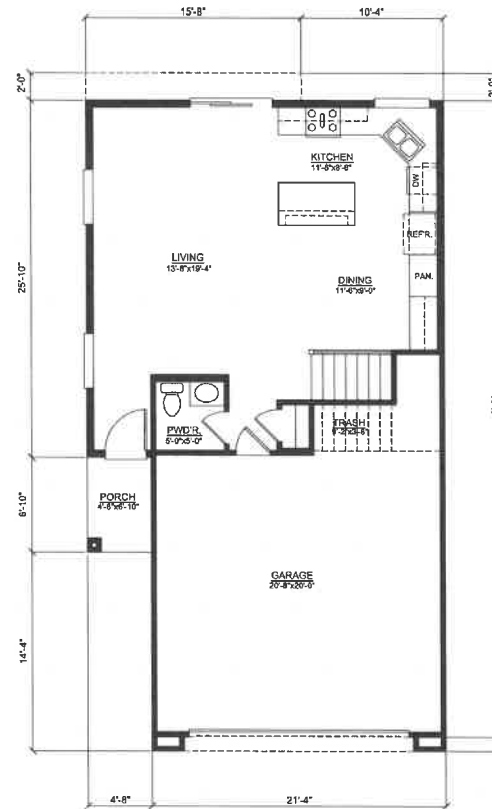
## FLOOR PLANS & ELEVATIONS



COMPILED BY SUNLAND COMMUNITIES, LLC



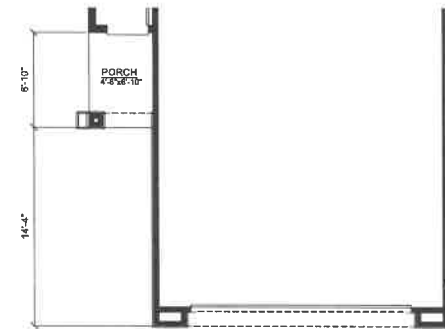
SECOND FLOOR  
TUSCAN & SPANISH ELEVATIONS



FIRST FLOOR  
TUSCAN & SPANISH ELEVATIONS



SECOND FLOOR  
SANTA BARBARA ELEVATION



FIRST FLOOR  
SANTA BARBARA ELEVATION

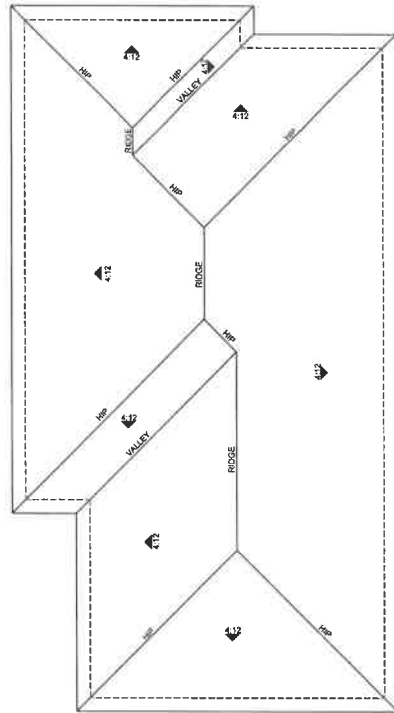
PLAN 1.1781

MEDITERRA - PA4

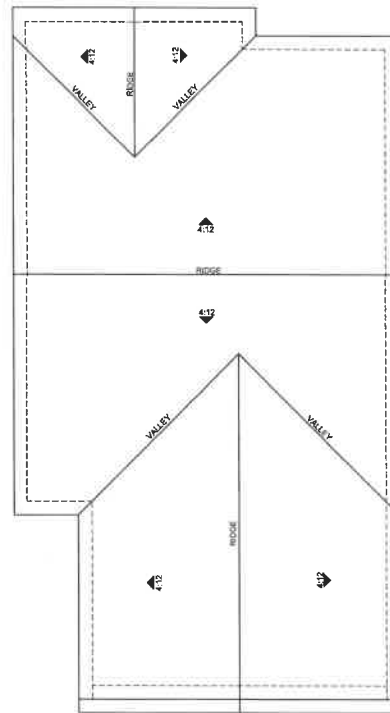
HIGHLAND, CA

| BUILDING AREA        |                |
|----------------------|----------------|
| AREA                 | SQUARE FOOTAGE |
| LIVING, FIRST FLOOR  | 821            |
| LIVING, SECOND FLOOR | 1,180          |
| TOTAL LIVING         | 1,781          |
| GARAGE/TRASH         | 481            |
| FRONT PORCH          | 32             |
| TOTAL AREA           | 2,294          |

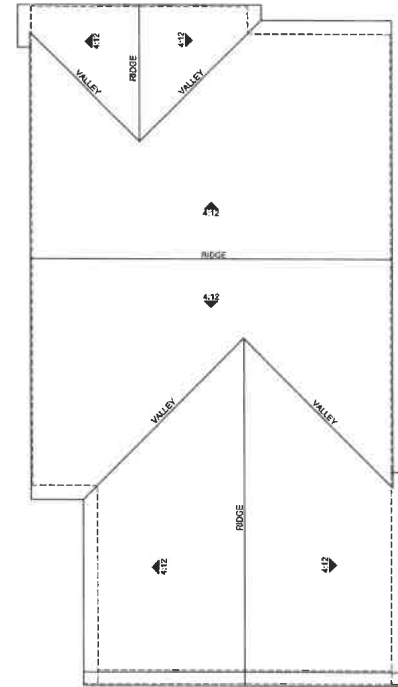
DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/28/2024



SANTA BARBARA  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



TUSCAN  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



SPANISH  
EAVE 12"/RAKE 1 1/2"  
CONCRETE LOW PROFILE 'S' TILE

## PLAN 1.1781 ROOF PLANS

# MEDITERRA - PA4

## HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/28/2024



SANTA BARBARA - Scheme 2



TUSCAN - Scheme 1



SPANISH - Scheme 1

PLAN 1.1781  
FRONT ELEVATIONS

**MEDITERRA - PA4**

HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/28/2024



SANTA BARBARA



TUSCAN

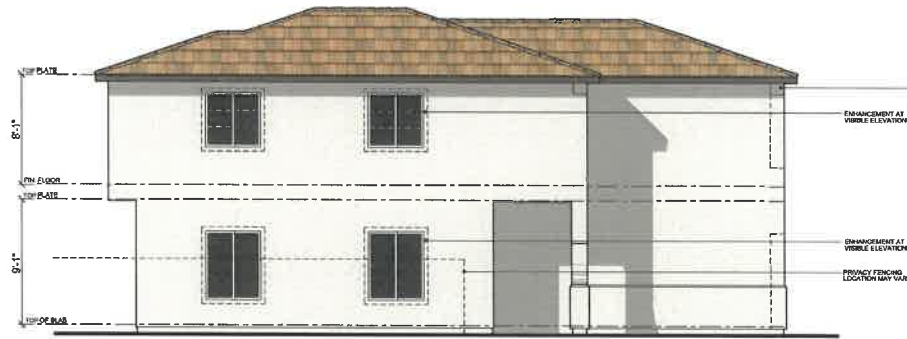


SPANISH

PLAN 1.1781  
FRONT ELEVATIONS

# MEDITERRA - PA4 HIGHLAND, CA

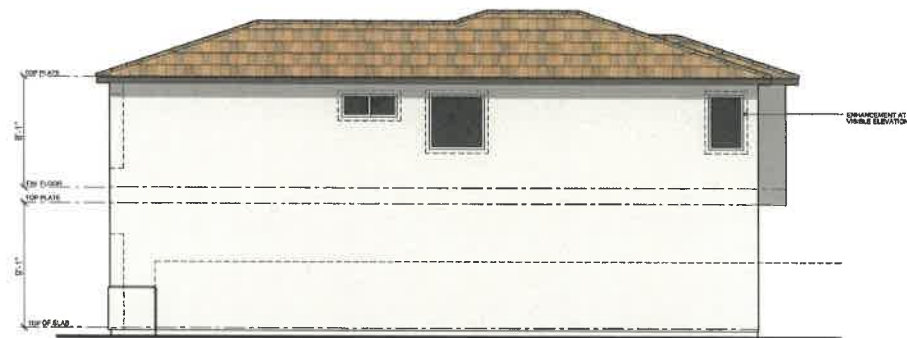
DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/28/2024



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



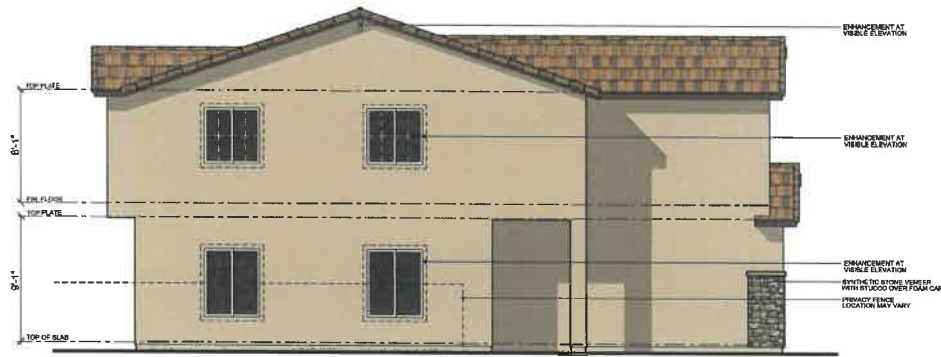
REAR ELEVATION

PLAN 1.1781 / SANTA BARBARA  
BUILDING ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



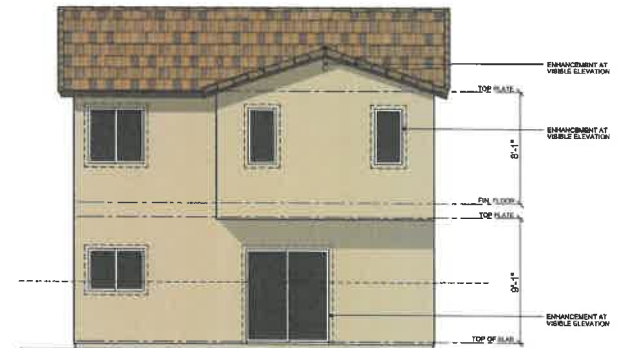
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

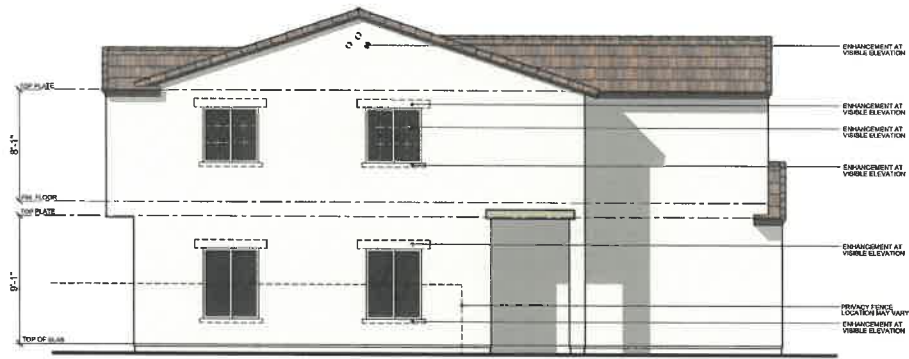


REAR ELEVATION

PLAN 1.1781 / TUSCAN  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

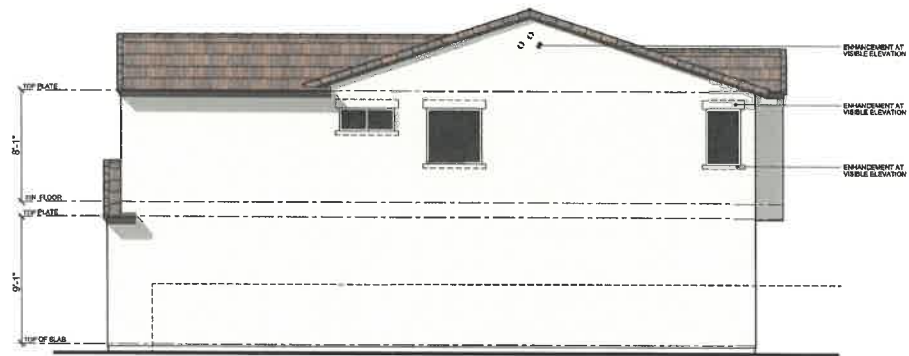
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02/29/2024



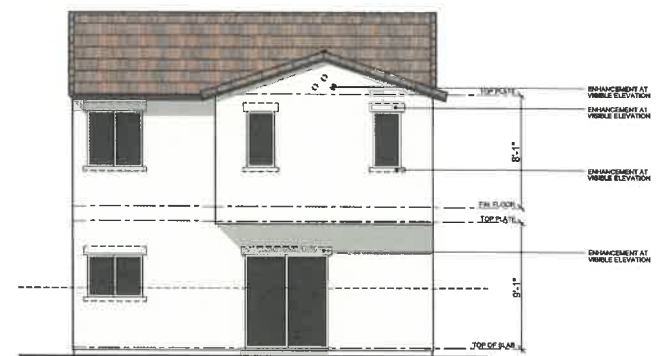
LEFT ELEVATION



FRONT ELEVATION



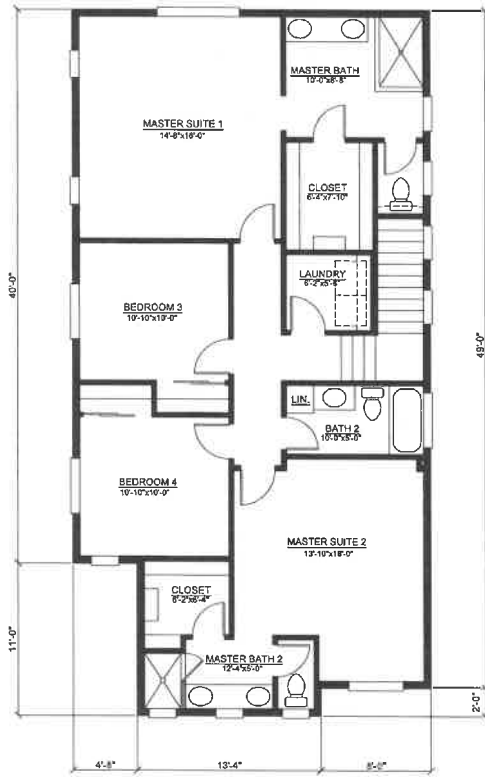
RIGHT ELEVATION



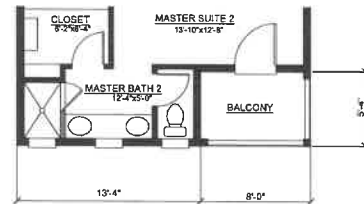
REAR ELEVATION

PLAN 1.1781 / SPANISH  
BUILDING ELEVATIONS  
**MEDITERRA - PA4**  
HIGHLAND, CA

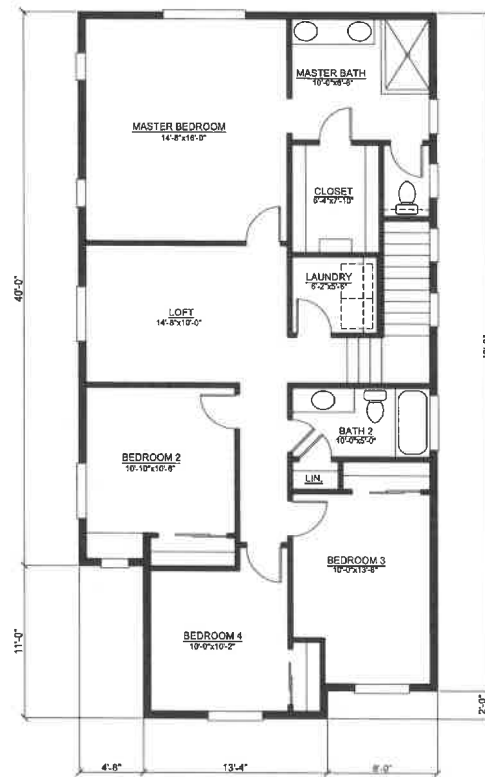
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02/29/2024



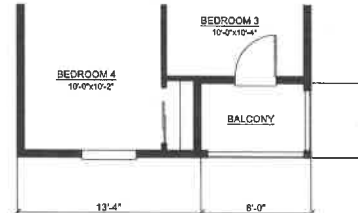
SECOND FLOOR - OPTION B  
SANTA BARBARA, TUSCAN A & SPANISH  
ELEVATIONS



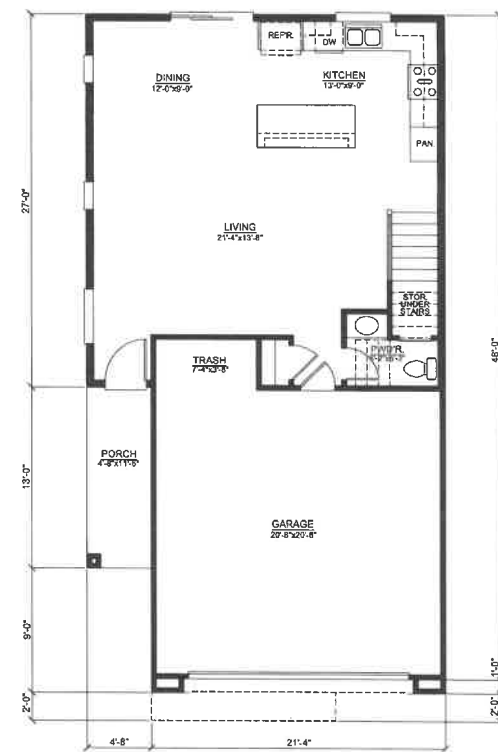
OPTION B, TUSCAN B ELEVATION



SECOND FLOOR - OPTION A  
SANTA BARBARA, TUSCAN A & SPANISH  
ELEVATIONS



OPTION A, TUSCAN B ELEVATION

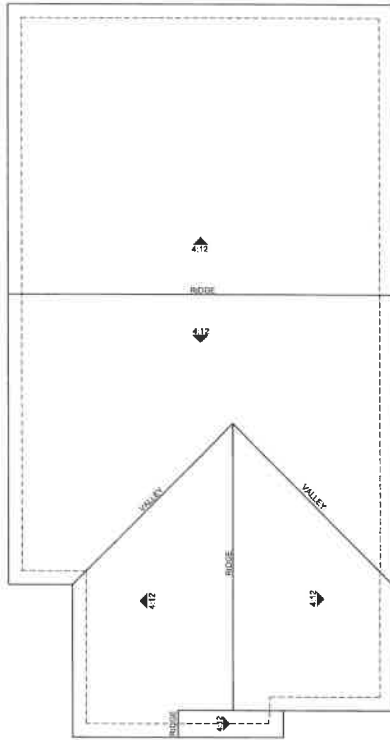


FIRST FLOOR

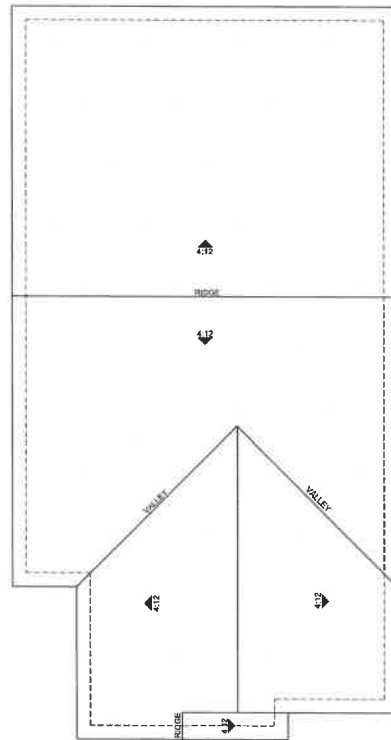
| BUILDING AREA        |                |
|----------------------|----------------|
| AREA                 | SQUARE FOOTAGE |
| LIVING, FIRST FLOOR  | 701            |
| LIVING, SECOND FLOOR | 1,259          |
| TOTAL LIVING         | 1,960          |
| GARAGE/TRASH         | 473            |
| FRONT PORCH          | 61             |
| TOTAL AREA           | 2,497          |

PLAN 2.1960  
**MEDITERRA - PA4**  
HIGHLAND, CA

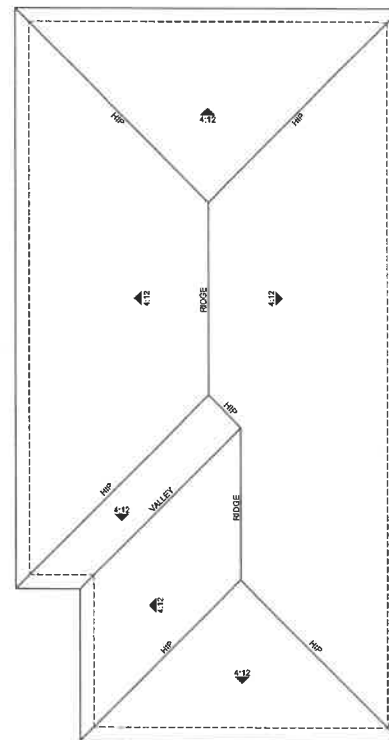
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02/28/2024



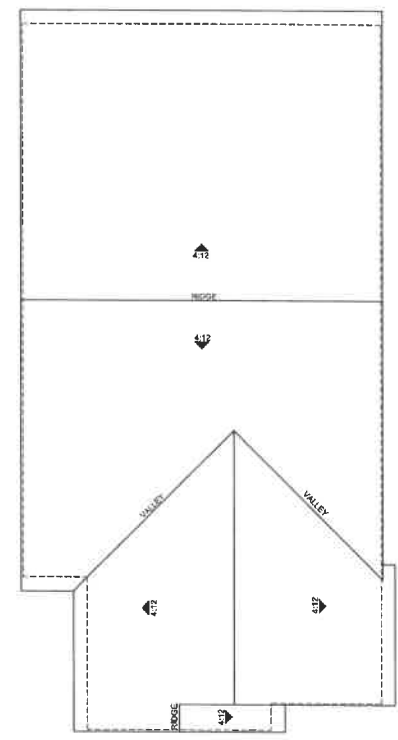
SANTA BARBARA  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



TUSCAN A  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



TUSCAN B  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



SPANISH  
EAVE 12"/RAKE 1 1/2"  
CONCRETE LOW PROFILE 'S' TILE

## PLAN 2.1960 ROOF PLANS

# MEDITERRA - PA4 HIGHLAND, CA

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02/28/2024



SANTA BARBARA - OPTION B - Scheme 1



TUSCAN A - OPTION B - Scheme 3



TUSCAN B - OPTION A - Scheme 2



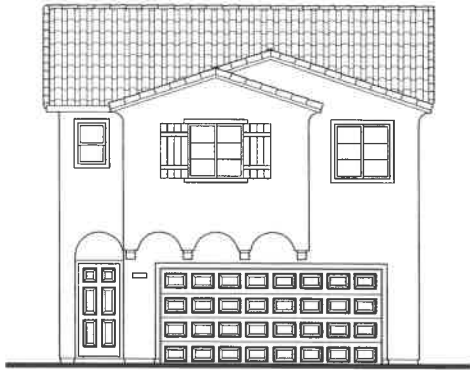
SPANISH - OPTION B - Scheme 3

PLAN 2.1960  
FRONT ELEVATIONS

# MEDITERRA - PA4

HIGHLAND, CA

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02/29/2024



SANTA BARBARA - OPTION A



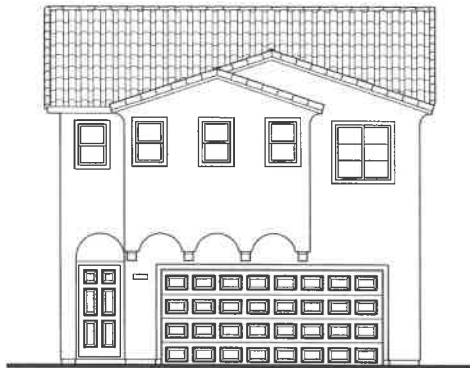
TUSCAN A - OPTION A



TUSCAN B - OPTION A



SPANISH - OPTION A



SANTA BARBARA - OPTION B



TUSCAN A - OPTION B



TUSCAN B - OPTION B



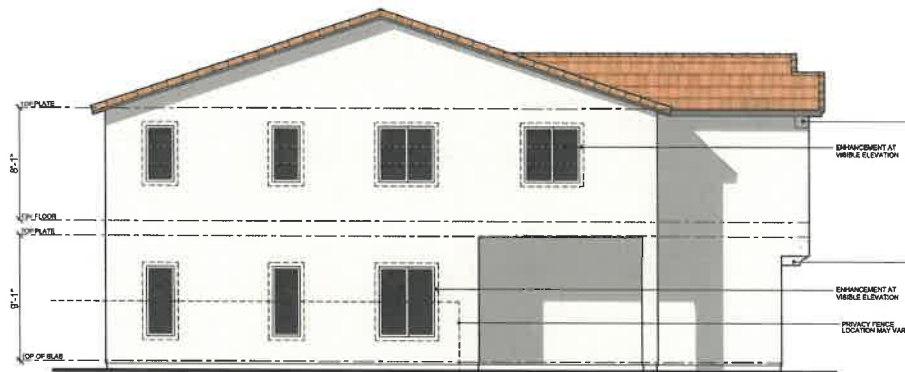
SPANISH - OPTION B

PLAN 2.1960  
FRONT ELEVATIONS

# MEDITERRA - PA4

HIGHLAND, CA

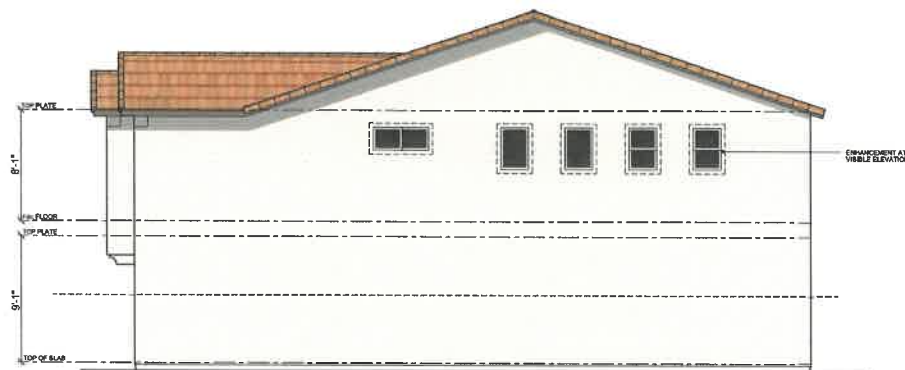
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02/28/2024



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



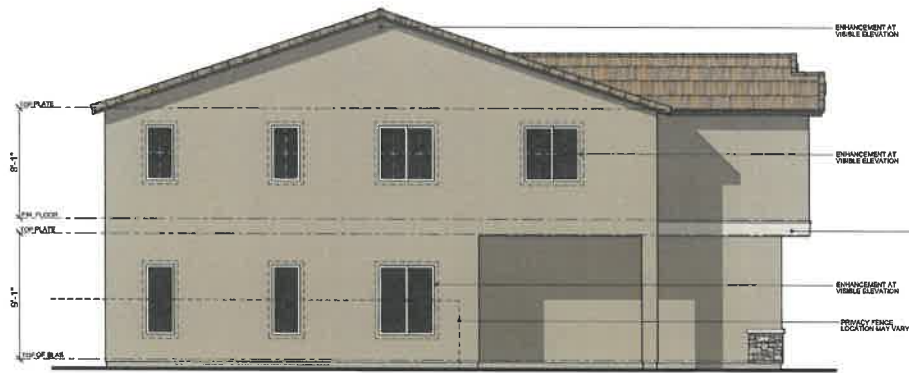
REAR ELEVATION

PLAN 2.1960, OPTION B / SANTA BARBARA  
BUILDING ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

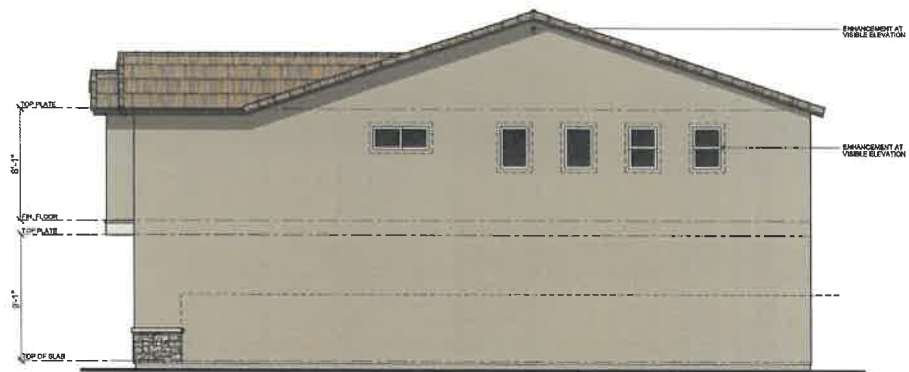
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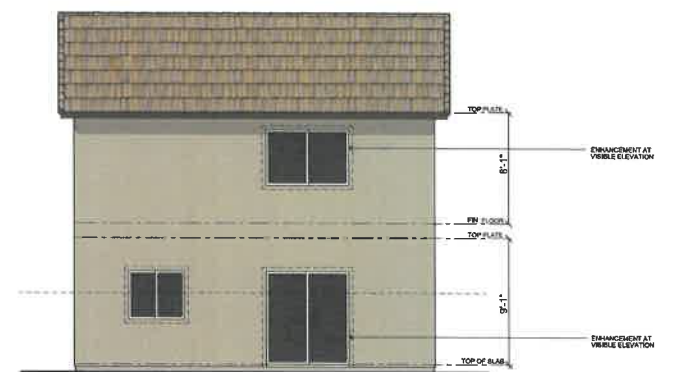
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

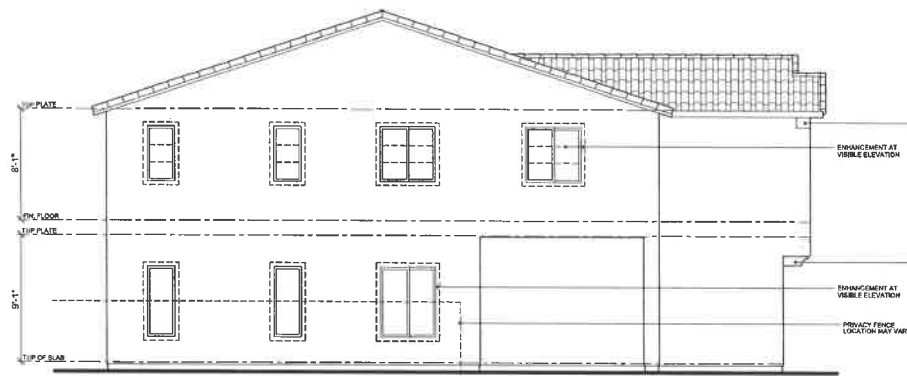
PLAN 2.1960, OPTION B / TUSCAN A  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

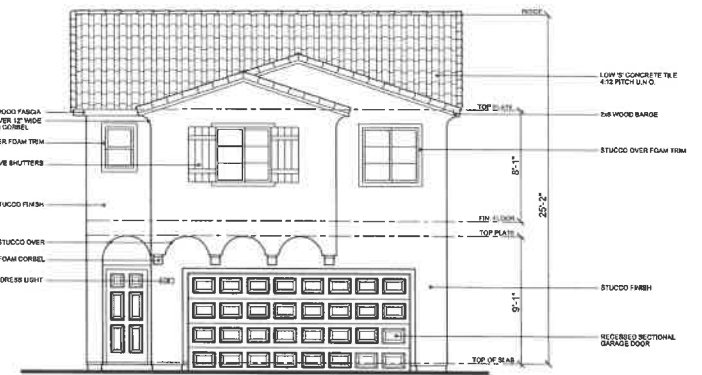
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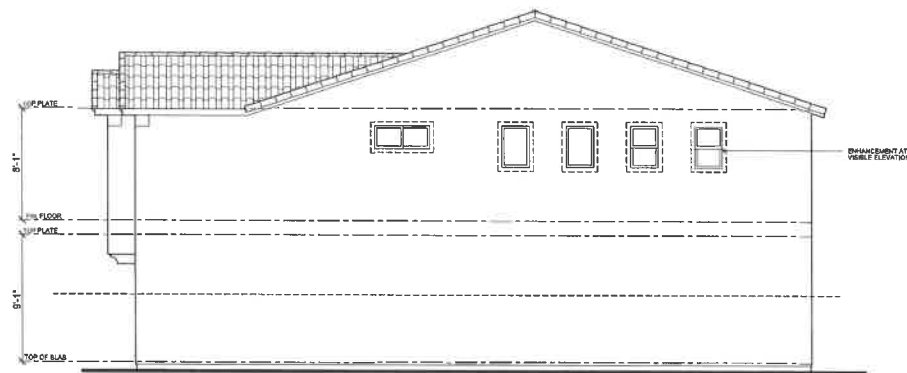




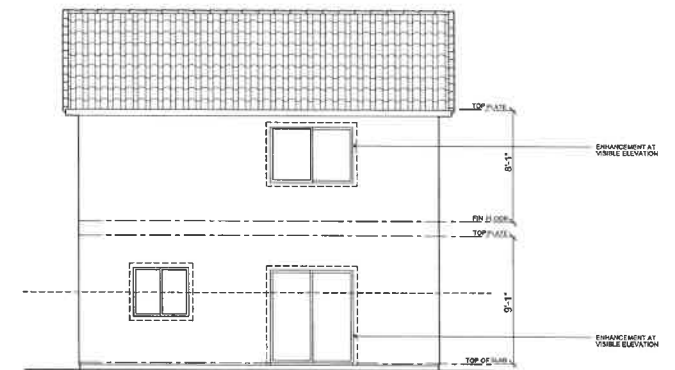
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

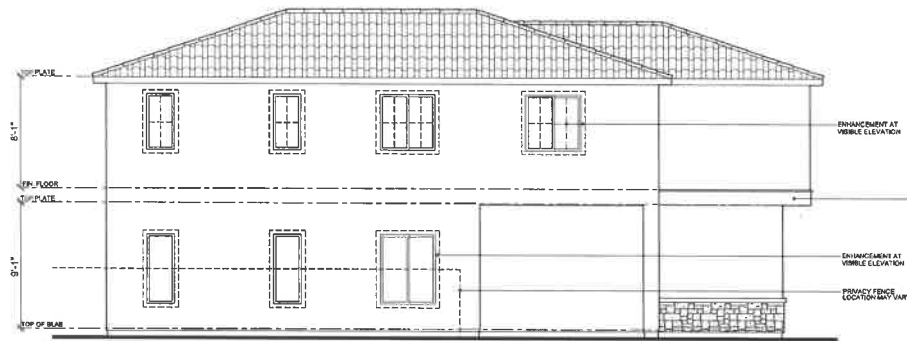
PLAN 2.1960, OPTION A / SANTA BARBARA  
BUILDING ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/28/2024

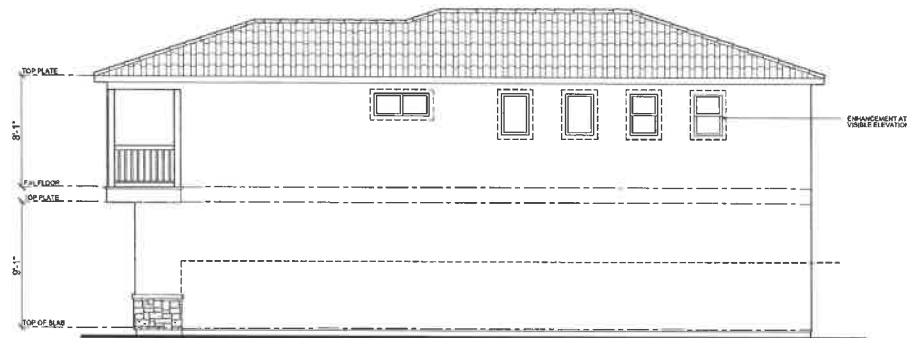




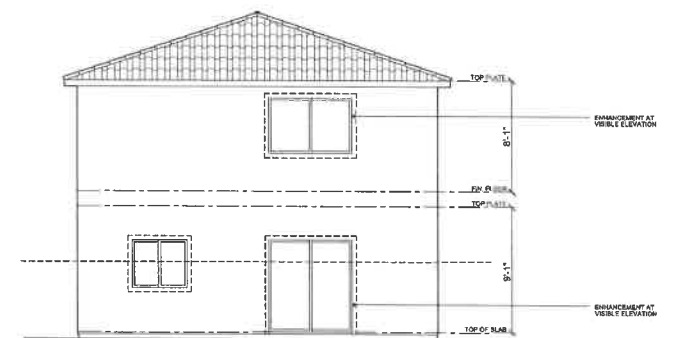
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2.1960, OPTION B / TUSCAN B  
BUILDING ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

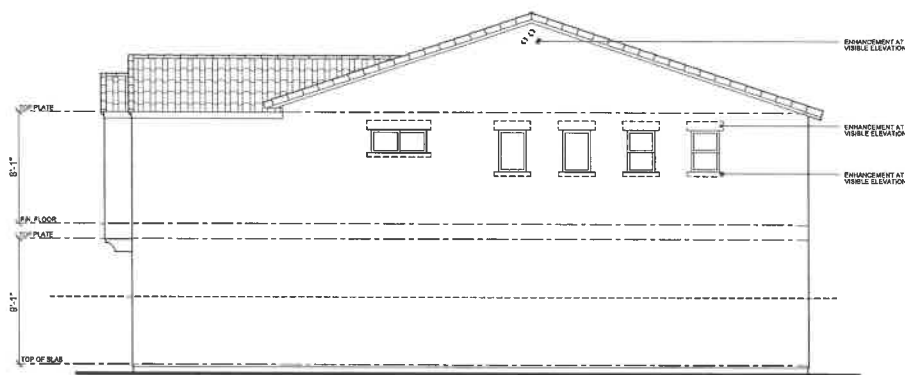
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02/29/2024



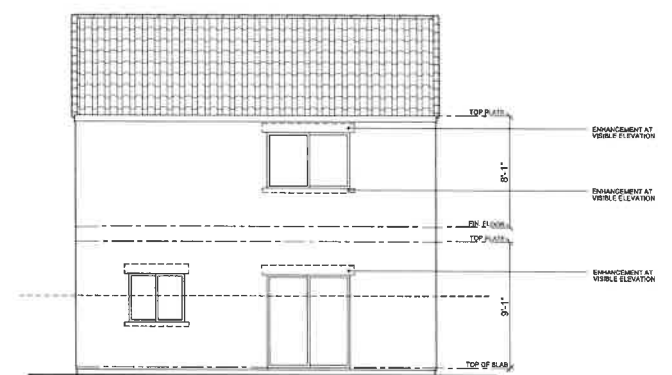
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

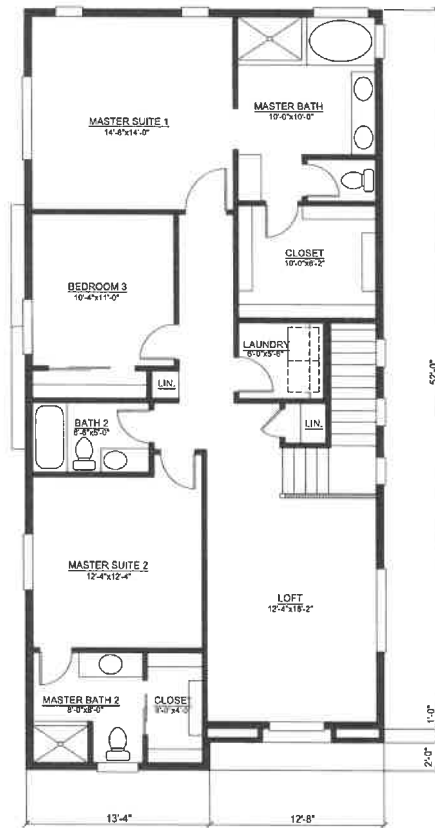


REAR ELEVATION

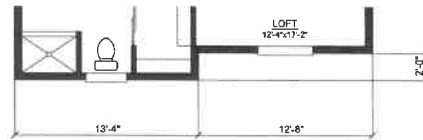
# PLAN 2.1960, OPTION A / SPANISH BUILDING ELEVATIONS

## MEDITERRA - PA4 HIGHLAND, CA

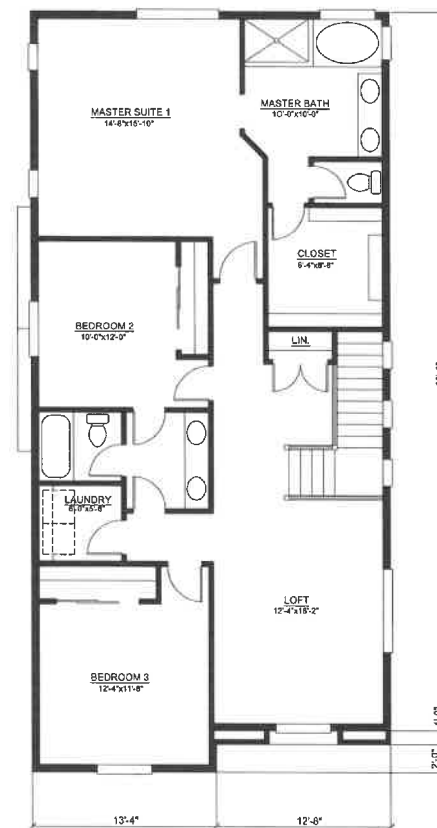
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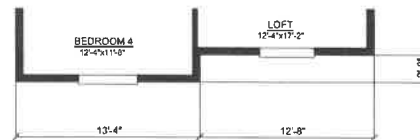
SANTA BARBARA ELEVATION



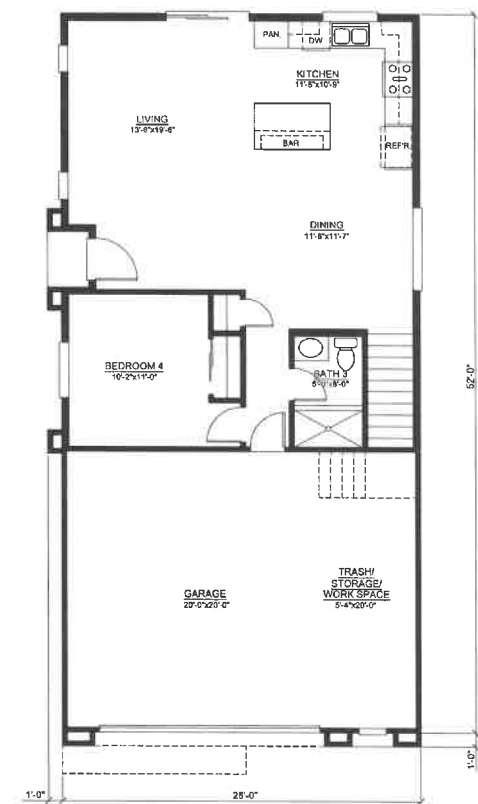
TUSCAN & SPANISH ELEVATIONS  
SECOND FLOOR - OPTION B



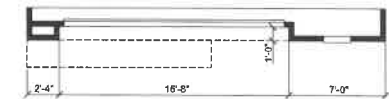
SANTA BARBARA ELEVATION



TUSCAN & SPANISH ELEVATIONS  
SECOND FLOOR - OPTION A



SANTA BARBARA ELEVATION



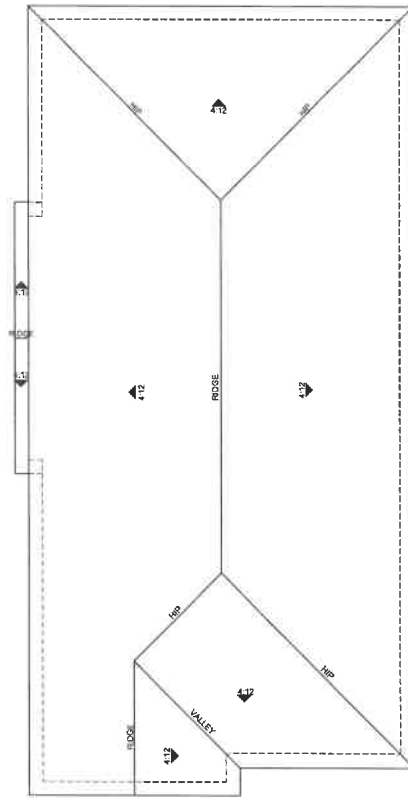
TUSCAN & SPANISH ELEVATIONS  
FIRST FLOOR

| BUILDING AREA               |                |
|-----------------------------|----------------|
| AREA                        | SQUARE FOOTAGE |
| LIVING, FIRST FLOOR         | 815            |
| LIVING, SECOND FLOOR        | 1,392*         |
| TOTAL LIVING                | 2,207*         |
| GARAGE/TRASH/STOR./WK. SHOP | 529            |
| FRONT PORCH                 | 12             |
| TOTAL AREA                  | 2,748*         |

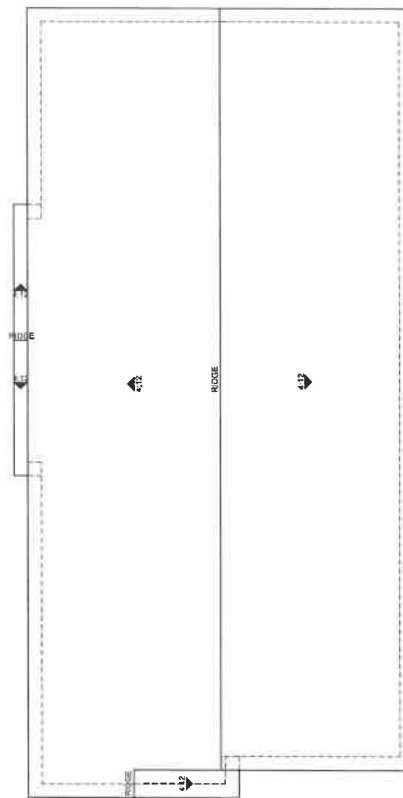
\*AREA INCREASES BY 13 S.F. AT TUSCAN & SPANISH ELEVATIONS

# PLAN 3.2207 MEDITERRA - PA4 HIGHLAND, CA

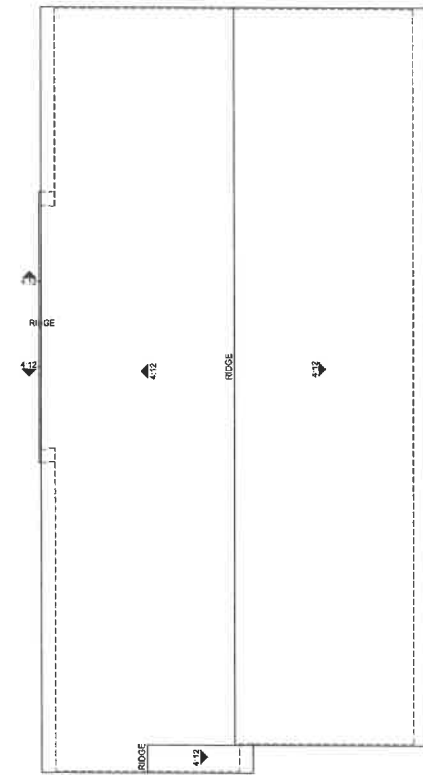
DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



SANTA BARBARA  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



TUSCAN  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



SPANISH  
EAVE 12"/RAKE 1 1/2"  
CONCRETE LOW PROFILE 'S' TILE

## PLAN 3.2207 ROOF PLANS

# MEDITERRA - PA4

## HIGHLAND, CA

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SANTA BARBARA - OPTION A - Scheme 1



TUSCAN - OPTION A - Scheme 1



SPANISH - OPTION A - Scheme 2

PLAN 3.2207  
FRONT ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

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02/29/2024



SANTA BARBARA - OPTION A



TUSCAN - OPTION A



SPANISH - OPTION A



SANTA BARBARA - OPTION B



TUSCAN - OPTION B

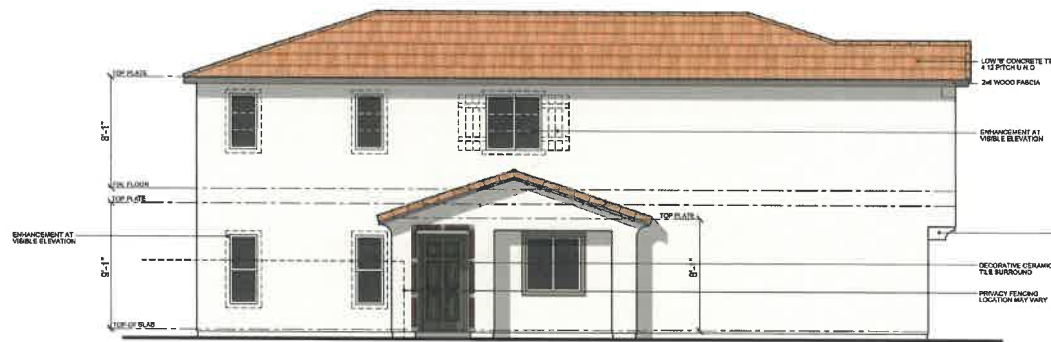


SPANISH - OPTION B

PLAN 3.2207  
FRONT ELEVATIONS

# MEDITERRA - PA4 HIGHLAND, CA

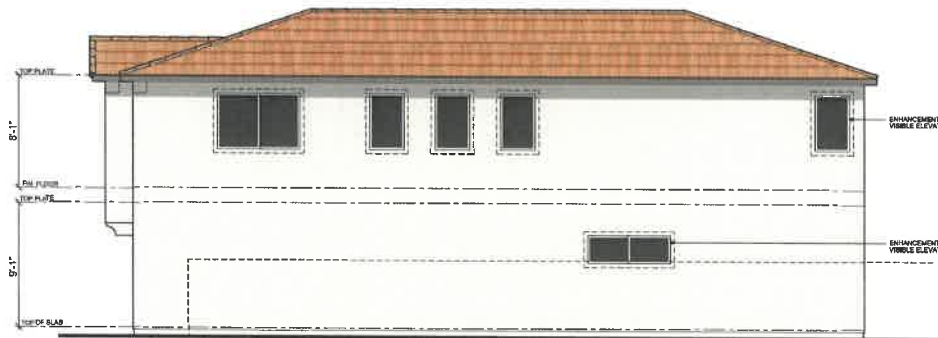
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02/29/2024



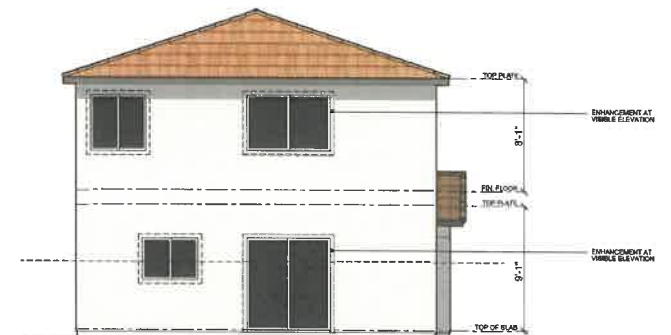
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 3.2207, OPTION A / SANTA BARBARA  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



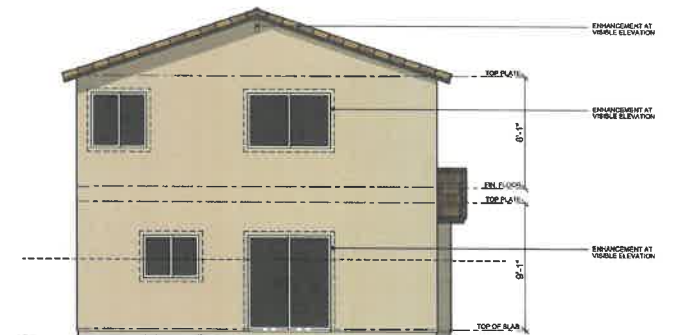
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 3.2207, OPTION A / TUSCAN  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

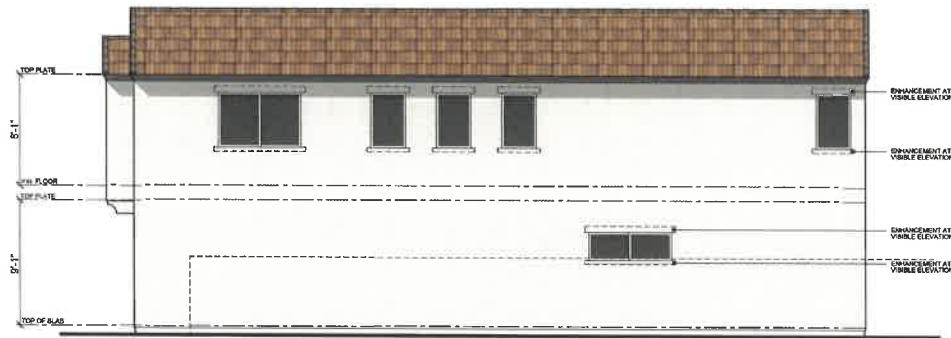
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02/29/2024



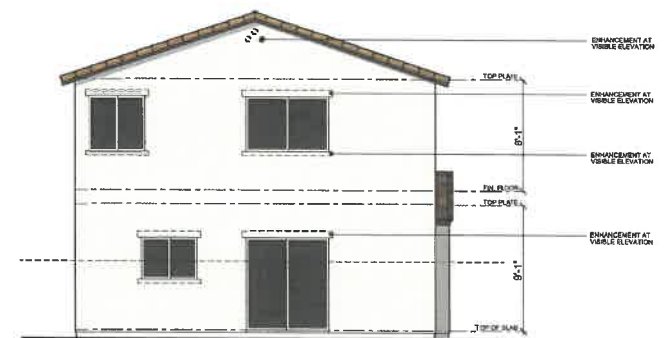
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



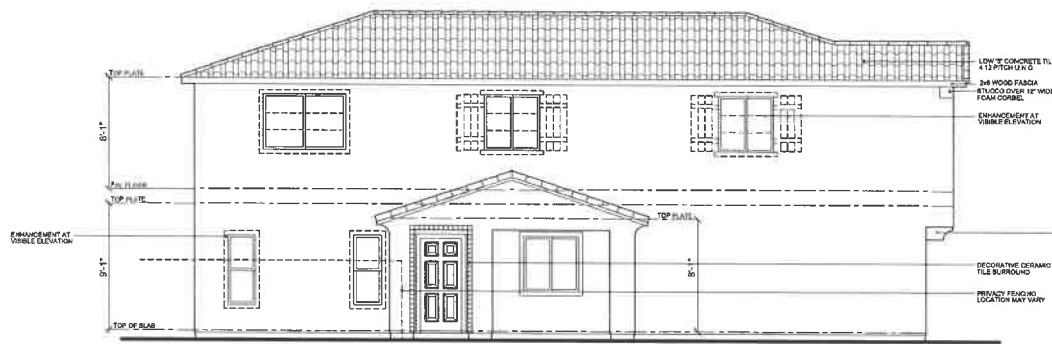
REAR ELEVATION

PLAN 3.2207, OPTION A / SPANISH  
BUILDING ELEVATIONS

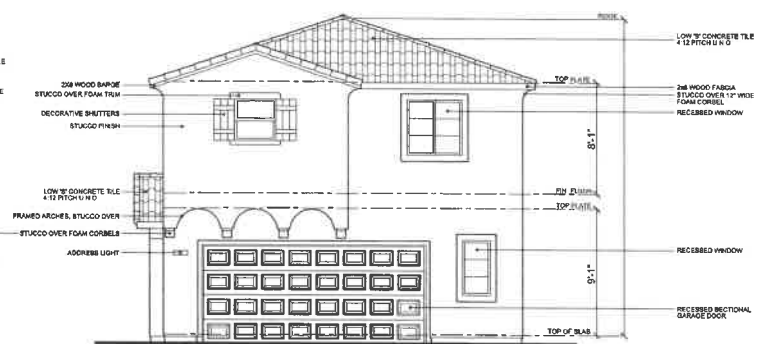
MEDITERRA - PA4

HIGHLAND, CA

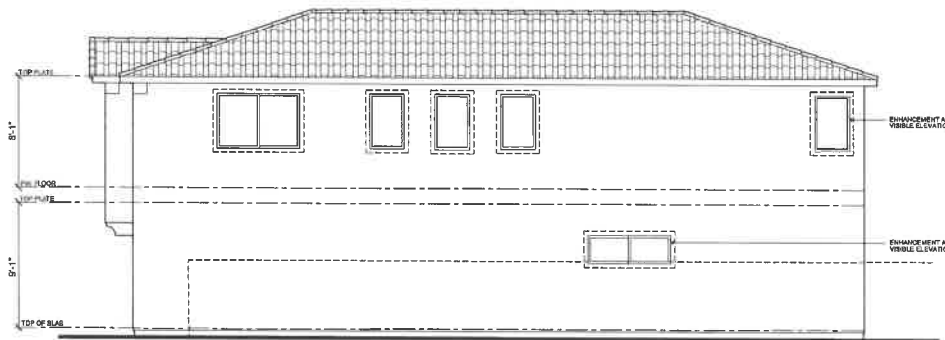
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02/29/2024



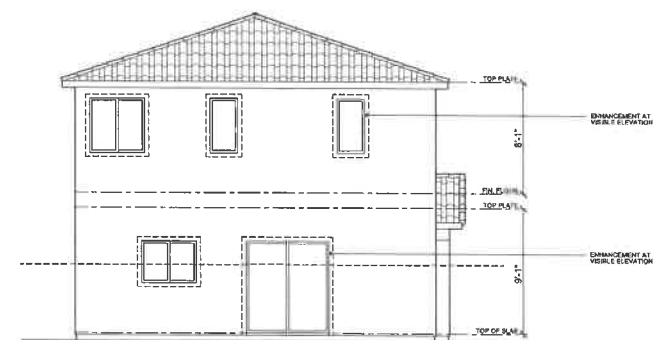
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



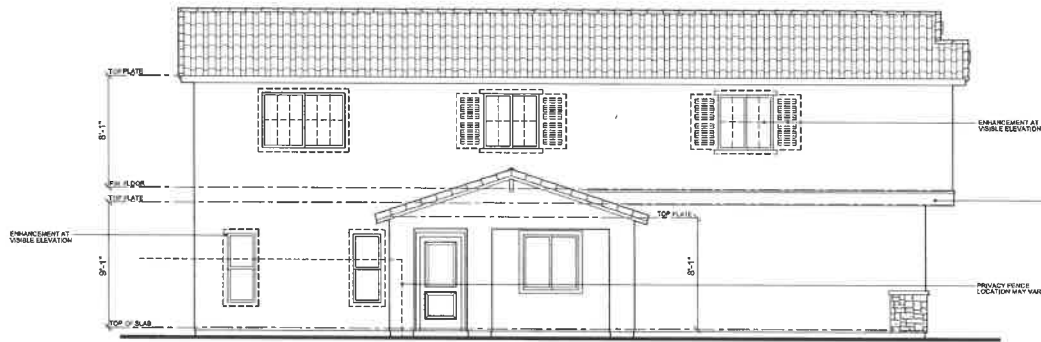
REAR ELEVATION

PLAN 3.2207, OPTION B / SANTA BARBARA  
BUILDING ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

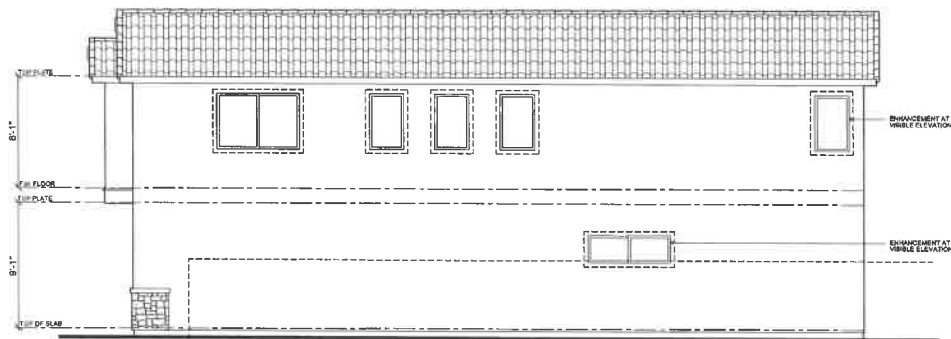
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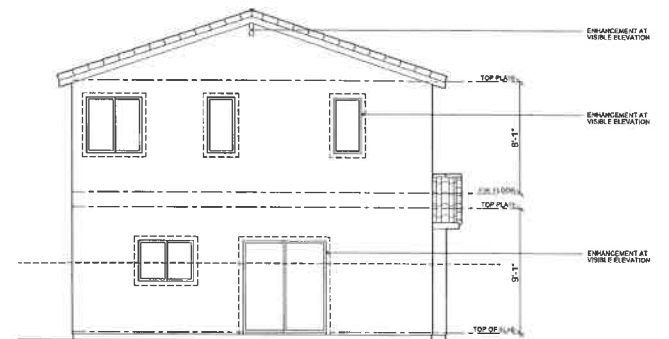
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

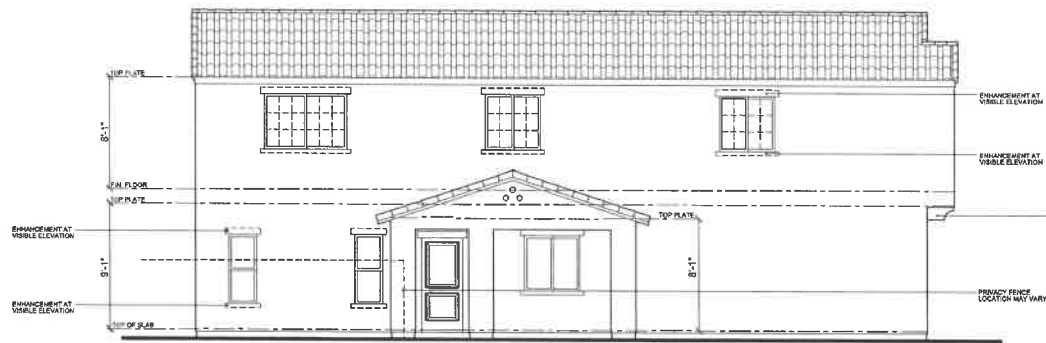


REAR ELEVATION

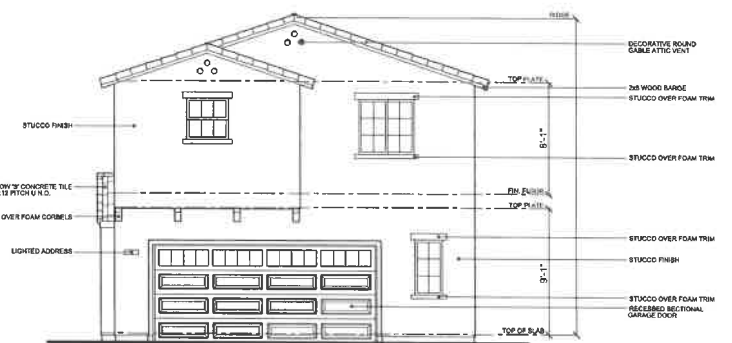
PLAN 3.2207, OPTION B/ TUSCAN  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

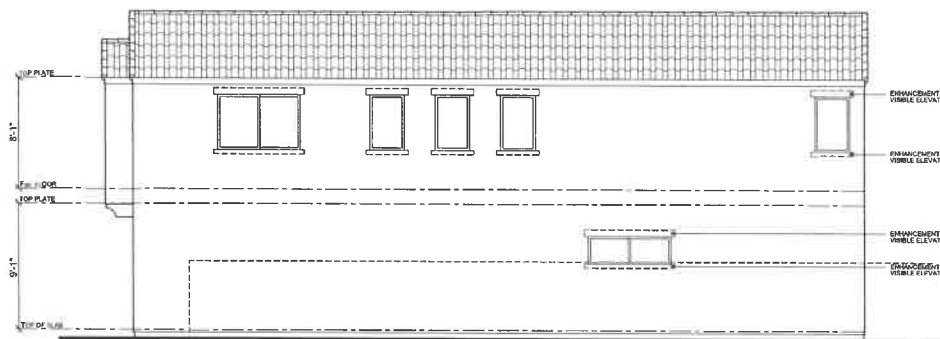
DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



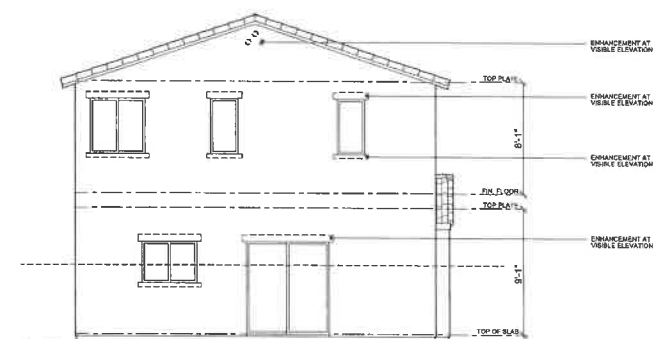
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

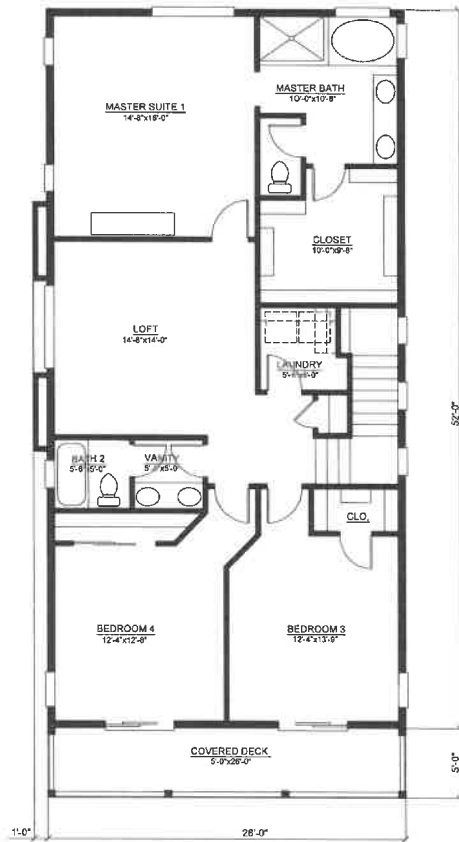


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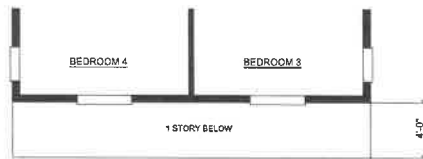
PLAN 3.2207, OPTION B / SPANISH  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024

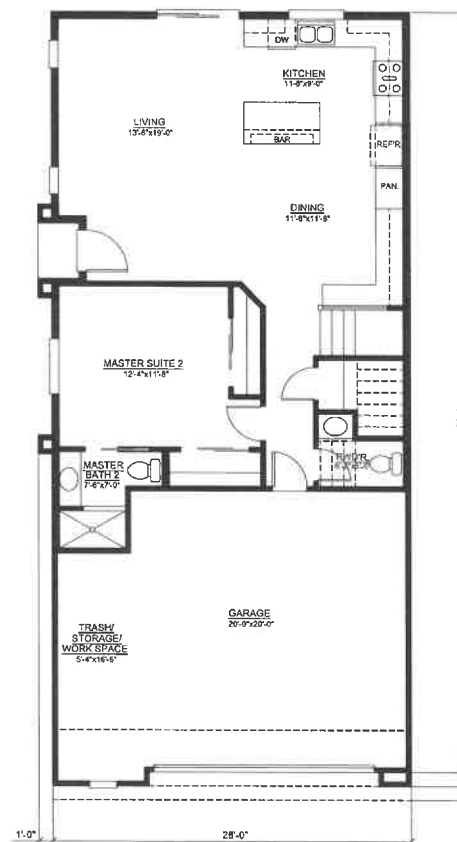


SPANISH B ELEVATION

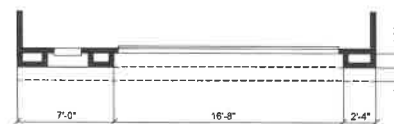


SANTA BARBARA, TUSCAN & SPANISH A ELEVATIONS

SECOND FLOOR



TUSCAN, SPANISH A & B ELEVATIONS



SANTA BARBARA ELEVATION

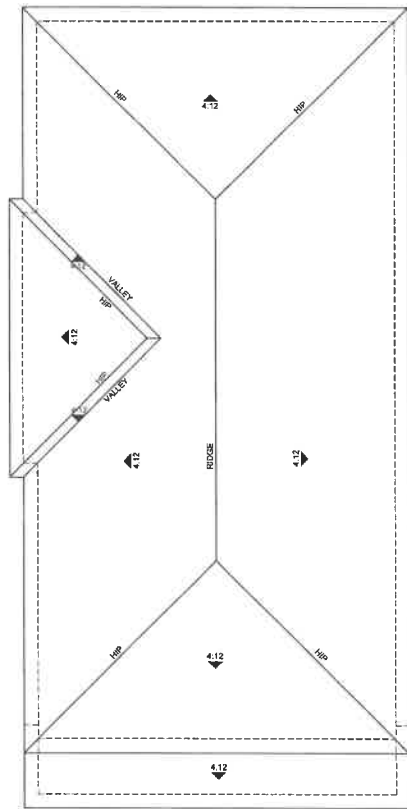
FIRST FLOOR

# PLAN 4.2271 MEDITERRA - PA4

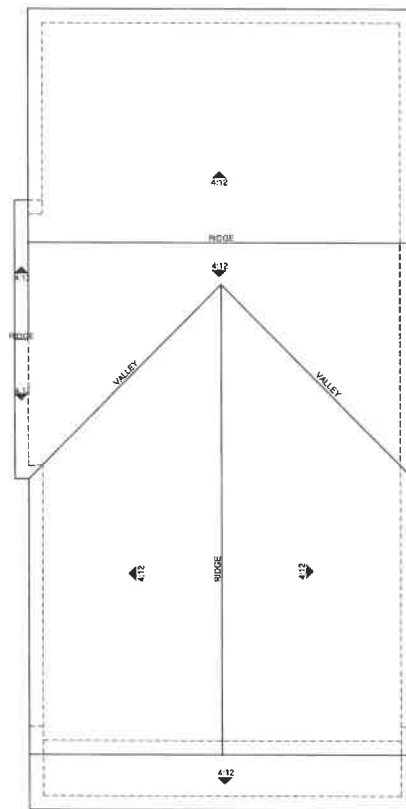
HIGHLAND, CA

| BUILDING AREA         |                |
|-----------------------|----------------|
| AREA                  | SQUARE FOOTAGE |
| LIVING, FIRST FLOOR   | 919            |
| LIVING, SECOND FLOOR  | 1,352          |
| TOTAL LIVING          | 2,271          |
| GARAGE/TRASH/STOR.    | 610            |
| FRONT PORCH           | 12             |
| 2ND FLOOR VERANDA     | 130            |
| SPANISH ELEVATION     |                |
| TOTAL WITHOUT VERANDA | 2,793          |
| TOTAL WITH VERANDA    | 2,923          |

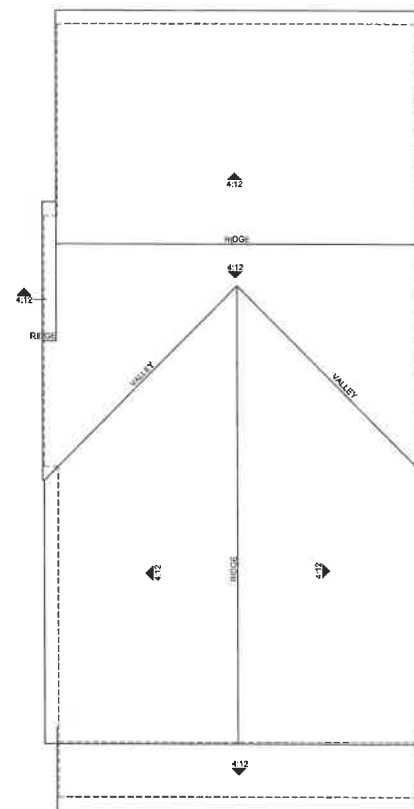
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DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



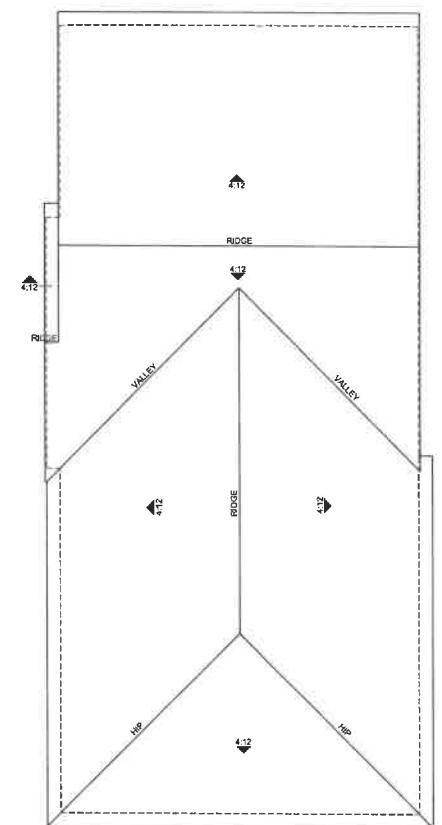
SANTA BARBARA  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



TUSCAN  
EAVE 12"/RAKE 12"  
CONCRETE LOW PROFILE 'S' TILE



SPANISH A  
EAVE 12"/RAKE 1 1/2"  
CONCRETE LOW PROFILE 'S' TILE



SPANISH B  
EAVE 12"/RAKE 1 1/2"  
CONCRETE LOW PROFILE 'S' TILE

## PLAN 4.2271 ROOF PLANS

# MEDITERRA - PA4 HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



SANTA BARBARA - Scheme 3



TUSCAN - Scheme 2



SPANISH - OPTION A - Scheme 1



SPANISH - OPTION B- Scheme 2

PLAN 4.2271  
FRONT ELEVATIONS

MEDITERRA - PA4

HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



SANTA BARBARA



TUSCAN



SPANISH A



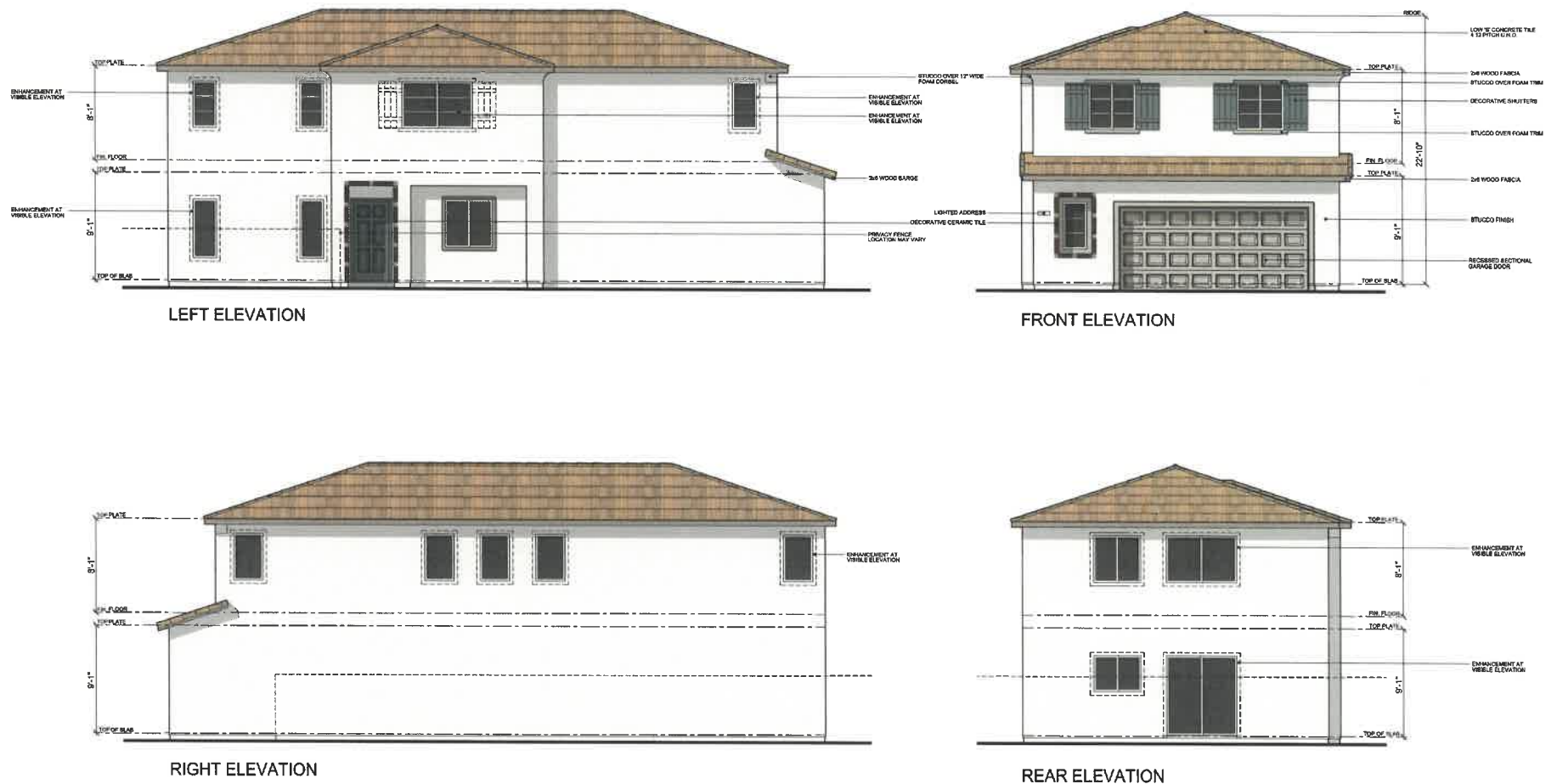
SPANISH B

PLAN 4.2271  
FRONT ELEVATIONS

# MEDITERRA - PA4

HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



PLAN 4.2271 SANTA BARBARA  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



PLAN 4.2271 TUSCAN  
BUILDING ELEVATIONS

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**MEDITERRA - PA4**

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HIGHLAND, CA

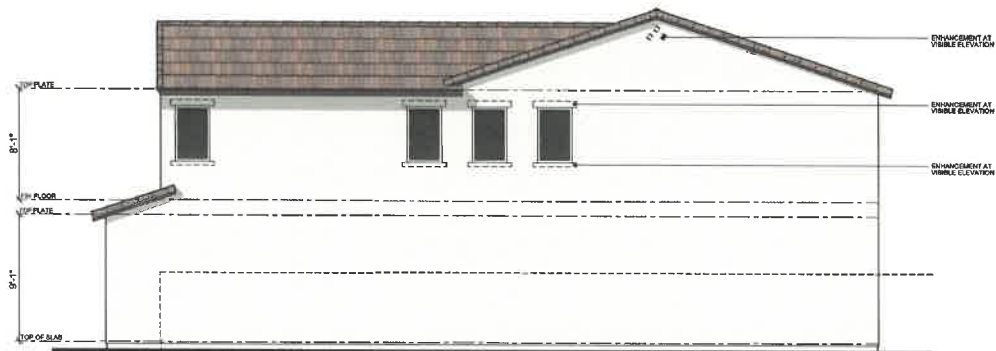
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02/29/2024



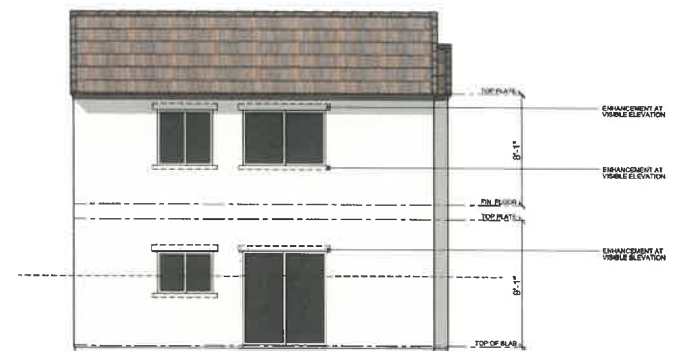
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

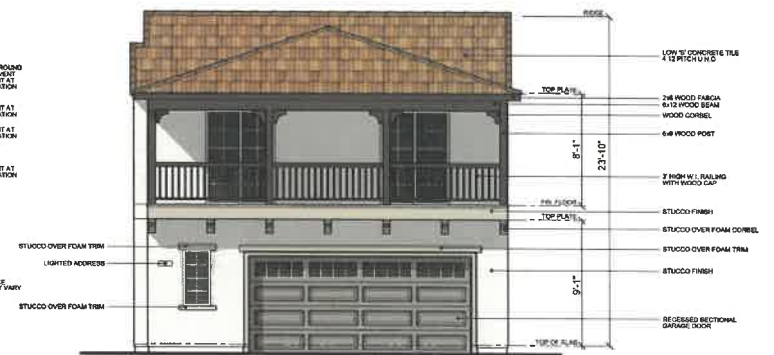
PLAN 4.2271 SPANISH A  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

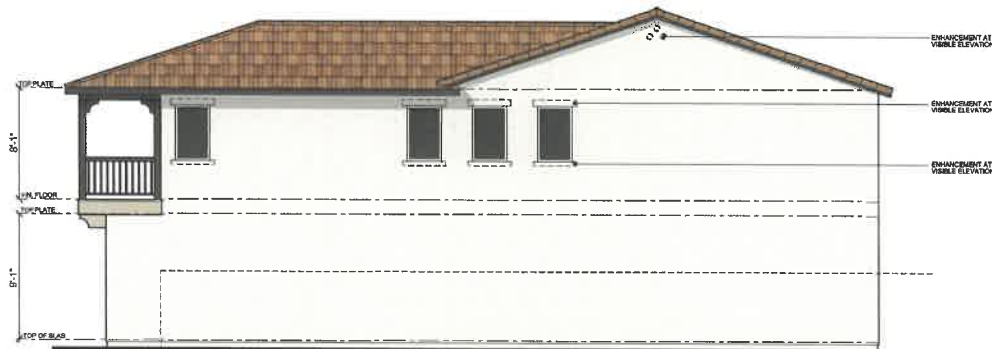
DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

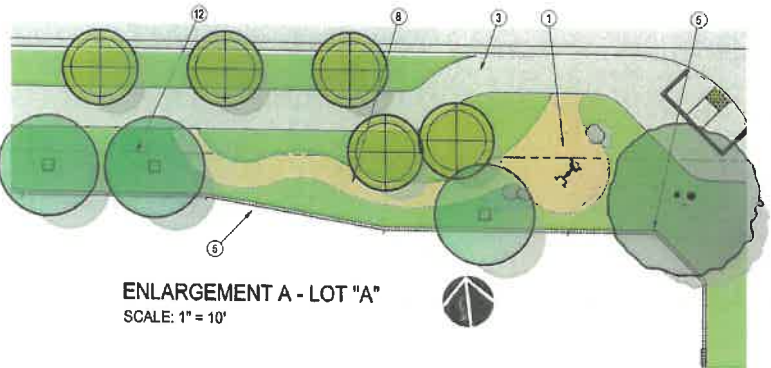
PLAN 4.2271 SPANISH B  
BUILDING ELEVATIONS

MEDITERRA - PA4  
HIGHLAND, CA

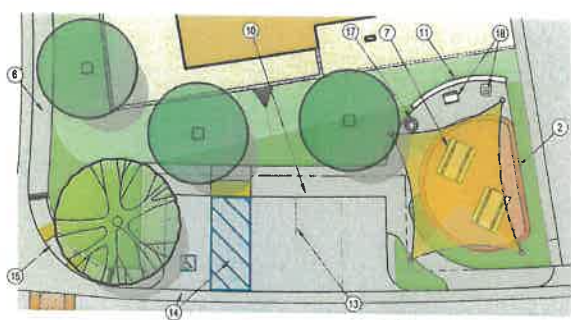
DESIGN REVIEW SUBMITTAL  
DOCUMENT NOT PRINTED TO SCALE  
02/29/2024

## **Exhibit 3 - Landscape Plan**

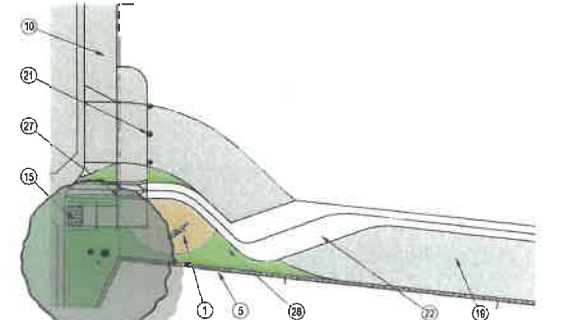




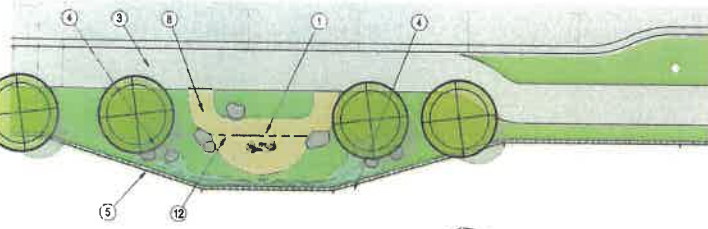
ENLARGEMENT A - LOT "A"  
SCALE: 1" = 10'



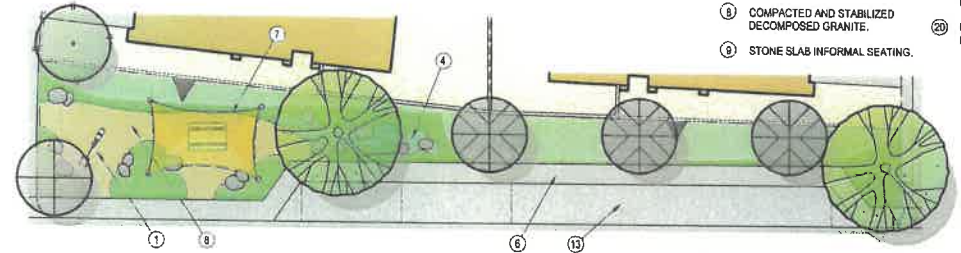
ENLARGEMENT C - LOT "C"  
SCALE: 1" = 10'



ENLARGEMENT F - FIRE ACCESS & TRAIL ENTRANCE  
SCALE: 1" = 10'



ENLARGEMENT B - LOT "B"  
SCALE: 1" = 10'



ENLARGEMENT D - LOT "H"  
SCALE: 1" = 10'

FEATURE LEGEND:

- 1 EXERCISE STATION.
- 2 ENHANCED CONCRETE PAVING WITH BAND.
- 3 8' WIDE MULTI-PURPOSE CONCRETE TRAIL/ SIDEWALK.
- 4 VEGETATED SWALE W/ LANDSCAPE BOULDER'S AND ACCENT PLANTS.
- 5 PERIMETER WALL PER CONCEPTUAL WALL AND FENCE PLANS.
- 6 4' WIDE MIN. CONCRETE SIDEWALK.
- 7 PICNIC AREA WITH PICNIC TABLE, AND OVERHEAD SHADE SAIL COVER.
- 8 COMPACTED AND STABILIZED DECOMPOSED GRANITE.
- 9 STONE SLAB INFORMAL SEATING.

- 10 5' WIDE CONCRETE SIDEWALK.
- 11 LOW RETAINING SEAT WALL.
- 12 RIGHT OF WAY.
- 13 PARKING STRIPING.
- 14 ADA PARKING SYMBOL AND STANDARD STRIPING.
- 15 CURB RAMP WITH TRUNCATED DOMES.
- 16 EXISTING TREE TO REMAIN.
- 17 TRASH RECEPTACLE.
- 18 CHARCOAL BBQ GRILL AND HOT COAL CONTAINER.
- 19 12' WIDE ASPHALT MAINTENANCE ROAD.
- 20 NATIVE FLOWERING MEADOW HYDROSEED MIX.

- 21 REMOVABLE BOLLARDS.
- 22 DRAINAGE PER CIVIL ENGINEER.
- 23 5' WIDE MEANDERING COMPACTED AND STABILIZED DECOMPOSED GRANITE PATH TRAIL.
- 24 PLANTER AREA WITH CALIFORNIA NATIVE SHRUBS AND GROUND COVER.
- 25 ACCESS ROAD.
- 26 PARKWAY/STREETSCAPE PLANTING.
- 27 PEDESTRIAN CROSSING BRIDGE WITH HANDRAILS.
- 28 PET WASTE STATION (2 TOTAL).
- 29 LANDSCAPE BOULDERS.

PLANT PALETTE:

THEME TREES

- AVENIDA RAMBLAS - (24" Box if Existing Citrus Trees cannot be preserved)
- Lagerstroemia l. 'Tuscarora'* - Tuscarora Crepe Myrtle
- MULTI-TRUNK SPECIMEN TREE - (38" Box)
- Quercus suber* - Cork Oak
- EVERGREEN THEME TREES - (24" Box)
- Arbutus 'Marina'* - Strawberry Tree
- INTERIOR TREES - (38" Box)
- Platanus racemosa* - California Sycamore
- SMALL FLOWERING ACCENT TREES - (24" Box and 36" Box as noted)
- Lagerstroemia l. 'Natchez'* - Natchez Crepe Myrtle
- PETITA RAMBLA STREET TREES - (24" Box)
- Magnolia g. 'Saint Mary'* - Saint Mary Southern Magnolia
- MOTOR COURT TREES - (24" Box)
- Rhus lancea* - African Sumac
- EXISTING TREES (To Remain If Site Conditions Permit)
- Schinus molle* - Pepper Tree

SHRUBS AND GROUND COVER

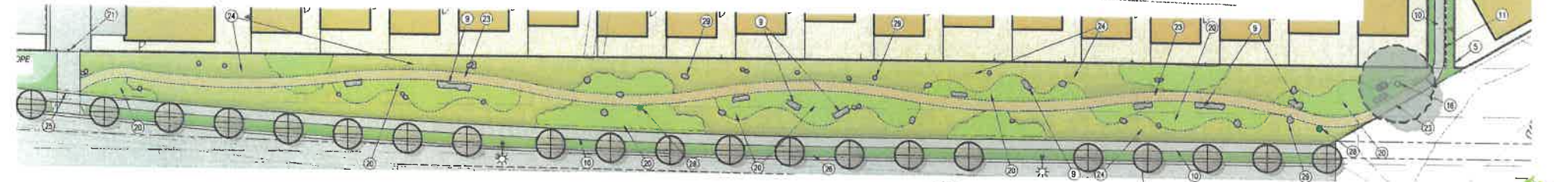
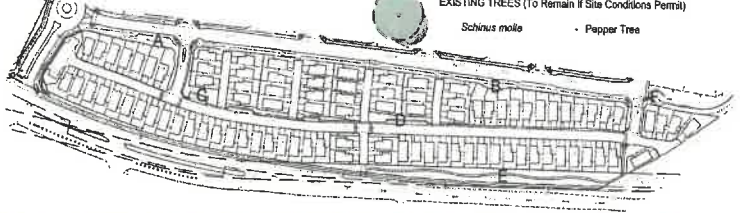
HOA MAINTAINED LANDSCAPE AREA

- Agave desertiana 'Variegata'*
- Aloe striata*
- Arbutus unedo 'compacta'*
- Baccharis pilularis 'twin peaks'*
- Callandria californica*
- Ceanothus sp.*
- Dalea greggii*
- Dianella revoluta 'Baby Blass'*
- Callistemon 'Little John'*
- Cistus species*
- Echium fastuosum*
- Hesperaloe parviflora*
- Heteromeles arbutifolia*
- Rhus ovata*
- Variegated Smooth Agave*
- Coral Aloe*
- Dwarf Strawberry Tree*
- Coyote Brush*
- Baja Fairy Duster*
- Ceanothus*
- Trailing Indigo Bush*
- Baby Blass Flex Lily*
- Dwarf Eucalyptus*
- Rockrose*
- Pride of Madeira*
- Red Yucca*
- Toyon*
- Sugar Bush*

CALIFORNIA FLOWERING MEADOW MIX

- Achillea millefolium*
- Clarkia amara*
- Coreopsis lanceolata*
- Echscholzia californica*
- Festuca idahoensis*
- Festuca microstachya*
- Galathea pulchella*
- Hordeum californicum*
- Lathyrus californicus*
- Layla platyglotta*
- Lupinus lewisii*
- Lupinus nanus*
- Lupinus succulentus*
- Melilotus californicus*
- Nassella pulchra*
- White Yarrow*
- Farewell to Spring*
- Lance-leaved Coreopsis*
- California Poppy*
- Idaho Fescue*
- Small Fescue*
- Indian Blanket*
- California Bask*
- California Goldfields*
- Tidytips*
- Blue Flax*
- Sky Lupine*
- Arroyo Lupine*
- California Melic*
- Purple Needlegrass*

KEY MAP:



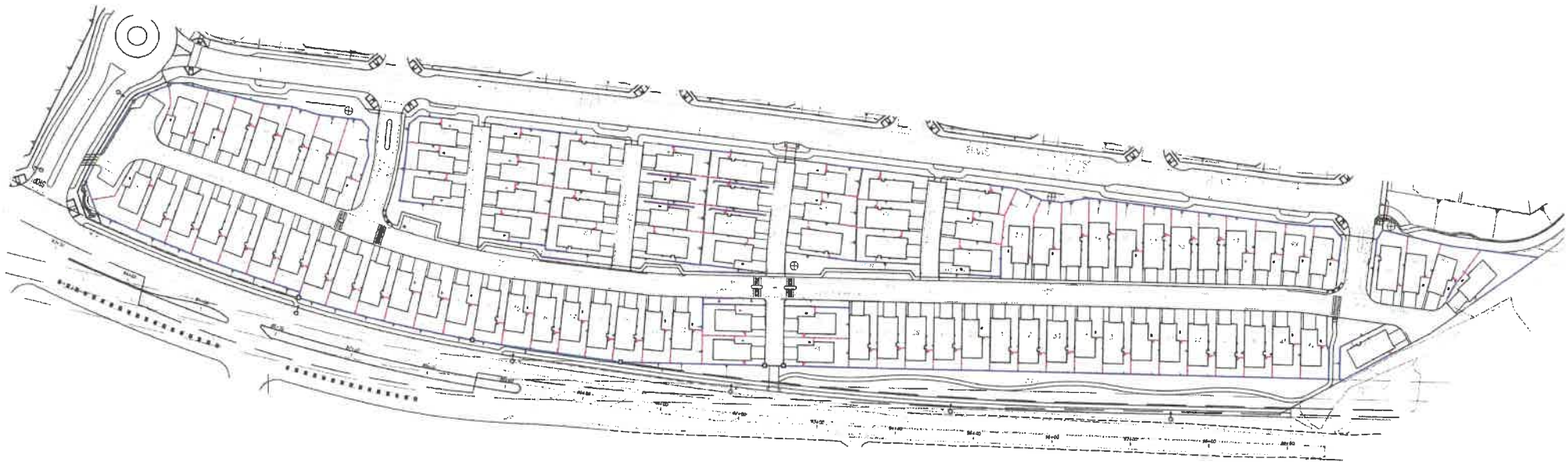
ENLARGEMENT E - LOT "E" & "D"  
SCALE: 1" = 20'

SUNLAND COMMUNITIES LLC,  
MEDITERRA PA 4 - CONCEPTUAL OPEN SPACE ENLARGEMENTS  
HIGHLAND, CALIFORNIA



DATE: MAY 7, 2024  
ADD JOB #: 2408

L-1.2



#### FEATURE LEGEND:

- 5'3" - 6'0" HIGH VINYL FENCE CENTERED ON PROPERTY LINE. COLOR, BEIGE. SEE DETAIL C, SHEET L-2.2.
- 5'3" - 6'0" HIGH PRECISION CMU PERIMETER AND PRIVACY WALL WITH PRECISION BLOCK CAP. COLOR, 'LADERA RED.' SEE DETAIL A, SHEET L-2.2.
- 18" SQUARE SPLIT FACE CMU BLOCK COLUMN WITH PRECISION BLOCK CAP. COLOR, 'LADERA RED.' SEE DETAIL 'B', SHEET L-2.2.
- COMBINATION PRECISION CMU RETAINING WALL WITH CAP AND 5'3" - 6'0" HIGH VINYL FENCE. SEE DETAIL D, SHEET L-2.2.
- 3' WIDE VINYL SIDE YARD GATE. SEE DETAIL E, SHEET L-2.2.
- 6'-0" HIGH TUBULAR STEEL FENCE. COLOR, BLACK. SEE DETAIL F, SHEET L-2.2.
- RETAINING WALL, HEIGHT VARIES PER PLANS BY CIVIL ENGINEER.
- EXISTING COMMUNITY ENTRY MONUMENT PER PLANS PREVIOUSLY PREPARED BY ARCHITERRA DESIGN GROUP.
- REMOVABLE BOLLARDS FOR EMERGENCY ACCESS

**SUNLAND COMMUNITIES LLC,**  
**MEDITERRA PA 4 - CONCEPTUAL WALL AND FENCE PLAN**  
 HIGHLAND, CALIFORNIA

0' 50' 100' 200'  
 SCALE: 1" = 50'

SCALE: 1" = 50'  
 DATE: APRIL 8, 2024  
 ADG-JOB # 2108

**L-2.1**





## **Exhibit 4 – Conditions of Approval**

**CITY OF HIGHLAND**  
**PLANNING DIVISION CONDITIONS OF APPROVAL**

Date: October 1, 2024

Applicant: Greenspot Corridor, LLC

File/Index: Design Review Application (DRA 24-006) – Mediterra Planning Area 4

Proposal: The development of 94 detached single-family homes, community exercise stations, picnic areas and community trails within Phase 4 of the “Mediterra” Planned Residential Development.

Location: Approximately eleven (11) acres at the northeast corner of Greenspot Road and Mediterra Parkway.  
Assessor’s Parcel Number: 0297-051-27

**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 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 24-006) is conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. These entitlements shall become null and void:
  - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this conditional use permit, design review and tentative tract map application have occurred within thirty-six (36) months from the approval date, this conditional use permit shall expire and be null and void without further action by the City of Highland.
  - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant a one-year extension of time, up to 3 times, for a period of not to exceed an additional thirty-six (36) months from the initial approval date off the project. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit

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

2. The proposed entitlements permit the 94 single-family homes, community exercise stations and picnic areas and community trails within Phase 4 of the Mediterra Planned Development. Submittal includes a site plan, architectural elevations, grading plans, and landscaping plans.
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check shall begin prior to receipt of this signed documentation.
4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. 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. 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.
8. 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.

9. Prior to the issuance of any permits (Grading, Building, or other) record a condominium Map for the subject project. The map shall be consistent with the approved site plan.
10. The Development Impact Fees shall be paid in accordance with City policy.
11. The Project shall comply with the City's Inclusionary Housing Ordinance.
12. An electronic fob will be provided to all tenants to access private gathering areas, such as the community pool gates. Gates will otherwise remain locked at all times.
13. Interior residential lots must feature 2 trees onsite. Corner residential lots must feature 3 trees.
14. The emergency access point from Greenspot Road to Petita Rambla Loop must feature a lockable vehicular access gate.

**Public Services:**

15. Provide trash and recycling opportunities at all community gathering spaces.

**Landscaping**

16. The frontage and perimeter landscaping, paseos, perimeter walls, and recreational amenities shall be constructed in advance of the first residential Certificate of Occupancy.
17. Conceptual Landscape Plan submitted for review by the City's Landscape Architect shall include the following:
  - a. The type and location of all trees, shrubs and groundcover.
  - b. All garden and retaining walls noted on the project plans. All walls and fences shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-block face, columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence.
  - c. Landscape plans in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code (HMC). A minimum of three (3) copies of the landscape plan shall be submitted to the Planning Division for plan check

in conjunction with the construction plans, and landscaping shall be installed prior to final inspection. The landscape plans shall incorporate all requirements of HMC Chapter 16.40.390.

- d. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.
18. Egress onto Greenspot Road must have clear line of sight. Tree canopy needs to be high enough to not obstruct any view.
19. Plans shall include 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
20. Plan cover sheet shall include the most recent City inspection procedures and required notes.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, that 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.

27. 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.
28. On center plant spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.
29. All planted 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.
30. 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.
31. 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.
32. 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.
33. Note and identify all fence and wall treatments including heights and examples of materials as used throughout the project site.
34. 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).

35. Dedicated (separate) landscape water meters shall be installed for all projects greater than 5,000 square feet. For project less than 5,000 square feet a separate sub meter shall be used for landscaping.
36. Pressure regulators shall be used when residual pressure is more than 10% of static pressure. The designer shall specify the appropriate PSI settings.
37. 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.
38. All irrigation shall exclude any ¼" distribution or emitter tubing due to wildlife issues.
39. 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.
40. 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.
41. Any updates to the state and or local ordinance for MWELo that are more stringent than required herein shall take precedence in all cases.
42. 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.
43. 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.
44. The maximum coverage of gravel or rock used as groundcover/ mulch shall be 50% of planting areas and be a minimum of 3" thick.
45. 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.

46. 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.
47. 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 documents shall result in delays for final inspection, additional inspections requiring uncovering of work and or postponed final sign-off.

## Building and Safety Division Conditions of Approval

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**Date:** 9/20/2024  
**Applicant:** UNK.  
**Address of Applicant:** UNK.  
**Site Location:** North side of Greenspot Road, East of Planning area 2  
**Project Numbers:** DRA 24-006  
**APN:** 0297-051-27

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### **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
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. Structures constructed within designated Very high Fire hazard Severity Zone shall comply with the requirements for California Residential Code section 337 "Materials and Construction Methods for Exterior Wildfire Exposure.

4. All onsite utilities are to be underground. Where approved by the Planning Division, utility cabinets and transformers are exempt.
5. 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
6. All deferred plan items are to be identified on the plans cover sheet.
7. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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 (Redlands Unified School District)
15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety.
16. 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.
17. 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
18. 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.
19. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
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. 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.
22. 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.
23. 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.
24. All construction projects shall comply with the NPDES Stormwater Best Management Practices.
25. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
26. 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.
27. 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.

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



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

**DATE** : September 26, 2024

**Page 1 of 8**

**APPLICANT** : Greenspot Corridor, LLC

**ADDRESS** : Greenspot Road & Santa Ana Canyon

**SITE LOCATION:** Planning Area 4 of Mediterra Planned Development

**FILE / INDEX No.:** DRA 24-006

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. **HF1:** This project is in fire safety review area 1. This is a 'very high fire hazard' area. The project shall comply with the construction and development standards for a **FR-1 area**. Contact the city building & safety division for construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**
2. **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**
3. **HF4:** An additional fuel modification zone of 100 feet minimum shall be provided on all side(s) of the proposed lot(s). Fuels in this zone are to be thinned and/or removed or otherwise modified to provide a reasonable level of fire defense protection to the proposed structure(s). **CFC & HMC**
4. **HF5:** A greenbelt or fuel modification zone plan is required for this project. Fuel modification plan requirements shall be site specific to this project. The applicant shall submit a fuel modification plan to the fire prevention department for review and comments or approval. Maintenance of the fuel modification zone, located in designated open space, and enforcement of the fuel modification zone, within the property of individual property owners, shall be the responsibility of a homeowners' association or other approved maintenance authority. **CFC / CBC / HMC**
5. **HF6:** Prior to delivery of combustible building materials, the entire fuel modification zone, as approved by the fire department shall be completed. Any phased implementation of the fuel modification zone shall be done only with **prior** approval of the fire department. **CFC / CBC / HMC**
6. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
7. **HF49:** An alternative type of construction may be considered, if it provides an equivalent level of fire resistance. Contact the fire prevention department or city building official for more information. **CFC, CBC**
8. **HF50:** High fire hazard areas FR-1 & FR-2: One-hour fire resistive construction is required for exterior(s) wall(s). **HMC / CBC**
9. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
10. **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**

11. **HF53:** A solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**

12. **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.

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

14. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings. **CFC; CBC; CMC**

15. **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.

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

## **ACCESS:**

17. **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**

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

19. **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**
20. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
21. **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**
22. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
23. **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**
24. **HF14:** In **FR-1/FR-2** areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**
25. **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**
26. **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](http://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**

27. **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**
28. **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**
29. **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:**

30. **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.**

31. **HF29:** 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.**

32. **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**
33. **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**
34. **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**
35. **HF32:** A temporary water storage and delivery system for use during grading and foundation work (no combustible material), meeting fire dept. Fire flow requirements shall be installed prior to framing construction or delivery of combustible materials to project site. **CFC; NFPA – 1142**
36. **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:**

37. **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**
38. **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 the City of Highland Planning Department.

39. **HF17:** The public and/or private roadways serving this project shall be identified with **city** approved names. **CFC**
40. **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, **1/2"** 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, **1/2"** stroke, on contrasting background shall be displayed at property access entrance. **CFC**

#### **FIRE PROTECTION & ALARM SYSTEMS:**

41. **HF34:** Residential automatic fire sprinklers shall be installed according to **NFPA 13D or CRC R313** 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.
42. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the residential fire sprinkler system. Minimum pipe size beyond the water meter shall be 1-inch. **CFC; CBC; HMC; NFPA**
43. **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**
44. **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**
45. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three **(3)** sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**

46. **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**
47. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; T-19**
48. **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**
49. **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**
50. **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.
51. **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.
52. **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

**ATTACHMENT "B"**  
**ENGINEERING CONDITIONS OF APPROVAL**  
**TRACT 18893/MEDITERRA**

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

Approved by City Council December 10, 2019  
(Supersedes conditions approved by City Council March 8, 2016)

**SOILS/GEOLGY/GRADING**

- B\* 1. Comply with the recommendations of the "Preliminary Geotechnical Investigation, Proposed Residential Development, 30976 Greenspot Road, prepared by LOR Geotechnical Group Inc., Project No. 33007.1, dated November 4, 2013," including, but not limited to:
- a. The recommendations of this report only apply to Phase 1 of Tentative Tract 18893.
  - b. Overexcavation and recompaction of hydraulic fill, young alluvial materials, and previously graded areas of the site is required. The exact depth of removal must be determined by the project Geotechnical Engineer during grading.
  - c. Oversized materials (rocks greater than 12 inches in maximum dimension) should not be placed in fill within 10 feet of finished grade. If rock disposal areas are considered necessary to bury oversized materials, they must be shown on the grading plan.
  - d. Remove any precariously seated boulders from the hillside just north of proposed development.
  - e. Provide a 50-foot setback from the toe of the natural slope for human occupancy structures and construct debris/impact walls to provide protection for the proposed development. The 50-foot setback may be modified on a case by case basis as proposed by the project Geotechnical Engineer and approved by the City Engineer.
  - f. The project Geotechnical Engineer must perform inspection and density testing during grading, and inspect and approve footing excavations prior to pouring of concrete.
- B\* 2. Comply with the recommendations of the "Preliminary Geotechnical Investigation, Proposed 200-Acre Residential Site, Arnott Ranch, prepared by LOR Geotechnical Group Inc., Project No. 32126.12, dated August 2, 2005," and the "Geotechnical Update Letter, Tentative Tract Map No. 18893, Highland, California, prepared by LOR Geotechnical Group, Inc., dated February 2, 2015," and any amendments thereto as approved by the City Engineer, including but not limited to:
- a. The recommendations of this report and update letter apply to Phases 2, 3 and 4 of Tentative Tract 18893.

- b. Overexcavation and recompaction of hydraulic fill, young alluvial materials, and previously graded areas of the site is required. The exact depth of removal must be determined by the project Geotechnical Engineer during grading.
- c. Oversized materials (rocks greater than 12 inches in maximum dimension) should not be placed in fill within 10 feet of finished grade. If rock disposal areas are considered necessary to bury oversized materials, they must be shown on the grading plan.
- d. Remove any precariously seated boulders from the hillside just north of proposed development.
- e. Provide a 50-foot setback from the toe of the natural slope for human occupancy structures and construct debris/impact walls to provide protection for the proposed development. The 50-foot setback may be modified on a case by case basis as proposed by the project Geotechnical Engineer and approved by the City Engineer.
- f. The project Geotechnical Engineer must perform inspection and density testing during grading, and inspect and approve footing excavations prior to pouring of concrete.

A/E\* 3. Comply with the recommendations of the "Fault Hazard Investigation Summary Report, Proposed Residential Development, Phase 1 of Preliminary Tract 18893, prepared by LOR Geotechnical Group Inc., Project No. 32126A.33, dated September 16, 2014."

A/E\* 3A Comply with the recommendations of the "Surface Fault Rupture Hazard Geologic Report, Proposed Residential Development Phase II, and Planning Areas III and IV Tentative Tract 18893, prepared by LOR Geotechnical Group Inc., Project No. 32126A.34, dated July 10, 2019," including, but not limited to:

- a. Mitigate the potential for rockfall and debris flows for Phase II, by providing a typical 50-foot setback (with minor exceptions) from the slope toe and debris protection walls.
- b. Design and construct debris protection walls to contain potential rockfall and debris flow emanating from hillside areas to the north of Phase II.
- c. Design and construct flood control devices to accommodate 100-year event flows from the existing canyon areas to the north, using a bulking factor of 150% to accommodate potential debris flows.
- d. Remove any precariously seated boulders from the hillside just north of proposed development.
- e. Conduct gross stability analysis of the identified landslide complex to the east of Planning Area III in order to develop appropriate conclusions and recommendations prior to recordation of a Final Map for Planning Area III.
- f. Implement appropriate mitigation measures and/ or establish setbacks based upon the findings, conclusions reported by the supplemental geotechnical evaluation of the affected areas of Planning Area III.
- g. Additional investigation work will be needed prior to development of any additional phases tentatively proposed to the east of Planning Area III or within Planning Area V.

- A\* 4. Submit rough and/or precise grading plans for each phase of Tract 18893 to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- A 5. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.
- A\* 6. Include in letter lots for HOA maintenance or City maintenance via a maintenance mechanism approved by the City the areas to be graded with a down slope along Greenspot Road, the proposed community trail, and the westerly down slope, Lot E of the Tentative Map.
- A\* 7. Obtain concurrence from the property owner of the Not-A-Part parcel adjoining the west line of Lots 59, 60, 61, 65, 66, and 67 to process a lot line adjustment, to move the common property line to the top of the proposed slope. If concurrence cannot be obtained after a verifiable good faith effort has been made, submit an alternate design for review and approval by the City Engineer.
- A 8. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.
- C\* 9. Construct the drainage maintenance access road/community trail to include a 6'-wide trail and a 14'-wide paved access road. The drainage maintenance access road east of Planning Area III shall be paved. Community trail improvements include, but are not limited to, trail fencing, decomposed granite trail surfacing with a soil binder, trail signage, and drainage improvements to protect trail improvements.
- A 10. Submit a soil erosion and sediment control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- A 11. Short term erosion control shall be 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.
- A\* 12. Long term erosion control shall include short term erosion control measures along with a functional and stable drainage conveyance system, where feasible. Where infeasible, a sediment basin together with a temporary, stabilized drainage system may be proposed for approval by the City Engineer.
- D 13. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 15 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- B 14. 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 15. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

## **STREET IMPROVEMENTS**

- A\* 16. Design Greenspot Road to transition the proposed centerline to align with the existing centerline as approved by the City Engineer. Locate the transition near the easterly end of the curved section of Greenspot Road using a 100' minimum tangent and a 2,100' radius curve. Reconstruct existing street improvements on the south side of Greenspot Road as needed.
- A\* 17. Design Mediterra Parkway to align with the west entrance to the East Valley Water District headquarters on the south side of Greenspot Road.
- C\* 18. Construct 6" raised curb landscaped medians on Greenspot Road, Mediterra Parkway and Street B as approved by the City Engineer and the Community Development Director. Extend the median curbs 4" below the street structural section. Construct median drain pipes and inlets as approved by the City Engineer.
- C\* 19. Construct street improvements on Greenspot Road across the entire frontage of the Tentative Map, including the frontage of APN 0297-051-12, including, but not limited to, curb and gutter, asphalt concrete pavement, class II aggregate base, sidewalk, class II bikeways, landscaped medians, street lights etc. in accordance with the typical sections shown on Tentative Tract 18893.
- C\* 20. Prior to first occupancy of Phase 1, widen and improve the north side of Greenspot Road from the west Tentative Map boundary to the east line of Phase 1. Construct a landscaped median from Street B to the east line of Phase 1. Construct street improvement transition from the east line of Phase 1 to 600' easterly thereof. Remove conflicting existing striping, apply Type 2 slurry seal over existing pavement surface within limits of striping modifications, and construct permanent or interim pavement striping and markings, as appropriate, on Greenspot Road from Santa Paula Street to Mediterra Parkway. Construct a graded shoulder/drainage swale/earthen berm along the south side of Greenspot Road fronting the WQMP basin to control roadside drainage and to provide a physical separation between vehicles and the WQMP basin fencing. Reconstruct a portion of existing sidewalk located westerly of the west tract boundary to align smoothly with the proposed sidewalk along the north side of Greenspot Road.
- C\* 21. Prior to first occupancy of Phase 1, construct the intersection of Greenspot Road and Street B to include: (1) Eastbound - one 150-foot left-turn lane, and one through lane and a bike lane, (2) Westbound – two through lanes and a bike lane, and (3) Southbound – one shared left-turn/right-turn lane.

- C\* 22. Prior to first occupancy of Phase 2, widen and improve the north side of Greenspot Road and construct a landscaped median from the east line of Phase 1 to 600' easterly of Mediterra Parkway. Construct street improvement transition on the north side of Greenspot Road from 600' to 1,100' easterly of Mediterra Parkway. Remove conflicting existing striping, apply Type 2 slurry seal over existing pavement surface within limits of pavement transition, and construct permanent or interim pavement striping and markings, as appropriate, on Greenspot Road from the east line of Phase 1 to 1,100' easterly of Mediterra Parkway. Construct new landscaped median/pavement striping between Street B and Santa Paula Street, and modify landscaped median constructed in Phase 1 east of Street B as required by the City Engineer to restrict southbound left turn movements at the Greenspot Road/Street B intersection.
- C\* 23. Prior to first occupancy of Phase 2, construct a traffic signal utilizing a video detection system at the intersection of Greenspot Road and Mediterra Parkway. Construct the intersection to align with existing westerly entrance to the East Valley Water District headquarters. Construct the landscaped median on Greenspot Road to provide one 150' eastbound left-turn lane and one 100' westbound left-turn lane at the signalized intersection.
- C\* 24. Prior to first occupancy of Phase 4, widen and improve the north side of Greenspot Road from 600' east of Mediterra Parkway to the east boundary of the Tentative Map inclusive of street improvement transition as required by the City Engineer.
- C\* 24a. Prior to occupancy of any future development located on the south side of Greenspot Road between the WQMP basin and the East Valley Water District headquarters, widen and construct full street improvements (except sidewalk) along the south side of Greenspot Road from the west Tentative Map boundary easterly to existing street improvements in front of the East Valley Water District headquarters. Construct pavement transition west of the west tract boundary as required by the City Engineer.
- C\* 25. Construct street improvements on interior streets, including but not limited to, curb and gutter, asphalt concrete pavement, class II aggregate base, sidewalk, street lights etc. in accordance with the typical sections shown on Tentative Tract 18893.
26. (Deleted)
- C\* 27. Prior to first occupancy of Phase 2, construct street improvements along both sides of Mediterra Parkway, and along both sides of Avenida Ramblas easterly of Phase 1 to include the entire intersection of Avenida Ramblas and Mediterra Parkway.
- C\* 28. Prior to first occupancy of Phase 3, construct street improvements along both sides of Avenida Ramblas easterly to the east end of Planning Area III. Construct sidewalk only on the north side of Avenida Ramblas easterly of Mediterra Parkway. Construct a 24' wide improved emergency access from the easterly end of Avenida Ramblas to the north side of Greenspot Road as approved by the City Engineer and the Fire Marshall.

- C\* 29. Prior to first occupancy of Phase 4, construct sidewalk on the south side of Avenida Ramblas easterly of Mediterra Parkway.
- A\* 30. Design street improvements within the Tentative Map to maintain access to the Seven Oaks Dam and access to United States Forest Service (USFS) Road 1N16. Provide written acceptance of the design from the San Bernardino County Flood Control District and USFS. If written acceptance from the USFS cannot be provided, show a verifiable good faith effort has been made to obtain such acceptance from the USFS.
- A\* 31. Move the cul-de-sacs on Streets P and R southerly to allow the drainage maintenance access road/community trail to be constructed without curves or angle points. Provide pedestrian access to the drainage maintenance access road/community trail from Streets Q, S, and T as approved by the City Engineer and the Fire Marshall.
- C\* 32. Install street name signs, traffic control signs, public park and trail directional signs, and pavement markings with locations and types approved by the City Engineer. Except at intersections controlled by a roundabout, the dead end approach of a T-intersection shall be stop controlled and the other two approaches shall be free flowing.
- A. 33. Design all streets to comply with horizontal and vertical sight distance requirements in accordance with the Caltrans Highway Design Manual and the City street and storm drain improvement checklist.
- A\* 34. Design traffic calming devices specified on Tentative Tract 18893 at various street locations as approved by the City Engineer.
- A\* 35. Design roundabouts with geometrics in accordance with the latest edition of the Federal Highway Administration publication "Roundabouts - An Informational Guide" at locations shown on the Tentative Map as approved by the City Engineer. Construct roundabouts to include traffic and safety improvements as required by the City Engineer, and hardscape and landscape enhancements as required by the Community Development Director.
- C\* 36. Design and install City owned and maintained street lighting system on Greenspot Road and interior streets using energy efficient luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Install street lighting conduits, wirings, controls, electric meters etc. per City requirements. Pay Southern California Edison to energize the street lights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the street lights.
- C 37. Construct all required street improvement transitions from new to existing in accordance with MUTCD requirements.

- A 38. Submit street improvement plans for required improvements to the City Engineer for review and approval. Indicate on the plans the location of any existing utility/facility which would affect construction of the improvements. Comply with City design standards as shown on the City's street and storm drain improvement checklist. The minimum street grade shall be 1 percent.
- B 39. Submit a design and a recommendation from a soil engineer for pavement structural sections to be constructed on various on-site and off-site roadway segments that are required for improvements. Design the pavement structural section for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum pavement structural section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes to be used in the pavement design.
- A 40. All required improvements shall be designed and constructed in accordance with the State of California Accessibility Standards, Title 24 California Administrative Code.
- D 41. After all houses are constructed, repair any damage and slurry seal the streets within the tract prior to final bond release or submit cash payment in lieu of slurry seal.

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

- E 42. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's NPDES permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the WQMP.
- C 43. Submit (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" (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."
- A\* 44. The infiltration basin shall have maximum side slopes of 4:1, horizontal to vertical. Design of the basin, including types of drainage outlet and inlet, access road, landscaping and fencing, etc. shall be as approved by the City Engineer and the Community Development Director.
- A/E\* 45. Prior to recordation of any phase of Tract 18893 or issuance of any grading permit, the developer shall submit, for approval by the City Engineer, a Runoff Management Plan (RMP). The RMP shall be prepared at a sufficient level of detail to demonstrate

how runoff onto, within, around and from the project will be managed and that such management shall be consistent with requirements applicable to and/or established for the project including, but not limited to, the Conditions of Approval; the Environmental Documents; the requirements in Exhibit "A," and applicable local, state, and federal permits. The RMP shall detail interim provisions to accommodate future connections from areas of future development that will discharge into the drainage system described by the RMP. For example, the plan would show a temporary detention basin and inlet structure at the stub out intended to serve a future, upstream area of the development.

- A\* 46. The RMP shall be prepared using methods, techniques, and tools, including software, acceptable to the City Engineer. Where software is used to prepare any level of the RMP, the developer shall utilize only the approved software listed in Exhibit "A." Approval by the City Engineer must be obtained prior to using software not included in the list to prepare the RMP. Where software is used to prepare the RMP, the developer shall provide the City Engineer with the latest plan data files created prior to approval of the RMP.
- A\* 47. The RMP shall be prepared according to the following requirements.
- a. Storm drain improvements and plans shall conform to the Engineering Conditions of Approval, the design criteria in Exhibit "A," the City of Highland street and storm drain checklist, and San Bernardino County Flood Control District (SBCFCD) design criteria as contained in SBCFCD Document S.P. 100. Hydraulic design of Storm Drain and Channel systems shall be in accordance with the Los Angeles County Flood Control District Design Manual (Hydraulic), dated March, 1982.
  - b. The City's dry lane policy, which requires one driving lane clear in each direction during a 10-year storm, shall apply to Greenspot Road.
  - c. Catch Basins shall be constructed upstream of the intersections of Mediterra Parkway and Greenspot Road to maintain the intersections as dry as feasible.
  - d. The storm drain on Greenspot Road shall not be constructed under the landscaped median as shown on Tentative Tract 18893. It shall be extended easterly to accept flows from proposed landscaped medians and to dry up entrances to the project on Greenspot Road.
  - e. The storm drain system shown on Tentative Tract 18893 may be required to be extended further into the site, which will be determined during final drainage infrastructure design.
  - f. Sump catch basins and connector drains, underground storm drain systems, and open channels shall be designed to convey not less than the 100-year storm. Design flows for facilities conveying flows from offsite areas shall be bulked 100 year flows in accordance with SBCFCD Document S.P. 100. Drainage facilities out letting sump conditions shall be designed to convey the tributary 100-year storm flows. Sump conditions, proposed at the concrete channel along the community trail near Lots 3 and 4, at the knuckle on Santa Ana Canyon Road and Street B, and at the cul-de-sac of Streets K and M, require an improved secondary overland free flow as approved by the City Engineer to prevent flooding of buildings should catch basin or storm drain system become blocked.

- g. Drainage inlets such as headwalls, concrete spillways, grouted rock rip-rap, etc. shall be constructed to collect drainage flows from the open space area for discharge into the proposed concrete channel along the community trail. Provide adequate and safe access for maintenance of the drainage inlets.
- h. The north tract boundary wall located along the community trail/concrete channel shall be constructed as a flood wall to protect private properties from potential flooding due to storm or debris flows from the open space area.
- i. Prior to first occupancy of any building located on both sides of Street S, the rock-lined channel shall be improved or repaired, if needed, as required by the City Engineer. Maintain positive flow and adequate capacity of the existing unimproved drainage course from the rock-lined channel to the existing drainage culvert crossing Greenspot Road as necessary to convey storm flows and, if necessary, obtain permits and/or approvals from the governing federal and state resource agencies for ongoing maintenance. Construct a debris/flood wall along the westerly/southerly side of the rock-lined channel to protect the east half of Phase III from potential debris or storm flows not fully contained within the channel. Construct the east tract boundary wall along the unimproved drainage course as a flood wall.
- j. Energy Dissipaters, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel, an unmaintained facility, or an engineered soft facility. The dissipaters shall be designed to minimize the amount of erosion downstream of the storm drain outlet.
- k. 'Soft-bottom' channels shall be designed to carry design flows at non-erosive velocities based upon an evaluation of site-specific soils assuming "poor" cover conditions, and in no case shall velocities exceed 6 fps. Channel design shall be developed using hydraulic runs that satisfy both the maximum depth and the maximum velocity criteria. Unless substantiation for other values is submitted, Manning's 'n' values shall be as follows:
  - i. When determining the maximum depth: for vegetated/habitat of the channel  $n = 0.10$ , for non-mowed channel outside of low-flow section  $n = 0.04$ , for mowed non-irrigated channel outside of low-flow section  $n = 0.030$ .
  - ii. When determining the maximum velocity: for vegetated/habitat low flow channel  $n = 0.10$ , for the rest of the channel  $n = 0.025$ .
- l. For natural watercourses designated to carry stormflows protecting the project, an analysis shall be prepared demonstrating that the watercourse will remain stable for design flows up to and including the 100 year design discharge. The analysis shall address flow capacity, stream degradation and deposition, control of introduction of pollutants, public safety and all necessary periodic inspection and maintenance.
- m. Drainage systems shall be designed and constructed in a manner which minimizes necessary erosion protection.

C\* 48. Storm drainage infrastructure shall be designed and constructed to maintain public safety and the safety of those responsible for operation, maintenance, cleaning, and inspection of said facilities. At a minimum, safety provisions consistent with the guidance included in the document, "Public Safety Guidance for Urban Stormwater Facilities" (ASCE, 2014) shall be incorporated. If developer identifies any requirement of the City or these conditions of approval that is less stringent than the safety provisions in the ASCE Guidelines, developer shall notify the City Engineer in

writing specifically identifying the less stringent requirement, and shall provide developer's recommendation for addressing the safety issue. The City Engineer will consider developer's finding and recommendation, and will either concur or provide alternative guidance with respect to the safety provision applicable to the project.

- C\* 49. Access to all public or private drainage facilities including pipes, culverts, culvert inlets, culvert outlets, sediment/debris basins, BMPs, etc. shall be provided including, but not limited to, facilities located in easements and lettered lots. The purpose of the access is to facilitate the operation, maintenance, inspection, repair, cleaning, and replacement of storm drainage facilities to be provided by the City or the Homeowners Association. Access roads/ramps shall conform to the design criteria presented in Exhibit "A." A 20'-wide minimum maintenance access road shall be provided along the proposed concrete channel westerly of Lot 5 to the west boundary of the Tentative Map. A turnaround shall be provided at the west end of the maintenance access road. Acquire any necessary off-site easements for construction and maintenance of the concrete channel and access road. Underground storm drain facilities should be located outside of graded slopes wherever possible and should only cross sloped areas on an alignment perpendicular to the contour lines. Easements and lettered lots shall have a minimum width of 20' and shall comply with the requirements of the City Engineer.
- D\* 50. Each grading phase or tract phase shall be protected from the 100-year storm. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows of each phase shall be required prior to its final map recordation. Where phasing contemplates construction of part of a storm drain facility the City Engineer may at its discretion require bonding for costs required for completion of the facility.
- A 51. Submit drainage improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.

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

- A\* 52. Revise the easterly boundary of the Tentative Map to align with the east lines of most easterly Lots of Planning Area III. Obtain a private easement in favor of the HOA for maintenance of (1) the manufactured slope east of Planning area III, (2) the unimproved drainage course downstream of the existing rock-lined channel to the existing drainage culvert crossing Greenspot Road, and (3) the interim fire access road easterly of Planning Area III. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 53. 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\* 54. Submit a Development Constraints Map that delineates earthquake fault building setbacks, maintenance obligations, fuel modification zone, drainage easements for proposed drainage facilities and natural drainage channels, and other public utility easements and private easements that restrict development within the Tentative Map, in accordance with applicable requirements of the City's Municipal Code.
- A 55. Dedicate corner property line cutoffs for all corner lots in accordance with City standards.
- A\* 56. Dedicate 5' wide public utility easements on streets that will not have adequate space within the public right-of-way for public utility easements. Dedicate sidewalk easements on streets that will not have adequate space within the public right-of-way for sidewalk swerves at driveway approaches.
- A\* 57. Dedicate a 20' wide community trail and drainage maintenance access easement as approved by the Community Development Director, the Fire Marshall and the City Engineer.
- A\* 58. Dedicate drainage easement for the various types of permanent drainage conveyance system that are to be maintained by the City as determined and required by the City Engineer.
- A\* 59. Dedicate landscape easements for City maintenance of landscaped areas within lettered lots adjoining Greenspot Road, the community trail, the west boundary of the Specific Plan, and other locations as required by the City Engineer and the Community Development Director.
- A\* 60. Dedicate all public street rights-of-way and all necessary easements within the tract boundary by Final Map. The overall street and parkway widths shall be as shown on the Tentative Map and shall not be reduced. Right-of-way widths along Avenida Ramblas, and along Mediterra Parkway may be reduced and replaced with letter lots as shown on the Tentative Map or may be reduced and replaced with landscape areas in private corner lots along the street side while maintaining minimum 5' landscape area back of sidewalk to be irrigated and maintained homeowner and enforced by HOA. Right-of-way widths along Avenida Ramblas and Street "L" adjoining Lot "B" may need to be increased to accommodate public improvements such as traffic control devices behind the curbs.
- A\* 61. Provide written records to verify if that portion of Santa Ana Canyon Road and Greenspot Road located within the Tentative Map, which are outside of the proposed right-of-way or are no longer needed, were conveyed to the County of San Bernardino in fee title or dedicated to the County in the form of an easement. Obtain City approval on the Final Map with a Summary Vacation statement for the City to abandon the public's right to use such portion of Santa Ana Canyon Road and Greenspot Road as public street. If the City owns such roadway portions in fee, secure City Council approval to convey the fee ownership of such roadway portions.

- A\* 62. Dedicate access easements to public agencies including US Forest Service and San Bernardino County Flood Control District to accommodate existing and proposed access serving these agencies.
  
- A\* 63. Submit written documents from public and private utility companies, including, Southern California Edison, East Valley Water District, North Fork Water Company, and SBCFCD showing that the portions of their easements that are in conflict with the development or are no longer needed have been quitclaimed/abandoned.
  
- A\* 64. Obtain concurrence from the property owner of the Not-A-Part parcel (APN 0297-021-25) to accept ownership of Lot D fronting the Not-A-Part parcel. If concurrence from the property owner to accept ownership cannot be obtained, reserve on the final map and record a grant of private access and utility easement to the NAP owner, so as to provide direct access to the Not-A-Part parcel from a public street.
  
- C/D\* 65. Establish a maintenance funding mechanism acceptable to the City for maintenance of street lights, drainage maintenance access road/community trail, the public portion of the proposed parks, frontage and median landscaping on Greenspot Road, slope landscaping along the community trail and the westerly down slope, Lot E of the Tentative Map that are accepted into the City's maintenance system.
  
- C/D 66. Establish a maintenance funding mechanism acceptable to the City for maintenance of the emergency accesses, roundabout and drainage facilities that are determined to be appropriate for City maintenance.
  
- C\* 67. 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 portion of the proposed park, the landscaping/hardscaping/ streetscaping within roundabout, medians and parkway areas at the back of double-frontage lots, the water quality basin, the fuel modification zones, the flood wall to be constructed along the north and east side of PA III, 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 rock-lined channel north and east of Planning Area III, the unimproved drainage course between the rock-lined channel and the existing culvert crossing Greenspot Road, and the manufactured slope easterly of Planning Area III in the event the adjacent property owner fails to conduct the proper maintenance to protect any portions of the development from flooding.
  
- C/D\* 68. 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 portion of the proposed park; the landscaping/hardscaping/streetscaping within roundabouts, medians and parkway areas at the back of double-frontage lots; the rock-lined channel adjacent to north and east of Planning Area III; the unimproved drainage course between the

rock-lined channel and the existing culvert crossing Greenspot Road; the manufactured slope easterly of Planning Area III, the water quality basin, and the landscape areas in private corner lots along the street side where applicable.

- B\* 69. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

## **FEES/PERMITS/BONDING**

- D 70. Pay appropriate engineering fees for bond processing, to establish maintenance funding mechanism as approved by the City, grading and improvement plan check, roundabout design review, professional reports review, water quality management plan review, retaining/debris/impact wall calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D\* 71. Make cash payment for one year of maintenance of park landscaping, frontage and median landscaping on Greenspot Road, and slope landscaping along the west Tentative Map boundary and along the drainage maintenance access road/community trail. Maintenance will be provided by the City through the maintenance funding mechanism as approved by the City after a one-year maintenance period provided by the developer and acceptance of the landscaping by the City. City inspections are required by City Engineer and the City's Landscape Architect at the beginning and end of the one-year maintenance period.
- A 72. Post a cash deposit for monumentation based on an estimate of the cost to perform the work prepared by the project surveyor or engineer as approved by the City Engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.
- E 73. Post a deposit for erosion control based on an estimate of the cost to perform the work prepared by the project engineer as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.
- C. 74. Pay Traffic Mitigation Fee to mitigate traffic impacts at four locations within the City of Highland. The total amount of Traffic Mitigation Fee will be calculated by the City Engineer based on the estimated cost of mitigation measures as determined by the City Engineer and the project fair share percentages for each of the four locations as shown in the project traffic study prepared by Urban Crossroads, Pay Traffic Mitigation Fee on a per lot basis prior to building permit issuance. The Per Lot Traffic Mitigation Fee shall be adjusted annually based on the California Highway Construction Index.
75. (Deleted)
- D. 76. 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 77. Obtain a permit from engineering prior to any on-site construction or construction within the City's right-of-way.
- E 78. Prior to application for a grading permit, obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.
- D. 79. Obtain necessary permit and/or approval from governing federal and state resource agencies for any grading or construction work, to be done within or outside of the Tentative Map, which could impact sensitive habitats and/or plant and animal species.
- D. 80. Obtain written permission from affected adjacent property owners for any grading or construction work to be done outside of the Tentative Map.
- A 81. Submit bonds for all required street, drainage, grading, community trail, and landscape maintenance district landscaping, in accordance with the City's Municipal Code.
- A 82. Enter into an agreement for construction of improvements with the City using the adopted City form.

#### **UTILITIES/CONSTRUCTION**

- B\* 83. Underground all existing overhead utility lines and remove utility poles located within and abutting Phases 3 and 4, unless such overhead utility lines and poles do not need to be removed or relocated in order to accommodate development of Phases 3 and 4.
- C 84. Provide each lot within the Tentative Map with underground wet and dry utility services including water, sanitary sewers, gas, electric, telephone, and cable TV.
- B 85. Coordinate and, where necessary, pay for the relocation and/or reconstruction of any existing public and private utilities that are in conflict with the proposed public improvements.
- C\* 86. Install underground electric burd transformers, telephone risers, and cable television and internet risers etc. located in the front yards of residential lots whenever the underground installation is an available option offered by the utility companies. If the underground installation is not available and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility structures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B 87. Prior to issuance of dry utility permits, submit for review by the City Engineer a Composite Utility Plan that includes the locations of all existing and proposed slopes, underground wet and dry utilities main lines and service lines, above-ground utility structures and enclosures, fire hydrants and street lights, etc.

- B\* 88. Establish senior rights for public streets over public utilities. If utility easements are to be granted to the utility companies prior to granting street rights-of-way to the City, such utility easements shall be granted with provisions for subordination to future City rights-of-way, otherwise dedicate public street rights-of-way via Final Maps or separate instruments prior to installation of public utilities within future public streets.
- D 89. Provide two points of vehicular ingress and egress from each construction phase to the City-maintained road system, one of which may be an emergency access subject to the approval of the City Engineer and the Fire Marshall.
- D 90. Street pavement shall be constructed in lifts as directed by the City inspector. Final asphalt lifts shall be placed after all houses are built or within 12 months of the completion of each construction phase. Repair any damage and slurry seal all interior streets if the final asphalt cap is done before the completion of all house construction.
- E 91. Install water-efficient and weather-responsive irrigation system within the park and areas to be maintained by the City in accordance with requirements of the City Engineer and the Community Development Director. Provide sprinkler control system to allow the City to control the system remotely from a centralized location. Design the irrigation system for landscaped areas in the park, the water quality basin, public rights-of-way and landscape easements, which are to be maintained by the HOA but may be potentially maintained by the City via a Landscape Maintenance District, separate from the irrigation system for other areas that will always be maintained by the HOA.
- E 92. Obtain coverage under the National Pollutant Discharge Elimination System General Construction Permit (GCP) for Storm Water Discharges Associated with Construction and Land Disturbance Activities. Submit a copy of the Waste Discharge Identification (WDID) receipt letter issued by the State Water Resources Control Board confirming coverage under the CGP.
- B 93. 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 94. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 95. Submit "Record Revisions" to construction plans which reflect the improvements as constructed, and any changes made during construction of public improvements such as streets, storm drains, parks, trails, public landscaping, etc. Provide original mylars and AutoCAD files.
- D 96. Comply with the City's Public Works Policies, Standards and Procedures prevailing at the time of permit issuance.

- C\* 97. Prior to first occupancy of Phase 1, construct a private drainage system to convey excess North Fork irrigation from the Not-A-Part parcel to a public storm drain or the water quality basin, as approved by the City Engineer. Construct the private drainage system in a private easement within the lots of Tract 18893 (with the exception of the crossing at a public street). Alternatively, the private drainage system may be placed in the public right-of-way if a commitment to maintain the private drainage line is obtained from the Homeowners Association by means of a maintenance agreement with the City. Obtain permission from the property owner of the Not-A-Part parcel to perform grading, if necessary, to drain this parcel to proposed inlet(s) of the private drainage system. If permission cannot be obtained after a verifiable good faith effort has been made, or if a regulation or requirement imposed by another government agency makes this condition infeasible, submit for review and approval by the City Engineer an alternate design to protect the proposed lots within Tract 18893 that are subject to potential impact from irrigation flooding within the Not-A-Part parcel.
- C\* 98. Prior to first occupancy of Phase 1, remove the existing private irrigation line conveying water from the North Fork pipeline to the Not-A-Part parcel (APN 0297-021-25), and replace it with a minimum 4"-diameter ductile iron pipe to be located in a private easement within the lots of Tract 18893 (with the exception of the crossing at Avenida Ramblas), as approved by the City Engineer. Alternatively, the private irrigation line may be placed in the public right-of-way if a commitment to maintain the private irrigation line is obtained from the Homeowners Association by means of a maintenance agreement with the City.

EXHIBIT "A"  
DRAINAGE DESIGN CRITERIA

1. Design Criteria for Closed Conduits Carrying Bulk Flow
  - a. The horizontal alignment of the storm drain shall utilize the maximum bend radius and minimum bend central bend angles practicable.
  - b. The minimum drain slope shall be 5%. A drain slope of 3% to 5% may be permitted provided the velocity is greater than the limiting deposit velocity.
  - c. The inlet shall be designed to accelerate flows into the drain and shall have a minimum invert slope of 2%.
  - d. Minimum freeboard at the inlet is 2 feet above maximum water surface elevation. Minimum freeboard to the soffit of the conduit is 1 foot. Pressure flow is not permitted in closed conduits.
  - e. Peak flow velocity shall be greater than the limiting deposit velocity for the size of material to be transported, but shall not exceed 40 fps.
2. Design Criteria for Access Roads and Ramps
  - a. Roads/ramps shall extend to a public street. A paved apron shall be provided where the access road/ramp connects to the street.
  - b. Maximum grade (measured along road/ramp centerline) shall be 15%.
  - c. Inside turning radius of road/ramp shall be 35', minimum.
  - d. Fence gates shall be located only on straight sections of road/ramp.
  - e. Access road/ramp shall be constructed of asphalt concrete or Portland Cement Concrete, 15' wide at a minimum. The paved section centerline shall coincide with the centerline of the access pathway.
  - f. Clear, unobstructed access pathways shall be 20' wide at a minimum and shall be a public right-of-way, easement, or lettered lot.
3. Offsite Runoff Interceptor Open Channels
  - a. Open channels carrying flows (Bulked 100 year) in excess of 6 cfs shall have a minimum bottom width of 6 feet to facilitate maintenance.
  - b. At concentration points contributing 6 cfs or more design flow to the channel, the facility shall be designed to capture the design runoff and confluence flow in the downstream direction into the channel at no greater than 60 degrees from the channel centerline alignment.
  - c. Maintenance equipment access to the channel bottom shall be provided. Maximum grade (measured along road/ramp centerline) shall be 15%.

4. Approved Software for Runoff Management Plan Preparation

| FIRM                                | HYDROLOGY                                                                                                                                    | HYDRAULICS                                                                                                       |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Hydraulic Engineering Center (HEC)  | HEC-HMS Windows Version <u>2.1</u> or later                                                                                                  | HEC-RAS Latest Release                                                                                           |
| Advanced Engineering Software (AES) | Rational Tabling Version <u>5.9D</u><br>Synthetic Unit Hydrograph Version <u>2.0A</u>                                                        | Miscellaneous Normal Depth Features of Hele 1 or 2 Only                                                          |
| Civil Design (Bonadiman)            | Rational Tabling Version <u>6.4</u> and up<br>Synthetic Unit Hydrograph Version <u>8.1</u> and up<br>Basin Routing Version <u>6.2</u> and up | L.A. County Flood Control's WSPG Version <u>14.0</u> and up<br>Normal Depth Hydraulics Version <u>6.0</u> and up |
| Civil Soft                          | -----                                                                                                                                        | L.A. County Flood Control's WSPG Version 1.1                                                                     |
| Bentley Systems                     | -----                                                                                                                                        | Flowmaster (latest version)<br>(Catch Basin Capacities and Normal Depth)                                         |



# STAFF REPORT

## TO THE PLANNING COMMISSION

**DATE:** October 1, 2024

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

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

**PREPARED BY:** Travis Trejo, Assistant Planner *HT*

**SUBJECT:** Selection of street names for Tentative Tract Map No. 18893 located within Planning Area 4 of the Mediterra Planned Development

**LOCATION:** The project is located on the north side of Greenspot Road, east of Avienda Ramblas, and south of Mediterra Planning Area 3  
Assessor Parcel Numbers: 0297-051-27-0000

**PROPERTY OWNER:** Greenspot Corridor, LLC

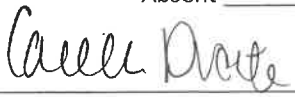
**REPRESENTATIVE:** Camille Bahri

**RECOMMENDATION:** Staff recommends the Planning Commission consider the proposed street names for Tentative Tract Map No. 18893.

**ENVIRONMENTAL REVIEW:** This project to assign street names is exempt from environmental proceedings pursuant to Section 15061(B)(3), Review for Exemption, of the California Environmental Quality Act (CEQA) Guidelines, because the proposed project has no possibility of having any effect on the environment.

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

**PUBLIC COMMENT:** At the time of preparing this report, staff did not receive any public comment.

|                                                                                     |               |                                                                                      |                          |
|-------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------|--------------------------|
| Approved _____                                                                      | Motion _____  | Second _____                                                                         | Agenda Item No. <u>6</u> |
| Denied _____                                                                        | Ayes _____    |                                                                                      |                          |
| Continued _____                                                                     | Noes _____    |                                                                                      | File No. _____           |
| Tabled _____                                                                        | Abstain _____ |                                                                                      |                          |
|                                                                                     | Absent _____  |                                                                                      |                          |
|  |               |  |                          |
| Recording Secretary                                                                 |               | Community Development Director                                                       |                          |

**BACKGROUND:** Mediterra Tract No. 18893 is a 94-unit single-family tract located within Planning Area 4 of the Mediterra Planned Development (PD). Consisting of 316 units within eight (8) Planning Areas on approximately 180 acres, the project approval was comprised of several, separate entitlements. These included a Planned Development Document (CUP 14-005) adopted via Resolution No. 2016-012, Tentative Tract Map No. 18893 (TTM 14-002) adopted via Resolution No. 2016-013, General Plan Amendment (GPA 15-001) adopted via Resolution No. 2016-011, and Zone Change (ZC 15-002) adopted via Ordinance No. 405.

The Applicant is seeking approval of the Tract's Street names for inclusion on the Final Map.

| <b>Current Designation on Tentative Map</b> | <b>Proposed Street Name for the Final Map</b> |
|---------------------------------------------|-----------------------------------------------|
| Carrero A                                   | Carrer Málaga                                 |
| Carrero B                                   | Carrer Granada                                |
| Carrero C                                   | Carrer Almería                                |
| Carrero D                                   | Carrer Córdoba                                |
| Carrero E                                   | Carrer Alicante                               |
| Carrero F                                   | Carrer Valencia                               |

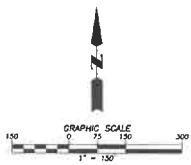
The Planning Commission may approve the names above, select from the City's Historic and Military Name List, or offer alternatives.

**Attachments:** 1. Proposed Street Names Exhibit  
2. Historic and Military Name List

**Attachment 1:**  
**Proposed Street Names Exhibit**

# MEDITERRA - TRACT 18893 PROPOSED STREET NAMES PLANNING AREA 4

SHEET 1 OF 1



**Attachment 2:**  
**Historic and Military Name List**



# CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346  
Telephone (909) 864-8732 FAX: (909) 862-3180

## Prioritized List of Names for City of Highland Streets

### A. NAMES WITH 4 - 8 VOTES

Aguillar  
Gore  
Hartzell  
Ranney  
Rule  
Savage

### B. NAMES WITH 2 - 3 VOTES

Alvarado  
Barrett  
Bergstrom  
Bromilow  
Burke  
Cadwallader  
Chavez  
Chung  
Cleghorn  
Coy

Ewing  
Fowler  
Frye  
Gerber  
George  
~~Henslee~~  
Kite Track  
Longmier  
Lopez  
McCulley  
Moore

Morongo  
Perez  
Redenbo  
Resendez  
Reyes  
Ruiz  
San Manuel  
True  
Williams  
Wilsey

### C. NAMES WITH ONE VOTE

Blake  
Boyd  
Brown  
Chapoli  
Clapp  
Cook  
Domke  
Donahue  
Duro  
Edwards  
Floriano  
Fuentes  
Fuji  
Garcia  
Garner  
Geib

Glass  
Gloner  
~~Green~~  
Grepe  
Haney  
Harmon  
Hendrickson  
Hernandez  
Hill  
Huffman  
Huntsman  
Ingham  
Inglehart  
Jones  
Kawahara  
Keyser

Kipf  
Knight  
Lemas  
Lenardo  
Lindsey  
Linville  
Loring  
Manuel  
Marcus  
McCormick  
Morales  
Mullins  
Murate  
Poe  
Ramirez

Resendez  
Roberts  
Rohrer  
Rutledge  
Santo  
Segundo  
Sheldon  
Tahata  
Thompson  
Toeppler  
Twomley  
Velarde  
Weeks  
Welton  
Yokamp

### D. MILITARY VETERAN NAMES

Cairns