

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

March 4, 2025

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Craig Graves, Commissioner

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Associate Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Octavio Duran, Public Works Director/City Engineer

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

MISSION STATEMENT

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

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

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

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

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

Submission of Public Comments: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on March 4, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the March 4, 2025 agenda, please identify the agenda item number in the subject line.

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

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

**PLANNING COMMISSION
REGULAR MEETING AGENDA
March 4, 2025 - 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 March 4, 2025, 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 February 4, 2025 Regular Meeting.

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

PUBLIC HEARINGS

2. A Public Hearing to consider the appeal of Administrative Citation No. 15255 issued due to land use violations related to the unpermitted parking and storage of trucks and tractor-trailers in accordance with Chapter 2.56 of Title 2, of the Highland Municipal Code, at the property generally located at 27356 5th Street, Highland, CA 92346, Tax Assessor Parcel Number 1201-301-16. Cited: William Graham 1, LLC. Continued from February 4, 2025 Planning Commission/Appeals Board Hearing.

RECOMMENDATION: Staff recommends the Planning Commission/Appeals Board continue this item to the April 1, 2025, meeting date.

3. Conditional Use Permit (CUP-25-001) is requesting an Alcohol Beverage Control Type 47 license for a sit-down restaurant authorizing the sale of beer, wine, and distilled spirits for consumption on and off the licensed premises.(Representative: CIZO Logistics LLC; Pancho's Kitchen(Location: 27141 Base Line)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2025 – ____ Approving Conditional Use Permit 25-001 to establish an Alcohol Beverage Control License (Type 47 On-Sale Beer and Wine – Eating Place) at an existing full-service Restaurant, subject to the Conditions of Approval, and the Findings of Fact;

2. Direct staff to file a Notice of Exemption with the San Bernardino Clerk of the Board

4. Review of the City's 2024 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

RECOMMENDATION: Staff recommends the Planning Commission receive and file the 2024 General Plan and Housing Element Annual Reports.

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 27th of February 2025 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: February 27, 2025



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: March 4, 2025

FROM: Lawrence Mainez, Community Development Director

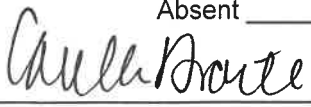
PREPARED BY: Camille Duarte, Administrative Assistant III ①

SUBJECT: Minutes from the February 4, 2025 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
February 4, 2025 – 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	Jarrold Miller
	Commissioner	Nicole McCance

Absent:	Commissioner	Craig Graves
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Travis Trejo, Assistant Planner
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

1. Election of Chair and Vice Chair

The Planning Commission elected Randall Hamerly for Chair and Chandra Thomas for Vice Chair. Motion carried 4-0, with Commissioner Graves being absent.

CONSENT CALENDAR

2. Minutes from the January 21, 2025 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to approve the minutes as submitted. Motion carried, 4-0 with Commissioner Graves being absent.

PUBLIC HEARINGS

3. A Public Hearing to consider the appeal of Administrative Citation No. 15255 issued due to land use violations related to the unpermitted parking and storage of trucks and tractor-trailers in accordance with Chapter 2.56 of Title 2, of the Highland Municipal Code, at the property generally located at 27356 5th Street, Highland, CA 92346, Tax Assessor Parcel Number 1201-301-16. Cited: William Graham 1, LLC. Continued from December 17, 2024, Planning Commission/Appeals Board Hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to continue this item to the March 4, 2025 meeting date. Motion carried, 4-0, with Commissioner Graves being absent.

4. Request for a one-year Extension of Time (EXT 24-003) for Conditional Use Permit (CUP-21-001), Design Review Application (DRA-21-001), and Lot Line Adjustment (LLA-21-001) entitlements related to the 4,050 square foot multi-tenant drive-thru restaurant building on approximately 2.04 acres. (Owner: Marinita Development, Location: Northeast corner of Base Line and Buckeye Street)

Assistant Planner Trejo presented the staff report.

Chair Hamerly asked is this is a consolidated request for a one year extension? Is this the second of the requested extensions or the final?

Assistant Planner Trejo stated this is the first extension of time.

Chair Hamerly stated is this a staggered extension for both January and December because they split the properties, correct?

Assistant Planner Trejo stated that is correct.

Chair Hamerly stated the recommendation in the staff report is referencing the two Design Review Applications (DRA) applications but a single Condition Use Permit (CUP). I want the resolution to correctly reflect there are two separate pads.

Assistant Community Development Director Stater stated the resolution does reference the lot line adjustment in the description.

Chair Hamerly stated the language should be consistent between what is described in the agenda item and then what is the motion so that the motion is consistent with the action.

Assistant Planner Trejo stated we can revise the language for it to be consistent.

Chair Hamerly opened the public hearing.

Applicant's Representative Michael Lundy stated we are looking for the extension because we are still working on our plans and marketing. We are getting everything together so we can come back and represent to the Planning Commission.

Commissioner Miller asked are those dates provided in the staff report going to meet your deadlines?

Applicant's Representative Michael Lundy stated yes. We will know more in upcoming months, and we are actively working on our plans.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 25 – 001, approving Extension of Time application (EXT 24-003) for a one (1) year extension of Conditional Use Permit (CUP 21-001), Design Review Application (DRA 21-001), Lot Line Adjustment (LLA 21-001) and Design Review Application (DRA 21-001B), subject to the amended Conditions of Approval and Findings of Fact. Motion carried, 4-0, with Commissioner Graves being absent.

RESOLUTION NO. 2025 –001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A ONE (1) EXTENSION OF TIME (EXT 24-003) FOR CONDITIONAL USE PERMIT (CUP 21-001), DESIGN REVIEW APPLICATION (DRA 21-001), LOT LINE ADJUSTMENT (LLA 21-001), AND DESIGN REVIEW APPLICATION (DRA 21-001), RELATED TO THE 4,050 SQUARE FOOT MULTI-TENANT DRIVE-THRU RESTAURANT BUILDING LOCATED AT THE NORTHWEST CORNER OF BASE LINE AND BUCKEYE ST.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled March 4, 2025.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:22 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



STAFF REPORT

TO THE PLANNING COMMISSION / APPEALS BOARD

DATE: March 04, 2025

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Gary Chambers, Code Compliance Officer

SUBJECT: A Public Hearing to Consider the Appeal of Administrative Citation No. 15255 issued due to Land use violations related to the unpermitted parking and storage of trucks & tractor-trailers in accordance with Chapter 2.56 of Title 2, of the Highland Municipal Code, at the property generally located at 27356 5th St., Highland, CA 92346, Tax Assessor Parcel Number 1201-301-16. Cited: William Graham 1 LLC. Continued from February 04, 2025, Planning Commission/Appeals Board Hearing.

APPELLANT: William Graham 1 LLC

RECOMMENDATION: Staff recommends the Planning Commission/Appeals Board continue this item to the April 01, 2025, meeting date.

SUMMARY:

The Appellant is requesting a continuance due to their Attorney being unable to attend the March 4th Public Hearing to represent them. Therefore, Staff recommends this item be continued to the April 01, 2025, public hearing date.

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



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: March 4, 2025

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Travis Trejo, Assistant Planner *TT*

SUBJECT: Conditional Use Permit (CUP-25-001) is requesting an Alcohol Beverage Control Type 47 license for a sit-down restaurant authorizing the sale of beer, wine, and distilled spirits for consumption on and off the licensed premises.

(SB 1439 Campaign Contributions and Conflicts of Interest - Government Code Section 84308 is applicable)

LOCATION: Pancho's Kitchen
27141 Base Line Ste. 11, Highland CA. 92346
(APN: 1192-421-24)

REPRESENTATIVE: CIZO Logistics LLC; Pancho's Kitchen

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2025 – ____ Approving Conditional Use Permit 25-001 to establish an Alcohol Beverage Control License (Type 47 On-Sale Beer and Wine – Eating Place) at an existing full-service Restaurant, subject to the Conditions of Approval, and the Findings of Fact; and
2. Direct staff to file a Notice of Exemption with the San Bernardino Clerk of the Board

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

PUBLIC NOTICE: A Public Hearing Notice was published in the Sun Newspaper on February 20, 2025. The Notice was posted on the City's website and at the three (3) designated public posting locations per City Council Resolution. The Notice of Public Hearing was mailed to interested agencies and property owners within 300 feet of the site on February 18, 2025.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is categorically exempt per Section 15301, Class 1, Existing Facilities because it consists of the operation of an existing structure involving negligible expansion of the use. No further environmental review required.

DESCRIPTION OF SITE: Pancho's Kitchen is currently moving suites within an existing commercial shopping center located at 27141 Base Line, Highland, CA 92346. The restaurant is moving from their original Suite #1 of the plaza along the frontage at Base Line to the former location of Joy's Lounge Food and Spirits located in Suite #11.

The commercial shopping center is located on an approximate .78-acre Site consisting of three (3) adjoining parcels with an approximate 11,998 square feet of retail building area. The two-story commercial building is presently divided into business suites. The center's parking lot extends across all parcels with three access points, one on Base Line and two on Cole Avenue. Reciprocal vehicle access with no parking restrictions is provided across all parcels. The restaurant is located downstairs at the southern end. (Exhibit A)

Surrounding Land Uses

	Existing Use	General Plan Designation	Zoning Designation
Site	Commercial Center	Mixed Use	Mixed Use (MU)
North	Car Wash / Liquor Store	Mixed Use	Mixed Use (MU)
South	Single Family Residence	Low Density (2.1-6.0 du/ac)	Single Family Residential (R-1)
East	Vacant Parcel	Civic Center	Civic Center (CC)
West	Multi-family Residence / Single Family Residence	Medium Density (6.1 – 12.0 du/ac) Low Density (2.1-6.0 du/ac)	Multi-Family Residential (R-2) Single Family Residential (R-1)

The site is designated as "Mixed Use" (MU) with the same General Plan Designation.

PROJECT REVIEW: The Applicant is requesting a Conditional Use Permit for a Type 47 Alcoholic Beverage Control (ABC) license that would authorize the sale of beer, wine, and distilled spirits for consumption on the licensed premises and the sale of beer and wine for consumption off the licensed premises without entertainment. This use is permitted through the CUP process under Highland Municipal Code Table 16.22.030.A.

The tenant that was formerly on site, Joy's Lounge, had a Type 41 ABC License. This license has since been revoked with the closing of the establishment last year. Due to the

closing and revocation, a Conditional Use Permit is required for the new license. Additionally, previous uses on site had been grandfathered in due to there being similar uses and ABC license prior to City incorporation. This entitlement is intended to cover all uses on site alongside the ABC License.

The Restaurant will operate Monday through Sunday from 8:00 am to 10:00 pm, Pancho's Kitchen will operate as a full-service restaurant offering food and alcoholic beverages. The Applicant is proposing to serve alcoholic beverages indoors only. There will be no live entertainment or amplified music in conjunction with this new use. The business that is currently operating out of Suite #1, with the same name, will operate under the same ownership but will transition to offer a different type of food under a different name, their current type 41 license will also remain in place.

The restaurant will have an indoor capacity of ninety-eight (98) people. The site has thirty-nine (39) parking spaces with shared parking spaces for all the suites onsite.

ANALYSIS:

ABC License

The Department of Alcohol and Beverage Control (ABC) is the public agency which issues licenses to sell alcohol in the State of California. State law which regulates the issuance of ABC licenses includes provisions aimed at avoiding an "undue concentration" of licenses in any specific geographic area. ABC utilizes census tracts as the subdivision to track and determine the number of licenses to be issued.

The project site is located within Census Tract 76.03, which ABC authorizes a maximum of four (4) "on sale" licenses and three (3) "off sale" licenses for this geographic area. As of 2025, the number of businesses with "on sale" licenses are two (2) and the number of "off sale" are three (3) (Exhibit D). The Table below summarizes the type and location of the existing ABC licenses in Census Tract 76.03.

<i>Business Name</i>	<i>Address</i>	<i>License Type</i>	<i>License Description</i>
Highland Liquor	7567 Victoria Ave.	21 - Active	Off-Sale General (Store – Beer, Wine & Distilled Spirits)
The Liquor Shop	7335 Victoria Ave.	21 - Active	Off-Sale General (Store – Beer, Wine & Distilled Spirits)
M&G Market	26710 5 th St.	21 - Active	Off-Sale General (Store – Beer, Wine & Distilled Spirits)
Pancho's Kitchen (Original Location)	27141 Base Line, Ste. #1	41 - Active	On-Sale Beer & Wine - Eating Place (Restaurant – Beer & Wine)

Cuca's Mexican Restaurant	27245 Base Line	47 - Active	<u>On-Sale General Eating Place</u> <u>(Restaurant - Beer, Wine & Distilled Spirits)</u>
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Since the census tract is not overconcentrated, the Planning Commission is not required to make a finding for public convenience or necessity. The approval of this conditional use permit will increase the total number of On-Sale ABC licenses to three (3) within Census Tract 76.03. The number of Off-Sale ABC licenses will remain the same. The original Pancho's location within Suite #1 will retain its type 41 license.

The Sherriff's Department provided no objections or additional comments to this ABC License request. Dating back to January of 2024 to February 26, 2025, there have been thirty-seven (37) calls for service to the plaza. Seventeen (17) of which were specifically from the former tenant of this suite, the rest of the calls are unspecified.

Calls are categorized into four (4) different priorities. Priority 1 is the highest and includes, among other things, calls related to burglary, theft, and man down calls. Priority 2 is second and includes things such as subject checks, vandalism, and fights. Priority 3 is next, including wellness checks, and transient calls. Lastly Priority 4 includes calls for extra patrol and towing.

	Joy's Lounge	Plaza
Priority 1	6	3
Priority 2	5	6
Priority 3	7	8
Priority 4	0	2

Staff has considered all possible concerns thought to be relevant to this business's operation. Pancho's Kitchen is a family restaurant that caters to the local neighborhood. Staff supports the project and does not foresee any negative impacts with the approval of an ABC license. However, should the Applicant lose their State License or should there arise any significant issues, the Conditional Use Permit may be revoked by action of the Planning Commission. Staff are recommending approval of the project subject to findings within the attached Resolution.

EXHIBITS:

- A. Building Photos
- B. Site Plan and Floor Plan
- C. ABC Number of Licenses Allowed by Census Tract
- D. List and Map of active on-sale ABC licenses within Census Tract 76.03

ATTACHEMNTS:

- 1) Resolution 2025 – ____ for Conditional Use Permit (CUP-25-001)
Exhibit 1: Conditions of Approval

Exhibit A:

Building Photos





Exhibit B:

Site Plan and Floor Plan

Exhibit C:

ABC Number of Licenses Allowed by Census Tract

ABC Number of Licenses Allowed by Census Tract

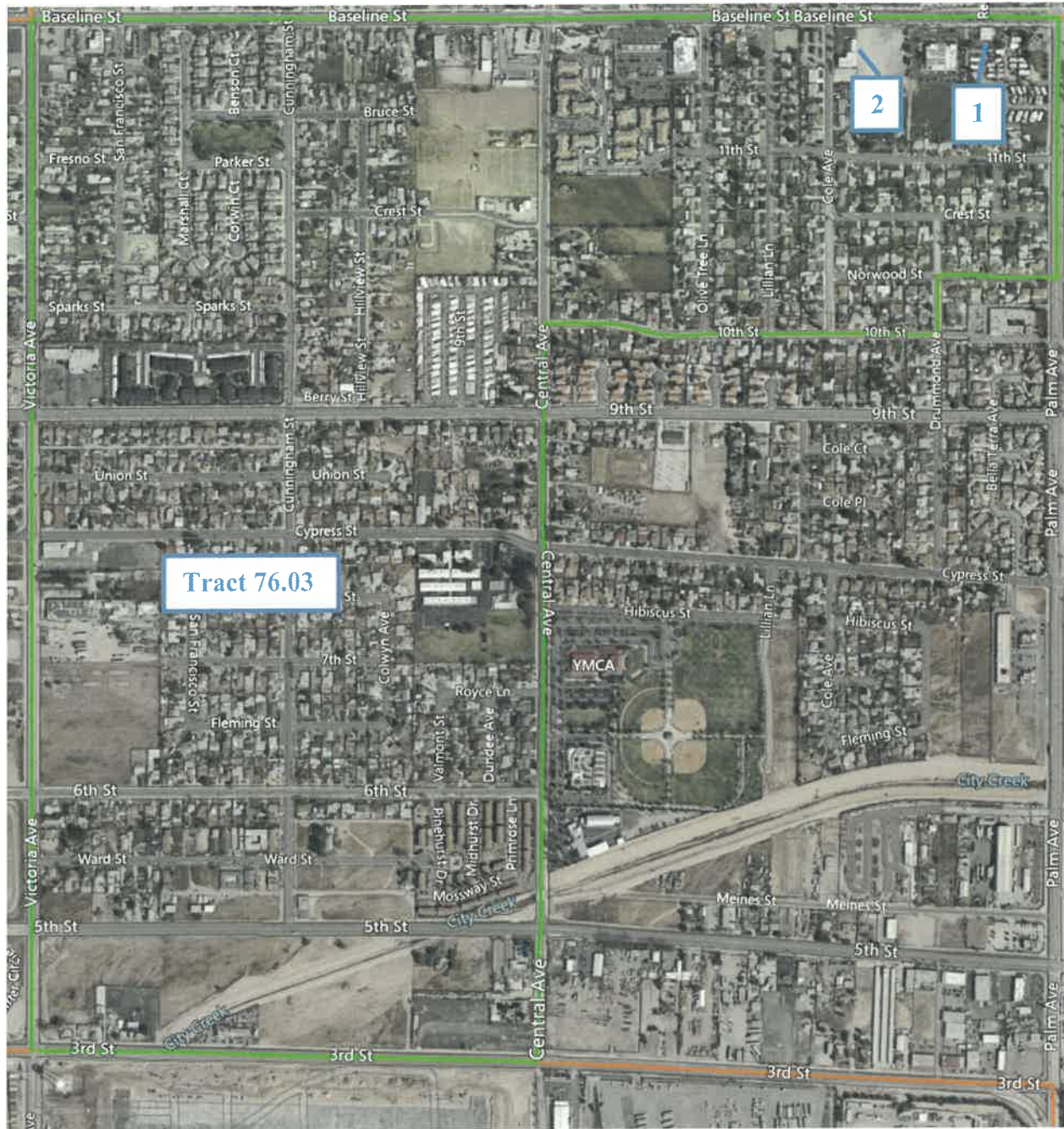
CA ABC Report

County	County Population	County Ratio On Sale	County Ratio Off-Sale	Census Tract	Census Tract Population	On-Sale	Off-Sale
SAN BERNARDINO	2175909	1216	1429	67.00	4484	3	3
SAN BERNARDINO	2175909	1216	1429	70.01	3596	2	2
SAN BERNARDINO	2175909	1216	1429	70.02	4952	4	3
SAN BERNARDINO	2175909	1216	1429	71.04	4030	3	2
SAN BERNARDINO	2175909	1216	1429	71.05	3259	2	2
SAN BERNARDINO	2175909	1216	1429	71.06	4254	3	2
SAN BERNARDINO	2175909	1216	1429	71.07	3416	2	2
SAN BERNARDINO	2175909	1216	1429	71.08	2309	1	1
SAN BERNARDINO	2175909	1216	1429	71.10	4917	4	3
SAN BERNARDINO	2175909	1216	1429	71.11	3640	2	2
SAN BERNARDINO	2175909	1216	1429	71.12	3345	2	2
SAN BERNARDINO	2175909	1216	1429	72.01	3671	3	2
SAN BERNARDINO	2175909	1216	1429	72.02	3027	2	2
SAN BERNARDINO	2175909	1216	1429	73.03	4969	4	3
SAN BERNARDINO	2175909	1216	1429	73.05	4915	4	3
SAN BERNARDINO	2175909	1216	1429	73.06	6044	4	4
SAN BERNARDINO	2175909	1216	1429	73.07	5162	4	3
SAN BERNARDINO	2175909	1216	1429	73.08	5074	4	3
SAN BERNARDINO	2175909	1216	1429	74.04	4638	3	3
SAN BERNARDINO	2175909	1216	1429	74.07	3119	2	2
SAN BERNARDINO	2175909	1216	1429	74.08	4432	3	3
SAN BERNARDINO	2175909	1216	1429	74.09	6278	5	4
SAN BERNARDINO	2175909	1216	1429	74.10	6091	5	4
SAN BERNARDINO	2175909	1216	1429	74.11	1729	1	1
SAN BERNARDINO	2175909	1216	1429	74.12	6645	5	4
SAN BERNARDINO	2175909	1216	1429	76.03	5059	4	3
SAN BERNARDINO	2175909	1216	1429	76.04	4844	3	3
SAN BERNARDINO	2175909	1216	1429	76.05	4233	3	2
SAN BERNARDINO	2175909	1216	1429	76.06	3556	2	2
SAN BERNARDINO	2175909	1216	1429	78.00	6632	5	4
SAN BERNARDINO	2175909	1216	1429	79.03	4931	4	3
SAN BERNARDINO	2175909	1216	1429	79.04	7061	5	4
SAN BERNARDINO	2175909	1216	1429	79.05	3600	2	2
SAN BERNARDINO	2175909	1216	1429	79.06	4343	3	3
SAN BERNARDINO	2175909	1216	1429	80.01	7038	5	4
SAN BERNARDINO	2175909	1216	1429	80.03	4222	3	2
SAN BERNARDINO	2175909	1216	1429	80.04	3250	2	2
SAN BERNARDINO	2175909	1216	1429	81.00	3326	2	2
SAN BERNARDINO	2175909	1216	1429	82.01	3323	2	2
SAN BERNARDINO	2175909	1216	1429	82.02	2576	2	1
SAN BERNARDINO	2175909	1216	1429	83.01	6616	5	4
SAN BERNARDINO	2175909	1216	1429	83.02	3268	2	2
SAN BERNARDINO	2175909	1216	1429	84.02	6501	5	4
SAN BERNARDINO	2175909	1216	1429	84.03	5791	4	4
SAN BERNARDINO	2175909	1216	1429	84.04	2931	2	2
SAN BERNARDINO	2175909	1216	1429	84.05	5752	4	4
SAN BERNARDINO	2175909	1216	1429	84.06	5254	4	3
SAN BERNARDINO	2175909	1216	1429	85.01	3945	3	2
SAN BERNARDINO	2175909	1216	1429	85.02	4782	3	3
SAN BERNARDINO	2175909	1216	1429	86.01	6404	5	4
SAN BERNARDINO	2175909	1216	1429	86.02	3641	2	2
SAN BERNARDINO	2175909	1216	1429	87.05	4669	3	3
SAN BERNARDINO	2175909	1216	1429	87.08	4415	3	3
SAN BERNARDINO	2175909	1216	1429	87.09	4627	3	3

Report Date: Wednesday, February 19, 2025

Exhibit D:

List and Map of active on-sale ABC licenses
within Census Tract 76.03



Business Name	Address	License Type	License Description
Cuca's Mexican Restaurant	27245 Base Line	47 – Active	On-Sale General Eating Place
Pancho's Kitchen (Original Location)	27141 Base Line, Ste.	41 - Active	On-Sale Beer & Wine - Eating Place

Attachment 1:

Resolution 2025 – ____ for Conditional Use Permit (CUP-25-001)

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION (CUP-25-001) TO PERMIT THE ESTABLISHMENT OF AN ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 47 (ON-SALE GENERAL – EATING PLACE) FOR A FULL-SERVICE RESTAURANT ESTABLISHMENT KNOWN AS PANCHO’S KITCHEN, LOCATED AT 27141 BASE LINE SUITE #11, HIGHLAND CA. 92346

ASSESSORS PARCEL NUMBER: 1192-421-24

APPLICANT: CIZO LOGISTICS LLC; PANCHO’S KITCHEN

A. RECITALS

1. On January 8, 2025, the Applicant applied for a Conditional Use Permit (CUP 24-003) to permit the establishment of a Type 47 On-Sale General – Eating Place Alcoholic Beverage Control License for a Pancho’s Kitchen located at 27141 Base Line Suite #11, Highland Ca. 92346 (APN: 1192-421-24) within the Mixed-Use General Plan land use designation and Zoning District.
2. The proposal is a request to permit an Alcoholic Beverage Control license for an existing restaurant and as specified in the Highland Municipal Code, approval of a conditional use permit by the Planning Commission is required.
4. On March 4, 2025, the Planning Commission of the City of Highland conducted a public hearing on the subject application and concluded the hearing on that date.
5. Pursuant to California Environmental Quality Act, the Project is Categorically Exempt per the CEQA Guidelines, Section 15301, Class 1 Existing Facilities. There is no further environmental review required.
6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part “A” of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff

report to the Planning Commission dated March 4, 2025, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Conditional Use Permit Findings of Fact (CUP 25-001):

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

Response: The proposed use of a restaurant serving alcoholic beverages is allowed within the Mixed-Use zoning district subject to approval of a conditional use permit under Highland Municipal Code Table 16.22.030.A. The applicant is proposing to establish a Type 47 On-Sale General – Eating Place License for a Bona Fide Public Eating Place to include beer, wine, and distilled spirit selections with their menu offerings.

This proposal is consistent with the current zoning designation of MU (Mixed use). The current General Plan designation for the subject site is Mixed Use as well. This designation provides opportunities for an integrated mix of residential, retail, service, civic, entertainment and office opportunities. Additionally, the subject property is within the Town Center area which is meant to encourage places for residents to live, shop, work, recreate and socialize. The sit-down restaurant falls within these objectives.

The city has reviewed the application and conditions of approval have been attached to the project to ensure compliance with applicable development policies and standards of the city.

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

Response: The proposed project is to permit the establishment of an Alcoholic Beverage Control license from a Type 47 (On-sale General – Eating Place) license. The project site is within the Mixed Use General Plan land use designation and zone and is surrounded by residential uses, commercial uses, and civic center uses.

The applicant believes the establishment of a Type 47 Alcoholic Beverage Control license will better serve the community. The proposed business hours will be Monday through Sunday from 8:00 am to 10:00 pm. The proposed use

is permitted within the zoning district subject to approval of a conditional use permit.

The proposal would not impair the integrity or character of the mixed-use district in which it is to be established, nor the surrounding commercial and civic center uses. It is complementary to the adjacent service, retail and restaurant uses within the neighborhood shopping center. Restaurant uses have been at the center for more than twenty-five (25) years.

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

Response: As noted above restaurants are an allowed use within the district in which the project site is located. Restaurants which serve alcohol are a permitted use within the zoning district, subject to approval of a conditional use permit. The subject application has been reviewed in compliance with the Highland Municipal Code and appropriate conditions of approval have been applied to the project.

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

Response: The project site is currently served by water, sewer, public utilities, and by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

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

Response: The applicant is proposing to include beer, wine, and distilled spirit service at the new restaurant with the establishment of a Type 47 Alcoholic Beverage Control License. The sale of alcohol is ancillary to the restaurant use and is allowed, subject to approval of a conditional use permit. The subject application has been reviewed in compliance with the Highland Municipal Code and appropriate conditions of approval have been applied to the project.

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

Response: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines, since the proposed project consists of issuance of a license by another agency and an alteration to operational characteristics for an existing Bona Fide Public Eating Place.

5. Based on the findings of fact and conclusions set forth above, the Planning Commission approves CUP 25-001 to permit the establishment of an Alcoholic Beverage Control Type 47 (On-Sale General – Eating Place) license for Pancho's Kitchen, located at 27141 Base Line, Highland CA 92346 (APN: 1192-421-24) by adopting the conditions of approval attached hereto and incorporated herein by reference as Exhibit 1.

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 Conditions of Approval for CUP 25-001

PASSED, APPROVED AND ADOPTED this 4th day of March 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: March 4, 2025

Applicant: CIZO Logistics LLC; Pancho's Kitchen

Project No: Conditional Use Permit No. 25-001

Proposal: A proposal to consider the establishment of an Alcoholic Beverage Control License Type 47 (On-sale General – Eating Place) to an existing full-service Pancho's Kitchen

Location: 27141 Base Line, Highland CA. 92346 (APN: 1192-421-24)

PLANNING CONDITIONS

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Conditional Use Permit approval shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such conditional use permit approval has occurred within twelve (12) months from the approval date of said conditional use permit.
 - b. Where circumstances beyond the control of the applicant cause delays which do not permit compliance within the time limitation established in this section, the City Planner may grant an extension of time for a period of time not to exceed an additional twelve (12) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the conditional use permit approval. Such application shall be filed together with the city's processing fee, as established by the City Council.
2. This approval is to permit the establishment of a Type 47 On-Sale General – Eating Place License from the State Department of Alcoholic and Beverage Control for an existing restaurant known as "Pancho's Kitchen".

3. The applicant shall agree to defend, at his sole expense, any action brought against the city, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the city, its agents, officers, or employers, for any court costs and attorney's fees which the city, its agents, officers or employees may be required by a court to pay as a result of such action. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.
4. Any revisions, modifications to the ABC License, as prepared by the State of California Department of Alcoholic and Beverage Control or any modifications to any conditions listed herein, must be submitted to the Planning Division; additional review and approval may be required by the Planning Commission.
5. All requirements of the Department of Alcoholic and Beverage Control shall be complied with and such requirements shall become part of these conditions of approval by reference.
6. "Loitering is Prohibited" signs shall be posted on and around the subject premises. Size and location shall be approved by the property owner and the City of Highland Planning Division.
7. The sale of alcoholic beverages shall be limited to the hours of 8:00 am to 10:00 pm, Monday through Sunday. Should there be a desire to extend the hours of operation listed above a revision to the Conditional Use Permit will be required.
8. Food and alcohol will be served indoors only. Expansion will require a revision to the Conditional Use Permit.
9. Live entertainment, and/or amplified music is not permitted, as part of this ABC License or restaurant use, including patios and parking lot.
10. Any change to on-site signage is subject to additional sign review at staff level.
11. Should at any time the ABC License issued to the applicant by the State of California be surrendered or abandoned, this Conditional Use Permit shall automatically become null and void.



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: March 4, 2025

FROM: Lawrence A. Mainez, Community Development Director

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

SUBJECT: Review of the City's 2024 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

RECOMMENDATION: Staff recommends the Planning Commission receive and file the 2024 General Plan and Housing Element Annual Reports.

FISCAL IMPACT: The fiscal impact includes staff time to prepare the report.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per City Council Resolution and on the City's website.

BACKGROUND: The City's General Plan includes a comprehensive, long-term plan for the physical development of both the City and any land outside the City's boundaries that the City determines relates to its Planning. The General Plan contains ten (10) Elements: Land Use, Circulation, Public Services and Facilities, Conservation Open Space, Public Health, Safety & Environmental Justice, Noise, Housing, Economic Development, Community Design and Airport.

California Government Code Sections 65400 and 65588(a) require that a legislative body provide an annual review of its General Plan and separately its Housing Element and submit them to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) no later than April 1st of each year. The reporting criteria include the status of the Plan, progress in its implementation, progress in meeting its share of regional housing needs, and local efforts to remove governmental constraints.

The attached Reports provide a brief response to each of the program descriptions and objectives cited in the General Plan Elements.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>4</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Recording Secretary		Community Development Director	

SUMMARY: The City of Highland is satisfactorily implementing its General Plan as illustrated in the attached “General Plan Implementation – Annual Review Tables for 2024.” The Implementation Table is a work in progress and is updated throughout the year. A separate table is provided solely for the Housing Element as required by the Department of Housing & Community Development (HCD).

Attachments: 2024 General Plan Implementation Annual Report &
2024 Housing Element Annual Progress Report

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:
General Plan Element:	Goals:	Policies:	Actions:	
Chapter 2 – Land Use Element				
Land Use	GOAL 2.1 Create opportunities for a diverse population to interact, exchange ideas, and establish and realize common goals as a unified community.			
		1) Actively plan and promote the development of the Town Center, Golden Triangle and other designated mixed-use areas.		2008 - Two Compass Blueprint Grants: 1. Town Center Implementation Project (3/31/08) – SCAG, SANBAG; 2. Base Line Corridor Study – VMT to BRT (7/2011). Each site promoted heavily during the City’s annual participation at the International Council of Shopping Centers (ICSC) convention. 2021 - Collaborated with Woodcrest Companies to develop a Mixed-Use Plan that includes retail, restaurant, multi-family and single family development at the northwest corner of Base Line and Church Avenue in the Town Center. Collaborated with KZ Devco to develop the second phase of a mixed-use project (grocery and residential) at the northeast corner of Base Line and Church Avenue. Collaborated with TREH Partners to develop 21 acres a 105-acre mixed use project at the northeast corner of the 210 Freeway and Greenspot Road. 2022 - Worked with Alliance Group, REXCO and Greenspot Investors to revise the Greenspot Village & Marketplace Specific Plan. Appx 746 housing units approved and future commercial development analyzed and planned for. 2023 – Approval of REXCO’s San Carlo II project to construct an additional 272 medium-density units in the Greenspot Village & Marketplace as well as a new Costco Warehouse retail store. Design Review was conducted for a number of TREH’s Greenspot Crossing’s development. <u>2024 – In the Town Center, Tractor Supply Co. substantially completed the construction of their store at the NWC of Base Line and Church Ave. Staff continued to facilitate rapid plan check and on-site inspections. To the east, staff worked with Marinita Development to redesign and fund a traffic signal to promote retail development at the NEC of Base Line and Buckeye St. At the north end of the corridor, staff continued to work with Crestwood Communities to complete the processing of a 34-unit housing tract complimenting the mixed-use nature of the Town Center.</u> <u>In the Golden Triangle, there was tremendous residential and commercial growth including the occupancy of the 200-unit San Carlo 1 Apartment Townhomes community, substantial completion of the TREH Development multi-tenant shopping center (85K sf), a Costco warehouse, and Extra Space Storage facility. Staff continue to work with all property owners in the Golden Triangle corridor to develop the remaining parcels.</u> Promotions ongoing with the City’s “Economic Development Activity” map and contact list made available on the City’s website, at Chamber of Commerce events and various economic development conferences.
		2) Ensure that the Town Center and Golden Triangle promote safe and convenient pedestrian environments for residents, employees and visitors through the implementation of Land Use and Community Design Element policies and guidelines and Development Code standards.		On-going 2015 - The “Base Line Improvement Project” between the 210 Freeway and Cole Street completed. Installed landscaped medians and parkways, decorative lighting, decoratively paved intersections, class II bike lanes and wayfinding signs, upgrade sidewalks and streets within the Town Center. It implemented the existing design policies established by the City to meet this goal. A new retail store (Family Dollar) in the Town Center completed construction in 2014 and grocery store (Smart & Final) in 2017. Pedestrian and vehicular traffic movements were designed to promote a cohesive, walkable center, connecting with the adjacent restaurants, pharmacy, churches, daycare and elementary school.

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:
General Plan Element:	Goals:	Policies:	Actions:	
				The Greenspot Village and Market Place Specific Plan, located within the Golden Triangle, was approved in June 2013. The 104-acre plan comprehensively coordinates pedestrian and vehicular movements throughout the mixed-use project. Commercial site approvals to accommodate nearly 500,000 square feet of commercial development approved in May 2014. <u>An updated plan was approved concurrent with the Costco Development in 2023 and constructed in 2024 to interconnect all adjacent parcels. This plan will provide pedestrian and vehicular circulation from State Route 210 to Boulder Avenue.</u> City/RDA and State Local Partnership Program-funded street and storm drain improvements were completed along Greenspot Road in 2017, fronting development along the north and south sides of the road. These improvements included, among other things, class II bike lanes and wayfinding signs, a bio-swale for water quality management, sidewalks, and lighting which dramatically improved safe pedestrian and bicycling environments. Improvements at the southwest corner of Greenspot Road and Boulder Avenue are anticipated in 2019 with the development of a new retail project that will also greatly benefit pedestrian movement for residents, elementary and middle school students nearby. In the Town Center at Base Line and Church Avenue these features were installed in conjunction with the new Smart and Final grocery store in 2017. The plaza offers shade, landscaping and lighting to promote a safe and inviting pedestrian space at this vital intersection connecting retail, educational and religious uses. In 2021 the City continued work with this developer to add a 34-unit residential project to the north. Entitlement applications were submitted in January 2022. 2020 – City Public Works and Planning Staff worked closely with Caltrans, development partners, and existing businesses at the northeast corner of Base Line and Buckeye Street to improve the pedestrian environment immediately west of the 210/Base Line interchange. The City and Caltrans began construction of vehicular, pedestrian, and bicycling improvements in conjunction with the 210 and Base Line interchange widening. This project was completed, less some final artwork, in 2023. 2021 – The Tractor Supply Co. mixed-use project was approved, and its design incorporated pedestrian and bike friendly features to draw residents from the corner onto the site and have safe internal movements. Construction commenced in early 2024. 2022 – City-initiated redesign of the intersection of Base Line midblock between SR 210 and Buckeye to facilitate development of two restaurants at the NWC of Base Line and SR 210. An Agreement between all interested parties was executed in 2023. Construction anticipated in 2024. <u>2024 – The City completed additional analysis of the midblock intersection that determined the necessity of a signal at this location. The funding mechanism and construction schedule are under consideration at this time.</u> <u>Completion of large commercial and residential developments in the Town Center and Golden Triangle in 2025 have led to the completion of pedestrian connectivity along Base Line and Greenspot Road, as has been planned for.</u>
		3) Retain and provide a hierarchy of community gathering places, including the Town Center, park lands, a community center and plaza areas within new commercial, office and industrial complexes.		On-going. A new pedestrian plaza was constructed at the northeast corner of Base Line and Church Avenue in conjunction with the new Smart and Final grocery store in 2017. The plaza offers shade, landscaping and lighting to promote a safe and inviting pedestrian space at this vital intersection connecting retail, educational and religious uses.

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:
General Plan Element:	Goals:	Policies:	Actions:	
				In 2018, the Highland Historic District and the Highland Town Center were both included in the San Bernardino County Transportation Authority’s Points of Interest Pedestrian Plan (PIPP). In preparation of the PIPP, SBCTA has analyzed the existing pedestrian environment and has recommended improvements for safety and comfort of pedestrians, including improved pedestrian gathering places. 2021 – The developers of both projects in the Town Center (Woodcrest & Marinita) have prepared preliminary development plans that include community gathering spaces and plazas compliant with the vision of the General Plan. The Woodcrest plans were approved in late 2021 and Marinita shortly thereafter. 2022 – Designs for the Marinita project approved including Town Center elements recommended by the General Plan with complimentary architectural treatments and outdoor dining. 2023 – REXCO’s San Carlo I completed a pedestrian plaza at the intersection of Greenspot Road and Webster Street and Calhoun Road. This feature will be carried through for the Costco project to the west. <u>2024 – Development within the Golden Triangle has added numerous gathering spaces within the retail center at the Greenspot Crossings (TREH) development including a gathering place/plaza with outdoor dining, seating, mature shaded landscaping and fountain at its westerly boundary between Pads 4 and 5. Additional outdoor dining/gathering spaces will be added the north as the project is built-out. A paseo along the northerly boundary to connect the various residential features of the Golden Triangle is planned to the north and is likely to be constructed in 2025/2026.</u> <u>The Town Center gathering spaces will continue to develop with future commercial pads and residential development including the 20-unit residential development at the northwest and the 34-unit development to the northeast. The Crestwood 34-unit project has direct pedestrian connectivity to the commercial project to the south. Both projects are “mixed-use” with consideration given to this connectivity and gathering opportunities with trails and small park spaces.</u>
		4) Encourage future development to provide functional public spaces that foster social interaction.		On-going The Greenspot Village and Marketplace contains several open plaza areas throughout its Specific Plan within the multi-tenant shopping areas. These areas will be furnished to encourage outdoor dining and gathering for the public. The Specific Plan also contains a landscaped walking paseo that will connect commercial, residential and off-site pedestrian movements through the project and into the City’s Master Trail System. Incorporated pedestrian plaza at the corner of Church Avenue and Base Line as part of the Smart & Final development in 2017. Outdoor dining and gathering opportunities were provided at the most recent restaurant developments within the Golden Triangle at Jersey Mikes, Jamba Juice and Wing Stop in 2018. In 2019 outdoor seating and plazas were included in conjunction with the expansion of the Highland Crossings center (Mountain Mike’s Pizza) on the south side of Greenspot Road, east of the 210 Freeway at the City’s request. In 2021, TREH Partner’s project on the north side of the street was approved with a public plaza located at the center of the commercial activity that will encourage outdoor dining and gathering. The Highland Historic District is included in a current grant application to the ATP. When funded, it is envisioned that the improvements within the Historic District will include improved parking with landscape fingers, improved sidewalks, improved handicap access, benches, trash receptacles, pedestrian level lighting, bikeways and wayfinding signs, bicycle racks, bulb-outs, a round-about, and a pedestrian Plaza, much of

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review					Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:						
					which is included in recommendations of SBCTA’s PIPP. In April of 2021, the City was informed that it’s application for Active Transportation Program (ATP) Cycle 5 was not successful. The City of San Bernardino, a partner to the application, informed City staff they no longer wish to pursue joint improvements within their jurisdiction. Highland will need to seek other grant fund opportunities to construct improvements in the Historic District. 2021/2022 – The developers of both current projects in the Town Center (Woodcrest & Maranita) have prepared preliminary development plans that include community gathering spaces and plazas compliant with the vision of the General Plan. The Woodcrest plans were approved in 2021 and Maranita followed in 2022. 2023 – TREH prepares for the construction of the commercial aspect of Greenspot Crossings including a plaza designed for community gathering. <u>2024 – This plaza was constructed in 2024 and opened in January 2025.</u>				
Land Use	GOAL 2.2 Preserve and enhance the quality and character of Highland’s existing residential neighborhoods.								
		1) Maintain the integrity of existing residential neighborhoods by preventing through traffic wherever possible, prohibiting encroachment by incompatible uses, and providing appropriate buffers between residential and nonresidential uses, as well as between single- and multiple-family areas.			On-going with case-by-case consideration of each design review application. 2020 – The most current example of this practice is the design of the REXCO 200-unit apartment development at Greenspot Road and Webster Street. This community is wholly enclosed to vehicular traffic utilized by the project, but still contains several pedestrian connections to future commercial development in the mixed-use Specific Plan. <u>This project was constructed and leased up in 2023 and 2024.</u> 2021 – The TREH mixed-use project was well-designed to protect the northerly multi-family residential uses from the southerly commercial uses. The circulation and boundaries are well defined by attractive wrought iron fencing and landscape buffers. Noise and circulation were accounted for in the design and mitigation measures for the project. <u>The commercial portion was substantially completed in 2024 and early 2025. The residential development is anticipated to begin in 2026, making the final circulation improvements as described.</u> 2021 – The Woodcrest mixed-use project is adjacent to single family homes along Foster Street to the west and Villa Avenue to the north. Woodcrest was sensitive to its neighbors and proposed additional single family along Villa and a buffer of multi-family between the existing single family and the new commercial uses. Adequate setbacks and landscape buffers are provided. <u>The commercial anchor tenant was substantially completed in 2024. The additional tenants and residential development is anticipated to begin in 2026.</u> 2022 – The KZ Devco project was approved for 34 single family homes midblock between Church Avenue and Buckeye Street. Its entries were planned south of the existing neighborhood and situated to not conflict with existing driveways and it avoids through traffic altogether. It’s single family gated community design is an appropriate buffer between the existing single family and grocery store to the south. <u>In 2024, this project was sold by the developer to Crestwood Communities to complete the permitting and begin construction. Grading is anticipated to begin no later than mid-2025.</u>				
		2) Where conversion of a residential area to nonresidential uses is proposed, ensure that such conversion occurs in an orderly manner with minimal disruption to adjacent residential areas.			A General Plan Amendment and Zone Change on the east side of Palm Avenue, south of Base Line was approved in 2017, converting Single Family Residential to Office Professional land use designations. One conversion from residential to a land surveyor office has been approved. The appropriate setbacks, land use intensity, lighting, parking and circulation were required to ensure no negative effect to the adjacent residential uses occurred. The Zone Change effectuated 2018 included the rezoning of low-density residential to the permanent				

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review					Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:						
					preservation of open space along Greenspot Road for biological resources. This will not conflict with future residential uses. 2023 – conversion of non-conforming residential neighborhoods took place with the construction of a new 306,000 sf distribution center at the northwest corner of Victoria Avenue and 6th Street. The project had environmental mitigation measures and conditions of approval to protect the remaining and nearby residential uses including issues related to traffic, noise, aesthetics, etc. <u>Similar projects were approved at the southwest corner of 5th Street and Central Avenue, the southeast corner of Victoria and Cypress Street, Del Rosa and 6th Street and 3rd Street and Central Avenue. Gull consideration was given to the nearby residential uses (conforming and nonconforming). The CEQA process was initiated for all projects with noticing to the public and through the State Clearinghouse.</u>				
		3) Ensure that all new development is designed in a manner that preserves the quality of life in existing neighborhoods.			On-going. -Approximately 35 of the approved single-family residential projects were for Accessory Dwelling Units. Review of these plans were ministerial, but ensured that the new development was architecturally compatible, had the minimum setbacks, maximum height and contained the appropriate access that would not negatively affect the surrounding existing neighborhoods. The large Alliance multi-family project of 546 units required buffering elements such as block wall fencing to the north where it converges with an established single family neighborhood. Parking, landscaping, and lighting were adjusted accordingly. There will be no through traffic between the project and existing neighborhood. Approved in 2021 and began construction in 2022 was the DR Horton Mediterra housing tract. This was thoroughly vetted to ensure its consistency with the existing residential development to the west, Entrada Ventana as was the Beazer Homes project on Santa Ana Canyon Road. Public notices were circulated, several homeowners responded and their comments resulted in substantive changes to the plans for the betterment of the project’s compatibility. The Kiel/Beazer single family neighborhood will connect similar single-family neighborhoods east to west on Cabo Del Oeste Street. This connection will improve neighborhood mobility to local schools and shopping. <u>This development continued construction throughout 2024 and is anticipated to be completed in early 2025. A similar project on the north side of Base Line, west of Weaver Street, was approved and began construction in 2024 (Century TR 19915). This is a small infill project in which there was much community input regarding its grades and architectural design. All comments were addressed and satisfied prior to the start of construction.</u>				
		4) Continue to implement the City’s neighborhood improvement efforts in working with neighborhood stakeholders to create and implement long-term plans.			Ongoing. Code Enforcement Residential Rental Inspection Program. Neighborhood Watch Programs. CPF for Multi-family Housing Program. CDBG Code Enforcement Enhancement Program.				
Land Use	GOAL 2.3 Provide a variety of urban, suburban and rural housing opportunities that are adequate to meet the City’s share of regional housing needs.								
		1) Provide a broad range of, and encourage innovation in, housing types that incorporate high quality design and construction.			On-going 2022 – Thirty-five (35) Accessory dwelling units were approved as well as a 546-unit multi-family (Alliance) project that incorporates very high-quality design and construction. Two mixed use projects are preparing for construction (TREH & Woodcrest). These exemplify a broad range of housing types and quality design. 2023 – Approval of San Carlo II, 272 medium density townhome style apartments at Greenspot Road and Webster Street and the Halcyon Apartments at Sterling and 9th Street for 220 apartments with income-restricted density bonus units. <u>2024 – The City received and approved 55 ADU applications with many now under construction.</u>				

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:
General Plan Element:	Goals:	Policies:	Actions:	
				Additionally, the City received and approved an application for 79 small-lot single family homes with shared open space and non-standard development standards (Anacapa). Similarly, the City approved a 99-lot zero-lot line development with shared open space, private roads and modified circulation and development standards (Mediterra PA 4). An application was received for a 508-unit residential development on the north side of the Golden Triangle that included multiple housing types, varied standards, attached ADUs and shared open space (Mission Development). A project for 113 small lot single family homes with Planned Development standards was applied for by Diversified Pacific at the intersection of Greenspot Road and Alta Vista. These last two projects are continuing through the entitlement process with the City. Each of these projects are meant to encourage innovative design that in turn allows for quality construction and community benefits.
		2) Maintain residential areas that provide for and protect rural lifestyles and protect natural resources and hillsides in the rural areas of the City.		2022/2024 – The Medieterra Specific Plan/DR Horton commenced construction of 316 homes. Early phases dedicated natural open space to be preserved in perpetuity. It will be transferred to a conservation organization with the appropriate endowment. The Beazar tract under construction will preserve a large slope and City Trail to it north compliant with this goal
		3) Maintain residential areas that provide for a suburban lifestyle, including ownership of single-family housing.		On-going as listed in Policy 1 above.
		4) Ensure that new residential development provides appropriate community amenities, including common open space.		Examples of approved entitlements include Woodcrest Development and Crestwood Communities at Base Line and Church Avenue, Beazer Homes at Santa Ana Canyon Road, Greenspot Village and Marketplace Rexco, Alliance and TREH, Mastercraft-Century Homes at Base Line and Greenbrier, and Blossom Trails which all incorporated open space and shared community amenities at the cost of the developer that in most cases will be available to the entire community. Some of these will provide continuing maintenance by the development.
		5) Continue the innovative use of land resources and development of a variety of housing types and sizes within the City by using the Planned Development designation.		Greenspot Village & Marketplace Specific Plan approved is a Planned Development approved in 6/11/2013. The recently approved Rexco 200-unit project represents the first residential construction within the Plan beginning in 2022. The Medieterra Planned Development began construction of its first phase and will provide a 3 different housing types, densities, open space, trails, private and public recreation and amenities. KZ-Deveo's- Crestwood Community's 34-unit single family homes has an innovative small light design and is considering utilizing the units a for-rent product. Mastercraft Century Homes 42 is also utilizing a popular small lot design to provide space for a neighborhood park open to the public and accessible from Base Line and the City's trail system. 2024 – Anacapa's small lot subdivision at Central Avenue, south of Base Line and Medieterra's PA 4 were approved this year (178 units total). Similar PDs were applied for by Diversified Pacific (113 units) at Greenspot Road and Alta Vista and Mission Development within the Golden Triangle / GVMP (508 units). The City's Planning Commission and City Council have strongly encouraged this type of development.
		6) Require the preparation of a specific plan, planned unit development, conditional use permit or similar mechanism for residential development within areas designated Planned Development.		Examples: 11/2005 Glen Rose Ranch PD. 6/11/2013 Greenspot Village and Marketplace Specific Plan. 2016 - Medieterra and MasterCraft Planned Development. 2017 - Hispano Planned Development 2018 - Crestwood Communities 49 condos approved with a CUP. 2021 – Woodcrest / Tractor Supply Company CUP approved for a mixed use Commercial/Residential Project. 2022 – Alliance Apartments, Mastercraft 42 2023 – Rexco San Carlo II Townhome Apartments 2024 – Anacapa, Medieterra PA 4, Diversified Pacific, Mission Development
		7) Require that Planned Development projects provide a greater level of community amenities and cohesiveness, achieve superior		Glenrose Ranch PD Greenspot Village and Marketplace Specific Plan

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:					
		design and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.		Mediterra PD MasterCraft Base Line PD Hispano PD Each of these projects demonstrated a high level of amenities including multi-use trails, parklets, parks, pool, tot lots, and open space. 2021 – Woodcrest / Tractor Supply project was approved with superior landscaping, pedestrian connectivity and exterior architecture as a result of its PD standards. 2022 – Alliance Apartments, KZ Devco, Mastercraft 42 2023 – Rexco San Carlo II – 272 medium density units 2024 – Anacapa, Mediterra PA 4, Diversified Pacific, Mission Development				
		8) Encourage provision of low- and moderate-cost housing, as well housing for other identified special housing needs groups, consistent with the other provisions of the General Plan and the City’s Redevelopment Agency Plan and housing goals.		In 2014, the Highland Housing Authority purchased 2 acres of land adjacent to an existing 2-acre ownership that will accommodate an affordable senior housing project. In 2021 the City’s Housing Authority declared this property surplus in order to stimulate plan development and partnership opportunities. In 2022 the City began negotiations with Wakeland Community to develop and operate an 89-unit senior affordable housing project. The City also continues to collect Inclusionary Housing Fees to fund future low-and moderate income projects. The City fast tracks all ADU applications. In 2022, all applications submitted were approved. 2023 – Halcyon’s 220 units with affordable, density bonus units with long-term covenants 2024 – 55 ADU applications received and approved				
		9) Review the zoning and subdivision codes and include clear incentives for the provision of housing to meet the needs identified above, including, but not limited to, density bonuses of up to 25 percent over the densities indicated in the Land Use Element.		2022 - More recent state law will require a new update. The City Council adopted an updated Housing Element in January 2022, and is currently considering amendments based on comments from State HCD.				
Land Use	Goal 2.4 Provide lands for retail and service commercial uses in sufficient quantity to meet the needs of Highland residents.							
		1) Maximize sales-tax-generating uses through the strategic location of commercial areas, particularly at freeway interchanges, at major intersections, and within the Town Center and Golden Triangle (see also Town Center, Golden Triangle and Victoria Avenue Corridor Community Policy Areas).		7/2006 San Manuel Village & SR330/SR210 (Highland Ave/Boulder Ave). 2018 - Acquisition of San Bernardino County Flood Control District prop. @ n/e corner of SR210 & Greenspot Road. Continued negotiations of ENA with the SBCFCD and TREH Partners. In 2019 additional environmental studies were performed and escrow opened on the property in question. ENA executed. 2021 – Development plans approved for TREH including commercial aspects adjacent to the 210 Freeway and Greenspot Road. 2022 – Marinita Development was approved for two restaurants at the NWC of Base Line and SR 210. The City facilitated this development with partnership in constructing a new intersection and signal for traffic safety at the project entry. 2023 – Costco Warehouse retail store, Ono Hawaiian Barbecue, Starbucks and Chipotle within the GVMP. 2024 – Construction commenced for the Costco, TREH multi-tenant commercial development (85K sf), Extra Space Storage, Tractor Supply Co., and Mobile gas station.				
		2) Consistent with maintaining an image of the City of Highland as a quality residential community, reserve vacant lands at heavily traveled locations that are not appropriate for residential use for commercial, office, mixed-use or other nonresidential uses.		On-going through the City’s zoning policies and discussion with City staff during zoning inquiries and weekly “Pre-Application Meetings” .				
		3) Prevent future strip commercial development by encouraging lot consolidation within commercially designated areas and by limiting commercial designations to areas of sufficient size to accommodate larger scale, quality development.		On-going, case-by-case. 2022 - Helo Property at Base Line between Seine and Stoney Creek. The property owner is working to acquire additional land to create an appropriately sized commercial development. 2024 – Lot consolidations were completed by TREH Partners and Costco for large scale commercial projects along Greensot Road.				
		4) Establish minimum increments for the design of commercial development, permitting individual commercial lots to be		Standard condition of approval requiring reciprocal access and parking with contiguous parcels (i.e.				

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		developed while ensuring that the benefits of large-scale, high quality developments are realized.		Implemented with the Family Dollar/Bakers/CVS project on Base Line. In 2020 – with plans proposed by Woodcrest and KZ Holdings). Also discussed with Lowe’s center and easterly ownership on Greenspot Road). 2023/2024 – Approval of the Costco Warehouse project within GVMP, with the appropriate transitions to commercial and residential developments on each side and generating interest in available commercial sites.				
		5) Specifically encourage the consolidation of individual parcels along <u>Base Line</u> to provide a sufficient land area for vibrant commercial uses.		Standard condition of approval and applied to Highland Crossings as well as CVS/Bakers and project north of City Hall (Highland Plaza). 2021 – Approval of the Woodcrest / Tractor Supply project that involved all 9+ acres at the corner of Base Line and Church Ave. instead of piecemealing the commercial and residential portions. <u>Construction of this project is active and continuing.</u>				
		6) Designate areas for Planned Commercial uses to provide a means for the development of mixed-use commercial/office projects that recognize the site-specific constraints of designated parcels.		Completed.				
		7) Require that development within areas designated Planned Commercial be through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, conditional use permit or similar mechanism.		Helo Property – Base Line (between Seine & Stoney Creek) 2021 - Woodcrest Companies Property – Base Line & Church Avenue. <u>Construction of this project is active and continuing.</u>				
		8) Ensure that uses and development intensities within Planned Commercial areas provide appropriate transitions to adjacent land uses and are consistent with the provisions of the Highland General Plan.		Aysar Helo Property – Base Line (between Seine & Stoney Creek) 2021 – Rewed interest in car wash expansion and circulation improvements that were part of a 2015 Extension of Time approval				
		9) Require development in areas designated Village Commercial to establish commercial and office-related land use types that recognize and are compatible with the historical, small town nature of the original Highland townsite.		Renovation and reestablishment of the “Belle” tavern in 2014. Adjacent hair salon renovation in 2015. Ceramics studio approved and renovations completed in 2017. Conversion of smog shop to landscaping design/installation business office approved with significant improvements to the circulation, parking, fencing and exterior paint. 2018/2019 review proposed coffee shop and office uses at the northwest corner of Palm Ave and Main Street. Modifications made to the plans to keep the uses in compliance with this goal of having a small town feel to the District. 2021 – Approval of auto body and repair shop at the southeast corner of Pacific Street & Palm Avenue in keeping with the historic automotive repair use and upgrading the interior and exterior to accentuate the architecture and prominent location. “Shorty’s Auto Shop” coming to this location in 2022 that will restore and display classic and vintage automobiles. 2022 – Extension discussions with future buyers of the “Pacific Electric Railway Depot” to ensure it stays commercial and accessible to the public and is not converted to a single family home which would be inappropriate for its location and historic prominence. 2023 – beginning restoration of the Highland “Bank Building”, a contributing structure that will transform a prior institutional commercial use to an office use compatible with its historic character and surrounding commercial and institutional uses. <u>2024 – Continued renovation of the Bank Building. Also, an application for seismic retrofitting of the historic fire station at Main Street and Palm Avenue was made to the Historic Board (and approved in 2025). This will allow the occupancy and commercial use of the building compatible with the District standards.</u>				
		10) Establish a clear preservation plan for the Village area, along with a historic preservation ordinance.		Completed. Currently the City has an Historic Preservation Plan & Design Guidelines for exterior paint, fencing & roofing. US Secretary of the Interior’s Guidelines utilized for more complicated projects. The City maintains its status as a state Certified Local Government by maintaining these regulations and standards.				
Land Use	Goal 2.5 Promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community’s overall residential character.							
		1) Require development in areas designated for Office Professional uses to provide areas for the establishment of office-based working environments for general, professional and		On-going on Palm Avenue including 2017 rezoning. New office projects include Precision Engineering and Champion Plumbing both of which underwent a design review process and made significant site improvements				

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		administrative offices, as well as necessary support uses.		and interior upgrades. 2022 – worked with the new owner of a two-story Craftsman building in the OP zoning to ensure it is appropriately remodeled and reoccupied as a medical office use (dentist office). It is transitioning from a tax accountant and the new owner has commenced an interior and exterior restoration. <u>2024 – Staff assisted with the reuse, rehabilitation and occupancy of 7231 Palm Avenue as a florist and 7241 Palm as a dental office.</u>				
		2) Require development in areas designated for Business Park uses to provide for light industrial, research and development, and/or office-based firms seeking a pleasant and attractive working environment, as well as for business support services and commercial uses requiring extensive land areas.		Work Program item to establish a “High Tech Highland” program to promote this policy. 2019 – A new light industrial building was constructed by Transition Properties at the northwest corner of 5 th Street and Church Ave. It had upgraded architectural amenities and landscaping to enhance the use and its important gateway location adjacent to the 210 Freeway. 2020 - A second, complimentary building was approved began construction. It will replace an aged mid-century office building and storage yard, significantly upgrading the site. 2020/2021 Construction complete. 2022 - Approved high-quality projects for Patriot Partners, Crow Holdings and American Rentals with the Business Park Zone. These have superior architectural designs, treatments and gateway enhancements. 2023 – Additional Patriot Partner projects approved along 6 th Street, 5 th and 3 rd Streets, and ongoing review of the Crow Holdings site at Central and 5 th Street. All were held to stringent architectural and engineering standards. <u>2024 – Approval of a distribution facility at the SWC of 5th Street and Central Avenue (Crow East) and Design Review of American Rentals on 5th Street.</u>				
		3) Require development in areas designated for Industrial uses to provide for light industrial, research and development, and office based firms seeking an attractive and pleasant working environment and a prestige location.		2012 - H&H Contractors business park project at Palm and 5 th ; BP Development at Northwest corner of 5 th St. & Church Ave; 2017-2020 - Transition Properties. 2020/2021 – Dan More Contractor’s Storage Yard approved in the industrial zone with high-quality design and finishes. Constructed and occupied in 2023. 2022 – Approval of permits for Mike & Gina Roquet’s Contractor’s Storage Yard to support their asphalt paving business. <u>Completed in 2024.</u> 2023 – Approval of the Lovett 300,000+ square foot distribution facility at Palm/Meines Street in the Industrial zone.				
		4) Work with the San Bernardino International Airport Authority to ensure that future airport planning activities promote Highland’s economic development objectives.		On-going Adoption of SBIAA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Airport Overlay Ordinance – Ord No. 342, and 343 2016-2021 - Airport Gateway Specific Plan currently being drafted. Multi-agency effort. 2022 – Public review period commenced for the Plan’s Program EIR. <u>2023/2024 – Continued collaboration on the Inland Valley Infrastructure Corridor plan adjacent to the San Bernardino International Airport.</u>				
Land Use	Goal 2.6 Maintain an organized pattern of land use that minimizes conflicts between adjacent land uses.							
		1) Require that new development be at an appropriate density or intensity based upon compatibility with surrounding existing and planned land uses.		On-going. 2020 – An example would be the Mastercraft 13-lot tract currently under construction at Greenspot Road and Blossom Trail Drive. This new development was required to be compatible with the density of the existing adjacent tract 15252 and 11613. 2020/2021 – the Mediterra DR Horton project matched the density of the adjacent “Entrada Ventana” project with 10,000 square foot los at its westerly end and will match the area’s single family home design and densities found to the north and the west. The same applies to the approved Diversified / Beazer project at Santa Ana Canyon Road, west of Alta Vista. 2022 – KZ Holdings infill project was appropriately sized with 11 units/acre between a traditional neighborhood at 6 units/acre and an existing grocery store. Hispano Tract 18013 completed construction of 15 new single family homes, 3 with ADUs. It was a well placed infill project completely surrounded by a traditional 6 unit/acre neighborhood. Also the Alliance Apartment 546-unit project was approved only after				

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				great care in the design and buffering were discussed at multiple meetings with the adjacent existing neighborhood. The project is a good infill transition between a traditional single family neighborhood and a multi-tenant commercial development. 2023 – An amendment to the GVMP Specific Plan for additional units to accommodate the Rexco San Carlo II Townhome Apartments. The process ensured that the new development was in keeping with residential developments being constructed to the south (San Carlo I) and to the north (Alliance 546 unit medium density project). The approval of the Halcyon medium density apartment development of 220 units was approved in compliance with the City’s R-4 standards as well as State Density Bonus law that permits the proposed intensity. <u>2024 – Approved projects include American Rentals equipment rental yard within the BP zone, and Dutch Bros. coffee, O’Reilly Auto Parts and JC Auto within commercial zones. Each were approved with full consideration given to development standards and CEQA analysis. They had appropriate setbacks, noise mitigation and landscape buffers to ensure compatibility with surrounding and planned uses. O’Reilly was the one project adjacent to existing residential uses. The approved project included upgraded building elevations at the rear, a private alley separation, fencing, limited hours of operation, and conditional use of the space between the uses.</u>
		2) Where a question of compatibility exists, require the new use to conform to the lower intensity use.		On-going. Mediterra and Beazer projects currently under construction are good examples. Beazer maintained the 10,000 sf minimum lot size, compatible with the surrounding development and Mediterra created a community with larger lots (10,000 sf) adjacent to existing projects and smaller lots (6500 sf) as it diverges away to the east.
		3) Ensure that residential infill development respects the design character of the surrounding neighborhood by balancing the provision of density incentives with appropriate design concepts.		On-going Post-flood Reconstruction of single family homes in the East Highlands Village required to compliment the density, massing and architecture of the existing homes by meeting the design criteria established for this distinctive neighborhood. Single home completed in between 2012 and 2020. <u>Century Homes ‘Highland Hills’ began construction in 2024</u> Infill density incentives were carefully considered when the City rezoned property on Greenspot Road. The permanent set-aside of environmentally sensitive habitat was balanced with a slight increase in density on either side so that the City’s housing balance would not be compromised. 2022 – The Hispano 18013 Tract complimented the surrounding neighborhoods’ density but also constructed a number of ADUs new with the homes. 2023 – Rexco San Carlo II Townhomes. <u>Occupied in 2024</u>
		4) Ensure that land uses develop in accordance with the Land Use Plan and Development Code in an effort to attain land use compatibility.		On-going, a finding of consistency with the General Plan is made with every approved project.
		5) Promote compatible development through adherence to Community Design Element policies and guidelines.		On-going. 2016/2020 - Standards established along Greenspot Road and Base Line with the City’s construction of median and right-of-way improvements in the Golden Triangle and Town Center policy areas. Most current example are the industrial projects approved along 3 rd , 5 th and 6 th Street Corridors for Patriot Partners, Crow Holdings and American Rentals.
		6) Require developers to consider and address project impacts upon surrounding neighborhoods during the design and development process.		On-going Coordinate with owners/developers at the mandatory pre-application meetings and throughout the entitlement process. Neighbors receive two notices from the City; a Project Notice when the City accepts a project and a Public Hearing Notice given 10 days in advance of the meeting it is considered. There is a significant period of time available between the two notices to make adjustments to a project in advance of its approval.
		7) Require new or expanded uses to provide mitigation or buffers, including greenbelts or landscaping, between dissimilar uses or existing uses where potential adverse impacts could occur.		On-going Implemented in the Rexco project provided in the Greenspot Village & Marketplace Specific Plans to buffer between commercial and residential uses. Other example included the residential buffer behind new Smart & Final and Tractor Supply/Woodcrest.
		8) Prohibit future multiple-family development in existing single family		On-going as needed.

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		designated neighborhoods.		2023 – Halcyon Apartments were required to provide physical distancing and landscape buffers to address the adjacent single family neighbors. <u>All approved multi-family projects are within Planned Development or multi-family zones, not single family.</u>				
		9) Require landscape and/or open space buffers to maintain a natural edge for proposed private development directly adjacent to natural, public open space areas.		On-going Implemented in the <u>East Highlands Ranch</u> , Greenspot Village & Marketplace Specific Plan and Mediterra Specific Plan.				
		10) Aggressively review planning efforts of other jurisdictions to minimize potential incompatibilities with City land uses and preserve economic vitality.		On-going. This policy was discussed with the City of San Bernardino during their potential rezoning of a residential property to industrial at 6 th Street that could negatively affect an existing single family neighborhood in Highland. Some recommendations were taken. <u>The City of Highland, Redlands, San Bernardino and County of San Bernardino provide project notices to each other for comments and conditions. A</u>				
Land Use	Goal 2.7 Encourage natural resource and open space preservation through appropriate land use policies that recognize their value and through the conservation of areas required for the protection of public health and safety.							
		1) Within the eastern portions of the City, utilize lower densities to protect agricultural lands, scenic resources and topographic features.		Being implemented as part of the Mediterra Planned Development. 2020 – Staff reviewed a draft Agricultural Conservation Easement to satisfy the project’s Mitigation Measure to preserve agricultural lands in Highland. <u>2023/2024 – Appx 1700 acres of “Surplus Property” on the City’s eastern end was sold by Orange County Flood Control to the San Bernardino Valley Municipal Water District. The land will no longer be developed as originally planned for 500 +/- homes, but will be utilized for water retention purposes by the District. This will eliminate prior plans that may have negatively affected scenic resources and topographic features.</u>				
		2) Preserve agricultural lands within the eastern portions of the City as commercial operations if possible, or within residential developments if not. Utilize Planned Developments with joint ownership or agricultural uses or placement of low density housing within an overall grove setting.		Being implemented as part of the Mediterra Planned Development. 2020 – Staff reviewed a draft Agricultural Conservation Easement to satisfy the project’s Mitigation Measure to preserve agricultural lands in Highland. Citrus themed landscaping utilized where appropriate.				
		3) Permit mineral extraction activities and expansion of existing operations only where the following findings can be made: • Potential significant impacts related to loss of significant biological resources have been mitigated to an acceptable level, as have potential significant impacts of noise, air pollutant emissions, dust and hazardous materials; • Significant impacts will not be created on lands used or planned for residential use; • Public health and safety will be protected; • Haul routes have been identified, and will be utilized, which will not create significant impacts within residential areas and will not negatively impact access into commercial/industrial areas; • The municipal revenue-generating characteristics of the proposed operation are such that a positive fiscal benefit will accrue to the City of Highland and to its residents; and • The analysis of fiscal benefits shall account for the incremental capital and maintenance costs for the area circulation system created by the high intensity of truck use associated with the operation.		Upper Santa Ana River Wash and Land Management Plan. Approved. Implementation underway. Robertson’s Ready Mix Mining expansion Conditional Use Permit, adopted June 2, 2009 (CUP-007004) Cemex Mining expansion Conditional Use Permit, adopted June 2, 2009 (CUP-007-005)				
		4) Preserve areas designated as Open Space to provide for recreation, preservation of scenic and environmental values, managed production of resources (agriculture, water reclamation and conservation, mineral extraction) and protection of public safety.		3/2009 dedication of approx. 93 acres of national parkland to the City of Highland located near the easterly terminus of Base Line – (East Highlands Ranch PUD DIF Agreement). 4/2011 awarded a \$130,000.00 State Nature Education Facilities Grant for the City’s Natural Parkland Interpretive Signage program. Mediterra Specific Plan to preserve the adjacent hillside natural open space buffering the San Bernardino National Forest. 2020 – Construction underway. Zone Change from approximately 192 acres from Agricultural/Equestrian to Open Space approved along Greenspot Road.				

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			5) Promote joint development with adjacent jurisdictions.		On-going Coordination occurring between Highland and the County of San Bernardino to incorporate portions of the Santa Ana River. Met several times. 2019/2021 – Joint project by Highland and Redlands to expand non-motorized transportation; specifically the project titled “Highland Redlands Regional Connector” located in the general vicinity of Boulder Avenue and Greenspot Rd. Due to unreasonable environmental mitigation requirements by CDFW, construction of this project will be postponed until additional grant funds are obtained by Highland and Redlands. <u>The Highland portion of the project is currently being considered for construction.</u> 2021 – Worked comprehensively with the City of San Bernardino on the “Highland Hills” project on the north side of Highland Avenue, east of the 330 Freeway. Met to discuss circulation, right-of-way and residential design issues. 2022 – Continued cooperation on the Airport Gateway Specific Plan to ensure land use standards are the same in both San Bernardin and Highland along the frontage of the San Bernardino International Airport. Also, joint effort to annex a San Bernardino property into Highland to effectively develop a project at the southwest corner of Victoria Avenue and 5th Street. Ongoing coordination of street and drainage improvements along the 3rd/5th Street and Victoria Avenue Corridors. Coordinated with San Bernardino Valley Municipal Water District at Tres Lagos and Weaver Basins. <u>2023/2024 – Coordinated cooperation with the IVDA, SBIA, San Bernardino, San Manuel Band of Mission Indians and East Valley Water District on the Inland Valley Corridor Improvement program to establish infrastructure design near the San Bernardino International Airport.</u>				
Land Use	Goal 2.8 Coordinate land use planning programs between local, regional, state and federal jurisdictions.								
			1) Notify neighboring jurisdictions and adjacent developments when considering changes to the City’s existing land use pattern adjacent to City boundaries.		On-going Adjacent jurisdictions are notified by mail for each project requiring discretionary land use approval by the City. Comments commonly received by Redlands, City and County of San Bernardino.				
			2) Cooperate with neighboring jurisdictions through review and comment on proposed changes to existing land use patterns that could affect the City of Highland.		On-going. 2019/2021 - Continue to meet with City of San Bernardino Staff to discuss the Highland Hills Specific Plan located on the north side of Highland Avenue, east of SR330 as well as the Motel 6 on Highland Avenue and warehouse on 6th Street near McKinley. 2022 – Ongoing efforts to approve the Airport Gateway Specific Plan. Public Review of the Program EIR commenced in 2022. 2023 – New efforts to develop the Inland Valley Corridor Infrastructure Program. <u>2024 – Worked cooperatively on an annexation/detachment between the City of San Bernardino and Highland that would allow an industrial development and improve services within each jurisdiction.</u>				
			3) Establish regular lines of communication with local, regional, state and federal agencies whose planning programs may affect Highland residents and businesses.		On-going. Much discussion with local, state and federal agencies with respect to development along the Greenspot corridor. Ongoing efforts with the Airport as discussed above. <u>2024 – Continued efforts with the County of San Bernardino, State and US Department of Fish and Wildlife to effectuate a 20-acre land sale and mixed use development within the GVMP.</u>				
Land Use	Goal 2.9 Establish and maintain logical City boundaries that reflect existing service capabilities, social and economic interdependencies, citizen desires and City costs and revenues.								
			1) Work with the Local Agency Formation Commission (LAFCO), the City and County of San Bernardino, and area residents to promote the establishment of better-defined boundaries that would facilitate more		2022 – Began discussion of one small annexation, .5 acre, at the southwest corner of 5th Street and Victoria Avenue to facilitate development and municipal services. In 2023, the Annexation reports were completed and CEQA review initiated. <u>In 2024, the</u>				

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		efficient provision of municipal services and an economically viable community.		coordination continues, and environmental review continued. The IS/MND was drafted and made available for review.				
		2) Consider annexation of such areas where the following findings can be made: • The proposed annexation is consistent with goals and objectives of the General Plan. • Significant benefits will be derived by the City and affected property owners and/or residents upon annexation. • There exists a significant social and economic interdependence and interaction between the City of Highland and the area proposed for annexation. • There exists a significant social and economic interdependence and interaction between the City of Highland and the area proposed for annexation.		On-going.				
		3) Work with the City of San Bernardino to provide buffers in areas where existing or planned land uses in one city are incompatible with adjacent areas in the other.		Commenced in 2009, asked surrounding cities to refer project notices to the City for review and comment. 2019 – Worked with the City of San Bernardino on a project of theirs for a warehouse in the vicinity of 6 th St and McKinley Street, surrounded by single family homes in Highland. San Bernardino did require some redesign with respect to walls for noise mitigation and emergency access from the west. 2020 – Worked with San Bernardino on a Motel 6 project within their boundaries to ensure the noise, aesthetics, walls, landscaping and circulation were not impactful to Highland.				
Land Use	GOAL 2.10 Create a new Town Center where Highland residents, employees and visitors can live, shop, work, recreate and socialize in a vibrant, safe and pedestrian friendly environment.							
		1) Ensure quality design through adherence to the Town Center design guidelines and policies in the Community Design Element.		CVS/Baker’s/Family Dollar project, Highland Plaza Revitalization project, Base Line Beautification project and the Paseo Del Oro Planned Development. Smart & Final project on Base Line completed in 2017. 2020 – Worked with Woodcrest Company and KZ Holdings to ensure the Community Design Element is followed. Pre-Applications for both projects have been held and received comments on this topic. Revisions anticipated shortly. 2021 – Woodcrest / Tractor Supply Co. project approved consistent with the Town Center guidelines and Community Design Element. Under construction in 2024. Should be complete by March 2025. 2022 – Marinitia development of two restaurants at the NWC Base Line & 210 which included recommendations from the Community Design Element. Coordination on right-of-way improvements continues between the City and development team including themed street lights and plaza design as described in the Element.				
		2) Ensure that the Town Center maintains a mix of uses attractive to broad segments of Highland’s population and that stimulate activity during day and evening hours, every day of the week.		On-going. 2020 – Latest plans include mixed use projects of commercial, restaurant, single-family, and multi-family uses all of which are heavily needed and desired within the City. 2021 – Woodcrest / Tractor Supply Co. project approved consistent with the Town Center guidelines and Community Design Element that includes a multi—phased commercial project including retail, entertainment and dining options in a pedestrian-friendly atmosphere. Under construction in 2024 2022 – Marinita project will provide additional restaurant options in the City that will stimulate activity near SR 210.				
		3) Provide access to multiple modes of travel, including pedestrian, bicycle, transit and automobile.		Base Line Beautification project. Completed west of the 210 freeway in 2014 & east of freeway in 2016. 2020 – the City’s Public Works Division has made several grant applications to improve pedestrian and bike safety along Base Line and Palm Avenue. While not successful in this cycle, they will continue to apply. The City prepared a draft Active Transportation Plan thoroughly detailing improved multi-modal transportation. It is anticipated to be approved in early 2021. The City also has a close relationship with Omni Trans transit provide and meets frequently to improve and maintain the transit system within Highland. The 210 Freeway expansion and Base Line interchange improvements are under construction and will				

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					significantly improve multi-modes of travel along Base Line between Seine and Palm Avenue. 2022-2024 – near completion of street and bridge widening along Base Line from Seine Avenue to Buckeye Street. This includes a significant infrastructure expansion of the Base Line overpass, decorative bridge treatments and signage <u>with anticipated completion in 2025.</u>				
			4) Work with property owners to implement the Town Center Vision.		On-going. Base Line Beautification Project Designs approved in 2008. 2020/2021 - Continue coordinating with Maranita, KZ Holdings and Woodcerst Companies all located on the north side of Base Line between the 210 Freeway and Palm Avenue. 2022 – Marinita restaurnts as well as plans to install a new traffic signal on Base Line, west of SR 210. <u>2024 – Tractor Supply store under construction.</u>				
			5) Protect surrounding single-family neighborhoods from incompatible uses.		2020/2021/2022 - Plans from KZ and Woodcrest include developing residential uses along their perimeters with existing residential development. Maranita will construct the appropriate noise and aesthetic mitigation on its northerly boundary to avoid impacts with the existing single family residential.				
			6) Provide transition areas/buffers between land uses within the Town Center and with surrounding neighborhoods.		Maranita, located on the north side of Base Line between Buckeye Street and the 210 Freeway has shown well-planned buffers on their draft development plans.				
			7) Connect the Town Center physically and visually with the Historic Village District with pedestrian connections, historically compatible architecture, signage, landscaping and other streetscape elements.		Base Line Beautification Project Design. 2013-14 & 2018 Public Works Grant Application to improve circulation and street design on Palm Avenue and Pacific Street. Unsuccessful thus far, but will continue to make applications as new grants and funding rounds occur.				
			8) Explore opportunities to relocate historic structures onto the Town Center site in prominent locations.		No projects proposed.				
			9) Require new development to provide for public plazas and other gathering places.		Smart and Final 2017. 2022 – Marinita project plans.				
			10) Prohibit freestanding drive-through commercial structures and convenience commercial uses, except at the major intersection of Palm Avenue and Base Line <u>and along the south side of Base Line between Palm Ave and Bonita Ave.</u>		Policy deleted by City Council.				
Land Use	Goal 2.11 Revitalize the Base Line Corridor by concentrating commercial uses at strategic intersections and by redeveloping aging, mid-block commercial areas with new residential development.								
			1) Revitalize the Base Line Corridor with infill development of vacant land and redevelopment of aging commercial areas with residential development, consistent with the Land Use Plan.		Barnes and Seeley Court Residential Developments (Gardner Construction). Olive Street Residential Development (Dr. Williams) 2018 - 60-unit Assisted Living Facility <u>2024 – Approval of two new auto related businesses, O’Reilly Auto Parts & JC Automotive.</u>				
			2) Specifically encourage the consolidation of individual parcels along Base Line to provide a sufficient land area for vibrant commercial uses.		Aysar Helo, Consolidation of lots on Base Line between Seine Avenue & Stoney Creek.				
			3) Prohibit the development of parcels not fronting on Base Line for commercial use except as part of an integrated commercial project that will take its access from, and focus on Base Line.		Aysar Helo, Consolidation of lots on Base Line between Seine Avenue & Stoney Creek.				
			4) Limit new access for commercial uses to Base Line, Del Rosa Drive, Sterling Avenue, Victoria Avenue, Central Avenue, Stoney Creek and Boulder Avenue.		Aysar Helo – Base Line between Seine Avenue and Stoney Creek. Paseo Del Oro – Base Line at Buckeye/Church Avenue. CVS/Bakers/Family Dollar at Base Line /Palm Avenue. Smart & Final in 2017. 2021/2022 - Marinita & Woodcrest.				
			5) Consolidate existing access to accommodate future medians.		Base Line Beautification Project in the Town Center Policy Area and Brightwater Senior Living facility. <u>2023/2024 – Continued coordination with Marinita and surrounding developments to address safe access across Base Line.</u>				
			6) Facilitate conversion of existing residential parcels along the rear of commercially designated areas along Base Line on a block-by-block, rather than on a parcel-by-parcel basis.		On-going 2021/2022 – Applications by Woodcrest / Tractors Supply, Marinita, and KZ Holdings on Base Line between Buckeye and Foster Street.				

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		7) Ensure quality commercial and residential development through adherence to the Community Design Element policies and guidelines and Development Code standards.		On-going 2021/ 2024 – Achieved in projects such as Marinita, Woodcrest / Tractor Supply and KZ Holdings / Crestwood Communities .				
Land Use	Goal 2.12 Create a signature, mixed-use master-planned community that integrates commercial, office and residential uses in a unique environmental setting.							
		1) Require commercial designs within this area to relate to adjacent major roadways and the freeway.		Commercial designs shall have prominent front-facing elevations as they relate to major roadways like Base Line and the 210 Freeway. On-going.				
		2) Concentrate office and big box retail uses along 5th Street.		Greenspot Village & Marketplace Specific Plan and Highland Crossings/Crossroads developments have incorporated the majority of big box retail uses. Several smaller boxes are proposed along Base Line.				
		3) Provide adequate transitions and/or buffers between residential and nonresidential uses within the area.		Transitions to nonresidential areas are comprised of significant setbacks, landscaping and decorative walls.				
		4) Require residential development to provide adequate amenities such as common open space and recreation areas.		These ongoing policies are prevalent in recently approved and constructed projects such as Glenrose Ranch, Mastercraft 13, Mastercraft 42, Rexco, Blossom Trails, Treh 200-unit apartments, Alliance 546-unit apartments, and Mediterra, Woodcrest, and Anacapa .				
		5) Require commercial development to provide functional public spaces and/or plazas for shoppers and visitors.		Ongoing. 2020/2021/2022 – Examples of public spaces and plazas that have been incorporated in recent developments include TREH Partners on Greenspot Road, Marinita and Woodcrest.				
		6) Land use intensity will be determined upon the adoption of a specific plan, planned unit development, conditional use permit or similar mechanism.		Approved projects that exemplify this policy include Greenspot Village & Marketplace Specific Plan. Mediterra Planned Development, and Mastercraft 42.				
		7) Ensure quality design through adherence to the Community Design Element policies and applicable Development Code standards.		Ongoing. All projects receive discretionary approval must make findings to adhere to the Community Design Element and Development Code (Highland Municipal Code)				
		8) Orient uses along City Creek to take advantage of views of and connections to open space and recreational amenities.		This was incorporated in the Greenspot Village & Marketplace Specific Plan that runs south and east of City Creek. Special attention was given to building heights, architecture, fencing, and trail access.				
		9) Actively participate in future San Bernardino International Airport planning activities to minimize potential negative impacts on Highland’s economic development opportunities and quality of life.		Participating in the development of a Specific Plan for area around the SBIA with surrounding cities & IVDA. Highland is also active in reviewing and commenting on San Bernardino projects within the vicinity of its boundaries. The Inland Valley Corridor Improvement Plan’s Program EIR was initiated.				
Land Use	Goal 2.13 Transform the 5th Street Corridor into a major employment center and gateway to the San Bernardino International Airport.							
		1) Continue to coordinate with the City of San Bernardino and the San Bernardino International Airport Authority for future planning on and around the airport.		Development of the Inland Valley Corridor Improvement Program ongoing .				
		2) Continue to plan and promote the 5th Street Corridor as the major industrial entryway into the San Bernardino International Airport.		2022 – Approved industrial projects along 3 rd , 5 th and 6 th Streets for Patriot Partners, Crow Holdings and American Rentals. Construction commenced on the Patriot project at 6 th and Victoria Avenue. Development of the Inland Valley Corridor Improvement Program ongoing .				
		3) Develop a comprehensive design and branding program for the 5th Street Corridor, promoting it as a unified, business-friendly employment center.		Development of the Inland Valley Corridor Improvement Program ongoing .				
		4) Ensure exceptional circulation through adherence to the policies of the Circulation Element.		On-going. Required for each project approved by the City.				
		5) Protect and enhance the integrity and desirability of industrial sites from nonindustrial uses.		On-going. These efforts can be seen in the Transition Properties industrial project under construction at the northwest corner of 5 th Street and Church Avenue and Dan Moore’s contractor’s storage yard and Roquet’s contractor’s storage yard on Meines Street, east of Palm Avenue. Additionally, the projects mentioned above for Patriot, Crow Holdings and American Rentals all included the appropriate setbacks, landscape buffering and noise mitigation to protect the adjacent uses. Lovett				

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				industrial project proposed, and received approval for a high-quality 300,000+ sf distribution facility in the Industrial Zone.				
		6) Improve landscaping along the edges and median of 5th Street and the boundaries of the corridor.		Joint effort with IVDA & San Bernardino 2020 - Landscape median design and parkway landscaping installed along the 5 th Street frontage of Transition Properties, west of Church Ave.				
		7) Ensure quality development through Development Code standards and the Community Design Element policies and guidelines.		Participating in the development of a Specific Plan including design standards for area around the SBIAA with surrounding cities & IVDA. Development of the Inland Valley Corridor Improvement Program.				
		8) Until nonconforming residential uses transition out of the area, provide adequate transitions and/or buffers between existing residential neighborhoods and industrial or other incompatible land uses.		2019/2020 - Attempted to require such buffers in conjunction with a San Bernardino project on 6 th street at the terminus of McKinley to the south. Some recommendations were implemented by San Bernardino. 2021 – Appropriate setbacks and landscape buffers used to transition from warehousing to adjacent residential uses at the Patriot Partners project at 6 th Street & Victoria Ave. 2022 – Ongoing with each industrial development approved.				
		9) Work with San Bernardino International Airport Authority to ensure that future planning activities encourage consistency with adopted City land use plans and minimize impacts on Highland’s economic development opportunities and quality of life.		On-going Adoption of SBIAA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Airport Overlay Ordinance – Ord No. 342, and 343				
Land Use	Goal 2.14 Establish the Victoria Avenue Corridor as the major entryway into the San Bernardino International Airport.							
		1) Concentrate commercial uses along Victoria Avenue at Base Line, Pacific Street and Highland Avenue.		Application for Arco Rehab & Motel Project approved in 2014. Completed in 2017. Real Journey’s charter school and Food 4 Less gas station both approved in 2018, construction completed in 2018/2019 – located at the southeast corner of Highland and Victoria Avenues. 2020 – Victoria Square commercial strip center project under review, anticipated approval in 2021. Located at the southeast corner of Victoria and Pacific Streets.				
		2) Allow for a mix of commercial and residential uses in appropriate areas through the Planned Development land use designation.		On-going.				
		3) Provide residential opportunities in mid-block areas between 9th Street and Pacific Avenue.		15 Lot small lot subdivision at Victoria and Pacific (Hispano 18013) approved in 2017 began construction in 2021 and completed in 2022.				
		4) Encourage the consolidation of parcels to promote quality, planned development.		On-going. 2021 – Achieved with the Patriot Partners warehouse at 6 th & Victoria Avenue with the consolidation of 6 lots. 2022 – Crow Holdings projects and Patriot Partners projects along 3 rd and 5 th Streets.				
		5) Consolidate access points along Victoria Avenue to improve traffic flows.		On-going. Will continue to review in conjunction with the Airport Gateway Specific Plan. 2021 – Achieved with the Patriot Partners warehouse at 6 th & Victoria Avenue. 2022 – Patriot Partners projects at 6 th /Grape and Cypress/Victoria.				
		6) Create a major business park node at the southern terminus of Victoria Avenue to maximize employment opportunities adjacent to the airport.		On-going. Will continue to review in conjunction with the Airport Gateway Specific Plan. 2021 – 4 business park projects in the pre-application process for review in 2022. 2022 – Projects approved at Cypress/Victoria and 6 th /Grape. Project pending at Victoria & 3 rd /5 th .				
Land Use	Goal 2.15 Create a one-of-a-kind, high-quality, master-planned estate community in the Seven Oaks area that incorporates substantial scenic, open space, recreation and trail amenities.							
		1) Ensure trail connections to existing or planned local and regional open space and trail systems.		This policy should be deleted because the property was purchased by San Bernardino Valley Water District for the purpose of water discharge. Residential development is not anticipated.				
		2) Provide extensive open space linkages		Ongoing continued efforts are being made by City staff				

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			within the site to connect to adjacent open space resources.		to work with Valley District board to secure certain trail linkages that will not interfere with water resources activities.			
			3) Continue to collaborate with the City of Redlands, the County of San Bernardino and property owners.		2020—The Cities of Highland and Redlands are jointly sponsoring the construction of 2 non-motorized trails along Boulder Ave/Orange St and Palm Ave/Alabama St. In 2022, the Palm/Alabama project is proceeding and the Boulder/Orange will proceed in part due to environmental constraints.			
			4) Ensure that sufficient access, including emergency access, is provided to support future development.		N/A			
			5) Ensure that adequate public services and facilities keep pace with future development.		N/A			
			6) Provide appropriate habitat corridor linkages in collaboration with applicable habitat conservation planning.		N/A			
			7) Implement future development guidance of the Seven Oaks area by means of a specific plan or similar mechanism.		N/A			
			8) Require that hillside development minimize alteration of the natural landforms and natural vegetation, while maximizing viewshed protection.		N/A			
			9) Limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities and other intended uses.		N/A			
			10) Minimize import/export associated with grading.		N/A			
			11) Consider clustered development, especially in connection with such recreation amenities as a golf course, in future planning activities for the site.		N/A			
			12) Maintain the Greenspot Agricultural Preserve until such time future development is proposed or more detailed planning is initiated. In the event that proposed development would impact the Agricultural Preserve, the City shall evaluate the viability of incorporating the Preserve into the development, consistent with the City adopted <i>Rules and Procedures for the Administration of Agricultural Preserves and Contracts</i> .		N/A			
Chapter 3 – Circulation Element								
Circulation	Goal 3.1 Provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City.							
			1) Require new development proposals to ensure that all mid-block street segments operate at LOS “D” or better during the peak hours of traffic. (Note: Because of the location of the Palm Avenue/Pacific Street intersection within the Historic District, consideration will be given to alternatives to traffic signal mitigation. Alternatively, the City may elect to accept a lower LOS to retain the historic character of the District.)		Ongoing. Developing design concept to convert existing 4-way stop control at Palm/Pacific intersection to a roundabout as an alternative to traffic signal			
			2) Ensure that all intersections operate at LOS “D” or better during the peak hours of traffic.		Implemented through traffic impact analysis as development occurs.			
			3) Ensure that the City’s street system be designed and constructed to accommodate the traffic generated by buildout of the General Plan land use designations.		Retained consultant and performed a feasibility study and determined a single lane roundabout is achievable at the Palm/Pacific intersection.			
			4) Maintain flexibility in the cross-sections and configuration of streets within topographically rugged or environmentally sensitive areas as long as mid-block street		Implemented through traffic impact analysis as development occurs			

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		segments and intersections operate at LOS “D” or better.					
		5) Design and employ traffic control measures (e.g., install traffic signals, provide access restrictions, etc.) to ensure city streets and roads function as intended.		Implemented through traffic impact analysis as development occurs			
		6) Periodically update the General Plan master traffic study to maintain its relevance and correspondence to the General Plan land use designations and the design and construction of new and existing City streets.		Implemented through the Capital Improvement Program Minor amendments were made to the Circulation Element in 2022 in coordination with the Housing Element and Public Health, Safety and Environmental Justice Element updates.			
		7) Monitor the intensity of land use to keep traffic on any arterial in balance with roadway capacity.		Implemented as development occurs (ie. Halcyon Apartments)			
		8) Require development proposals with the potential to generate traffic volumes or other impacts not adequately evaluated in the Circulation Element and the General Plan Program EIR to prepare a traffic analysis consistent and compatible with the City’s Master General Plan Traffic Model.		Implemented through site plan/development plan review process as development occurs			
		9) Restrict the number of access points and intersections along arterials to preserve mid block and intersection capacities and to maintain public safety.		Implemented as development occurs			
		10) Encourage major employers to reduce vehicular trips by offering incentive concepts discussed in the General Plan Circulation Element, including but not limited to reduced transit passes and preferential parking for ridesharing.		Saint Adelaide Church parking lot park and ride.			
Circulation	Goal 3.2 Provide a well-maintained roadway system.						
		1) Maintain and rehabilitate all components of the circulation system, including roadways, sidewalks, bicycle facilities, pedestrian facilities and traffic signals.					
		2) Establish and maintain a roadways pavement management program (PMP) that sets forth budgeting, timelines and schedules for maintenance of existing roadways in the community.		First 5-year PMP completed construction of 11 miles of pavement rehabilitation and 72 miles of pavement maintenance in 2019. Second 5-year PMP to be adopted in 2020. The City has adopted a 5-year PMP and is delivering annual rehabilitation and preventative maintenance projects through its CIP Program to ensure existing roadways are properly maintained.			
		3) Continue to study the need and feasibility of providing additional all-weather crossings along critical roadways, and develop an implementation plan and schedule, if appropriate.		Boulder Ave. Bridge constructed; Greenspot Rd Bridge constructed; Base Line Bridge in environmental phase for future construction scheduled to begin in April 2021; and Orange Street Bridge are in the environmental and R/W phase for future construction scheduled to begin in 2022 2027.			
		4) Coordinate maintenance or enhancement of transportation facilities with related infrastructure improvements.		Implemented through CIP. Example: mining CUP			
		5) Develop and implement programs and policies that require additional improvements or mitigation from industries or entities that generate heavy truck traffic and pavement impacts.		Implemented through TIA and pavement impact studies for specific projects & coordinated with truck generators			
Circulation	Goal 3.3 Preserve and enhance uniquely scenic or special visual resource areas along appropriate routes for the enjoyment of all travelers.						
		1) Designate the following roadways as Scenic Highways and establish guidelines that protect visual resources in the community and allow for the development of additional recreational opportunities: • Boulder Avenue • Base Line (east of City Creek) • Palm Avenue • Greenspot Road • Church Street • Highland Avenue (east of City Creek)		- Portions of Boulder Avenue, Base Line and Greenspot Road have been constructed with embellished medians and parkways to honor their Scenic Highway designations.			
		2) Attractively landscape and maintain Highland’s Secondary Highways, Special Secondary Highways, Major Highways, Primary Arterials, and Modified Primary Arterials and prepare/implement distinctive streetscape improvement plans.		Construction of landscape median on Greenspot Road from SR 210 to Boulder Avenue in Golden Triangle completed. Construction of landscape median on Base Line from Cole Avenue to SR 210 in Town Center completed. Construction of landscape median on Palm Ave between Cypress St and north of 9th St completed. Construction of landscape medians on Base Line between SR-210 and Boulder Avenue completed. Landscape median gap closure on Base Line between			

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				Marigold Avenue and Church Street completed. Construction of landscape median and parkways on Boulder Avenue between San Manuel Village Entrance and Greenspot Road completed in 2022.			
		3) Take such actions as may be necessary to protect scenic routes, including but not limited to: • regulation of land use and intensity of development; • detailed land and site planning; • control of outdoor advertising; • careful attention to and control of grading and landscaping; and • careful design and maintained appearance of structures and equipment.		Sign Code Update adopted in February 11, 2011. Implemented as development occurs.			
Circulation	Goal 3.4 Provide a safe circulation system.						
		1) Establish the local street system within developing neighborhoods through a cooperative public/private planning process.		<u>On-going</u> t Through development review process & HMC.			
		2) Require new development to install and maintain streets within planned residential areas as private streets in accordance with development standards set forth in the Development Code and other applicable standards and guidelines.		<u>On-going</u> t Through development review process & HMC. Toll Bros Project , Richmond American, and the Rexco projects w re required to meet City a combination of City private street standards that were determined applicable and safe for their projects.			
		3) Promote the principle that streets have multiple uses and users, and protect the safety of all users.		<u>On-going</u> t Through development review process & HMC. Constructed 25 miles and acquired funding for an additional 6 miles of bike lanes on streets throughout the City. Construction of a new trail node kiosk at the Santa Ana River bridge on Old Greenspot Road has been completed. Installation of bicycle parking racks at 6 locations in the City has been completed. Installation of 63 new bike wayfinding signs and funding acquisition for 50 more throughout the City has been completed. Funding acquisition to construct 4 rest stops along two of the City’s Class I bikeways has been completed.			
		4) Require new development to provide pedestrian paths and linkages through projects, locating linkages to avoid conflicts with motorized traffic.		<u>On-going</u> t Through development review process & HMC. Greenspot Village & Marketplace Specific Plan with paths & trail linkage. Community trail on Base Line from Palomino Street to Tract 15960 north boundary			
		5) Discourage high-speed, through traffic on local streets with appropriate traffic-calming measures (e.g., traffic enforcement, bulb-outs, lane striping, chokers, etc).		<u>On-going</u> t Through development review process & HMC. Construction of the Base Line Beautification and Safety Improvement Project has been completed. Construction of the 9 th Street Safety Improvement Project road-diet has been completed. Construction of the Base Line Safety Improvement Project has been completed. Constructed 25 miles and acquired funding for an additional 6 miles of bike lanes on streets throughout the City. Construction of a new trail node kiosk at the Santa Ana River bridge on Old Greenspot Road has been completed. Installation of bicycle parking racks at 6 locations in the City has been completed. Installation of 63 new bike wayfinding signs and funding acquisition for 50 more throughout the City has been completed. Funding acquisition to construct 4 rest stops along two of the City’s Class I bikeways has been completed. Tract 18935, (Diversified Pacific) constructed two mid-block oval medians for traffic calming on Aplin Street. <u>Seeking grant Currently making application to funding for</u> bikeways and road diets on Palm Avenue north of Base Line and on Pacific Street from Del Rosa Drive to Boulder Avenue Mediterra employed similar traffic calming chicanes and non-standard street designs.			
		6) Design access onto major arterial streets in an orderly and controlled manner.		<u>On-going</u> t Through development review process & HMC. <u>Approved Panda Express / Jack in the Box, and Greenspot Village & Market Place with access restriction / limitation onto Base Line and Greenspot Road.</u>			
		7) Utilize shared driveways in common areas to minimize disruptions to traffic and pedestrian/bicycle flow.		<u>Through</u> <u>On-going through</u> development review process & HMC. <u>Shared driveway between Highland Plaza and Highland Civic Center Plaza on Base Line between Cole Ave and Reedy St.</u> <u>Shared driveways required of Panda Express/Jack on Base Line at Seine Avenue.</u> <u>Shared driveways required of Transition Properties on</u>			

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				Fifth Street at Church Avenue. Each of the Specific Plan and mixed-use projects utilizes common areas and shared drive aisles / driveways.
		8) Implement street design features such as the use of medians, bus turnouts and consolidated driveways to minimize mid-block traffic congestion.		On-going t Through development review process & HMC. - Construction of landscape median and bus turnouts on Greenspot Road from SR 210 to Boulder Avenue in Golden Triangle has been completed. - Construction of landscape median on Base Line from Cole Avenue to SR 210 in Town Center has been completed. - Construction of landscape median on Palm Ave between Cypress St and north of 9 th St has been completed. - Construction of landscape medians on Base Line between SR-210 and Boulder Avenue has been completed. - Construction of landscape median gap closure on Base Line between Marigold Avenue and Church Street has been completed. - Construction of landscape median and parkways on Boulder Avenue between San Manuel Village Entrance and Greenspot Road was completed in 2022.
		9) Support freeway improvements that remove through traffic from local streets.		On-going t Through development review process & HMC. Constructon of SR 210 / Greenspot Rd westbound on and off ramp improvements is completed. The SR 210 / Base Line bridge widening and ramp improvements completed the design and is currently under construction. Construction is anticipated to completed in the 3rd quarter of 2022. Widening of the SR210/5 th Street undercrossing is currently in environmental and preliminary design phase.
		10) Provide adequate sight distances for safe vehicular movement on roadways and at intersections.		On-going t Through <u>CIP</u> , development review process & HMC.
		11) Encourage and improve pedestrian connections from residential neighborhoods to retail activity centers, employment centers, schools, parks, open space areas and community centers.		On-going t Through development review process & HMC. - Greenspot Village & Marketplace Specific Plan. - Highland/Redlands Regional Connector Project, a non-motorized transportation project, connecting residential neighborhoods to many activity centers, schools and the Santa Ana River Trail has been awarded federal funding and currently in <u>the construction phase</u> . environmental phase.
		12) Encourage barrier-free accessibility for all handicapped residents, employees and visitors throughout the City's circulation system.		On-going t Through development review process & HMC. Sidewalk and curb handicap ramp improvements via CIP projects.
		13) Support the planning of sidewalks of appropriate width to allow the provision of buffers to shield nonmotorized traffic from vehicles.		On-going t Through <u>CIP</u> , development review process & HMC. Implementation of Federal Safe Routes to School Programs. Curb-adjacent sidewalk is required to be 6-foot wide minimum; striped buffer minimum 12” to 18” wide is required for new bike lanes.
		14) Add raised, landscaped medians and bulb-outs, where appropriate, to reduce exposure to cross traffic at street crossings.		On-going t Through <u>CIP</u> , development review process & HMC. -Construction of landscape median and bus turnouts on Greenspot Road from SR 210 to Boulder Avenue in Golden Triangle has been completed. - Construction of landscape median on Base Line from Cole Avenue to SR 210 in Town Center has been completed. - Construction of landscape median on Palm Ave between Cypress St and north of 9 th St has been completed. - Construction of landscape medians on Base Line between SR-210 and Boulder Avenue has been completed. - Construction of landscaped median gap closure on Base Line between Marigold Avenue and Church Street has been completed. - Construction of landscape medians and parkways on Boulder Avenue between San Manuel Village Entrance and Greenspot Road completed in 2022. - Bulb outs will be constructed in Mediterra. -Bulbouts are being planned on Palm Avenue in the Historic District.
		15) When feasible, walkways should include pedestrian amenities such as shade trees and/or plantings, trash bins, benches and		- On-going t Through development review process & HMC.

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		shelters.		- The Base Line Beautification Project which includes construction of sidewalks and landscaping has been completed. - The Greenspot Road Project in the Golden Triangle which includes construction of sidewalks and landscaping has been completed. - The Highland/Redlands Connector Project which will construct 3 rest stops for bicyclist is in design. - The City Creek/Alabama Street Bikeways Project which will construct 1 rest stop for bicyclist is in design. - Pedestrian plaza included as a part of the Smart and Final project at the corner of Base Line and Church Avenue. - A Pedestrian Plaza with shade trees, trash bins, benches and bicycle parking is being planned on palm Avenue in the Historic District.			
Circulation	Goal 3.5 Promote bus service and paratransit improvements.						
		1) Continue to support the regional bus system to provide intracity service, intercity service to major employment centers, and connection to regional transportation transfer points.		- Constructed sidewalks to access bus stops via CIP projects. - Constructed bus bays on Greenspot Road. - Constructed Bus pads completed on 5th Street and Base Line.			
		2) Plan for the provision of areas within the City to be used as park and-ride regional bus and car pool facilities.		Saint Adelaide’s Park & Ride lot – 2010.			
		3) Work with Omnitrans to ensure that transit services are extended to serve residents in the eastern portion of the study area.		- Bus service reaches Church Street for Base Line & Greenspot Road. - Construction of bus stops and turnouts have been completed on 5th Street/Greenspot Road (Boulder Ave to Victoria Ave) to accommodate future extended bus service.			
		4) Coordinate with Omnitrans to provide safe, clean and attractive bus shelters at bus stops and transfer stations.		Omnitrans maintains bus shelters in good condition. A new bus shelter has been installed on westbound Base Line west of Church Street. City and Omnitrans are working on an updated cooperative agreement regarding maintenance & operations of bus shelters. Omnitrans is currently working with the City to update bus stops with shelters, lights, and other amenities in the area within ½ mile of the Highland/San Bernardino Bi-City Bikeway and Walkway Connector project that is currently being proposed for ATP funding.			
		5) Ensure accessibility of disabled persons to public transportation.		Constructed sidewalk widening around obstructions, new sidewalks and access ramps for improved access to bus stops via CIP projects.			
		6) Investigate new opportunities to finance further transit service for the elderly, handicapped and recreational purposes.					
		7) Support privately funded local transit systems for commuter residents and maintain local transit systems for seniors and youth.					
		8) Design transit improvements to minimize impacts on other modes of travel.		As development occurs. Constructed bus bays on Greenspot road to minimize impacts to travel lanes (ie. turnouts in front of Costco and TREH within the GVMP). Have bus shelters on Base Line constructed at locations that do not block pedestrian paths. Omnitrans is currently considering a new shelter with an information banner at the northwest corner of Base Line and Palm Avenue.			
Circulation	Goal 3.6 Provide a circulation system that reduces conflicts between commercial trucking, private/public transportation and land use.						
		1) Maintain designated truck routes for use by commercial trucking that link industrial and commercial activity areas with major roadways and regional transportation routes and minimize impacts on local traffic neighborhoods.		Implemented through the General Plan and posting of truck route signs.			
		2) Provide appropriately designed roadways for the designated truck routes that can safely accommodate truck travel.		Implemented through design of CIP projects and development projects making sure roadways for designated truck routes have adequate width, configuration and pavement structural section.			
		3) Develop berms and barriers where feasible along truck routes to minimize noise impacts to sensitive land uses.		Sound Wall completed on Boulder Ave as part of the Boulder Bridge projects.			
		4) Provide sufficient loading areas to minimize interference with efficient traffic circulation.		Implemented through development review process. Constructed bus turn-out bays on Greenspot Road between SR-210 and Boulder Avenue within the Golden Triangle.			

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		5) Regulate on-street parking of trucks where necessary to discourage truck parking on primarily residential streets or where they are incompatible with adjacent land uses.		Implemented through the HMC.			
		6) Conduct a study examining the interface between proposed truck routes, the complete roadway network, and adjacent land uses.		Will be partially achieved with the drafting of the Inland Valley Infrastructure Corridor program in coordination with the SBIA, IVDA and surrounding agencies along the interface with the Airport.			
		7) Evaluate truck route alternatives based on Caltrans Traffic Study guidelines.					
		8) Require as a part of the development review process for all new or expanding mineral extraction and all other heavy industry activities within the City, that the following information be provided: • A detailed plan of haul roads, indicating measures that will be taken to minimize aesthetic, noise, traffic, and particulate emission impacts to the surrounding land uses; • A traffic analysis that indicates both the number of projected trucks and their associated potential impact to city streets; • A “fair-share” mitigation analysis indicating the impacts and associated maintenance costs caused by the potential generation of future truck traffic; and • A comprehensive mitigation program, designed to run the life of the mineral extraction activity (including reclamation) that will: - Cover the fair-share portion of surrounding roadway maintenance costs due to the increase in local truck activity, or - Provide new or appropriate improvements to existing roadway facilities which in the opinion of the City would mitigate the impacts caused by the increase in local truck traffic.		Completed as part of EIR and CUP for CEMEX and Robertson expansion approvals (June 2, 2009). Constructed pavement rehabilitation to provide adequate pavement structural sections on 3 rd St, 5 th St, Greenspot Road, Base Line, Pacific Street, and Highland Ave, Sterling Ave, Victoria Ave, Palm Ave, Boulder Ave and Church Street.			
		9) Work with private mining operators to establish specialized truck routes that: • Allow for the transport of raw and finished materials from quarries within the Santa Ana River Wash area to the Foothill Freeway on paved private haul roads; • Reduce, to the extent feasible, the movement of mining transport trucks on City streets; and • Mitigate, to the extent feasible, the noise, dust and vibration effects of such transport activities on surrounding land uses.		Same as #8 above. A mining CUP required the private mining haul road to be connected to 5 th Street immediately west of the SR-210 eastbound on-ram, thereby reducing truck impact on City streets.			
Circulation	Goal 3.7 Protect and encourage bicycle travel.						
		1) Develop a system of continuous and convenient bicycle routes to places of employment, shopping centers, schools, and other high activity areas with potential for increased bicycle use.		- Implemented through the General Plan. - West Highland Bikeway with wayfinding signage completed on Base Line from Del Rosa Drive to Cole Avenue. - Greenspot Road Bikeway and Base Line Bikeway completed. - The Highland/Redlands Regional Connector Project, and the City Creek/Alabama St Bikeway Project, two non-motorized transportation projects, connecting residential neighborhoods to many activity centers, schools and the Santa Ana River Trail are in the environmental phase with construction scheduled for 2021.			
		2) Encourage new development to provide reasonable and secure space for bicycle storage.		Implemented through the Development Review process.			
		3) Provide bicycle racks at all public facilities and along major public streets.		Greenspot Road & Base Line bikeway projects included bicycle rack installation. Highland/Redlands Regional Connector Project includes bicycle parking. The Highland/San Bernardino Bi-City Bikeway and Walkway Connector project being proposed to the Active Transportation Program (ATP) for funding includes bike racks.			
		4) Assure that local bicycle routes will complement regional systems and be compatible with routes of neighboring municipalities.		All completed or planned bike routes within the City are coordinated and consistent with the non-motorized plan for San Bernardino County. The Highland/Redlands Regional Connector Project plans to , and the City Creek/Alabama St Bikeway Project, two non-motorized transportation projects, connecting residential neighborhoods in Highland and			

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				Redlands to many activity centers, schools and the Regional Santa Ana River Trail. <u>Actively seeking grant funding to complete this project. The Highland Regional Connector project is currently under construction and connects the local neighborhood to nearby schools.</u>			
		5) Provide linkages between bicycle routes and other trails, such as the Santa Ana River Trail, within the City as appropriate.		Highland/Redlands Regional Connector Project, and the City Creek/Alabama Street Bikeway Project, will provide connections to the Regional Santa Ana River Trail. The proposed Highland/San Bernardino Bi-City Bikeway and Walkway connector project <u>is a conceptual project which being proposed for ATP funding</u> will connect the cities of San Bernardino and Highland resulting in 59 mile of continuous bikeway network between the two cities. <u>Both cities will continue pursuing grant funding to deliver the project.</u>			
Circulation	Goal 3.8 Incorporate consideration of regional transportation implications into decisions made by the City of Highland and, conversely, incorporate consideration of the local transportation implications on the City of Highland into decisions made by other local agencies, as well as into decisions made by state and federal agencies.						
		1) Participate in a wide range of regional transportation planning and programs to improve the capacity, efficiency and safety of the shared circulation system.		On-going, Public Works Division works closely with Caltrans, SBCTA and surrounding cities on the regional transportation planning and programs.			
		2) Participate in all regional transportation committees and regularly coordinate with other local agencies regarding their plans, programs and services that affect the quality and safety of the Highland roadway system.		Public Works and Planning Divisions regularly attend SBCTA Transportation Technical Advisory Committee meetings and SR 210 widening project meetings.			
		3) Coordinate street system improvements and traffic signal coordination with regional transportation efforts.		On-going implementation with SBCTA. The City participated in the implementation of the valley-wide traffic signal coordination system. The City also completed citywide traffic signal coordination systems upgrade on 7 corridors in 2017.			
		4) Coordinate signal construction and timing with Caltrans improvements in and around SR-30/I-210 off- and on-ramps.		The City coordinated on a regular basis with Caltrans to ensure traffic signals at freeway interchanges are well synchronized with the City’s traffic signals. <u>A recent example includes Marinita at the intersection of the 210 and Base Line.</u>			
		5) Coordinate transit planning with the Southern California Association of Governments, SBCTA, Omnitrans and adjacent communities.		Ongoing by the City’s Public Works/Engineering Division.			
		6) Work with the Southern California Commuter Rail Council and the San Bernardino Association of Governments and Omnitrans to establish a transit connection with the Metrolink Commuter Rail System.		Ongoing.			
		7) Coordinate with Caltrans, the City of San Bernardino, the County of San Bernardino, the San Bernardino International Airport Authority and the San Manuel Band of Mission Indians to study the feasibility of a new freeway interchange at Victoria Avenue and to facilitate applicable roadway improvements.		As required by the City, Caltrans completed a Project Study Report in 2012, and SBCTA completed a feasibility study in 2014 of a proposed interchange on SR-210 at Victoria Avenue. The City is leading the effort to develop a cooperative agreement with the City of San Bernardino, IVDA, and San Manuel to fund the \$4 million needed for the project environmental phase.			
		8) Coordinate with human services agencies and public schools to reduce duplicate transportation where feasible.					
		9) Prior to permitting connection of roadways from adjacent jurisdictions into the City of Highland, ensure that regional benefits are not achieved at the expense of Highland residents and businesses. Where a potential for negative impacts to Highland residents and business exists, ensure that the agency proposing the connection provides sufficient mitigation such that the connection is not only of regional benefit, but also of benefit to the City of Highland.		Implement during response to project notices and review of encroachment permit applications from adjacent jurisdictions.			
Circulation	Goal 3.9 Ensure adequate parking is made available to City residents, visitors, and businesses.						

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		1) Locate new development and their access points in such a way that traffic is not encouraged to utilize local residential streets and alleys for access to the development and its parking.		Implemented through the development review process.			
		2) Investigate the implementation of Variable Parking District Overlays along Base Line, Highland Historic District and other areas where appropriate, to encourage the enhancement of existing parking-deficient development.		Developed an enhanced on-street parking concept on Palm Avenue in the Historic District.			
		3) Assess the adequacy of existing or proposed on- and off-street parking as needed, especially in urban and commercial areas, to ensure that an adequate supply is provided.		Implemented through the Highland Municipal Code and development review process.			
		4) Explore strategies for the management of parking supply, which can include parking fees, metered on-street parking and staggered work schedules.		Multiple parking studies submitted and accepted in coordination with entitlement processing to ensure that projects were neither under nor overparked.			
		5) Develop strategies for the control of parking demand such as improved transit service, amenities for bicyclists and rideshare vehicles.		Requires new developments to construct bikeways to reduce the need for driving and parking. Required for each non-residential development entitled based on project size and operational characteristics.			
		6) Develop strategies for shared parking opportunities in mixed-use and multiple-use development.		<u>On-going through CIP, development review process and HMC.</u> Achieved in various Specific Plans and mixed use projects such as TREH’s Highland Crossings.			
		7) Encourage the use of well-designed, aesthetically enhanced parking structures as an alternative to large, expansive surface parking lots in retail and employment centers.					
Chapter 4 – Public Services and Facilities Element							
Public Services & Facilities	Goal 4.1 Coordinate and balance the provision of public services with development activity to eliminate service gaps, maximize the use of public facilities, provide efficient and economical public services, achieve the equitable and legally defensible sharing of costs of such services and facilities, and maintain adequate service systems capable of meeting the needs of Highland residents.						
		1) Prior to permitting, ensure that all major extensions of services, facilities and utilities are comprehensively reviewed for related social, economic and environmental impacts and identify mitigation measures as appropriate.		On-going. All new development is responsible to construct and/or pay for their services and share of facilities and environmental impacts. <u>These responsibilities are identified during entitlement and codified in the Conditions of Approval adopted by the Planning Commission or City Council as appropriate. Development Impact Fees are required for all new development. These fees are adopted by City Council resolution and due prior to occupancy.</u>			
		2) Ensure that proposed development, which requires the extension of public services and facilities, will generate sufficient municipal income to pay for the operations, maintenance and replacement of those services and facilities by the City.		On-going <u>and reviewed on a project-by-project basis during entitlement.</u>			
		3) Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development or the intensification of existing development.		Development Impact Fees are collected from all new development in addition to any required off-site construction of infrastructure by the projects.			
		4) Continue to ensure that public water, sewer, drainage and other facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase, unless otherwise approved by the City.		On-going and coordinated with <u>San Bernardino County Flood Control for drainage and</u> East Valley Water District <u>for public water and sewer</u> on a comprehensive City-wide and project specific basis. <u>EVWD’s The-District’s</u> Sterling Natural Resources Center water treatment facility is under construction which will improve and expand service. <u>In 2024, the plant became fully operational.</u>			
		5) Continue to make the project sponsor of a proposed development ultimately responsible for ensuring the timely availability of all infrastructure improvements (including		On-going as part of land use entitlements and required prior to the issuance of the project’s certificate of occupancy.			

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		system wide improvements) needed to support the development.		
		6) Continue to require that deficiencies in existing public services and facilities are corrected prior to or concurrent with proposed development.		All public service and facility providers are contacted via mail with a Project Notice and asked to comment on each new development proposal within the City including gas, electricity, telecommunications, water, sewer, cable, etc.
		7) Continue to coordinate with public service and utility companies to assure the long-term provision of services including water, wastewater, solid waste, electricity, natural gas and other private utilities (e.g., cable, Internet, telephone) for City residents.		<u>The City’s Public Works Division communicates with utility companies on a weekly basis with respect to services for active development projects. Additionally staff meets with the utilities and reviews long-term documents to understand long-term goals and strategies that affect Highland.</u>
		8) Continue to direct future growth to areas with adequate existing facilities and services, or areas with adequate facilities and services committed, or areas where public services and facilities can be economically extended.		On-going.
		9) Develop a public facility assessment reporting system as part of the Capital Improvement Program and in accordance with AB 1600 to monitor the capacity of existing facilities to ensure that new developments do not overwhelm existing facilities. The following are guidelines for developing the reporting system: • Identify and understand the demands for services that will be placed on Highland by regional demographic and economic changes. • Monitor the progress of current local development projects, and ensure that public service and facility plans, as well as their forecasts and funding mechanisms, reflect changing conditions. • Track the status of capital improvement program implementation. • Develop a community survey to identify public facility deficiencies and usage.		On-going. Reviewed periodically. CIP regularly monitored & status reported. Participate in SCAG, SANBAG and OmniTrans planning efforts. Fiscal impact analysis reports, which include public service costs, are required for new, large-scale development.
		10) Conduct and maintain an inventory of the availability and adequacy of public services and facilities in coordination with the County and service agencies in the area. Use the information to coordinate capital improvement programs and to make determinations on the adequacy of community facilities.		On-going. Reviewed periodically. CIP regularly monitored & status reported. Participate in SCAG, SANBAG and OmniTrans planning efforts
		11) Continue to follow the procedures established for the regular exchange of information regarding proposed development and availability and adequacy of public services and facilities.		Local public service providers invited to attend city’s weekly pre-application meetings with developers of new projects.
		12) Continue to utilize a proactive approach to assuring that the flow of information between service agencies is maintained.		On-going. Reviewed periodically. CIP regularly monitored & status reported. Participate in SCAG, SANBAG and OmniTrans planning efforts
		13) Utilize performance standards to determine the adequacy of public services and facilities and to establish requirements, fees and exactions provided by new development in the City.		Fiscal impact analysis reports, which include public service costs, are required for new, large-scale development.
		14) Maintain a development review process that places the ultimate responsibility on the project sponsor for ensuring that necessary infrastructure improvements (including system-wide improvements) needed to support new development are, in fact, available at the time they are needed.		Implemented through the entitlement process.
		15) Require the construction of public facilities as a condition of approval for a proposed development if the development exceeds the capacity of existing public facilities to support such development.		Implemented through the entitlement process.
		16) Continue to require that project applicants provide sufficient information in the application process so that the City may comprehensively determine the potential impacts and/or the need for improvements to existing services and facilities to support project buildout consistent with the City’s performance.		Implemented through the entitlement process.
		17) Continue to require that all new development pay the applicable Development Impact Fees established by the City Council.		On-going and applied during the entitlement process. <u>Fees are collected in advance of occupancy.</u>

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		18) Maintain flexibility in the collection and application of Development Impact Fees to permit the construction of master planned facilities in lieu of fees when the City determines that it is in the public interest to do so.		On-going. Current policy permits the deferral of fee payment from permit issuance to occupancy.			
		19) Continue to require the construction of public facilities as a condition of approval where the value of the services and facilities needed to support buildout of a proposed development exceed established Development Impact Fees, as consistent with the City’s performance standards. Require an agreement with the developer for reimbursement from future development fees for the excess costs. Such reimbursements shall be from future fees collected for the specific excess facilities, which the initial developer was required to construct.		Reviewed with the adoption of City’s Bi-annual Budget 2022-2023 , <u>2024-2025</u> .			
		20) In the event that the performance standards for public services and facilities are not being met, the following conditions shall apply: - Where the performance standards are not being met due to needs created by existing development, the City Council shall adopt in its Capital Improvement Plan a program to ensure that the performance criteria will be met at the earliest possible date. - In instances where the performance standards are being exceeded prior to approval of a proposed development as the result of existing development, require that the proposed development provide such facilities as are necessary to ensure that performance criteria are met for new public facilities and services provided to the development, and that existing public services and facilities are not further downgraded.		Ongoing.			
		21) Review the development fee structure, user charges, and mitigation fees every five years in accordance with the provisions of AB 1600 to ensure that the charges are consistent with the costs of improvement and maintenance and that public services and facilities are being expanded in a cost-efficient manner. Utilize the City’s performance standards for public services and facilities as the basis for this review.		DIF fees and policy were updated in April 2024. to be reviewed in 2023.			
		22) Continue to require that planned communities participate in the development of public infrastructure, in addition to the payment of development impact fees, through the following methods: - An approved development agreement for all new specific plan or planned unit development projects that specifies the timing of infrastructure improvements in relation to project development. - An annual review of improvements conducted for all new specific plans and an annual report in a format that can be easily included in the City’s infrastructure assessment and reporting system.		Implemented as appropriate. Development Agreements were considered for both the Greenspot Village and Marketplace Specific Plan and prior Harmony Specific Plan.			
		23) Continue to proactively monitor and review development proposals in surrounding areas to protect City interests and minimize impacts on the community.		On-going.			
		24) Continue to work with the County on a system of requiring appropriate mitigation to ensure that new unincorporated development will not impact services and facilities in the City.		On-going.			
		25) Continue to support an assessment district alternative to development impact fees for large-scale developments undergoing urbanization when a single owner or small number of owners is involved, and when it is in the public interest to do so.		Explored these options with the Greenspot Village and Marketplace Specific Plan, and Mediterra Planned Development.			
		26) Continue to allow new development and the intensification of existing development only where and when adequate public services and facilities can be provided.		On-going			
Public Services & Facilities	Goal 4.2 Provide a water system that produces high quality						

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	water, sufficient water pressure and necessary quantities of water to meet domestic demands.						
		1) Continue to work with the East Valley Water District to provide an efficient and economic distribution of adequate water supply and pressure to the District’s service areas in Highland.		The City Receives updates from East Valley Water District as they update their Sewer Master Plan and Water Master Plan. Provided input regarding future development needs within Highland.			
		2) Ensure a high-quality water supply that meets or exceeds state and federal health standards.		Coordinate with East Valley Water District.			
		3) Work with the East Valley Water District and local elected representatives to better define the future availability of water for the Highland community.		Worked closely with East Valley Water District staff to be informed of the ongoing water supply and new mandates issued by the Governor and Water Board. EVWD staff invited to the City’s Pre-Application meeting with developers so that any water-related issues can be addressed early in the process.			
		4) Work with the East Valley Water District to promote water conservation and education programs, such as public education programs available through the Environmental Learning Center in Highland.		In March 2013 East Valley Water District <u>completed its Corporate Campus on Greenspot Road and Sterling Natural Resources Center in 2024. Both projects include</u> The project will have a water efficiency demonstrations. East Valley Water District is performing extensive outreach regarding water conservation in light of the state drought and mandates.			
Public Services & Facilities	Goal 4.3 Provide a safe and effective sewer system that meets the needs of Highland residents, businesses and visitors.						
		1) Continue an ongoing dialogue with the East Valley Water District regarding funding and scheduling of any additional sewage facilities needed to serve the City.		The City receives updates from East Valley Water District as they update their Sewer Master Plan and Water Master Plan. Provided input regarding future development needs within Highland 2022/2023-2024 – Construction of the District’s Sterling Natural Resources Center water treatment plant continues with its connection to the Weaver Basins. The Corporate office are open.			
		2) Work with relevant agencies to determine the long-term supply of reclaimed wastewater and service to potential future uses within the City.		Worked with East Valley Water District to stay informed regarding their development of a future water reclamation facility. 2022 – Construction of the facility continues construction as does the transmission line between SNRC and new water detention facilities, “Weaver Basins” along 5th Street/Greenspot Road. <u>Completed in 2024.</u>			
		3) Encourage Grey Water Recycling, especially for residential use irrigation.		Promoted where available.			
Public Services & Facilities	Goal 4.4 Maintain an effective drainage system that protects people and property from overflows and flood disasters.						
		1) Continue to improve any deficiencies in the City’s drainage system and address the long-term needs associated with future development to minimize flood damage and adequately direct rainfall and subsequent runoff.		Through CIP program.			
		2) Minimize the impact of development on the City’s drainage system by reducing the amount of impervious surface associated with new development and encouraging site design features or landscaping that capture runoff. Encourage on-site retention of stormwater and compliance with requirements of the National Pollutant Discharge Elimination System.		Implemented through the City’s Municipal NPDES and MS4 Permit. <u>and statewide general permits issued by the State Water Resources Board.</u>			
Public Services & Facilities	Goal 4.5 Minimize, recycle, and dispose of solid waste in an efficient and environmentally sound manner.						
		1) Ensure that solid waste generated within the City is collected and transported in a cost-effective manner and protects the public’s health and safety.		Implemented through the Solid Waste Franchise Agreement.			
		2) Continue to support an ongoing dialogue with the County Solid Waste Management on the rail haul access and other regional		Implemented through the City’s participation with the County Solid Waste Advisory Task Force.			

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		solutions for long-term limits on local landfill capacity.					
		3) Reduce the volume of solid waste material sent to landfills by continuing source reduction, recycling and composting programs in compliance with State law and encouraging the participation of all residents and businesses in these programs.		Implemented through the City’s Statewide Landfill Diversion Mandates compliance ordinances and the Solid Waste Franchise Agreement.			
		4) Increase the price paid for recycling glass and plastic from private vendors.		This is State Controlled. Not City’s Jurisdiction.			
Public Services & Facilities	Goal 4.6 Coordinate with private utility companies to ensure the adequate provision of electricity, natural gas and telecommunication infrastructure to existing and new development.						
		1) Continue to coordinate with the local gas and electric companies on the location and timing of additional energy facilities needed within the City.		On-going during entitlement process. Coordinate with the City’s Inter-Governmental Affairs Staff at the Gas Company and Southern California Edison.			
		2) Coordinate with private utilities to provide Highland residents, schools and businesses with an efficient telecommunications infrastructure, including telephone, cable and high-speed services, such as high-speed Internet.		On-going during entitlement process.			
Public Services & Facilities	Goal 4.7 Ensure the provision of adequate law enforcement and police protection services and facilities.						
		1) Ensure that police services, response times, equipment, and the number of police personnel keep pace with growth and the changing needs of the community.		License Plate Reader technology placed at major intersections and on police cars in 2012. <u>The system is currently under review for updating with more sophisticated technology.</u> Close coordination with Police and Fire Departments regarding services within the Greenspot Village & Marketplace. Level and cost of services analyzed. Specific needs addressed in the Conditions of Approval and Fiscal Impact Analysis.			
		2) Maintain and expand crime prevention and other public education programs.		On-going Neighborhood Watch, specialty trainings regarding personal safety available to the community at the Sheriff’s Department, etc.			
		3) Encourage the use of urban design strategies to help prevent crime, when feasible.		On-going through development review process. The Police Dept is provided an opportunity to review each entitlement with respect to this policy.			
		4) Ensure law enforcement services are involved in the development review process.		On-going. The Police Dept is provided an opportunity to review each entitlement with respect to this policy.			
Public Services & Facilities	Goal 4.8 Ensure the provision of adequate staffing, equipment and facilities to support effective fire protection and emergency medical services that keep pace with growth Policies						
		1) Work with the fire department to ensure that response time standards and a high level of service are maintained.		Continued partnership with San Manuel Band of Mission Indians regarding aerial ladder truck service.			
		2) Ensure the City has adequate fire training facilities, equipment and programs for firefighters and inspection personnel, and education programs for the general public.		Phase 2 of the future Fire Station No. 1 is planned to have a training facility (as funding becomes available).			
		3) Coordinate and cooperate with the East Valley Water District to maintain and/or upgrade water facilities to ensure adequate water supply is available for fire suppression operations.		Sterling Natural Resources Center <u>continues construction-completed construction and began operations in 2024.</u>			
		4) Ensure the availability of adequate fire flow prior to the recordation of residential tracts or parcel maps and prior to the issuance of commercial building permits by requiring the testing of all fire hydrants in the vicinity of the project at the applicant’s expense. In the absence of adequate flow, require either the installation of onsite fire protection devices or improvements that upgrade the area’s water system to accommodate an adequate flow.		On-going through development review process.			
		5) Ensure that development in Fire Hazard Zones comply with adequate fire safety standards (e.g., fuel modification zones, perimeter roads, greenbelts, etc.).		On-going as the Fire Marshal and Building & Safety Departments review new development plans.			
Public Services & Facilities	Goal 4.9 Maintain cooperative school and public facility planning						

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	to ensure the provision of adequate school facilities and quality educational programs in a manner consistent with other City goals and policies on facility location, use, timing, funding, recreational and social joint use programs.						
		1) Continue to coordinate with local school districts on resolving issues such as joint use facilities, new facility locations and alternative use of vacant or underutilized sites in the City.		Continue to utilize joint use facility agreements at both San Bernardino City and Redlands Unified School Districts for outdoor recreation activities and indoor facilities needed for After School Activity Programs. 2022 – Resumption of the YMCA After School Program following COVID restrictions. Sponsored in part by the City at two elementary schools.			
		2) Require that new development provide the necessary funding and/or resources to establish school facilities commensurate with the impact of development on school services. In cases where existing school capacity does not support new development, require the implementation of appropriate funding mechanisms, as permitted by law, to ensure the availability of adequate school facilities. Potential financing avenues include: • A contract with the developer to provide funds for schools • Land dedications • Lease back turnkey program • Special assessment district financing, such as Mello-Roos Community Facilities Districts, for the proposed area of development.		Work with the Redlands and San Bernardino City Unified School Districts as projects are considered and during the District’s annual facilities needs assessment.			
		3) Encourage that all school impact fees collected from development projects be allocated toward the acquisition of land and construction of schools that serve the residents of those projects.		On-going			
		4) Continue to coordinate development activity with local school districts by: • Participating with local school districts in joint planning efforts; • Establishing a joint task force comprised of representatives from the City, school district and development community to identify additional means of funding school construction; • Notifying school districts of proposed development applications early in the review process; • Requesting that school districts indicate the level of facilities available to serve development projects requiring discretionary review; and • Establishing a clear methodology for determining the impacts of development on the school facilities in the City.		On-going with each development proposal. <u>The City reports annually to both school districts on current construction activity as well as land use entitlement applications under consideration.</u>			
		5) Continue to work with local school Plan of Schools that outlines specific sites needed to meet the future demand for school facilities.					
		6) Explore the possibility of locating a major institution of higher learning in Highland.		Unsuccessful to date.			
Public Services & Facilities	Goal 4.10 Ensure the continued development of cultural facilities and the provision of social services for Highland residents.						
		1) Encourage the development of cultural facilities in the City, especially in districts such as the Town Center and Historic District.		Work with the Highland Area Historical Society and Chamber of Commerce to consider sites for a future museum/Chamber office combined facility. Work closely with the Highland Area Historical Society to promote historic and cultural opportunities. The annual Citrus Harvest Festival encourages preservation of these facilities and education of the public.			
		2) Continue to work with surrounding jurisdictions to ensure the availability of regional cultural facilities to Highland residents.		No action Coordination with the San Bernardino County Museum when applicable.			
		3) Work with the County of San Bernardino to secure the availability of social services to Highland residents.		On-going in coordination with the City’s Quality of Life Team including Code Enforcement and the Sheriff’s Office.			

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Chapter 5 – Conservation Open Space Element								
Conservation Open Space	Goal 5.1 Preserve, maintain and create views and vistas throughout the community to enhance the visual experience of Highland.							
		1) Incorporate view corridor planning in related development efforts and capital improvement programs.		Base Line and Greenspot Road Beautification Projects complete. 2016/2021 View corridors considered during planning of the Mediterra Planned Development.				
		2) Along roadway-based view corridors, frame views of attractive features of the natural and built environment with appropriately placed median and street tree landscaping. Use of fire-resistant vegetation and ample spacing between trees and shrubs is encouraged to reduce the spread of fires.		Base Line and Greenspot Road Beautification Projects complete. 2016/2021 View corridors considered during planning of the Mediterra Planned Development, Beazer and Mastercraft 42.				
		3) Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.		The Mediterra Planned Development incorporates hillside development standards.				
		4) Work with San Bernardino County and the City of San Bernardino to develop consistent regulations for the protection of ridgelines, slope areas and hilltops within the surrounding foothill communities.		On-going.				
		5) Require that all excess excavated material (waste materials) be properly removed and disposed of or otherwise reincorporated into the development plan without compromising natural contours or aesthetic qualities of the site.		Diversified-Pacific Tract 18935, 2015-2018.				
		6) Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.		The Mediterra Planned Development incorporates hillside development standards.				
		7) Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.		On-going.				
		8) Retain existing vegetation within or alongside hillside development areas except where such vegetation poses a risk to buildings in high fire hazard zones (see Goal 6.5, Public Health and Safety Element). Use native, fire resistant, drought-tolerant plant material in fuel modification areas when existing vegetation can not be retained.		On-going.				
		9) Preserve mature trees, natural hydrology, native plant materials and areas of visual interest.		On-going. Most recent example is Mediterra where the open space to the north was preserved in perpetuity with access along 1N16 fire road and Pines Park was established to maintain a public interface with the native materials in which to relax and enjoy the natural environment.				
		10) Work with San Bernardino County and the City of San Bernardino to protect scenic resources located outside of the City, such as prominent ridges, slopes and hilltops.		Mediterra – access to 1N16 fire road was preserved for access to the San Bernardino Mountains and to preserve the scenic resources.				
		11) Enact provisions in the municipal code to minimize soil erosion, restore natural drainage surfaces, attenuate slope instability and reduce the amount of impermeable surface.		On-going.				
		12) Index the percentage of impermeable surface to slope gradient.		On-going as needed.				
		13) Develop different water-retention standards for single dwellings and larger tracts. Subdivisions should have overall implementation and water-retention strategies.		Implementing through the City’s NPDES / WQMP Guidelines. In July 2010 the City adopted its own Water Efficient Landscaping Ordinance modeled after the States Model Ordinance. These are updated as needed and required by the State.				
Conservation	Goal 5.2 Achieve an orderly transition from							

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General Plan Element:	Goals:	Policies:	Actions:					
Open Space	agricultural uses to low-density residential /equestrian uses.							
		1) Ensure that farmlands converted to other uses are consistent with the East Highlands Ranch Planned Development.		Mitigation measures for Mediterra Planned Developments. Diversified Pacific TR 18935 , Kiel/Beazer TR 20142 and the Greenspot Rd/Pole Line General Plan Amendment ensured consistency with farmland conversion policy.				
		2) Incorporate appropriate land use transitions and buffering techniques into new development.		On-going. Efforts made to allow seasonal farm stands (pumpkin patch and Christmas tree farms) on agricultural lots adjacent to single family homes with the appropriate mitigation.				
		3) Incorporate appropriate edge treatment between the agricultural/equestrian uses and higher density residential uses through landscaped buffers, greenbelts, view fencing and parkways.		On-going as needed.				
		4) Preserve visual reminders of the City's agricultural heritage in park design, buffer zones, public use areas and landscape plans.		East Highlands Ranch preserved a small orange grove near the “Natural Parkland” at the terminus of Base Line. The City’s Aurantia Park contains and will retain a 1 acre citrus grove.				
Conservation Open Space	Goal 5.3 Continue to work with the East Valley Water District to meet the current and future water needs of its residents (see Public Services and Facilities Element, Section 4.2).							
		1) To the extent possible, preserve floodplain and aquifer recharge areas in their natural condition.		Adoption of the Upper Santa Ana River Basin and Land Management Plan in 2009 (Plan B).				
		2) Continue to coordinate water resource policy with the East Valley Water District and other relevant agencies.		On-going with EVWD, San Bernardino County Flood Control District and San Bernardino Valley Water Conservation District.				
		3) Expand outreach efforts, through the Environmental Learning Center and City-sponsored publications, to educate the public on water supply and water quality issues.		On-going. In March 2013 East Valley Water District constructed a new campus with water efficient demonstration gardens. Similar efforts are being <u>were made to incorporate these features into at</u> the Sterling Natural Resources Center water reclamation plant on 6 th Street and Del Rosa <u>which became operational in 2024</u> . On-going extensive outreach by East Valley Water District related to the state drought and subsequent water conservation mandates.				
Conservation Open Space	Goal 5.4 Continue to preserve and enhance the water quality and natural habitat of its waterways.							
		1) In coordination with the East Valley Water District and the County of San Bernardino, continue to maintain and improve the hydrology and natural quality of the watersheds of Bledsoe Creek, Plunge Creek, Elder Gulch City Creek, Sand Creek, Warm Creek, Old City Creek Overflow Channel, Bald Ridge Creek, Santa Ana Canyon and the Santa Ana River.		On-going. In March of 2019, San Bernardino County Flood Control District completed construction of channel improvements at the confluence of Sand Creek and Warm Creek located north of Base Line and west of Victoria Avenue. The construction cost was \$2.4 million. These channel improvements provide proper conveyance of runoff flows, reduce bank erosion and protect against flooding. Also, Plunge Creek Conservation Project.				
		2) Review and revise, as necessary, zoning and subdivision ordinance provisions related to protection of the City's watersheds, especially in areas that abut creek systems and natural vegetation and open space areas, to enhance the natural appearance of watershed areas without compromising flood control and safety considerations.		Updated City’s Floodplain Ordinance in 2009.				
		3) Cooperate with other agencies and participate in multijurisdictional efforts to improve watershed management practices.		Adopted the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). Continuing to coordinate SAWPA.				
		4) Reevaluate the effect of engineering practices and specifications relative to storm channel design to avoid their appearance as “concrete ditches.”						
Conservation Open Space	Goal 5.5 Continue to reduce urban runoff.							
		1) Use water quality best management practices (BMPs) in land planning, project-level site planning and procedural requirements as part of the Storm Water Quality Management Plan.		On-going. Implemented through the City’s NPDES MS4 permit.				
		2) Require best management practices for all parking lots and paved storage areas within industrial and commercial zones, for the City’s street network, and within the City’s		Continue annual water quality training for all City staff in development-related departments. Emphasis on new State and County regulations and permits.				

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General Plan Element:	Goals:	Policies:	Actions:					
		parks and other civic facilities.						
		3) Require site design practices that capture and channel specified percentages of rainfall and other runoff to permeable surfaces.		The City’s Public Services and Engineering Departments ensure compliance with state guidelines related to LIDs and BMPs.				
		4) Conduct community outreach programs, in conjunction with the local water agency, to educate the public about reducing urban runoff.		Distribute information to public at local events such as the Citrus Harvest Festival and Discover Highland Night, social media and direct contact				
		5) Develop an informational brochure for residents and developers summarizing best management practices for reducing urban runoff.		Packet available at public counter and online.				
		6) Retain water on site through the use of attractively landscaped retention basins and other measures to replenish aquifers.		Will be utilized on a large scale in the Mediterra Planned Development, Diversified Pacific, Beazer and Mastercraft 42/ Century Homes residential projects.				
Conservation Open Space	Goal 5.6 Monitor and strengthen Highland’s water conservation practices.							
		1) Continue to inspect, maintain and enhance City facilities for water conservation purposes.		On-going. Adoption of State Water Model Ordinance (July 2010). Comply with annual reporting requirements. Drought and conservation information provided by East Valley Water District made available on the City’s website. City installed water-efficient landscape materials and irrigation during prior drought throughout its facilities and right-of-way (2016).				
		2) Continue interdepartmental coordination of water use and conservation policies to improve City-facility water use.		On-going. Adoption of State Water Model Ordinance (July 2010). Drought tolerant landscaping and irrigation in all LMD’s, R-O-W, Parks and Medians. City installed water-efficient landscape materials and irrigation during prior drought throughout its facilities and right-of-way (2016).				
		3) Continue to specify and install water-conserving plumbing fixtures and fittings in public facilities such as parks, community centers and government buildings in accordance with Title 24 of the California Code of Regulations.		On-going. Adoption of State Water Model Ordinance (July 2010). City installed water-efficient landscape materials and irrigation during prior drought throughout its facilities and right-of-way (2016).				
		4) Continue and expand water conservation outreach programs, in coordination with EVWD, to local schools, the public and the development community through the Environmental Learning Center, webpage links, incentive programs and community events.		On-going at the Environmental Learning Center and by the Public Works division during various educational outreach opportunities such as Career Day				
		5) Ensure that the latest water-saving technologies for domestic and landscaping uses are incorporated into new developments or retrofitted into existing developments where intensification is proposed.		On-going. Adoption of State Water Model Ordinance (July 2010). City complying with the Governor’s executive order and subsequent legislation regarding drought.				
		6) Encourage the use of drought-tolerant plants and water-efficient landscape design.		On-going. Adoption of State Water Model Ordinance (July 2010). East Valley Water District is actively promoting.				
		7) Encourage alternatives to lawns and turf uses, except for parks, playing fields, children’s play areas and other specialized uses.		On-going. Adoption of State Water Model Ordinance (July 2010). East Valley Water District is actively promoting. Implemented during the entitlement processing of residential and non-residential development.				
		8) In general, work to reduce turf landscaping. Where domestic water supplies are used in the irrigation of turf areas, encourage the use of tall fescue varieties or other warm season turf.		On-going. Adoption of State Water Model Ordinance (July 2010). Ongoing during project plan check with the City Landscape Architect’s office.				
		9) Consider underground irrigation techniques to conserve water.		On-going. Adoption of State Water Model Ordinance (July 2010). Ongoing during project plan check with the City Landscape Architect’s office.				
		10) To the extent possible, require the preservation of existing native trees and shrubs.		On-going. Adoption of State Water Model Ordinance (July 2010). Ongoing during project plan check with the City Landscape Architect’s office.				
		11) Within each model home complex, require that homes incorporate a specified amount of drought-tolerant landscaping.		On-going. Adoption of State Water Model Ordinance (July 2010). Ongoing during project plan check with the City Landscape Architect’s office.				
		12) Require residential builders to provide information, including a plant palette of xeriscape species, to prospective buyers of new homes within the City of Highland regarding drought-tolerant planting concepts.		On-going. Adoption of State Water Model Ordinance (July 2010).				
		13) Where possible, require the extensive use of mulch in landscape areas to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.		On-going. Adoption of State Water Model Ordinance (July 2010). Ongoing during project plan check with the City Landscape Architect’s office.				
		14) In new developments require, and in		On-going. Adoption of State Water Model Ordinance				

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		existing uses encourage, the installation of efficient irrigation systems that minimize runoff and evaporation. Such systems include: • Drip irrigation • Soil moisture sensors • Automatic irrigation systems with appropriate timing devices to minimize evaporation. • Subsurface, or underground, irrigation.		(July 2010). 2022 & Ongoing – all development projects are reviewed by the City’s Landscape Architect to ensure the best practices are utilized and that all local, regional and state regulations are followed. State MWELo reports are submitted annually.				
		15) Establish landscape maintenance districts along streets for water conservation purposes.		On-going. Adoption of State Water Model Ordinance (July 2010). City installed water-efficient landscape materials and irrigation during prior drought throughout its facilities, right-of-way and LMDs.				
Conservation Open Space	Goal 5.7 Maintain, protect and preserve biologically significant habitats, including riparian areas, woodlands and other areas of natural significance.							
		1) Continue participation, in cooperation with relevant agencies and jurisdictions, in the preparation, planning and implementation of Habitat Conservation Plans and preservation areas.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). Staff is working closely with the San Bernardino Valley Water Conservation District on these ongoing efforts.				
		2) Ensure that all development, including roads proposed adjacent to riparian and other biologically sensitive habitat, avoid significant impacts to such areas.		On-going.				
		3) Require that new development proposed in such locations be designed to: • Minimize or eliminate the potential for unauthorized entry into the sensitive area; • Create buffer areas adjacent to the sensitive area, incorporating the most passive uses of the adjacent property; • Protect the visual seclusion of forage areas from road intrusion by providing vegetative buffering; • Provide wildlife movement linkages to water sources and other habitat areas; • Provide native vegetation that can be used by wildlife for cover along roadsides; and • Protect wildlife crossings and corridors.		On-going. Will be implemented with the various developments such as TREH Highland Crossings mixed use site and Blossom Trails residential tract. <u>2022/2023 – Purchase of 1,700 acres of undeveloped land by San Bernardino Valley Municipal Water District which will remain, in large part, natural and available to wildlife and habitat. Plans are currently being developed by the District to determine exact parameters.</u> <u>2024 – TREH development constructed its perimeter CMU wall to minimize interaction between people and domestic animals with the sensitive habitat in City Creek Flood Control Channel (NEC Greenspot & SR 210).</u>				
		4) Design lighting systems so as to avoid intrusion of night lighting into the sensitive area.		On-going. Standard Planning Division Conditions of Approval for development projects. Required Photometrics plan must show the illumination levels and spread as not to allow intrusion or irritation. <u>2024 – Projects within the Greenspot Village & Marketplace were required to prepare a photometrics plan and have it reviewed by a biologist to ensure no negative impacts to adjacent sensitive areas.</u>				
		5) As part of the environmental review process, require that projects determined to be located within a biologically sensitive area prepare documentation on the impacts of such development along with mitigation and mitigation monitoring programs.		On-going. Standard Planning Division Conditions of Approval for development projects. Required Photometrics plan must show the illumination levels and spread as not to allow intrusion or irritation. 2020/2021/2022 – Most recent projects include the 7-11 Store at the southwest corner of Greenspot Road and Boulder Avenue and the TREH Partners development in the GVMP Specific Plan. <u>2024 – Tractor Supply Co & Greenspot Village & Marketplace Plans implemented their MMRPs including biological mitigation.</u>				
		6) Ensure that required biological assessments are conducted in cooperation with the California Department of Fish and Game and the U.S. Fish and Wildlife Service.		On-going. Beginning in 2017, the City and developers have been invited to a monthly meeting share proposed project with the State and Federal Resources Agencies. Four such meetings have taken place. The Agencies provide preliminary comments to ensure ongoing compliance and quality projects. 2022-2024 – Ongoing discussions with CDFW and USFWS regarding the TREH and Blossom Trails projects.				
		7) Within existing natural and naturalized areas, preserve existing mature trees and vegetation.		On-going. Standard Planning Division Conditions of Approval for development projects.				
		8) Within rural and hillside residential areas, permit only such natural vegetation to be removed as is necessary to locate home sites, construct access roads and ensure fire		On-going. <u>2022-2024 Ongoing in the Mediterra tract development.</u>				

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General Plan Element:	Goals:	Policies:	Actions:					
		safety.						
		9) Enforce requirements that healthy, mature individual specimen trees be preserved in place, as per the City Municipal Code.		Implemented through the Heritage Tree Preservation Ordinance and Planning Conditions of Approval.				
		10) Require builders and developers to prune, treat and maintain existing trees and plant new ones within future rights-of-way, public lands, common areas and development projects.		Implemented through the Heritage Tree Preservation Ordinance and Planning Conditions of Approval.				
		11) Enforce the tree preservation ordinance as a means of managing the preservation of trees and their removal, where necessary.		Implemented through the Heritage Tree Preservation Ordinance and good planning practices.				
		12) Require replacement at a 2:1 ratio of all mature trees (those with 24-inch diameters or greater measured 4½ feet above the ground) that are removed.		Implemented through the Heritage Tree Preservation Ordinance and Planning Conditions of Approval.				
		13) Develop an outreach program to schools and the community about the preservation and management of the City’s rich biological resources.		To be implemented as part of City’s New Natural Parkland Environmental Interpretive Project (commencing in 2012).				
Conservation Open Space	Goal 5.8 Protect, document and minimize disruption of sites that have archaeological significance.							
		1) Avoid significant impacts in all new developments within areas determined to be archaeologically sensitive through the following measures: - Conduct an archaeological records search with the Archaeological Information Center in order to identify potential on-site sensitivities; - In cooperation with a qualified archaeologist, develop mitigation measures for projects found to be located in or near sensitive areas or sites; and - Require that environmental review be conducted for all applications within the area designated as archaeologically sensitive, including but not limited to grading, earth moving and stockpiling, and building and demolition permits.		On-going. Standard Condition of Approval for all new land use entitlements. CEQA checklist updated to include Tribal Cultural Resources and other newly effected subjects. New developments conduct archaeological identification training in advance of ground disturbance. Occasionally, a site will require a Tribal monitor to be present (Patriot Partners at 6 th /Victoria Ave, Mastercraft/Century Homes TR 19915 , Diversified Alta Vista TR 20721).				
		2) Include the following statement as a condition of approval on all development projects: “If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease, and the San Bernardino County Coroner’s Office shall be contacted pursuant to Health and Safety Code provisions.”		On-going. Standard Conditions of Approval for all new land use entitlements. CEQA checklist updated to include Tribal Cultural Resources and other newly effected subjects. Updated language provided by local Tribal administration.				
		3) Coordinate with the San Manuel Band of Mission Indians when proposals for development projects are filed within the Areas of Sensitivity for Archaeological Resources (illustrated in Figure 5.2) through the following actions: - Notify the San Manuel Band of Mission Indians via notification mailings about proposed projects in archaeologically sensitive areas; and - Invite comments and suggestions to be forwarded to City staff and appropriate decision makers to aid the preservation and development review processes.		On-going. CEQA checklist updated to include Tribal Cultural Resources and other newly effected subjects.				
Conservation Open Space	Goal 5.9 Manage mineral resources and extraction policies for short and long term safety, economic and land use compatibility considerations.							
		1) Identify any significant mineral resources within the City and, as feasible, protect them from encroachment by residential or other incompatible development, for future use.		Adopted the Upper Santa River Basin and Land Management Plan in 2009 (Plan B).				
		2) Adopt policies and procedures for mining and processing of mineral resources.		Implementation of SMARA Ordinance.				
		3) Develop criteria for location and operation of mineral processing to minimize adverse impacts to the environment, watersheds, wildlife, aesthetic resources, public health and safety, and adjacent land uses.		Implementation of SMARA Ordinance. Adopted the Upper Santa River Basin and Land Management Plan in 2009 (Plan B).				

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		4) Establish and implement Mining Reclamation Plans for any proposed mining operations in compliance with existing local, state and federal policies and statutes. Review land development proposals near resource areas or mining operations for land use compatibility.		Adopted the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson’s RM adopted in June 2009.				
		5) Require that mining plans include, but not be limited to the following: • Effects on terrain, natural and man-made slopes, permeability of soil, groundwater quality; • Protection of water quality through erosion, runoff and sedimentation control; • Protection of wildlife; • Control of noise, dust, vibration, smoke, odors and lighting; • Plans for rehabilitation and reclamation of lands; and • Proposed timing of extraction and reclamation activities • Offsite routes of travel.		Adopted the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson’s RM adopted in June 2009.				
		6) Investigate the adoption of a reclamation fee program designed to mitigate remaining scars from previous quarry operations.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson’s RM adopted in June 2009.				
		7) Pursue and implement a joint-powers agreement with adjacent cities and involved agencies for the management of natural resources located in the Santa Ana River Wash.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson’s RM adopted in June 2009. Agreement with the City of Redlands for SMARA compliance.				
		8) Permit non-mining uses within the designated Open Space District only if a finding is made that no significant impacts on future regional mineral resources will result from project approval.		On-going. Implementation of a trail system in coordination with Plan B Wash Plan such as Pole Line trail adjacent to Tract 20090 “Blossom Trails”				
Conservation Open Space	Goal 5.10 Maintain a high-quality system of parks that meet the needs of all segments of the community.							
		1) Develop and periodically update a Parks and Recreation Master Plan, with direction from the Planning Commission and City Council, to identify specific future sites for additional parks and recreational open space.		On-going effort by Community Trails Staff and Commission to update and improve City Trails and Trails Master Plan. 2020 – The City Council amended the rules and responsibilities of the City’s Boards and Commissions, granting to the Planning Commission the responsibility of trail and park planning as they relate to new development and the Trails Committee to manage updating Master Plans. <u>2022-2024 New parks constructed by private development and made available to the public at newly constructed residential tracts including Mediterra Planned Development (Greenspot/Mediterra Pkwy) and Century Homes TR 19915 (Base Line/Paul Green Dr)</u>				
		2) Supplement existing development fee program for parkland acquisition with other funding sources, grants and programs (fee sponsors, corporate sponsors, fund raising, for example).		“Mile Makers” and “Corporate Sponsorship” program initiated in March 2010. Mile Markers installed by volunteers along Shelton Trail in 2020. <u>2021-2024 City received a grant to improve conditions at the City’s Natural Parkland Trail near the terminus of Base Line.</u>				
		3) Use the redevelopment process for the selection, acquisition and funding of additional parkland in western portions of the City.		Redevelopment Agencies dissolved by the State of California in 2012.				
		4) Prepare a phased strategy for developing new facilities.		Implemented through the City’s Work Program and Budgeting process.				
		5) Assess areas of potential annexation into the City and, if necessary, negotiate an agreement with the County of San Bernardino to provide parks meeting City standards within areas of eventual annexation into the City.		Merged parcel in County (sphere of influence) north of East Highlands Ranch with natural open space parcels located within the East Highlands Ranch PUD (2009).				
		6) Conduct periodic assessments of park and recreation facilities and services, including user surveys.		On-going annually.				
		7) Provide handicap access to all parks.		On-going.				
		8) Develop a multi-dimensional recreation program for all citizen groups in Highland including exercise, arts and crafts and cultural enrichment.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010). <u>The City coordinates efforts with the YMCA and Highland Senior Center to provide multi-dimensional programs.</u>				

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		9) Provide a variety of activity options, including active and passive uses, within each park.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		10) Study the desirability of developing “specialty parks” such as skate, dirt bike, fishing and art parks.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010). <u>2021 Surveys conducted in conjunction with the City’s Update of the Public Health, Safety and Environmental Justice Element</u>
		11) Evaluate the facilities and amenities of all City parks as part of the periodic update of the Parks and Recreation Master Plan.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010). <u>2021 – Updated in conjunction with Public Health, Safety and Environmental Justice Element Update.</u>
		12) Conduct periodic user surveys on the design of public parks.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010). <u>2021 – Updated in conjunction with Public Health, Safety and Environmental Justice Element Update.</u>
		13) Conduct service-area based design charettes with community members on park design.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		14) Give priority to the acquisition of large parcels for the development of Community Parks that accommodate athletic fields.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		15) Encourage design competitions for new and remodeled parks.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		16) Continue to implement the local park ordinance through developer dedication of parkland or in-lieu fees.		Established and on-going.
		17) Require that new specific plans and planned unit developments (PUDs) incorporate sufficient park and recreation facilities along with natural open space areas, where appropriate, to serve the needs of their future residents.		On-going. 2016/2021 Implemented in the Mediterra Planned Development, Mastercraft 42 at Base Line & Club View, Woodcrest/Tractor Supply, TREH, and KZ Holdings projects.
		18) Given the residential focus in Highland, increase park standard acreage ratios above state required minimums.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		19) Connect newly developed parks, wherever practical, to the existing and future bicycle and recreational trail system.		On-going. 2016/2022 Implemented in Mediterra Planned Development and Mastercraft 42 to connect to City trail system. <u>2024 Important trail and park connections made with the development of the Mediterra Planned Development and Beazer residential tracts.</u>
		20) Initiate a long-term program to correct park deficiencies.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		21) Adopt a density bonus program for development that includes usable park and open space lands above the City-required standard.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		22) Develop recreational opportunities within the Greenspot area.		On-going as opportunity presents itself within the corridor; Mediterra Planned Development contains two parks and a trail link to the local North Fork Trail as well as the USFS 1N16.
		23) Design parks in accordance with contemporary safety standards and “CPTED” (Crime Prevention Through Environmental Design) principles.		On-going. City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		24) Periodically evaluate parks for safety and maintenance.		On-going daily/weekly by Public Works staff.
		25) Conduct evaluation of park improvements to test for safety compliance, crime prevention and effective maintenance.		Ongoing by City’s Public Works staff. A new safety fence is proposed <u>was constructed</u> at Highland Community Park <u>in 2024. Completion in early 2024.</u>
		26) Pursue joint public/private development of recreation facilities, especially in areas where joint development would maximize use of existing facilities, as well as add new land to the facility.		City currently has joint use with Beattie Middle School/Highland Grove Elementary School-School.
		27) Develop and implement a facilities plan that indicates the potential development of recreational facilities, their costs and implementation at selected school sites.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (tabled due to lack of funding in July 2010).
		28) Establish clear policies about the proper community use of school facilities including maintenance, scheduling, fees and regulations.		Ongoing.
		29) Locate parks and recreation facilities within convenient walking and biking distance of all neighborhoods.		Citywide. Implemented of the Mediterra Planned Development – Mediterra and Pines Park and Mastercraft 42.
		30) Integrate park and recreation facilities		Citywide. Implemented in the Mediterra Planned

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		with existing and future trail and bikeways, wherever practical.		Development – Paseo Ramblas walking path and par course, 1N16.				
		31) Prepare templates for proper on and off-site signage for all parks.		Ongoing by City Planning Division assigned to the Community Trails Committee.				
Conservation Open Space	Goal 5.11 Provide excellent opportunities and facilities for hiking, equestrian and bicycle use through the Multi-Use Trail Master Plan.							
		1) Require, where appropriate, that residential, commercial and industrial developments within the City dedicate and construct trail links within their boundaries as part of the Multi-Use Trail Master Plan.		On-going. Mediterra and Diversified’s development along Aplin Street, north of Santa Ana Canyon and at Mastercraft 42.				
		2) Provide equestrian, bicycling and pedestrian staging areas consistent with plan standards.		Natural Parkland and interpretive sign program completed in 2014.				
		3) Support the acquisition of trail rights-of-way through dedication in conjunction with development activity or acts of philanthropy that occur prior to adoption of a route plan.		On-going. Kiel property dedicated in 2017. Portions of the Aplin Trail were dedicated and constructed with the development of the Diversified Tract (2016-2018). Portions of North Fork Trail dedicated with the Tentative Tract Map approval of Mediterra Planned Development (2016).				
		4) Where possible, locate trail easements within City-required landscaping or other easements.		On-going with each prospective residential tract or commercial development (where applicable).				
		5) Preserve, to the extent possible, existing formal and informal trail routes in the City, in particular routes that provide major northsouth and east-west access.		On-going. Work on other Flood Control access for trails. Incorporation of the federal and local City trails incorporated into the Mediterra Planned Development.				
		6) Where an established trail is jeopardized by impending development or subdivision activity, require the dedication of trail easements, where appropriate, to establish a planned trail system alignment.		On-going. Incorporation of federal and local City trails incorporated into the Mediterra Mediterra Planned Development.				
		7) Require proposed development adjacent to trail systems to dedicate land for trailhead access points.		On-going. Incorporation of federal and local City trails incorporated into the Mediterra Mediterra Planned Development. Completed in 2024				
		8) Where feasible, use active and abandoned roads, flood control, utility and railroad rights-of-way, and other easements for potential sites for expanded trail use.		Natural Parkland and interpretive trail completed in 2014. 2022 - Link from Beazer’s residential tract to the trail to the north (EVWD right of way). Completed in 2024				
		9) Refine, adopt and implement the Multi-Use Trails Master Plan to include, at a minimum, the following: • Indication of an exact trail location (e.g., which side of street, channel, etc.); • Identification of each trail with a name, approximate length and type; • Specific design standards for each trail; • Identification of logical rest areas and facilities; • Establishment of sign standards and locations for the various types of trails; and • Suggested funding sources and implementation strategies.		On-going. Community Trails Committee adopted a Work Program to prioritize projects inclusive of grant research (adopted most recently in 2018).				
		10) Work with local, state and federal agencies; adjoining cities and jurisdictions; interest groups; and private landowners, in an effort to promote a Citywide trail system, and to secure trail access through purchase, easement, or by other means.		On-going.				
		11) Locate trail linkages to minimize conflicts with motorized traffic.		On-going. 2024 Connection formalized within the Mediterra Planned Development.				
Conservation Open Space	Goal 5.12 Develop and maintain trail and bikeway connections to recreational facilities, schools, existing transportation routes, natural features and regional trail systems.							
		1) Provide trail connections between and/or along the major city and surrounding regional facilities, sites and features indicated on the Multi-Use Trails Master Plan.		On-going. Continue coordination with the Santa Ana River Trail. 2021 – Approved Active Transportation Plan by City Council in early 2021.				
		2) Provide bicycle and pedestrian trails along major home-to-work, home-to-school and other travel routes, where appropriate.		On-going. Orange Street and Alabama Bikeways. 2021 – Approved Active Transportation Plan by City Council in early 2021. City continues efforts to connect Highland and Redlands with safe bicycle and pedestrian trails.				

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		3) Seek to construct or assist in the construction of those portions of the San Bernardino County Regional Trail system that are located within Highland.		On-going, especially with respect to the Santa Ana River Trail as the County continues east with its development within the City of San Bernardino and Redlands to the south.				
		4) Require the dedication of trail easements, where appropriate, for establishing a planned trails system alignment, or where an established trail is jeopardized by impending development or subdivision activity.		On-going. City conditions project for the dedication of easements during the development process.				
		5) Where possible, designate and design new trail development near transit routes or heavily traveled areas.		On-going. 2021 – Approved Active Transportation Plan by City Council in early 2021.				
Conservation Open Space	Goal 5.13 Ensure the maximum safety and enjoyment of all trail system users.							
		1) Establish an educational program that will protect the health and safety of trail users by encouraging proper etiquette and procedures.		Trails etiquette signs posted in heavily used areas (ie. Coverhill Trail). Adopt a Trail Program.				
		2) Access should be provided to the maximum extent feasible to trail users of all abilities and all ages.		On-going. Develop new trail standard to provide hard finish surface for select trail segments.				
		3) Adopt the following hierarchy of users on the City’s trail system: • Bicyclists must yield right-of-way to all other users. • Runners must yield to hikers and equestrians (note: horses should not be on trails predominantly intended for bikes and pedestrians). • Hikers must yield to equestrians.		On-going.				
		4) Implement two general levels of trail use: • Low Use and Natural Area: Standards shall apply to sections of the trail where terrain, remoteness, expected low usage, easement, or other restrictions make larger, multiple trails infeasible. • Urban (Maximum Accessibility): Standards define a relative flat, wide trail for use where little physical challenge is required and where wheelchair access can be accomplished. The grades are low, and the trail is wide and compacted or surfaced.		Ongoing for both (ie. Shelton Trail and Aplin Trail). Develop new trail standard to provide hard finish surface for select trail segments.				
		5) Require that cyclists adhere to the following requirements: • Alert hikers and equestrians of their presence. • Travel no faster than 15 mph, unless conditions warrant reduced speed. • Slow to 5 mph when passing and dismount when necessary.		On-going.				
		6) Promote adherence to the following code of off-road bicycling responsibility, as developed by the International Mountain Bicycling Association: • Ride on open trails only. • Control your bicycle. • Always yield trail. • Never spook animals. • Leave no trace. • Plan Ahead.		On-going.				
		7) Maintain adequate line-of-sight on multiple use trails as determined by the City Engineer.		On-going.				
		8) Incorporate, where feasible and without compromising safety, all compatible multiple uses on a single trail.		On-going.				
		9) Where a single trail is not feasible or there is heavy use, provide alternate or parallel routes and/or design separate, dual trails.		On-going.				
		10) Allow ample space in right-of-way for safe passage of users, for signing, fencing, separation of trails, trailheads and where appropriate, landscaping.		On-going. Mediterra’s North Fork Trail is a good example as constructed in 2022/2023.				
		11) For trails in developed areas, provide a setback of at least 5 feet so that trail fence can be set back from the curb and planting strip.		On-going. Mediterra’s North Fork Trail				
		12) Along narrow equestrian/hiking trails (less than 6 feet wide) with steep side slopes (greater than 30 percent), provide passing areas at regular intervals to allow hikers and other equestrians to pass.		On-going.				
		13) Inform all trail users of the system’s etiquette requirements through trailhead signs.		On-going. Implemented in certain sections.				

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		14) Reserve the right to temporarily close trails for safety and maintenance reasons, and post signs at convenient locations and outlets indicating the extent and probable length of closure.		On-going. 1N16 / Alder Creek Road.				
Conservation Open Space	Goal 5.14 Maintain and enhance the trail system’s clear and informative signage.							
		1) Continue to use consistent and established sign styles and other symbols, for the trails system.		On-going. New mile markers installed along Shelton trail by volunteers in keeping with the City’s established style (2018). Interpretive signs along the Natural Parkland Trail and at the Santa Ana River Bridge utilize a consistent design as well.				
		2) To the extent possible, develop signs that use easily identifiable symbols, natural materials and colors, and vandal-resistant construction.		On-going. Mile markers installed in 2018 made of natural wood, stained for durability and marked with bright yellow paint.				
		3) Place signs in clearly visible areas such as at access points, trail heads, rest facilities and road crossings.		On-going. Most recent examples are at the Natural Parkland Trail, Shelton Trail and Santa Ana River Bridge (2014-2018).				
		4) Use positive rather than negative language, emphasizing permitted activities rather than extensive “No!” signing, where appropriate.		On-going. Currently working on City Creek Trail signs that will utilize this policy.				
		5) Relate the number of signs to trail usage. More signage is appropriate in urban or high-use areas rather than natural or low use areas.		On-going.				
		6) Develop a highly informative sign program incorporating such information as: • Destinations and mileage indicators along the trail route; • Connections to other trails and community facilities; • Areas where access is hazardous or restricted; • Areas in which dogs or other animals are not allowed; • Educational exhibits and informational displays; • Delineation of private property adjacent to trails; • Habitat restoration along or near trails; • Recognition of areas dedicated to or sponsored by an organization or individual; • Vista points, pullouts, or rest stops; • Etiquette or permitted and nonpermitted uses; and • Speed limits for bicyclists and equestrians.		Trails Map available on the City’s webpage. Natural Parkland Signage Program planning completed. Signs installed in 2014. Community Trails Committee approved a Work Program and includes these goals an policies to be implemented.				
Conservation Open Space	Goal 5.15 Develop a multi-faceted program of trail maintenance with public and private participation.							
		1) Monitor public use of trail system on a regular basis so that maintenance issues can be addressed on a timely basis.		Ongoing by the City’s Public Works Staff and Community Trails Committee members. “Adopted a Trail” program information available on the City’s webpage.				
		2) Enforce trail regulations as a means of controlling trail use, and ensure that regulations for different trail segments within various jurisdictions do not conflict.		On-going. Signs installed and gates in some critical locations.				
		3) Develop a program to enlist volunteers and volunteer organizations on trail development, operations and maintenance, education, and enforcement activities.		The City’s Community Trails Committee is a 5-person volunteer Committee appointed by the City Council to assist with these items. “Adopted a Trail” program information available on the City’s webpage. Volunteers from various organizations such as the Boy and Girl Scouts of America assist with various improvement projects.				
		4) Locate trailheads in areas of high visibility and access.		On-going. Most recently at 1N16 (Mediterra) off Greenspot Road providing access into the National Forest. Completed in 2024				
		5) Develop or open to public use trails and/or easements only after a public agency (which may be the City of Highland) or private organization agrees to accept maintenance and liability responsibilities.		On-going.				
		6) Conduct a feasibility study of a possible off-road vehicle park or recreation area.		City Council Work Program Item for 3 rd Quarter 2010 – adoption of “Parks and Recreation Master Plan” (postponed due to lack of funding).				
		7) Maintain an up-to-date map of all existing and proposed dedicated public trail easements in the General Plan.		Trails Map available on the City’s webpage. Updated by the City’s Planning Tech in 2022.				
		8) Ensure that all proposed trails leading from the City into the San Bernardino National Forest are coordinated with the San		On-going including 1N16 in 2022/2023. Trails Map available on the City’s webpage.				

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		Bernardino National Forest Service and consistent with the County of San Bernardino National Forest Land and Resource Management Plan.						
Conservation Open Space	Goal 5.16 Continue to encourage, support and adopt energy-conservation practices.							
		1) Consolidate and adopt energy-saving practices for all City departments.		Solar panels installed on roof of City’s Environmental Learning Center. Solar panels installed on roof of City Hall and new Police Station in 2011.				
		2) Monitor energy usage for all City facilities.		On-going.				
		3) Provide information on free energy audits for the public given by public utilities.		Ongoing.				
		4) Distribute energy-conservation information, in both English and Spanish, to residents and businesses through: • Links to energy agencies and utilities on City’s homepage • Brochures available at City Hall and other public facilities • Information and tips on utility bills. • Outreach programs to schools and businesses. • Environmental Learning Center.		Ongoing.				
		5) Coordinate energy-related policies and actions with local utilities and energy agencies.		PACE program MOU approved with SANBAG on April 2013. City entered into JPA with Ygrene PACE provider separately in 2016. Program currently suspended.				
Conservation Open Space	Goal 5.17 Encourage site design practices that reduce and conserve energy use.							
		1) Encourage energy and environmentally sustainable designs such as “Green Development Standards”—in the design and approval of new projects.		PACE program MOU approved with SANBAG on April 2013. City entered into JPA with Ygrene PACE provider separately in 2016. Program currently suspended.				
		2) Orient buildings on the site to maximize the natural ventilation provided by prevailing breezes.		Implementation of the State’s Green Code.				
		3) Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.		Implementation of the State’s Green Code.				
		4) Increase minimum building insulation standards.		Implementation of the State’s Green Code.				
		5) Encourage landscape design that cools buildings and blocks solar rays, such as the planting of deciduous trees on south and west facing elevations, and give Title 24 credit for landscaping.		Implementation of the State’s Green Code.				
		6) Channel runoff to permeable surfaces through the design of roofs and rain gutter systems and drainage courses.		On-going. Implemented as part of the City’s NPDES permit. Implementation of the State’s Green Code and during the Planning entitlement process by the City’s Landscape Architect.				
		7) Encourage energy-efficient retrofitting of existing buildings, where practical, throughout the City including assisting applicants in the installation of more efficient HVAC (heating, ventilation, air conditioning) systems.		Implementation of the State’s Green Code.				
		8) Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.		Implementation of the State’s Green Code.				
		9) Establish a “green building” site design incentive program, such as density or height bonuses, reduced parking requirements, expedited plan check, and recognition programs.		City Council Work Program Item (2010/2011). Implementation of the State’s Green Code.				
		10) Adopt LEED (Leadership in Energy and Environmental Design) design standards for public buildings.		Implemented with City’s Environmental Learning Center, and new Police Station. Implementation of the State’s Green Code.				
		11) Participate in the CEEP (Community Energy Efficiency Program) Certificate and Recognition Program.		City Council Work Program Item (2010/2011). Implementation of the State’s Green Code.				
		12) Encourage a grey water recycling plan.		Implementation of the State’s Green Code.				
Conservation Open Space	Goal 5.18 Continue to improve Highland’s solid waste management and recycling efforts.							
		1) Continue to provide services to resident						

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		and businesses that facilitate community cleanup, curbside collections and diversion of oil and other hazardous waste materials		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements. Highland Improvement Team monthly cleanups for senior, disabled residents and right of way/open space areas.				
		2) Where joint programs offer improved efficiency or reduced cost, collaborate with other entities in waste recycling efforts.		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.				
		3) Maintain a comprehensive public education program, coordinated, in part, through the Environmental Learning Center, to stimulate recycling, reuse and waste reduction by its resident and businesses.		On-going. Public outreach and community events such as the Citrus Harvest Festival, City Newsletter, City website, Solid Waste specific newsletter and social media.				
		4) Continue to implement the policies and programs identified in the City’s SRR (Source Reduction and Recycling Element) and HHW (Household Hazardous Waste Element), and develop measures to evaluate their effectiveness.		On-going.				
		5) Evaluate and update hazardous waste management programs and implement improvements based on current best practices.		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.				
		6) Evaluate and update community education programs on solid and hazardous waste disposal to insure that this information is as broadly available as possible, especially through the school system.		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.				
		7) Aggressively pursue polluters and develop a fine program for distributors of fliers and leaflets found in parking lots.						
Conservation Open Space	Goal 5.19 Continue to support air quality planning through land use policies, outreach efforts and coordination with regional air quality agencies.							
		1) Reduce locally generated emissions through traffic flow improvements (including signal synchronization) and construction management practices.		Ongoing. Implemented through coordination with City of Highland Public Works and SANBAG.				
		2) Encourage the use of public transit within the City through coordination with regional transit providers and publication of routes and timetables on the City website and publications.		Coordinated with Omni-trans by placing brochures in the City Hall Lobby.				
		3) Encourage land use planning and urban design that reduces vehicle trips through mixed and multi-use development, consolidation of commercial development along major arterials, provision of pedestrian connections from residential to retail areas, and development of a multi-use Town Center.		On-going. Mixed-use Development Standards adopted in 2006. Greenspot Village & Marketplace Specific Plan and Town Center mixed-use projects adopted between 2013-2021.				
		4) Establish performance standards for clustering residential areas near commercial services where mixed use is not feasible.		Ongoing – Examples include TREH, Alliance Apartments, and KZ Holdings all provided residential units adjacent to commercial services.				
		5) Expand citizen and business outreach and education programs, disseminated and conducted in the Environmental Learning Center, relating to policies that improve air quality		On-going.				
		6) Provide incentives such as permit streamlining for industrial/commercial or residential development projects that meet or exceed air quality practices.		No applications received.				
		7) Encourage employers to develop trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work at-home programs, employee education and preferential parking.		Implemented through City’s Trip Reduction Ordinance. Each of the warehouse/distribution projects approved between 2021 and 2023 had ridesharing parking spaces and preferential parking spaces provided (7 projects total).				
		8) Conduct City staff in-service training, in conjunction with regional air quality agencies, on the latest policies, techniques, programs and technology for air quality planning.		Planning staff attends these regional training opportunities. Coordinate with SBCTA/SBCOG. The most recent attended by City Planning staff was in December 2023.				
		9) Work with SANBAG to develop guidelines for the location and design of land uses that are sensitive to air pollution.		Ongoing.				
		10) Reduce particulate emissions from roads, parking lots, construction sites and agricultural lands to the maximum extent practical through dust suppression, street cleaning and other practices.		On-going with each project implemented.				
		11) Establish grading and building permitting procedures so that all construction involving		On-going with each projected implemented.				

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		demolition or earth movement reduces fugitive dust emissions through the appropriate techniques (e.g., wetting).						
		12) Incorporate the provisions of SCAQMD Rule 403 (Fugitive Dust) into City land use administration rules and procedures.		On-going.				
		13) Continue comprehensive efforts to reduce energy consumption.		PACE Program (SANBAG) MOU April 2013. Program currently suspended.				
		14) Offer incentives to home-based businesses, carpool networks and park-and-ride facilities.		Ongoing. Ensuring compliance with new state legislation.				
		15) Evaluate the desirability of developing a multi-modal, transit hub in the City.		Most recent discussions were related to a large local EV charging center on Greenspot Road for passenger cars and 5 th Street for heavy duty vehicles. Still determining feasibility.				
Chapter 6 – Public Health Safety & Environmental Justice Element								
Public Health, Safety & Environmental Justice (adopted 2022)								
	Goal 1: Protect the health of community members by improving air quality.							
		Policy 1.1: Reduce air pollution from mobile sources.						
			Action 1.1a: Electric Vehicle Charging Stations. Promote the installation of electric vehicle charging stations at important destinations such as civic buildings, parks, and commercial hubs.	Four EV charging stations were installed at City Hall. The City also amended its Vehicle Fueling Station Ordinance to require the installation of EV charging stations in excess of the state guidelines. <u>Expansion of existing chargers is being considered.</u>				
			Action 1.1b: Fleet Management. Develop a fleet management program to increase the fuel efficiency and reduce emission of municipal vehicles.	The City has in service two hybrid and one fully electric vehicle in its fleet of approximately 12 vehicles not including public safety vehicles for police and fire services.				
			Action 1.1c: Preferential Parking. Amend the zoning code to identify preferred locations for clean air vehicle parking required for new development.	Partially complete. Municipal Code amendment anticipated in June 2024.				
			Action 1.1d: Warehouse Standards. Include air quality and vegetation buffer standards for new warehouses uses and loading docks.	Complete. <u>2023/2024 – Ensure compliance with AB 98 which includes additional provisions for warehousing development.</u>				
		Policy 1.2: Reduce localized air pollution exposure near major roads.						
			Action 1.2a: Air Filters in Existing Buildings. Pursue grant funding to install air condition with HEPA filters in homes and schools within 1,000 feet of a major road.	HEPA filters have been installed at City Hall and one of the City’s three fire stations.				
			Action 1.2b: Clean Air Development. Create a clean air checklist for new development of sensitive land uses within 1,000 feet of a major road. This checklist should include landscaping, ventilation systems, double-paned windows, setbacks, and barriers.	No activity. Municipal Code amendment anticipated in June 2024. <u>Ensure compliance with AB 98.</u>				
Public Health, Safety & Environmental Justice	Goal 2: Promote a built environment that stays cool.							
		Policy 2.1: Promote a healthy urban forest to reduce air pollution and extreme heat.						
			Action 2.1a: Climate-Appropriate Trees. Develop a new street tree species palette that prioritizes trees based on having low water needs and adaptability to climate change and future environmental conditions.	Partially complete. Implemented at a staff level by the City’s Landscape Architect.				
			Action 2.1c: Increase the Tree Canopy. Identify grant funding to	No activity. Considering an application through President Biden’s Inflation Reduction Act to California for the purchase				

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			develop a program to install additional street trees or provide canopy trees to residents for planting.	of tees.
			Action 2.1b: Diverse Urban Forest. Maintain a healthy urban forest by ensuring a diversity of tree species.	Implemented by the City’s Landscape Architect on an ongoing basis. Most recent example would be the selection of diverse species along Boulder Avenue and Greenspot Road.
			Action 2.1d: Street Tree Prioritization. Prioritize tree planting from approved street tree list based on the existing tree canopy and the population’s vulnerability to extreme heat. Where possible, integrate shade trees with bike and pedestrian infrastructure.	Partially complete. Implemented at a staff-level with coordination between the City’s Landscape Architect and Public Works Division.
			Action 2.1e: Tree Planting in DACs. Prioritize tree planting in the DACs to reduce residents’ vulnerability to extreme heat. Focus efforts on shade trees along sidewalks, at transit stops, schools, bike lanes, and within parks in the DACs.	2024 – Shade trees required for new development projects including within and adjacent to the r-o-w. Examples include distribution facilities along 3rd, 5th and 6th Streets and Victoria Avenue.
		Policy 2.2: Adopt policies and standards for the built environment that reduce urban heat island.		
			Action 2.2a: Green Development. Encourage cool or green roofs for new commercial buildings.	Implemented through the California Green Code. Cool roofs are currently in place at City Hall, the Highland Branch Library and Fire Station #2. This idea was discussed with the San Carlo Townhome project but found to be infeasible.
			Action 2.2b: Cool Zones. Investigate the use of additional City facilities, such as recreation centers, to serve as cool zones.	Completed. The City’s Community Center/YMCA and Library operate as Cool Zones. 2024 – The City funded an HVAC replacement grant at the Highland Senior Center through the CDBG-CV program. Installation is anticipated in 2025 which will aid in their ability to serve as a cool zone.
			Action 2.2c: Low-Income Weatherization Programs. Continue prioritize funding for efforts to repair and rehabilitate housing in disadvantaged communities, including programs and grants to weatherize houses for extreme heat and air pollution.	As a partner of the County Consortium, this item is addressed with respect to Weatherization Programs. The County operates this program within Highland’s boundaries.
Public Health, Safety & Environmental Justice	Goal 3: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural and human-caused hazards.			
		Policy 3.1: Minimize flooding risks through appropriate siting and protection of structures and occupants.		
			Action 3.1a: Flood Elevations. Continue to ensure finish floor elevations of new development are above the 100-year floodplain.	Ongoing. Addressed during Pre-Application processing and in Plan Check by the Building & Safety Division, Planning and Public Works.
			Action 3.1b: Development in the Floodway. Continue to limit uses in floodways to those tolerant of occasional flooding.	Ongoing especially within the East Highlands Village and along the perimeter of Flood Control Channels. Coordinating with Riverside County Flood Control District to ensure delivery of key projects.
			Action 3.1c: Flood-Resistant Critical Facilities. Continue to design new critical facilities to minimize potential flood damage. Such facilities include those that provide emergency response like hospitals, fire stations, police stations, utility lifelines, and ambulance services. Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities with capacities greater than 100.	Ongoing. No critical facilities are located within flood hazard areas.
		Policy 3.2: Build and maintain public infrastructure that collects and conveys stormwater and enhances water quality.		
			Action 3.2a: Flood Channel Maintenance. Continue to maintain flood control channels and storm	Ongoing through annual maintenance by the Public Works Division.

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			drains in accordance with habitat preservation policies through periodic dredging, repair, desilting, and clearing to prevent any loss in their effective use.	
			Action 3.2b: Stormwater Quality. Identify streets and intersections and other infrastructure that would be candidates for stormwater quality enhancement features.	Partially complete. The City will initiate compliance with the Ocean Plan Amendment in mid-2024.
			Action 3.2c: Flood Control Funding. Continue to pursue funding opportunities for flood control projects, including collaboration with Federal, State, and local flood management agencies and other interested parties.	Continued progress. Partially complete. The San Bernardino County Flood Control District continues to make improvements City-wide. The improvement of Elder Gulch, south of Greenspot Road is anticipated to be underway in summer 2024.
			Action 3.2d: Drainage Master Plan. The City will consider adding a Work Program item to update the City’s Master Drainage Plan.	
		Policy 3.3: Implement programs and standards to mitigate wildfire risk in high wildfire hazard severity zones.		
			Action 3.3a: New Development. All development shall be required to meet the minimum standards for adequate fire protection. The most restrictive law, regulation, or ordinance regarding fire safety applicable to development in Highland will take precedence, including compliance with the most current SRA Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations if applicable. All perimeter development within the Very High Fire Hazard Severity Zone, adjacent to open space, shall construct perimeter fire roads in compliance with City policy	Ongoing. The City has adopted very stringent standards including the most current SRA Fire Safety Regulations and Fire Hazard Reduction. Fire roads are required in all perimeter developments such as Mediterra.
			Action 3.3b: New Residential Development in Areas Designated Very High Fire Hazard Severity Zone (VHFHSZ). Residential development within areas designated as VHFHSZs should be avoided or risks mitigated through compliance with applicable codes and standards, including compliance with the most current SRA Fire Safe Regulations and Fire Hazard Reduction around Buildings and Structures Regulations. If residential development occurs within VHFHSZ, a Fire Protection Plan that describes project specific fuel modification shall be required.	New residential within the VHFHSZ are mitigated with the most stringent standards and regulations including those listed in the action item. Fuel Modification/Fire Protection Plans are in place for all projects adjacent to the wildland including Mediterra, East Highlands Ranch and similar development.
			Action 3.3c: Home Improvements for Vulnerable Populations. For qualifying households, promote the use of local, county, and state rehabilitation programs and defensible space assistance, and provide information to vulnerable residents to assist with efforts to improve fire safety.	No activity.
			Action 3.3d: Wildfire Retrofits. Encourage structural hardening retrofits for existing structures in the VHFHSZ, consistent with the current standards.	Ongoing on a case-by-case basis through the Building Division.
			Action 3.3e: New and Existing Public Facilities. The construction of new public facilities should occur outside of areas designated VHFHSZ when feasible. Existing public facilities in the High Fire Hazard Area shall be retrofitted to be consistent with the current standards.	Complete. Only Fire Station No. 2 is located within this zone and it is necessary given the size of the City’s land within the zone. With respect to school locations, the City will work with the Redlands School District and State Architect to ensure compliance.
			Action 3.3f: Maintain Emergency Evacuation Routes. Ensure that the entity charged with maintenance of the road complies with the requirements of the State Fire Code and San Bernardino	Ongoing and partially complete as new projects are entitled and constructed, such as Mediterra and Beazer

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			Consolidated Fire Codes regarding street width, surface, grade, radius, turnarounds, turnouts, bridge construction, and lengths of fire apparatus access roads. All requirements and any deviations will be at the discretion of the Fire Code Official. Enforce these standards on new development in VHFHSZ through development review, and on existing development through code enforcement. Work with the City’s Geographic Information Systems (GIS) mapping services to identify any residential areas that do not have at least two emergency evacuation routes or are otherwise inadequate due to access or timeliness of evacuation. Develop an evacuation route improvement plan upon identification of evacuation route inadequacies.	
			Action 3.3g: Recover from Large Fires Safely. Perform an evaluation of fire-related development standards should a major wildfire require large portions of the City be rebuilt to ensure that redevelopment standards are as fire-safe as reasonably possible.	No activity. <u>2024 – Line Fire occurred along the City’s perimeter and interface with the San Bernardino National Forest. Local, regional and state resources responded and no habitable structures were lost.</u>
			Action 3.3h: Adequate Peakload Water Supply will be Supported. The City will coordinate with the East Valley Water District to maintain long-term integrity of peakload water supply for structural fire-fighting and wildland fire-fighting and ensure new construction is serviceable by water supply.	Ongoing coordination with East Valley Water District on a case-by-case basis during development.
		Policy 3.4: Ensure that public facilities and infrastructure have adequate capacity to respond to wildfires and other relevant hazard events.		
			Action 3.4a: Performance Standards. Apply fire unit deployment performance measures with future planning of fire stations.	Complete.
			Action 3.4b: Emergency Equipment. Consider the long-term maintenance needs of emergency equipment and facilities when developing the annual budget.	Ongoing
			Action 3.4c: Storm Drain Capacity. Continue to ensure that existing and new storm drain and street capacities are adequate to manage a 100-year flood event.	Ongoing for new development and partially complete for existing development.
			Action 3.4d: New Public Facilities. The construction of new public facilities should occur outside of areas designated VHFHSZ when feasible. Existing public facilities in the VHFHSZ shall be retrofitted to be consistent with the current standards.	Partially complete.
		Policy 3.5: Enforce development standards to reduce geologic risk.		
			Action 3.5a: Soil Reports in Liquefaction Zones. When applicable, continue to require soil reports and implement recommendations for projects in identified areas where liquefaction or other soil issues exist.	Ongoing by the Public Works/Engineering Division when required on a case-by-case basis.
			Action 3.5b: Soil Reports for Projects on Fill. When applicable, continue to require a preliminary soil report and a report of satisfactory placement of fill prepared by a licensed geotechnical engineer or civil engineer for all buildings and structures supported on fill.	Ongoing by the Public Works/Engineering Division when required on a case-by-case basis.
			Action 3.5c: Foundation Reports. When applicable, continue to require a preliminary report for all buildings and structures supported on natural ground unless the foundations have been designed in accordance with current standards.	Ongoing by the Public Works/Engineering Division when required on a case-by-case basis.

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			Action 3.5d: Renovations. Continue to require seismic retrofits for major renovations in accordance with Historic and Building Code provisions.	Ongoing by the Building & Safety Division when required on a case-by-case basis.
		Policy 3.6: Prioritize seismic retrofits of buildings that pose the greatest risk.		
			Action 3.6a: Unreinforced Masonry Structures. Consistent with State law and when applicable, require the retrofitting of unreinforced masonry structures to minimize damage in the event of seismic or geologic hazards. Incentivize seismic retrofits through permit fee waiver or other city incentive.	Ongoing, most recent activity occurring at the “Old Bank Building” at the SWC of Main Street and Palm Avenue. Plans are currently being drafted for the structure’s restoration. Temporary securing of the roof and building face completed in 2023. Retrofitting underway. 2024 – A URM seismic retrofit project was approved by the Historic and Cultural Preservation for 27281 Main Street and is currently in Building & Safety plan check to ensure compliance.
			Action 3.6b: Retrofitting of Essential Facilities. When feasible, seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.	No City facilities are constructed of URM. Other types of retrofitting will occur as necessary.
		Policy 3.7: Limit the potential hazards from the transportation and disposal of hazardous waste.		
			Action 3.7a: Hazardous Materials Storage and Transport. Continue to require businesses that store or transport hazardous materials to prepare a Hazardous Materials Business Plan for review and approval by the Lead Environmental Agency.	Ongoing. Regulated by the Fire Marshall and Building Official.
			Action 3.7b: Hazardous Materials Studies. When appropriate, require new development to prepare a hazardous materials inventory and/or prepare Phase I or Phase II hazardous materials studies, including any required cleanup measures.	Ongoing, regulated by the Planning, Public Services and Building & Safety Division.
			Action 3.7c: Household Education. Educate the public on household hazardous wastes and the proper methods of disposal.	Ongoing through the Public Services Division through mailing, e-mailing and social media efforts.
Public Health, Safety & Environmental Justice	Goal 4: Maintain adequate emergency preparedness and response capabilities.			
		Policy 4.1: Create culturally appropriate hazard preparation and education.		
			Action 4.1a: Emergency Alerts for Air Pollution. Use the emergency alert systems and other standard City communications to alert the public when local air quality reaches “Very Unhealthy” levels.	No activity. Will review options to link AQMD communications to City’s website.
			Action 4.1b: Neighborhood-Based Preparedness. Convene and regularly train neighborhood-based emergency response teams (e.g., CERT) and explore incorporating climate change response and recovery. Ensure CERT recruiting includes a diverse set of community members and leaders.	No activity locally, but regional CERT programs are in place and could be activated.
		Policy 4.2: Create resilience centers throughout highland.		
			Action 4.2a: Back Up Power. Continue to ensure that critical City facilities have back up energy sources such as battery storage. Prioritize clean energy sources, such as solar, where feasible.	Partially achieved at certain City facilities with solar and generator service in place.
			Action 4.2b: Refrigeration. Install refrigerators at resilience centers, such as existing cooling centers and emergency shelter locations, to provide storage for medication in black out or other hazard events.	Refrigerators are currently in place at the City’s Community Center which serves as a cooling center and at the Sheriff’s station.
			Action 4.2c: Audit Emergency Childcare. Work with non-profit organizations, such as the Red Cross, to offer emergency childcare for frontline workers in the event that schools are closed in a hazard event.	No activity. The City has effectively coordinated with the Red Cross during large community emergencies such as flooding or fires and smaller emergencies such as house fires.
			Action 4.2d: Food Distribution. Work with local foodbanks to distribute food and pop-up food pantries during hazard events.	Partially achieved in cooperation with the Red Cross and local non-profit organizations.
			Action 4.2e: Advertise Regional Programs. Include information on	No activity by the City. Partially achieved through County efforts.

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General Plan Element:	Goals:	Policies:	Actions:	
			regional assistance programs in appropriate languages during a hazard event.	2024 – working with iWorQ to determine the feasibility of their TextMyGov program as a way to contact the public during hazard events.
		Policy 4.3: Prepare residential areas for flooding and wildfire.		
			Action 4.3a: Elevate and Anchor. Educate and encourage property owners in flood zones to elevate and anchor critical utilities, including electrical panels, propane tanks, sockets, wiring, appliances, and heating systems.	Partially achieved in the East Highland’s Village Neighborhood at the southeast corner of Greenspot Road and Church Street.
			Action 4.3b: Sandbags. Implement a sandbag program available for residents in flood zones prior to heavy storms.	Ongoing, most recently during the March 2023-February 2024 rain / flooding events.
			Action 4.3c: Fire Safe Communications. Prior to fire season, use outreach events and City communication resources to educate the public on how they can create a defensible space around their place of residence and evacuate in case of fire.	Ongoing through social media efforts.
			Action 4.3d: Require evacuation assessments on residential projects requiring an Environmental Impact Report in designated wildfire hazard severity zones.	Ongoing.
		Policy 4.4: Ensure the Emergency Operations Center (EOC) has adequate capacity to respond to hazard events.		
			Action 4.4a: EOC Technology. Continue to conduct a periodic review of technology used to support the EOC to ensure systems are updated and effective, including City GIS.	Partially achieved at the Highland Police Station. Completion of certain upgrades are anticipated over the coming years.
			Action 4.4b: EOC Equipment. When feasible, update EOC equipment and supplies as necessary to ensure effectiveness.	Achieved and ongoing.
			Action 4.4c: Staff Training. Continue EOC training and exercise plan for the City staff with EOC responsibilities, and cross train city staff at various EOC positions.	Ongoing.
			Action 4.4d: Online Training. Expand staff training by conducting quarterly online WebEOC training for EOC staff. Include extended training formats as applicable.	Ongoing.
			Action 4.4e: Mutual Aid Participation. Continue to participate in Statewide Master Mutual Aid Agreements and local automatic aid agreements.	Ongoing.
Public Health, Safety & Environmental Justice	Goal 5: Improve the quality of the built and natural environments to reduce disparate health and environmental impacts.			
		Policy 5.1: Adopt land use regulations that protect residential and park uses from the impacts of industrial and roadway pollution.		
			Action 5.1a: Land Use Review. Conduct a review of existing Municipal Code to determine where existing legislation encourages or allows land uses and programs that are detrimental to the health of residents in DACs.	Partially achieved through the adoption of the City’s updated Public Health Safety and Environmental Justice Element in January 2022. Additional Municipal Code amendments anticipated in May 2025.
			Action 5.1b: Monitor Industrial Areas. Establish a monitoring program to periodically evaluate and report the immediate and long-term health and environmental impacts of the proximity of residential and park uses to industrial areas in DACs.	Ongoing especially through the current draft Program EIR for the Inland Valley Improvement Corridor Plan.
			Action 5.1c: Siting Industrial Uses. Disallow siting and construction of new industrial uses that could impact the health of residents in the DACs.	Ongoing evaluations.
		Policy 5.2: Remediate and prevent pollution arising from industrial and household sources.		
			Action 5.2a: Pollution Review. Conduct a review to determine where existing pollution sources are impacting residents in the	Ongoing and partially achieved through the new Element.

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General Plan Element:	Goals:	Policies:	Actions:	
			DACs.	
			Action 5.2b: Hazards Cleanup. In conjunction with other local and regional agencies, ensure the cleanup of contaminated surface water, groundwater, and soils in affected DACs.	Ongoing.
			Action 5.2c: Green Streets. Prevent future groundwater pollution by implementing green street strategies to support a sustainable approach to stormwater, drainage, groundwater recharge, and landscaping, and incorporating green streets standard and guidelines in all streetscape improvements where feasible.	Ongoing.
Public Health, Safety & Environmental Justice	Goal 6: Ensure access to healthy food.			
		Policy 6.1: Promote the growing of fruits and vegetables by local residents.		
			Action 6.1a: School Gardens. Permit and promote “edible school yards” that provide gardens and gardening programs on school property.	No activity. Initiated discussion with the two local School Districts.
			Action 6.1b: Urban Agriculture. Amend the Zoning Code to allow privately owned vacant property to be used for urban agriculture.	Achieved.
			Action 6.1c: Local Healthy Food. Encourage, through a public information campaign, street vendors, convenient stores, and other food outlets, to sell fresh produce and to reduce unhealthy food options.	Ongoing including the Mobile Food Pantry program administered by Community Action Partnership (CAP) at the City’s Community Center.
		Policy 6.2: Use City resources to publicize healthy food and food assistance programs.		
			Action 6.2a: Healthy Food at Public Events. Require that all City-sponsored events and City facilities provide healthy food options.	Ongoing. Attended Farmers Markets in nearby communities and invited local farmers to attend the Highland Citrus Harvest Festival.
			Action 6.2b: Food Assistance Programs. Advertise food assistance programs in City marketing materials and distribute information on food assistance programs including food pantries and banks.	Partially completed for food bank assistance at the Highland Community Center (CAP).
Public Health, Safety & Environmental Justice	Goal 7: Ensure safe and sanitary housing for DAC residents.			
		Policy 7.1: Promote improvements and rehabilitation of unsafe housing in DACs, while actively preventing displacement.		
			Action 7.1a: Rental Rehab. Develop a program to assist owners of rental units to rehabilitate their properties, especially those with affordable units and housing in the DACs, to meet current building standards in tandem with affirmatively furthering fair housing policies.	No activity
			Action 7.1b: Low Income Weatherization. Explore administering Community Development Block Grant programs and other grants to provide free or reduced-cost weatherization for extreme heat and air pollution.	Ongoing through the County Consortium.
			Action 7.1c: Lead Paint Testing. Include mandatory lead-based-paint testing as part of any City-funded housing rehabilitation and other housing assistance programs that may be offered.	Achieved and on-going. Most recently conducted for the demolition of City-owned 7433 Central Avenue property.
		Policy 7.2: Adopt standards and policies that maintain safe and sanitary housing.		
			Action 7.2a: Code Enforcement. Focus code enforcement efforts in DACs to improve unsafe and unsanitary conditions, focusing on trash and dumping, overcrowding, illegal home businesses, illegal garage conversions, graffiti,	Ongoing. Two Code Officers assigned to this area in particular.

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General Plan Element:	Goals:	Policies:	Actions:	
			unpermitted plumbing and electrical, and lack of building and yard maintenance. Have code enforcement officers distribute information on tenant rights and owner and landlord responsibilities when conducting site visits. Distributed information should be translated into all relevant languages	
			Action 7.2b: Tenant Rights. Distribute tenant rights information and ensure that renters are not penalized for reporting on dwelling units that do not meet health and safety standards. All written outreach efforts should be translated into all relevant languages.	Ongoing through Inland Fair Housing & Mediation Board.
			Action 7.2c: Crime-Free Multi-Housing Program. Encourage all apartment building owners to participate in the Crime-Free Multi-Housing Program operated by the City Police Department to reduce crime, drugs, and gangs on apartment properties.	Ongoing.
			Action 7.2d: Home Assistance. Continue to provide support for programs and facilities that provide homes for those without shelter and focus future efforts on specifically addressing the issues that arise on streets and in parks in the DACs.	Ongoing through County Consortium.
Public Health, Safety & Environmental Justice	Goal 8: Ensure that parks, public facilities and services are equitably located and distributed throughout DACs, allowing easy access for residents.			
		Policy 8.1: Improve existing park quality by providing amenities and programs for play, exercise, and enhanced safety. Prioritize efforts that can be deployed quickly in under-parked communities.		
			Action 8.1a: Park Access. Seek to increase the current percentage of residents within a 10-minute walk of a park, by using underused or vacant land as open space or parks.	No activity. Added new public parks in the Mediterra and Mastercraft Highland Park developments currently under construction. Worked with the developer to construct and maintain most of these facilities.
			Action 8.1b: Park Activation. Activate existing parks with permanent work out infrastructure for all ages and repair and maintain existing facilities.	No new activity. 2023 - Mediterra park and paseo constructed permanent work out infrastructure for all ages.
			Action 8.1c: Park Programs. Expand and tailor recreational and park programs, facilities, and services to meet evolving community needs. Programs and services should remain accessible and relevant to today’s residents, responding to unique cultural, historic, and social needs, as well as changing demographics and income levels.	<u>Ongoing.</u>
			Action 8.1d: Community Events. Create a simple, accessible, and affordable process for requesting street closures and park permits for public and neighborhood events of all sizes. All forms should be translated into all relevant languages.	<u>Complete and in place.</u>
		Policy 8.2: Expand park availability by converting underutilized land.		
			Action 8.2a: Vacant Lot Conversions. Offer fee reductions and other incentives to convert vacant lots or underutilized public rights-of-way into small parks, community gardens, or open spaces.	No activity.
			Action 8.2b: Linear Parks and Trails. Seek opportunities to convert public easements, such as utility corridors and parkway vistas, into parks and trails.	Ongoing through Community Trails Committee in conjunction with new development and grant Funding. Mediterra will contain linear parks and trails (Pine Park and Paseo Ramblas).
			Action 8.2c: Parks Partnerships. Partner with schools, places of worship, and businesses to expand access to green spaces and recreation areas, especially in	Ongoing at two schools. Looking to expand.

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General Plan Element:	Goals:	Policies:	Actions:	
			DACs with less accessibility to green spaces and recreation areas.	
			Action 8.2d: Safe Routes to Parks. Develop a Safe Routes to Parks and Schools program to promote safe, active, and engaging ways to access parks and schools.	Ongoing active program through the City’s Public Works Division.
		Policy 8.3: Create inviting public spaces in DACs where people feel safe during the day and night for everyday play, family gatherings, and community events.		
			Action 8.3a: Public Art. Develop more public art, fountains, and other streetscape improvements that beautify Highland’s streets and provide a collection of permanent outdoor artwork throughout the City. Identify opportunities to support and fund local artists and students to create public art in the City.	Ongoing through new development entitlement process. Patriot Partners, Lovett and Crow Holdings projects will contain public art.
			Action 8.3b: Crime Prevention. Adopt Crime Prevention Through Environmental Design (CPTED) guidelines that deter criminal activity in neighborhoods, streets, and public areas. Include guidelines for the design of play areas, parks, sports facilities, streets and sidewalks, plazas and urban pocket parks, and housing and commercial sites, among others.	No activity.
			Action 8.3c: Virtual Community Resources. Provide virtual resources through the library, such as e-book services and virtual programs for those who do not have easy access to community facilities.	Partially achieved. E-book services available through the Highland Branch Library and County Library systems.
Public Health, Safety & Environmental Justice	Goal 9: Promote and ensure meaningful and effective participation and community capacity building in DACs, especially when developing, adopting, implementing, and enforcing plans and policies related to public health and environmental issues.			
		Policy 9.1: Create transparent City processes and forms accessible to all residents.		
			Action 9.1a: City Contacts. Distribute, house-to-house in DACs, City information on all programs and City events, including phone numbers and contact information, especially for call enforcement and housing needs. All information to be translated in all relevant languages.	No activity other than social media outreach. Participation in National Night Out.
			Action 9.1b: Meeting Advertisements. Install signage at neighborhood markets in DACs to promote and advertise City meetings and other public announcements.	No activity. Partially complete - electronic notices online have been utilized.
			Action 9.1c: Civic Engagement. To promote civic engagement, partner with appropriate organizations (e.g., community-based, faith-based, advocacy, and service) that have built relationships and trust within DACs to conduct meaningful outreach.	National Night Out is attended by all City divisions and work in coordination with these other partners.
			Action 9.1d: Virtual Meetings. Provide virtual participation options for in-person public hearings.	Ongoing as needed.
		Policy 9.2: Host City Council events focused on the issues facing DACs and encouraging additional community involvement.		
			Action 9.2a: Open Houses. Invite residents of DACs for City Hall open houses and tours.	No activity. National Night Out
			Action 9.2b: DAC Tours. Conduct City Councilmember visits to DACs to encourage discussion on items that affect the residents and businesses. Have City Council accompanied by representatives	No activity.

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General Plan Element:	Goals:	Policies:	Actions:	
			from the Police, Code Enforcement, Development and Community Services, and other departments. Host an annual community walk with the Mayor and other City Council members.	
			Action 9.2c: DAC Meetings. Dedicate one City Council meeting per year to DACs, having staff update the Council on improvements made and further needs of the residents and business owners in those communities. Provide translation headsets at all City Council meetings so that residents can engage firsthand with the content of the meetings.	No activity.
		Policy 9.3: Support equitable and inclusive opportunities to build capacity and leadership skills for residents and organizations in DACs through continued civic engagement.		
			Action 9.3a: Youth Engagement. Partner with school districts, community colleges, and continuing education institutions to promote civic engagement opportunities.	Ongoing, most recently with the Citrus Harvest Festival Art Contests and Youth Baking Contest.
			Action 9.3b: Community Leaders. Support and expand opportunities to build and sustain capacity among residents to advocate and engage for community and systems improvements to develop their skill sets as community leaders and to advance their roles as trusted messengers.	No activity.
			Action 9.3c: Board Memberships. Specifically invite residents from DACs to become board, commission, and task force members as openings occur.	No activity.
			Action 9.3d: Community Driven Initiatives. Support community-driven initiatives in DACs to address priorities and needs through technical assistance, data sources, meeting spaces, support services, and other staff resources.	Partially achieved with meeting spaces at the Community Center and Library as well as City Hall.
Public Health, Safety & Environmental Justice	Goal 10: Prioritize improvements and programs that address the needs of residents in DACs.			
		Policy 10.1: Support and expand programs and services to prioritize those that identify DACs, address environmental justice issues, and foster partnerships with countywide partnerships and programs.		
			Action 10.1a: Ongoing Engagement. Provide ongoing engagement with residents and stakeholders to evaluate additional criteria for the inclusion of communities not currently identified as DACs.	No activity.
			Action 10.1b: Funding Priorities. Prioritize funding and fiscal decisions for recreation, air quality and other environmental improvements, public infrastructure investments, community programming, and engagement opportunities in DACs.	Ongoing.
			Action 10.1c: Monitoring. Monitor progress of the goals, policies, and actions from this Element.	Ongoing.
			Action 10.1d: Annual Review. Conduct an annual review of the implementation of the goals, policies, and action of the Public Health, Safety, and Environmental Justice Element to monitor progress on goals, policies, and implementation of programs and actions and provide this information to environmental justice communities. Present this annual review to City Council on a regularly scheduled agenda and invite residents and businesses of the DACs to attend and provide input.	Ongoing.
			Action 10.1e: Plan Integration.	Ongoing.

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General Plan Element:	Goals:	Policies:	Actions:				
			Examine existing processes and practices for ways to embed environmental justice goals, policies, and actions throughout future updates to General Plan Elements, sustainability plans, Municipal Code, and other City-initiated planning efforts.				
Chapter 7 – Noise Element							
Noise	Goal 7.1 Protect sensitive land uses and the citizens of Highland from annoying and excessive noise through diligent planning and regulation.						
		1) Enforce the City’s Noise Control Ordinance consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes and subdivision and zoning regulations.		On-going. Evaluated on a case-by-case basis through CEQA and local noise standards. Noise reduction mitigation applied when needed to eliminate negative impacts. Each industrial project approved by the City such conditions and were mitigated.			
		2) Encourage the use of site planning and architectural techniques such as alternative building orientation and walls combined with landscaping to mitigate noise to levels consistent with interior and exterior noise standards.		On-going. All multi-family residential projects approved such as TREH, Alliance and Rexco required architectural and building materials to highly mitigate noise levels as did smaller single family projects such as the 4 single family homes on LaPraix Street which backed the 210 Freeway. All new non-residential projects employed these techniques (TREH, Costco, Patriot Partners, Crow Holdings).			
		3) Require mitigation where sensitive uses are to be placed along transportation routes to ensure compliance with interior and exterior noise standards.		On-going. All multi-family residential projects approved such as TREH and Rexco required architectural and building materials to highly mitigate noise levels as did smaller single family projects such as the 4 single family homes on LaPraix Street which backed the 210 Freeway. same as #2 above.			
		4) Consider the compatibility of proposed land uses with the noise environment when preparing, revising or reviewing development proposals.		On-going.			
		5) Prevent the siting of sensitive uses in areas in excess of established 65 dBA CNEL without appropriate mitigation. Special attention should be paid to potential development within the 65 dBA CNEL noise contour of the San Bernardino International Airport and mining operations of the Santa Ana River.		On-going. Noise studies are required for all sensitive uses within this area. The appropriate mitigation measures are adopted case-by-case.			
		6) Work with San Bernardino International Airport Authority to ensure that future airport planning activities encourage consistency with adopted City land use plans and minimize impacts on Highland’s economic development opportunities and quality of life.		On-going Continue coordinated efforts with affected agencies. Adoption of SBIAA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343			
		7) Require that site-specific noise studies be conducted by a qualified acoustic consultant utilizing acceptable methodologies while reviewing the development of sensitive land uses or development that has the potential impact sensitive land uses. Also require a site-specific noise study if the proposed development could potentially violate the noise provisions of the General Plan or City ordinance.		On-going. Recent examples include Mediterra, Rexco, Woodcrest/Tractor Supply, La Praix street residences and Dan Moore Contractor’s Yard on Meines Street, TREH, Alliance, all industrial projects.			
			1) Coordinate with school districts to ensure that schools are located and designed so that: - interior noise in classrooms does not exceed 45 CNEL - noise exposure does not exceed 65 CNEL at classroom buildings; and - noise exposure does not exceed 70 CNEL on playgrounds and athletic fields.	On-going. 2019 – Entrepreneur High School on Highland Ave.			
			2) Coordinate with the San	On-going in compliance with adopted policy			

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General Plan Element:	Goals:	Policies:	Actions:						
			Bernardino International Airport Authority to minimize flight patterns over the City.						
			3) When site and architectural design features cannot sufficiently reduce adverse noise levels, or cannot be economically provided, require the provision of noise barriers/berms, provided that noise barriers: - are sufficiently massive to prevent significant noise transmission and high enough to shield receiver from noise source; - noise barriers exhibit a minimum acceptable density of four pounds per square foot (equivalent to 3/4-inch plywood): - contain no cracks or openings; and - minimize the effect of flanking by bending the barrier back from the noise source at the end of the barrier.	On-going in compliance with CEQA.					
			4) Require landscaping treatment to be provided in conjunction with noise barriers to provide visual relief and to reduce aesthetic impacts.	On-going. All development projects.					
			5) Require realtors representing homebuyers in the vicinity of the gun club to inform new buyers of the existence of potential noise impacts associated with gunfire.	The Inland Fish and Gun Club on Boulder/Orange Street ceased operations. Noise impacts from the Redlands Gun Club on Orange Street must be identified in the CC&Rs of new residential projects.					
			6) Maintain a noise complaint file to document areas of excessive noise in the City.	On-going.					
Noise	Goal 7.2 Encourage the reduction of noise from transportation-related noise sources such as automobile and truck traffic.								
		1) Guide the location and design of transportation facilities to minimize the exposure of noise on noise-sensitive land uses.		2023 Achieved with Patriot Partners, Lovett and Crow Holdings projects.					
		2) Employ noise mitigation practices, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.		On-going. Will be reviewed in conjunction with development of the Inland Valley Improvement Corridor Program.					
		3) Require that development generating increased traffic and subsequent increases in the ambient noise level adjacent to noise sensitive land uses provide appropriate mitigation measures.		On-going through CEQA mitigation measures established on a project-by-project basis					
		4) Minimize truck traffic through residential neighborhoods.		On-going through implementation of the Circulation Element street designation criteria.					
		5) Encourage the development of alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips and noise.		Implemented in the Town Center, and Greenspot Village & Market Plan. Palm/Alabama and Boulder/Orange Street Bikeways making progress towards construction.					
			1) Maintain roadways so that the paving is in good condition to reduce noise-generating cracks, bumps and potholes.	Implementation of the 5-Year CIP.					
			2) Use the daily design capacity identified in the General Plan and the posted speed limit to quantify the design noise levels adjacent to transportation routes for mitigation purposes.	Enforcement of truck routes especially related to designated sand and gravel hauling routes.					
			3) Require evaluation of highway and arterial roadway extensions for potential noise impacts on existing and future land uses.	On-going.					
			4) Consider the effects of truck routes, truck traffic, posted speed limits and future motor vehicle volumes on noise levels adjacent to transportation routes when	On-going.					

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General Plan Element:	Goals:	Policies:	Actions:					
			planning improvements to the circulation system.					
			5) Work with Caltrans to landscape or install mitigation elements along freeways and highways adjacent to existing residential subdivisions or noise-sensitive uses to beautify the landscape and reduce noise, where appropriate.	2023/ 2024 – Completion of beautification improvements installed in coordination with the SR 210 and Base Line widening.				
			6) Monitor proposals for future transit systems and require noise control to be considered in the selection of transportation systems that may affect the City.	As needed – Marinita & Greenspot Village & Marketplace				
Noise	Goal 7.3 Protect residents from the effects of “spill over” or nuisance noise.							
		1) Enforce the City’s Noise Control Ordinance so that new projects located in commercial or entertainment areas do not exceed stationary-source noise standards at the property line of proximate residential or commercial uses, as appropriate.		On-going for all projects. Acoustical studies required for noise generating activities as well as construction activities for all projects.				
		2) Prohibit new industrial uses from exceeding commercial or residential stationary-source noise standards at the most proximate land uses, as appropriate. (Industrial noise may spill over to proximate industrial uses so long as the combined noise does not exceed the appropriate industrial standards.)		On-going. Patriot Partners, Crow Holdings, and Lovett warehouse projects were Conditioned and are compliant with this policy.				
		3) Require that construction activities employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.		On-going. Construction hours are limited and Conditioned by Building & Safety to minimize noise impacts; Monday through Saturday 7am to 7pm.				
		4) Require that the hours of truck deliveries to commercial properties abutting residential uses be limited unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at another hour.		Required as a Condition of Approval for all new applicable projects.				
		5) Ensure that buildings are constructed to prevent adverse noise transmission between differing uses located in the same structure and individual residences in multi-family buildings.		On-going.				
			1) As a condition of approval, limit non-emergency construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 7:00 p.m. Discourage construction on weekends or holidays except in the case of construction proximate to schools where these operations could disturb the classroom environment.	On-going. Also, this item will be addressed in an upcoming Municipal Code Amendment in 2024-2025 to ensure Planning and Building & Safety Division construction hours are the same and in compliance with the latest acceptable standards.				
			2) Ensure that the design and placement of air conditioning units and pool equipment within residential areas is accomplished in a manner that does not intrude upon the peace and quiet of adjacent noise-sensitive uses.	This is a Condition of Approval for each residential subdivision development; <u>and individual applications to Building & Safety.</u>				
			3) Encourage the use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences or make applicant provide evidence as to why the use of such barriers is infeasible.	Mediterra and Mastercraft Highland Park both implemented this condition.				
Chapter 8 – Housing Element								
(See Attached HCD Forms)								
Chapter 9 – Economic Development Element								
Economic Development	Goal 9.1 Maintain a balance of land uses that generates							

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:					
	consistent and sufficient revenue for public services now and in the future.							
		1) Provide an appropriate mix of retail development in focused commercial centers along commercial corridors.		Retail development focused in Greenspot Village & Marketplace Specific Plan, The Town Center and Highland Crossroads. Mixed use projects including commercial components were approved in all three corridors in 2023. <u>Many of these projects were initiated and some completed in 2024.</u>				
		2) Promote the expanded the Business Park and Industrial land use designations in the southern parts of the City to capture regional demand and growth potential from future airport development.		The City working with surrounding agencies to adopt the Inland Valley Infrastructure Corridor Program that will address local and regional circulation and land use along this corridor.				
		3) Promote the emerging Highland Town Center as a mixed-use zone capable of capturing a wide range of public, commercial and residential development.		Online and with the City’s updated “Economic Development Activity Map”.				
		4) Promote quality in-fill housing along corridors and on infill sites in adjacent neighborhoods to support retail development.		On-going. 2020-2023 4 - Mastercraft 13, Richmond American Glenrose Ranch constructed on Greenspot Road, Kiel 54 on Santa Ana Canyon Road, Mastercraft 42 on Base Line, Hispano on Pacific Street near Victoria Ave, Alliance Apartments, and TREH.				
		5) Promote a mix of housing types and range of prices necessary to provide a diverse labor force.		Greenspot Village & Marketplace; a variety of 1,218 units. Town Center Policy Area with approximately 54 units, diverse in nature.				
		6) Establish and apply updated criteria and procedures for reviewing the fiscal effect and overall project quality of new development proposals, zone changes and revitalization efforts.		Fiscal Impact Analyses required for the environmental consideration of new development of significant size.				
		7) Evaluate the effect of new retail and office development on the capture of local shopping dollars.		On-going.				
Economic Development	Goal 9.2 Consolidate and revitalize commercial development that provides attractive and convenient shopping, service and professional uses, and entertainment opportunities for its residents.							
		1) Consolidate commercial development into selected intersections along Base Line.						
		2) Develop implementation plans for a new Highland Town Center, which include: • a phased development approach; • a conceptual design plan and design guidelines to ensure quality development; and • a marketing and business assistance program.		On-going with the gradual development of Bakers, CVS, Family Dollar, Smart & Final, Woodcrest Companies <u>ies including Tractor Supply Co.</u> , Marinita, and KZ Holdings/ <u>Crestwood Communities</u> .				
		3) Target key retail sectors to maintain a strong, local share of sales tax revenue.		Ongoing.				
		4) Create physical and visual linkages between Highland’s historic district and the emerging Town Center.		Bakers, CVS, Family Dollar, Smart & Final, Woodcrest Companies, Maranita, and KZ Holdings. Design for Town Center street arch approved by City Council in 2009. Base Line Beautification Program includes historic street lamp designs, landscaped parkways and medians and colored brick pavers at intersections.				
		5) Promote additional commercial development around major freeway interchanges.		On-going. Coordinating development plans within the Greenspot Village & Marketplace at the northeast corner of Greenspot Road and the 210 Freeway and Marinita development at the northwest corner of Base Line and the 210 Freeway.				
		6) Develop strategies to attract visitors who are traveling to and from mountain resort destinations.		Implemented through the installation of large freeway oriented business signage. Conceptual plans prepared, but not yet approved by the City. Two flag tests flown in 2022/2023 for Marinita and TREH.				
		7) Study the desirability of establishing an Infill Development Incentive program for targeted sites along major corridors and in adjacent neighborhoods.		No action				
		8) Inventory, map and disseminate information on vacant, underutilized properties and in existing commercial centers in redevelopment project areas to realtors and developers.		Map available on City’s website and provided to the general public and Chamber of Commerce. Map disseminated at ICSC events.				
		9) Participate in San Bernardino International Airport planning efforts to enhance compatibility with Highland’s economic		Consideration of a joint IVDA, City of San Bernardino and Highland Specific Plan for areas around the SBIAA – Inland Valley Infrastructure Corridor Program.				

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Economic Development	Goal 9.3 Continually monitor and enhance Highland’s business promotion and economic development activities and programs.	development objectives and quality of life.						
				On-going. Achieved and placed on the City’s webpage. Updated in 2023.				
		1) Establish, maintain, use and update a list of targeted industries and professional organizations for business promotion and location/relocation in Highland.		On-going. Achieved and placed on the City’s webpage. Updated in 2023.				
		2) Prepare focused market analyses of its best opportunities in both the retail and business/industrial sectors.		Attend and speak at monthly quarterly events.				
		3) Coordinate business promotion activities with the Chamber of Commerce.		On-going. Updated in 2023 2024.				
		4) Continue to update economic development opportunities on the City’s homepage.						
		5) Continue and promote the City’s well-publicized, user-friendly and competitive permit assistance program.		2023- 2024 – Actively working with new software, iWorQ, to implement new City permitting. Currently active with Building & Safety, Planning, Finance and Finance, and coming online soon with Public Works and Planning.				
		6) Establish partnerships with local real estate professionals to develop strategies for promoting and marketing opportunities within Highland.		City Staff has on on-going relationship with two local real estate companies who assist the City as needed.				
		7) Undertake periodic market demand updates as part of the City’s economic development strategy.		Information frequently provided by private developers and used to update City strategies.				
Economic Development	Goal 9.4 Continue prudent fiscal management and balanced land use policies that increase public revenues commensurate with the growth of public infrastructure and services.							
		1) Maintain steady growth in key public revenue sources, such as property taxes and sales taxes, in order to provide high quality public services and capital facilities.		Continued development of the Golden Triangle Policy Area, Victoria Avenue , and within the Town Center Policy Area.				
		2) Establish the desired level of service for public services such as fire, police, public works and community services, and prioritize these public service areas for the allocation of revenues for ongoing operations and maintenance costs.		On-going effort during bi-annual budget preparation, Work Program and Capital Improvement Program.				
		3) Evaluate the effectiveness and reliability of existing sources of funding that provide funds for public improvements needed to support projected growth, such as redevelopment monies, development impact fees and grants.		On-going. 2023 DIF Update effective 4/1/2024				
		4) Maintain a Capital Improvement Program (CIP) that establishes required capital improvements projects, priorities and revenue sources for each capital project.		On-going. Annual CIP review conducted				
		5) Explore alternative funding sources in light of uncertain and changing State financial arrangements with cities, researching the applicability of new grants and funding sources to provide funding for CIP projects.		On-going.				
		6) Evaluate the feasibility of local financing approaches to provide future sources of funding for public services, such as: property based landscape and lighting districts, business improvement districts, special taxes and special assessments.		On-going. Community Facilities Districts (CFDs) considered on case-by-case request.				
		7) Maintain retail competitiveness to provide a reliable tax base for increased public municipal revenues needed to support growth.		Ongoing.				
		8) Coordinate with the Chamber of Commerce and the business community to maintain a business attraction program that will provide a mix of good paying jobs and increased sales tax revenues		Ongoing.				
		9) Implement land use policies that address a balance of land uses to generate a mix of jobs, increase public revenues and promote fiscal stability.		General Plan and zoning designations upheld and adjusted on a case-by-case basis to address changes in the marketplace.				
Economic Development	Goal 9.5 Develop one of the Inland Empire’s most sought after and successful industrial							

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	and business park districts along the 5th Street corridor.							
		1) Promote light industrial and business park uses along 5th Street.		On-going.				
		2) Continue proactive and cooperative planning efforts as a member of the Board of the San Bernardino International Airport.		Consideration of a joint IVDA, City of San Bernardino, Highland Specific Plan for areas around the SBIAA.				
		3) Develop and implement streetscape improvement plans for 5th Street as a major gateway corridor to the airport area.		On-going through the development of the IVIC- CIP and IVDA.				
		4) Adopt design guidelines for the creation of a high quality business park environment including architectural standards, signage, landscaping and parking.		Consideration of a joint IVDA, City of San Bernardino, Highland Specific Plan for areas around the SBIAA. Work Program Item for the IVIC .				
		5) Limit nonconforming development that might compromise the integrity of the area as an industrial/business park center.		Addressed in the City’s Municipal Code standards.				
	Goal 9.6 Continue to play an active role in providing timely information about employment opportunities and workforce education.							
		1) Support career education programs in local schools such as the Regional Occupation Program, career academies, internships, job shadowing, Career Speaker Programs, Career Day and other programs.		Real Journeys Academy charter middle school and high school approved and opened in 2018. Anticipated attendance of 1,200. The City Annually supports a high school “shadowing” program in conjunction with the Redlands Unified School District and Optimist Club.				
		2) Tailor job training and placement programs to all economic segments of the community.						
Chapter 10 – Community Design Element								
Community Design	Goal 10.1 Create a unified and attractive community identity within the context of diverse neighborhoods and land uses.							
		1) Continue to designate primary and secondary entry points for gateway monumentation into the City.		Efforts to achieve this along Base Line with the new Base Line Bridge project have provided an excellent gateway for the City and Town Center. Ongoing efforts along the 3 rd and 5 th Street Corridors have also been achieved this year with new development providing public art visible from the right-of-way.				
		2) Incorporate the City logo in public spaces and public facilities.		On-going with each development project that has significant signage or is located along a gateway. New Trails Logo on Trail Signs and Patches. City Logo on City Street Signs. San Manuel Village Freeway Signage. City logo on Base Line Interchange retaining walls and bridge fencing. Marinita Freeway-Oriented Sign.				
		3) Identify, preserve and enhance view corridors of major landmarks, community facilities and natural open space in the planning and design of all public and private projects.		On-going. Implemented in Mediterra Planned Development.				
		4) Continue to identify opportunities to incorporate public art in conjunction with redevelopment and capital improvements projects.		On-going. Retail center at southwest corner of Greenspot and Church St. Base Line Interchange Project includes Citrus packing logos on bridge monument signs. Patriot Partners, Lovett and Crow Holdings projects all incorporated public art near the right-of-way.				
		5) Pursue unifying streetscape elements for major corridors, including coordinated streetlights, landscaping, public signage, street furniture and hardscaping.		Base Line Beautification Program. Greenspot Road Beautification Program. 5 th Street Bridge, Boulder Bridge, Greenspot Bridge. Base Line Interchange Project includes new interchange landscaping and hardscaping				
		6) Ensure that the design of all public facilities fits well into its surroundings and incorporates symbolic references to the City of Highland.		On-going.				
Community Design	Goal 10.2 Create attractive and visually unified major arterial corridors through specialized streetscape and landscape improvement plans.							
		1) Incorporate unifying and consistent streetscape elements—landscaped parkways and medians, regularly spaced trees, street lighting and street furniture—for the City’s		Base Line Beautification Program completed. Greenspot Road Beautification Program. 5 th Street Bridge, Boulder Bridge and Greenspot Bridge. Base Line Interchange Project				

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		major arterial corridors.						
		2) Incorporate City-themed design features such as banners, gateway and monument signage, and specialized landscaping in appropriate areas and as a part of streetscape improvement plans.		Base Line Beautification Program. Greenspot Road Beautification Program. 5 th Street Bridge, Boulder Bridge and Greenspot Bridge. Base Line Interchange Project				
			1) Develop plans for design enhancements at key intersections to include specialized paving, enlarged setbacks and accent landscaping and signage.	Base Line Beautification Program with intersection pavers. Greenspot Road Beautification Program. 5 th Street Bridge, Boulder Bridge and Greenspot Bridge. New industrial and commercial projects along major corridors – Base Line, 5 th Street, Palm Avenue Base Line Interchange Project				
			2) Continue to underground utility lines along the City’s arterial corridors.	On-going. City’s Underground Utility Ordinance requires utility undergrounding by new development. Rule 20A Funding.				
			3) Develop sign guidelines for major arterials.	2023 – work with surrounding jurisdictions to begin a draft Inland Valley Infrastructure Corridor Program document.				
			4) Develop a specialized streetscape plan for 3rd and 5th Streets featuring a formal street and landscape plan along with appropriate gateway and monument signage for the developing industrial/business park area.	Consideration of a joint IVDA, City of San Bernardino, Highland Inland Valley Infrastructure Corridor Program for areas around the SBIAA <u>(IVIC)</u> .				
			5) Develop specialized streetscape plan for Victoria Avenue featuring formalized landscaping and signage that identifies the entrance to Highland and the San Bernardino International Airport.	2022 – street trees identified by the City’s Landscape Architect for development along Victoria Avenue <u>(IVIC)</u> .				
			6) Methodically upgrade existing structures to improve aesthetics and compatibility with adjacent uses along corridors.	Highland Plaza across the street from City Hall (RDA project).				
			7) Lower the height of street monument signs to street level.	Achieved with a Sign Code update in 2010.				
			8) Choose median tree species that reflect the historic traditions of the City and are consistent with indigenous vegetation.	Ongoing by Planning, Public Services and Public Works Divisions.				
			9) The use of fire resistant plants and trees is encouraged, especially in areas near the foothills. If palms, or other similar trees, are used, space trees far enough apart to keep fire from traveling from one tree to another, an occurrence more likely during Santa Ana wind conditions.	On-going. Fire Modification Plans approved for Mediterra Planned Development including a list of species.				
Community Design	Goal 10.3 Create a Town Center that is visually distinctive and vibrant and combines retail, residential, civic, cultural and recreational uses.							
		1) Heighten the sense of arrival to the Town Center through differentiated edge treatment including entry signs, specialized landscaping, street furniture and differentiated paving.		Town Center Street Sign Arch design approved by City Council. Base Line Beautification program. 2023 – Tractor Supply & Marinita projects				
		2) Encourage an appropriate mix of retail, office and civic uses to ensure the economic viability of the area.		2020-2021 – Approved uses include restaurant and retail in addition to residential; Tractor Supply Co. store, Smart & Final grocery store, four quick service restaurants and several place holding pads. 2023 – Tractor Supply & Marinita projects				
		3) Encourage compactness. Successful town centers stimulate energy and pedestrian activity by concentrating uses.		Pedestrian plaza features installed by at several new businesses in the Town Center; Smart & Final, Marinita and Woodcrest/Tractor Supply Co.				
		4) Provide convenient and consolidated parking where cars are screened from view, wherever possible.		Examples would include would be parking located along the rear of Bakers and CVS.				
		5) Provide comfortable pedestrian amenities—quality sitting areas, wide paths and shade—along with specialized and engaging design features, such as interesting fountains or public art, which draw and maintain people’s attention.		2016/2021 - Pedestrian plazas with and without benches have either been constructed or approved in concept at each intersection within the Town Center Policy Area. Art has been installed on the Family Dollar store, CVS pharmacy, and Baker’s restaurant.				
		6) Design plazas and people gathering places to be consistent with the policies described in “People Gathering Places” of this Element.		2016/2021 - Pedestrian plazas with and without benches have either been constructed or approved in concept at each intersection within the Town Center Policy Area.				
		7) Incorporate references to the City’s history and regional setting in the Town Center		Interior and exterior exhibits at CVS/Baker’s/Family Dollar/Smart & Final				

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		design.						
			1) Require future development within the Town Center to demonstrate consistency with the Town Center Vision, General Plan policies and, where applicable, the Mixed Use design guidelines contained within the Development Code.	On-going.				
Community Design	Goal 10.4 Encourage mixed and multi-use development that is attractively designed, convenient, and contains the desired mix of retail, office and residential uses.							
		1) Encourage design flexibility in mixed/multi-use development by allowing both a vertical and/or horizontal mix of uses.		Tractor Supply and Greenspot Village & Marketplace both commencing and/or continuing construction in 2023 2024.				
		2) Locate mixed/multi-use development in areas of high visibility and accessibility.		Greenspot Village & Marketplace Specific Plan, approved in 2014 and Woodcrest/Tractor Supply project approved in 2021.				
		3) Segregate residential parking from commercial and office parking.		On-going.				
		4) Provide each residential use with its own private space (such as balconies, patios, terraces or upper level private gardens and plazas) along with larger communal spaces such as lobbies, central gardens or courtyards, and convenient connections to the street and retail uses.		On-going. Woodcrest , Rexco, TREH and Alliance projects.				
		5) Where a vertical mix of uses occurs, site retail or office uses on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.		Ongoing. 2024 Example of implementation occurred at 26462 Pacific Street mixed use residential/retail development.				
		6) Locate commercial/retail uses near the sidewalk to provide high visibility from the street.		Town Center & Golden Triangle Policy Areas.				
		7) Minimize the visual impact of surface parking by providing berms, landscape buffering and/or locating parking lots to the rear or side of buildings or below buildings.		On-going. Standard Planning Condition of Approval to provide a 3 foot wall or landscape berm.				
		8) In multi-use development, locate retail and commercial development close to street for higher visibility and residential uses behind for convenience and privacy.		Smart & Final/KZ Devco & TREH projects.				
Community Design	Goal 10.5 Encourage the development of attractive, vibrant and convenient commercial centers through careful application of design policies and development standards.							
		1) Design highly visible entrances to retail activity centers through accent landscaping and lighting, enhanced intersection features, monument signs and other design amenities.		On-going. Rexco/Costco/TREH entries achieved this policy during 2023/ 2024 .				
		2) Design commercial centers with a unifying design theme, but add visual interest through rich architectural detailing, varied massing and rooflines, and accent lighting and landscaping.		East Highlands Village Shopping Center, CVS/Baker's/Family Dollar, Highland Crossings and Highland Crossroads				
		3) Locate buildings and building frontages close to the street and street corners with parking behind or to the side of the buildings. Where this is not possible or practical, ensure that street-facing parking is shielded through landscaping or berms.		On-going. Achieved with Panda Express, Jack in the Box, and Ono Hawaiian restaurants.				
		4) Provide ample landscaping for internal parking areas using landscaped bays and overstory shade trees.		On-going.				
		5) Clearly delineate pedestrian routes from parking areas to retail uses to allow easy and safe pedestrian movement.		On-going.				
		6) Encourage pedestrian-scale features such as shaded sitting areas, fountains, arcades, canopies and/or awnings, customized signage and strategically located secondary entrances.		Proposed for the Town Center Policy Area and Golden Triangle Policy Area. TREH plaza between Pads 4 & 5.				
		7) Provide people-gathering places and amenities such as miniplazas, courtyards, benches, outdoor eating areas, specialized landscaping, accent lighting, public art, shade, trash receptacles and water fountains.		Proposed for the Town Center Policy Area and Golden Triangle Policy Area. TREH plaza between Pads 4 & 5.				
		8) Link newly developed retail activity centers, where practical, to surrounding		Proposed for the Town Center Policy Area and Golden Triangle Policy Area.				

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		residential or office uses through clear and safe pedestrian and bicycle connections.						
		9) Encourage internal access between adjacent properties in order to minimize curb cuts along major thoroughfares.		Proposed for the Town Center Policy Area and Golden Triangle Policy Area.				
		10) Provide walls when necessary for security and/or privacy from adjoining residential uses. When walls are necessary, pedestrian breaks should be provided for access to commercial uses.		2022 – TREH Commercial and residential projects along SR 210.				
		11) Encourage creative wall design to avoid a blank appearance and utilize landscape buffers as an alternative to walls to facilitate pedestrian linkages to commercial areas.		2022 – TREH Commercial and residential projects along SR 210.				
Community Design	Goal 10.6 Maintain and enhance single-family neighborhoods with attractive streetscapes, compatible architecture and a high quality of life.							
		1) Incorporate landscaped parkways, consistently spaced street trees, continuous sidewalks and pedestrian-scale streetlights, wherever possible.		On-going				
		2) Require new and infill development to be of compatible scale, materials and massing relative to existing development.		East Highlands Village and Historic Village Districts. Base line Corridor				
		3) Encourage a variety of architectural styles, massing, floor plans, façade treatment and elevations to create visual interest along the street.		On-going				
		4) Encourage street facing architecture by placing entries and porches at the front of the residence and connecting them to the sidewalk by a pathway.		KZ Holdings residential component.				
		5) Encourage a blend of compatible architectural styles that contain rich façade detailing, varied rooflines and quality materials incorporated on all four sides of the residence.		Mediterra Planned Development				
		6) Site garages back from the street and minimize street frontage devoted to driveways and vehicular access.		KZ Holdings on Church Ave, north of Base Line.				
		7) Consider small lot developments with rear allies that position the garage and driveway to the back of the site to avoid garage dominated streetscapes.		KZ Holdings on Church Ave, north of Base Line.				
		8) Maintain, improve and/or develop parkways with canopy street trees, providing shade, beauty and a unifying element to residential streets.		On-going in all new development projects.				
		9) Encourage maximum landscape coverage of the front yard area as defined by the front setback.		On-going.				
		10) Where desirable, encourage traffic-calming measures such as the actual or visual narrowing of streets through widened parkways, canopy trees and neck-down curbs at intersections.		Mediterra Planned Development, Diversified tract along Aplin Street and Kiel/Beazer tract along Cabo Del Oeste.				
		11) Design front-yard fencing that is low-scale, partially transparent and of compatible color, style and materials as the primary residence. Long and solid fences and walls are discouraged unless placed along the side or rear yards.		On-going. 2023 Examples would include San Carlo I and Mastercraft Highland Park.				
		12) In areas of small lot development, incorporate design features that connect it with adjoining areas such as consistent setbacks, building height and pedestrian connections.		Richmond American “Serrano”/Glenrose Ranch & Mastercraft Highland Park.				
		13) Establish design and development standards for entire single family developments from the start—remain consistent with enforcing requirements and standards.		On-going.				
Community Design	Goal 10.7 Improve the visual quality of Base Line with mid-block corridor residential developments that are compatible with adjoining residential uses.							
		1) Buffer mid-block residential development from arterials through minimum setback requirements, landscaped parkways and semitransparent fencing.		Mastercraft’s Highland Park project which began construction in 2023.				

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		2) Design the street-facing façades of corridor development to include extensive architectural detailing, varied surface treatment and interesting rooflines to convey an attractive domestic character.		KZ Devco and Woodcrest Companies projects .				
		3) Provide highly visible and well-lit connections to adjacent residential and commercial development.		TREH, San Carlo I and II, and Alliance Residential projects within the GVMP.				
		4) Encourage visual continuity along mid-block residential development through landscaped parkways, regularly spaced street trees and rhythmic variations of residential façades, styles and colors.		Mastercraft 42				
		5) Reduce the visual impact of parking through consolidated parking arrangements, shared driveway access, alley-accessed designs, landscape buffers and recessed, covered parking structures.		Implemented in Richmond American’s “Serrano” / Glenrose Ranch project, as well as San Carlo I and II.				
		6) Encourage visual breaks in appropriately scaled walls and fencing along the corridor to balance privacy needs with aesthetic impacts. Long continuous blank walls are highly discouraged.		Implemented in Richmond American’s “Serrano” / Glenrose Ranch project as well as San Carlo I and II.				
		7) With multiple-family development, require that each unit have garage parking and a reasonable amount of usable private space including elevated decks, terraces, porches or rear yards.		Implemented through the City’s multi-family development standards. San Carlo I and II both include garage parking as well as the approved TREH and Alliance products.				
		8) On large project sites, encourage design flexibility by using maximum dwelling units per acre as a parcel average to allow for greater provision of on-site open space and project amenities.		Implemented in Richmond American’s “Serrano” / Glenrose Ranch project.				
		9) Require lot consolidation for lots under same ownership, wherever practical, to encourage more flexible design solutions and viable parcel sizes.		On-going.				
		10) Provide pedestrian access and connections to nearby retail, transportation, recreation and educational centers, where practical.		Mediterra Planned Development.				
		11) Require new and infill development to be of compatible scale, materials and massing relative to existing development.		Mastercraft 13 at Greenspot Road, Mastercraft 42 on Base Line, and Kiel 54 on Santa Ana Canyon Road.				
Community Design	Goal 10.8 Ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.							
		1) Strengthen the image of industrial and business park areas through entry monument signage, distinctive landscaping and complementary architectural design elements.		2014/2015 Work Program Item – “High Tech Highland” initiative. <u>Ongoing with each Industrial and Business Park development this policy is implemented (Patriot Partners, Crow Holdings, etc.)</u>				
		2) Encourage contemporary, clean and distinctive industrial buildings with clearly visible entrances.		2014/2015 Work Program Item – “High Tech Highland” initiative. <u>Ongoing with each Industrial and Business Park development this policy is implemented (Patriot Partners, Crow Holdings, etc.)</u>				
		3) Avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping.		2014/2015 Work Program Item – “High Tech Highland” initiative. <u>Ongoing with each Industrial and Business Park development this policy is implemented (Patriot Partners, Crow Holdings, etc.)</u>				
		4) Promote the use of 5th Street as a gateway to San Bernardino International Airport through improved signage, gateway monumentation and skyway landscaping.		Greenspot Road Beautification Project entry sign. City to participate with surrounding jurisdictions to draft the Inland Valley Infrastructure Corridor (IVIC) Program beginning in 2023.				
		5) Capitalize on the access to industrial areas created by nearby State Route 30 through improved signage and gateway monumentation.		2014/2015 Work Program Item to develop gateway signage for Greenspot Village & Mraketplace.				
		6) Provide incentives for consolidating smaller industrial lots into larger parcels.		Ongoing with individual projects such as Patriot, Crow Holdings and Lovett in 2023.				
		7) Screen parking, storage and service areas from public view with landscaped walls, berms and appropriate landscaping treatments.		Required for all new industrial development.				
		8) Where practical, underground or screen utilities and utility equipment or locate and size them to be as inconspicuous as possible.		New development condition of approval. Implemented through the City’s commercial and residential design guidelines.				
		9) Reduce the impact of industrial uses on adjacent neighborhoods and commercial areas by buffering them with walls and		Patriot Partners, Crow Holdings and Lovett warehouse/distribution projects.				

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		landscaping and/or by locating service, delivery and loading areas as far as possible from adjacent uses and public streets.						
		10) Encourage adjacent industrial buildings to create shared outdoor gathering places that are landscaped and provide relaxing environments for staff and employees.		2020 - Transition Properties warehouse/distribution project, Phase 2.				
		11) Locate restaurants and other convenience retail and service uses in close proximity to industrial uses to reduce unnecessary workday car trips by employees and business clients.		Farmer Boys Restaurant on 5 th Street and Palm Ave.				
Community Design	Goal 10.9 Support and strengthen public and private efforts to preserve historic structures and neighborhoods.							
		1) Encourage restoration and preservation of existing historic residences, buildings and neighborhoods that reflect the architectural character and streetscape patterns of early Highland.		Ongoing through the implementation of HMC 16.32 Historic Preservation as applicable to all historically designated structures and districts. Ongoing distribution of Newsletter describing preferred restoration methods & funding to these property owners. Grant funding available for exterior painting, window and door replacement. Annual awards presented to good examples of preservation and presented at the Citrus Harvest Festival				
		2) Assist eligible property owners to use federal and state incentives for the restoration and maintenance of historic properties, such as the State of California’s Mills Act, which allows for a reduction in property taxes for qualified owners.		Mills Act available and advertised. Most recent application processed in 2023.				
		3) Develop a clear pedestrian and vehicular connection between the City’s emerging Town Center and the existing Historic District.		Public Works continues to apply for a grant to improve portions of Palm Avenue and Pacific Street.				
		4) Design and incorporate entry signs, informational plaques, streetscape improvements and other edge and boundary treatments at points of entry into the district and at other points of interest.		Plaque Program / District Identification Signs in place.				
		5) Update the design guidelines pamphlet for rehabilitation, remodeling and new construction within the historic district.		On-going. Achieved.				
		6) Review and enhance the City’s community outreach program for historic preservation through links on the City’s webpage, incentive programs for property owners, sponsorship of community events and other efforts.		Ongoing including the Citrus Harvest Festival.				
		7) Link the City’s agricultural past to its current preservation efforts.		Citrus Harvest Festival.				
			1) Evaluate the desirability of adopting and applying a historic district overlay zone, which would include design review standards for rehabilitation, remodeling and new construction, to Highland’s historic area.	Completed.				
			2) Evaluate the desirability of adopting and applying design guidelines or special zoning to the small East Highland Village historic neighborhood.	Adopted in 2009.				
			3) Develop a walking tour of the historic district, with informational placards along the way, to promote interest in the district.	On-going. Achieved annually including 2023. Tours provided by members of the City’s Historic and Cultural Preservation Board				
			4) Study the feasibility and possible extent of adaptive reuse of residential and commercial buildings in the Historic Village District on a parcel-by-parcel basis.	Ongoing when individual opportunities arise. Shorty’s garage is a 2023 example.				
			5) Develop design guidelines for the adaptive reuse of historic residential buildings for commercial uses and commercial buildings for residential uses.	Completed.				
Community Design	Goal 10.10 Guide the development of a variety of attractive, engaging and convenient public spaces, including plazas, pedestrian areas and recreational open							

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:					
	space.							
		1) Design plazas with: • Ample seating space; • A central focal point or amenity of interest such as public art or fountain; • Proximity to and visibility to and from the street; • Combinations of sun and shade; • All age groups in mind; and • Public space framed by surrounding buildings.		Greenspot Village & Marketplace Specific Plan between Pads 4 and 5.				
		2) Locate plazas in areas of high visibility such as near streets or along sidewalks or pedestrian paths.		Greenspot Village & Marketplace between Pads 4 and 5.				
		3) In areas of heavy pedestrian use, provide wide sidewalks that allow room for window shopping, pedestrian passage, outdoor dining and landscape buffers.		Greenspot Village & Marketplace Specific Plan.				
		4) Incorporate civic, regional or vernacular design elements such as historical markers and educational exhibits, where appropriate.		New Police Station Memorial Park at the s/e corner of Central Avenue and Base Line.				
		5) Incorporate pedestrian scaled, distinctive lighting fixtures in community facilities and other public places with occasional or frequent evening use.		5 th Street and Base Line.				
		6) Design recreational amenities and parks with all age groups in mind and incorporate architectural and landscape elements consistent with City or regional design themes.		Ongoing – Mediterra				
		7) Incorporate small sitting areas and/or shaded courtyards close to shopping areas but buffered from parking and traffic impacts.		All projects within the Town Center Policy Area.				
		8) Adopt standards for civic and mini-plazas containing seating, tree and amenity requirements.		Ongoing – Mediterra				
Community Design	Goal 10.11 Promote attractive, appropriately scaled and well-coordinated signs.							
		1) Continue to develop and enhance the City’s graphics and sign program for street signs, parks, public facilities and other civic areas.		New signage found on Jack in the Box and Panda restaurants and the Marinita project at Base Line & the 210 Freeway				
		2) For commercial centers along arterial corridors, encourage monument signs that are clearly visible, identify key uses and reflect the design theme of the development.		Found at the intersections of the 210 Freeway with Greenspot Road and Base Line.				
		3) Within commercial centers, use complementary, yet distinctive, sign styles.		On-going. Recent examples include the GVMP Sign Program.				
		4) Within commercial centers, encourage high quality signage, including wall signs, raised letter signs, projecting double-faced signs and customized logos, which complement the architecture of the building or center of which it is a part.		On-going. Recent examples include the GVMP Sign Program.				
		5) Discourage signs that incorporate blinking or flashing elements, pole structures, roof signs or the use of temporary lettering or structures.		On-going. Implemented through City’s Sign Code.				
		6) Encourage and develop smaller-scale, customized, pedestrian oriented signs within the Town Center.		Sign Code update completed.				
			1) Develop a sign guidelines manual with examples of appropriate signs of various scales for arterials, commercial centers and the Town Center. Maximum height limits would need to be defined.	Sign Code update completed.				
Community Design	Goal 10.12 Encourage development that is energy efficient and environmentally sustainable.							
		1) Encourage landscaping practices that increase energy efficiency and conserve natural resources such as:		On-going. Implemented through the City’s Water Efficiency Ordinance.				
		2) Planting trees and incorporating landscaped berms to provide shade and wind buffering		On-going along Base Line and 5 th Street/Greenspot Road.				
		3) Using native and drought-tolerant landscaping (“xeriscaping”) and drip irrigation to conserve water resources.		On-going. City facilities and LMD were converted.				
		4) Encourage designs that channel runoff to permeable surfaces.		On-going for each entitlement project as their WQMP plans are approved				
		5) Encourage transit-oriented, infill development to make efficient use of existing land.		Projects along Base Line and 5 th Street are poised to take advantage of the Omnitrans bus system.				

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:					
		6) Encourage site planning and building orientation that maximizes solar and wind resources for cooling and heating.						
		7) Encourage the use of ecologically sound building materials such as those made of recycled content and contain low amounts of volatile organic compounds (VOCs).		Adopted most recent Cal Green Building Standard Code.				
		8) During construction, require developers and builders to protect topsoil in order to reduce dust and runoff impacts.		On-going. Enforcement of NPDES and BMPs				
		9) Encourage local recycling and composting initiatives at the neighborhood level.		City offers bi-annual composting give-away days. Recycling is encouraged through social media and direct contact to residents and businesses.				
			1) Participate in the CEEP (Community Energy Efficiency Program) Certificate and Recognition Program.	City Council Work Program Item (2009/2010) – “Establish a Green Building Site Design Incentive Program (LEED & CEED)”				
			2) Adopt LEED (Leadership in Energy and Environmental Design) design standards for public buildings.	City Council Work Program Item (2009/2010) – “Establish a Green Building Site Design Incentive Program (LEED & CEED)”				
			3) Provide “green planning” site design incentives, such as density or height bonuses, reduced parking requirements, reduced processing fees and expedited plan checks.	City Council Work Program Item (2009/2010) – “Establish a Green Building Site Design Incentive Program (LEED & CEED)”				
			4) Continue to use water and energy conservation practices in all public buildings and on City property.	Ongoing.				
			5) Sponsor community outreach and educational programs that encourage local schools to study and participate in green building design practices.	Public outreach during local events such as the Citrus Harvest Festival and Discover Highland Night.				
Community Design	Goal 10.13 Appropriately buffer the boundaries between differing land uses and provide transitions where necessary.							
		1) Encourage the use of landscaped walls or fences that buffer residential areas from commercial uses to allow privacy and noise absorption.		2023 Examples – Patriot/Crow Holdings/Lovett warehousing/distribution projects utilized these measures, as well as retail and residential projects such as Costco Warehouse store, Kevin Kent Tow Yards and San Carlo Townhomes II.				
		2) Reduce the visual impact of freestanding walls by varying their alignment, adding landscaping and/or berms, incorporating decorative surface detailing and choosing materials similar to adjacent residential uses.		On-going.				
		3) Locate service lanes, storage and noise-generating uses away from adjoining residential or commercial areas to buffer light industrial and business park areas.		On-going				
		4) Link newly developed commercial centers, where practical, to adjoining residential uses.		2023 Examples include residential and commercial projects approved within the GVMP Specific Plan including Costco and San Carlo II Townhomes.				
		5) Encourage transitions that define boundaries but that also preserve a sense of openness and connectivity. For example, perimeter subdivision walls can contain occasional breaks to provide access to open space and adjoining areas.		2023 – San Carlo II Townhomes approved, and San Carlo I built both of which provide this type of fencing.				
		6) Reconsider subdivision design to reduce or eliminate perimeter block walls to allow more houses and structures to face the street.		KZ Holdings				
		7) Encourage use of landscaped trellises and accent landscaping at development entries rather than walls or structures.		San Carlo I and II.				
		8) Develop visual and functional transitions to the Town Center and Historic District through entry signs, specialized street lights, widened sidewalks and differentiated paving.		City Council Work Program – “Palm Ave Streetscape Design Guidelines”				
Chapter 11 – Airport Element								
Airport	Goal 11.1 Reduce exposure of people to aircraft noise and overflights, and ensure adequate public notification through buyer awareness							

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:					
	measures.							
		1) Limit the development of sensitive land uses located within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		2) Require acoustical analysis and noise mitigation measures for sensitive land uses, especially residential uses, in areas significantly impacted by noise.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		3) Ensure compliance of new development with noise standards in the Code of Federal Regulations and California Airport Noise Regulations.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		4) Ensure adherence to standards in the California Building Code (CBC) that govern acceptable interior noise levels associated with exterior airport noise sources.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		5) Participate in planning activities relative to the location and activity of airports and minimize negative impacts on economic development objectives and quality of life in the City.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
			1) Disseminate the latest information on noise mitigation through site planning review and construction techniques.	Ongoing with each land use entitlement issued by the City that requires a discretionary permit.				
			2) Review and respond aggressively to any proposals involving new flight patterns, more intense operations over the City, or relocation or extension of runways that would create the potential for noise impacts on sensitive land uses within the City.	2019- 2023 - Attend annual Airport Environmental Mitigation meeting. Ongoing.				
			3) Work with the San Bernardino International Airport Authority to encourage restrictions on hours of operation to minimize noise impacts.	On-going as projects are proposed.				
Airport	Goal 11.2 Reduce the risk to people and property by limiting the type and intensity of development in identified impact areas, ensuring adequate emergency response facilities within or adjacent to airport uses, and requiring adequate public notification of safety policies and procedures.							
		1) Evaluate land use compatibility and safety issues in designated Airport Influence Areas (AIAs) by: - Coordinated planning with regional planning authorities - Compliance with applicable Airport Master Plans, Federal Aviation Administration (FAA) requirements and the California Airport Land Use Planning Handbook.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343 All new development projects are reviewed in compliance with Influence Areas of the SBIA and Redlands Municipal Airport. Most recent concerns were addressed during the development of Mediterra, Beazer and.				
		2) Limit the type and intensity of development in designated Airport Influence Areas (AIAs).		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		3) Avoid siting sensitive uses, especially residences, schools and hospitals, nearby airport runways or along approved flight paths.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		4) Encourage the development of open space areas in Highland adjacent to designated airport safety zones.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		5) Encourage notification requirements and establish a buyer awareness program for areas of Highland within established Areas of Special Compatibility Concern.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343 Ongoing – Condition of each development project within the affected area.				
		6) Work with the San Bernardino International Airport Authority to ensure that Airport Plans enhance economic advantage, minimize negative impacts to land values and protect Highland’s quality of life.		Continue to notify the SBIA on all new development projects in the City. Where applicable, the SBIA enforces land use restrictions and prohibitions.				
			1) Establish occupancy requirements (i.e., noise mitigation and height restrictions) within established airport easement or overflight areas as a	On-going Adoption of SBIA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance				

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015) Implementation Plan - Annual Review				Implementation & Progress:				
General Plan Element:	Goals:	Policies:	Actions:					
			condition of approval for new development.	(2009) – Ord No. 342, and 343 Continue to notify the SBIA on all new development projects in the City. Where applicable, the SBIA requests Avigation Easements.				
			2) Require letters of advisement incorporating information in Conditions, Covenants and Restrictions (CCRs) or Real Estate Disclosures, which report where projects occur within established 65 Community Noise Equivalent (CNEL) and an established Airport Influence Area (AIA).	Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343 Continue to notify the SBIA on all new development projects in the City. Where applicable, the SBIA requests Avigation Easements.				
Airport	Goal 11.3 Promote the development of the 5th Street Corridor as an attractive employment center and gateway to the San Bernardino International Airport.							
		1) Coordinate proactive airport planning efforts with the City of San Bernardino and the San Bernardino International Airport Authority.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343 2023 – Coordinated with surrounding jurisdictions, lead by the San Bernardino International Airport, to begin draft of the “Inland Valley Infrastructure Corridor Plan”. The draft EIR was started.				
		2) Promote the 5th Street Corridor as a visually unified, business friendly employment center.		This Policy is being implemented with all new development in the Corridor including the Patriot Partners and Crow Holdings projects approved between 2021 and 2024, totaling more than 7 warehouse/distribution projects.				
		3) Provide adequate transitions and/or buffers between existing residential neighborhoods and industrial and other incompatible land uses.		Residential buffers are considered during the land use planning and CEQA process with each project. Consideration given to “Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act issued by Attorney General Becerra’s Bureau of Environmental Justice.				
		4) Participate in Airport planning efforts to promote compatibility with the City’s General Plan.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343 Assist in drafting the new “Inland Valley Infrastructure Corridor Plan” beginning in late 2023.				
		5) Ensure consistency with appropriate Airport Land Use Compatibility Plans, once adopted.		Implemented by the adoption of the City’s Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343 Assist in drafting the new “Inland Valley Infrastructure Corridor Plan” beginning in late 2023.				
		6) Encourage flexible development standards that account for changes in market demand related to airport cargo, storage and distribution.		Assist in drafting the new “Inland Valley Infrastructure Corridor Plan” beginning in late 2023.				
			1) Develop a comprehensive gateway boulevard streetscape improvement plan for 5th Street.	CIP & IVDA. “Inland Valley Infrastructure Corridor Plan” draft beginning in late 2023.				
			2) Develop comprehensive design guidelines for the landscaping, architecture and streetscapes within the 5th Street Corridor.	CIP & IVDA. <u>Assist in drafting the new “Inland Valley Infrastructure Corridor Plan” (IVIC) beginning in late 2023.</u>				

Jurisdiction	Highland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	24
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		50
Total Units		74

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	175	22	64
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	200
Accessory Dwelling Unit	48	23	16
Mobile/Manufactured Home	0	0	0
Total	223	45	280

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	74	45
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	61
Number of Proposed Units in All Applications Received:	854
Total Housing Units Approved:	225
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	58	568
Discretionary	3	286

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	97
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Highland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Application
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	56	0	685	113	854	225	0		
															0				
	1210-351-25	30257 Fontera Del Sur	637 sf detached ADU	ADU 24-001	ADU	R	1/4/2024	0	0	0	1	0	0		1	1		NONE	No
	273-251-36	25541 Amanda St	790 sf detached ADU	ADU 24-006	ADU	R	1/16/2024	0	0	0	1				1	1		NONE	No
	278-093-04	7555 Del Rosa Ave	1200 sf detached ADU	ADU 24-007	ADU	R	1/11/2024				1				1	1		NONE	No
	1192-031-33	7466 Guthrie	1000 sf detached ADU	ADU 24-008	ADU	R	1/11/2024				1				1	1		NONE	No
	273-162-01	6971 Osbun Rd	1200 sf detached ADU	ADU 24-009	ADU	R	1/11/2024				1				1	1		NONE	No
	278-295-18	7807 Golondrina	Detached 1200 sf	ADU 24-010	ADU	R	1/11/2024				1				1	1		NONE	No
	1192-361-40	7481 Hillview	Detached 749 sf	ADU 24-011	ADU	R	1/17/2024				1				1	1		NONE	No
	278-093-06	7539 Del Rosa	1200 sf detached ADU	ADU 24-012	ADU	R	1/11/2024				1				1	1		NONE	No
	1192-031-34	7476 Guthrie St	2 detached ADUs	ADU 24-013	ADU	R	1/11/2024				2				2	2		NONE	No
	1192-011-47	7371 Rogers Ln	1200 sf detached ADU	ADU 24-014	ADU	R	1/11/2024				1				1	1		NONE	No
	278-296-01	7734 Golondrina Dr	1000 sf detached ADU	ADU 24-015	ADU	R	1/11/2024				1				1	1		NONE	No
	1192-171-64	7725 Guthrie St	1000 sf detached ADU	ADU 24-016	ADU	R	1/11/2024				1				1	1		NONE	No
	278-296-02	7744 Golondrina	1200 sf detached ADU	ADU 24-017	ADU	R	1/11/2024				1				1	1		NONE	No
	278-283-10	7683 Golondrina	1200 sf detached ADU	ADU 24-018	ADU	R	1/11/2024				1				1	1		NONE	No
	278-287-07	7716 Golondrina	1000 sf detached ADU	ADU 24-033	ADU	R	1/11/2024				1				1	1		NONE	No
	278-291-07	7760 Bonnie	1200 sf detached ADU	ADU 24-019	ADU	R	1/11/2024				1				1	1		NONE	No
	1192-041-59	25912 11th St	1200 sf detached ADU	ADU 24-020	ADU	R	1/11/2024				1				1	1		NONE	No
	278-081-16	25368 Paloma Rd	1200 sf detached ADU	ADU 24-021	ADU	R	1/11/2024				1				1	1		NONE	No
	278-273-17	25049 Base Line	1200 sf detached ADU	ADU 24-022	ADU	R	1/11/2024				1				1	1		NONE	No
	278-286-13	25522 Union	1200 sf detached ADU	ADU 24-023	ADU	R	1/11/2024				1				1	1		NONE	No
	278-295-17	7817 Golondrina Dr	1200 sf detached ADU	ADU 24-024	ADU	R	1/1/2024				1				1	1		NONE	No
	278-242-13	7823 Elmwood Rd	1000 sf detached ADU	ADU 24-025	ADU	R	1/1/2024				1				1	1		NONE	No
	1192-011-25	7375 Guthrie st	1000 sf detached ADU	ADU 24-026	ADU	R	1/1/2024				1				1	1		NONE	No

	1191-181-42	25757 Walker St	1200 sf detached ADU	ADU 24-027	ADU	R	1/1/2024					1				1	1		NONE	No
	273-161-15	25596 Byron St	1200 sf detached ADU	ADU 24-028	ADU	R	1/1/2024					1				1	1		NONE	No
	278-284-05	25383 Union St	1000 sf detached ADU	ADU 24-029	ADU	R	1/1/2024					1				1	1		NONE	No
	278-103-07	7365 Golondrina Dr	1000 sf detached ADU	ADU 24-030	ADU	R	1/1/2024					1				1	1		NONE	No
	278-085-04	25405 Paloma Rd	1200 sf detached ADU	ADU 24-031	ADU	R	1/1/2024					1				1	1		NONE	No
	1200-551-15	28347 Saffron Ave	749 sf detached ADU	ADU 24-034	ADU	R	1/29/2024					1				1	1		NONE	No
	1192-581-01	27195 Cypress St	729 sf detached ADU	ADU 24-035	ADU	R	2/28/2024					1				1	1		NONE	No
	1192-341-11	7394 Central Av	Anacapa PD	DRA 24-003	SFD	O	3/18/2024							79		79	79		NONE	No
	1191-421-19	7247 Olive St	538 sf detached ADU	ADU 24-036	ADU	R	3/18/2024					1				1	1		NONE	No

Jurisdiction		Reporting Year		Reporting Period		ANNUAL ELEMENT PROGRESS REPORT										Housing Element Implementation										Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Table A2		Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining										Housing with Financial Assistance and/or Deed Restrictions										Housing without Financial Assistance or Deed Restrictions										Term of Affordability or Deed Restriction										Demolished/Destroyed Units										Density Bonus										Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Project Identifier		Unit Type		Affordability by Household Income - Completed Entitlement										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining										Housing with Financial Assistance and/or Deed Restrictions										Housing without Financial Assistance or Deed Restrictions										Term of Affordability or Deed Restriction										Demolished/Destroyed Units										Density Bonus										Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Jurisdiction	Highland	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	619	-	-	-	-	-	-	-	-	-	-	27	592
	Non-Deed Restricted		9	8	7	3	-	-	-	-	-	-		
Low	Deed Restricted	409	-	-	-	-	-	-	-	-	-	-	253	156
	Non-Deed Restricted		201	-	4	24	24	-	-	-	-	-		
Moderate	Deed Restricted	471	-	-	-	-	-	-	-	-	-	-	22	449
	Non-Deed Restricted		2	2	14	4	-	-	-	-	-	-		
Above Moderate		1,014	-	17	46	68	50	-	-	-	-	-	181	833
Total RHNA		2,513												
Total Units			212	27	71	99	74	-	-	-	-	-	483	2,030
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		310		-	-	-	-	-	-	-	-	-	-	310

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Highland		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1a: Homeowner Rehabilitation Program	Establish a working relationship with NPHS through annual meetings to increase the number of loans provided to City residents. Provide technical support for grant pursuits such as letters of support.	Set up annual meetings with NPHS to identify and implement partnership opportunities by fall 2023	Partially achieved. Meetings have been held remotely. Staff will continue to refine this relationship and hopefully conduct in-person meetings in the future.
Program 1b: Homeowner Rehabilitation Program	Engage in regularly scheduled meetings with County staff to discuss homeowner rehabilitation resources.	Set up meetings with County staff by winter 2023 and continue ongoing engagement and coordination, including annual meetings to identify and allocate funds for rehabilitation through HUD grant opportunities.	Achieved and ongoing. City staff continues to meet regularly with the San Bernardino County Department of Community Development and Housing and Econonmic Development Agency. Discussion of various grant programs such as Community Development Block Grant Funding, Veterans Administration funding and Homeless Program funding.
Program 1c: Homeowner Rehabilitation Program	Partner with County and establish annual meetings to identify funds for rehabilitation efforts through HUD grant opportunities and to seek and apply for funding through the annual pursuit of Permanent Local Housing Allocation (PLHA) Funds and through technical support with other grant pursuits where opportunities arise.	Maintain resources on website ongoing throughout the planning period.	No activity regarding PLHA funding opportunities.
Program 2a: Residential Rental Program	Amend the Municipal Code to eliminate the provisions of the Crime Free Multiple-Family Rental-Housing Program ordinance in compliance with fair housing requirements and the federal Fair Housing Act.	Amend Zoning Code to eliminate Crime Free Multiple-Family Rental-Housing Program by December 2023.	Partially achieved. A draft ordinance has been prepared and is currently under review with the City Attorney's office. Adoption is anticipated in early 2025.
Program 3a: Code Enforcement	Assist with bringing properties into compliance with the Zoning Code through targeted outreach to households in low opportunity/lower resource areas[1], including extremely low-income households. Targeted outreach should include annual multilingual mailers to lower-income properties in need of repair, with information on available resources on how issues can be resolved, including improvements through the use of grant funds such as CDBG and PLHA funds.	Ongoing assistance to properties with code compliance issues.	Partially achieved. Additional efforts to create mailers requires additional work.
Program 3b: Code Enforcement	Post resources for code compliance on the City's website and connect residents to such resources when the property is at risk of being noncompliant with the Zoning Code.	Update City website by winter 2023.	Completed. Resources are listed on City's website under the "Housing Programs", "Planning" and "Code Enforcement" pages.
Program 3c: Code Enforcement	Track 100 percent of residential properties inspected by Code Enforcement and report on the number of residential properties that received assistance for opportunities to proactively assist property owners.	Ongoing.	Achieved and continuing. Tracking of residential properties is underway. Reporting of properties is underway within the Community Development Block Grant target area.
Program 4a: Inclusionary Housing	Ongoing implementation of Inclusionary Housing Ordinance, which requires that 15 percent of all newly constructed dwelling units in residential developments projects be offered to and sold or rented to extremely low-, very low-, low- and moderate-income households, or payment of in-lieu fees where applicable.	Ongoing implementation of ordinance and allocation of funding, when available.	Ongoing. Approximately \$176,000 collected in 2023 and approximately \$1,050,000 in 2024.
Program 4b: Inclusionary Housing	Allocate funding to the preservation, rehabilitation, and construction of affordable housing, with a priority for projects that have at least 20 percent of housing set-aside for extremely low-income households in higher resource areas with access to amenities such as recreation, services, education, and other needs.	Ongoing	Ongoing. The City/Housing Authority allocated 3.75 acres and more than \$4M to facilitate the development of a 90-unit multi-family affordable project at 7433 Central Avenue. Work continues to acquire all of the funding necessary to construct the project. Also, in 2024 the City participated in the refinancing of Jeffrey Court Senior Apartments, a 184-unit affordable community, which will allow significant interior and exterior remodeling efforts and extend the lifespan of the structures.
Program 4c: Inclusionary Housing	Dedicate 100 percent of in-lieu housing fees collected for affordable housing development and programs.	Ongoing	Achieved and ongoing.
Program 4d: Inclusionary Housing	Prioritize funding for projects that have at least 20 percent of housing set-aside for extremely low-income households in in higher resource areas with access to amenities such as recreation, services, education, and other needs.	Ongoing	Ongoing. Specific projects include the City's Senior Housing Project at 7433 Central Avenue that will house 90 seniors. Also, staff has been active in 2024, identifying sites and meeting with property owners in high resources areas that would be willing to upzone their property and participate in this effort. Action by the City Council is anticipated in 2025.
Program 5a: Impact Fees	Annually, review fees after the budget cycle.	Bi-annually	Achieved. New fees adopted by the City Council in 2023 went into effect on April 1, 2024.

Program 5b: Impact Fees	Analyze fees for affordable housing, and reduce fees where feasible.	Ongoing prioritization of projects throughout the planning period.	Ongoing.
Program 5c: Impact Fees	Prioritize at least 30 percent of capital improvement projects funded by development impact fees in low opportunity/lower resource areas.	Ongoing	Achieved through the adoption and prioritization of goals and projects in the the 2024/2025 Work Program and Capital Improvement Program. Implementation is ongoing.
Program 6: Density Bonus	Update Density Bonus Ordinance, consistent with State law.	By winter 2023.	Ordinance partially drafted and adoption anticipated in early 2025.
Program 7a: Housing Choice Voucher Referrals	Maintain relevant resources on the City website.	Ongoing through planning period.	Completed and ongoing.
Program 7b: Housing Choice Voucher Referrals	Increased coordination with the Housing Authority of the County of San Bernardino through annual meetings	Ongoing	Completed and ongoing. Last met on February 6, 2024.
Program 7c: Housing Choice Voucher Referrals	Refer interested residents and support the provision of 394 vouchers annually throughout the city and facilitate rent subsidies in high opportunity/ higher resource areas.	Ongoing	Ongoing discussions with the Housing Authority regarding the availability of this program and how it can be affected with City input. Staff is currently researching an opportunity to receive subsidies that may be available due to a reallocation regionally.
Program 7d: Housing Choice Voucher Referrals	Housing Mobility Strategies Support the provision of 394 vouchers annually to facilitate rent subsidies for low-income, very low-income, and extremely low-income residents in high opportunity/ higher resource areas and increased access to amenities, such as recreation, services, education, and other needs.	Ongoing	Ongoing discussions with the Housing Authority regarding the availability of this program and how it can be affected with City input. High opportunity resources areas are currently under consideration by staff and will be elevated to the Planning Commission and City Council in early 2025.
Program 8a: By-Right Development on Previously Identified Housing Sites	Permit qualifying developments by-right in accordance with State requirements.	Ongoing through planning period.	In place and ongoing. One example is the approval of the Halcyon Apartment project on Sterling Avenue approved with Density Bonus provisions.
Program 8b: By-Right Development on Previously Identified Housing Sites	Create the opportunity for by-right redevelopment of up to 1,511 residential units* of which a minimum of 20 percent must be affordable to lower-income households, including very low- and extremely low-income households.	Ongoing	Ongoing.
Program 9: Developer Outreach and Transparency	Maintain the City's website with the most current information, including the promotion of pre-application conference opportunities to make developers aware of available technical assistance and streamline the permit application process.	Ongoing.	Achieved and ongoing. The website was just recently updated to include a drop down menu on all Planning applications regarding this topic. Eleven pre-application conferences were held in 2024. They are offered every Thursday with 2-weeks notice.
Program 10: Innovative and Efficient Housing	Update the City's website.	By winter 2023.	Achieved and ongoing.
Program 11a: Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas	Coordinate quarterly meetings with appropriate agencies to coordinate land use and transportation planning and to advocate for the prioritization of projects that align with Highland's vision.	Establish quarterly meetings by July 2023.	Achieved and ongoing. Coordinate with San Bernardino County Transportation Authority (SBCTA) and participate in monthly planning meetings.
Program 11b: Town Center, Base Line Corridor, and Victoria Avenue Corridor Policy Areas	Prioritize capital improvements in lower and moderate resource areas and oversee the completion of the ongoing and planned projects within the planning period.	Ongoing.	Achieved and ongoing. Recent examples include the CDBG pavement rehabilitation programs, CIP and Work Program Goals.
Program 12: Accessory Dwelling Units	Develop an affordable ADU incentive program.	Develop affordable ADU incentive program by spring 2024.	Discussion at staff level as to how best achieve this goal. Staff met itthroughout the year to review several other jurisdictions' programs to identify the best model. Recommendations will be made to the City Council in early 2025.
Program 13a: Homeowner Assistance Programs	Establish a working relationship with NPHS through annual meetings to develop resources for residents on options for creative ownership housing models or homeowner assistance programs. Offer technical support for grant pursuits such as letters of support.	Meet with NPHS, or other nonprofits and community housing advocacy groups, on an annual basis.	Partially achieved. Contacted NPHS with regard to specific loans, but have not yet established annual meeting dates.
Program 13b: Homeowner Assistance Programs	Maintain resources on City website with annual updates.	Ongoing through planning period.	Achieved and ongoing.
Program 14: Priority Services	Maintain a database of existing and proposed affordable housing developments.	Ongoing.	Achieved and ongoing.
Program 14: Priority Services	Engage in the Water and Sewer System Master Plan updates.	Submit the Housing Element to the East Valley Water District within 1 month of Housing Element adoption.	Achieved.
Program 15a: Fair Housing Mediation	Continue to maintain information on the City's website and send updates to residents through annual e-news blasts to the City's listserv. Ensure that content is culturally appropriate, and offered in multiple languages.	Ongoing through planning period.	Achieved and ongoing through the website and with the Weekly Newsletter.
Program 15b: Fair Housing Mediation	Continue to partner with IFHMB and coordinate annually to gather and analyze local data to inform fair housing priorities and opportunities.	Ongoing	Paritally achieved with information available on website. Annual meetings not yet set.
Program 15: Fair Housing Mediation	Provide annual staff trainings on how to refer complaints and inquiries to IFHMB.	Annually	Achieved and ongoing.
Program 16a: Affordable Housing Preservation Program	Continue to maintain up-to-date information on the City's website.	Ongoing through planning period.	Achieved and ongoing.

Program 16b: Affordable Housing Preservation Program	Maintain and monitor a list of affordable housing developments and year of possible expiration of deed-restriction or other assistance for 100 percent of lower-income units, including extremely low-income units in the City.	Ongoing	Achieved.
Program 16c: Affordable Housing Preservation Program	Establish a working relationship with NPHS through annual meetings to ensure the continued preservation of affordable housing.	Ongoing	Partially achieved.
Program 17a: Housing for Persons with Disabilities	Update the City's website to provide accessibility resources.	Update website with accessibility resources by winter 2023.	No activity.
Program 17b: Housing for Persons with Disabilities	Amend the City's reasonable accommodations procedure and Zoning Code's definition of "Family" to ensure consistency with fair housing requirements and the federal Fair Housing Act.	Amend reasonable accommodations procedure and Zoning Code definition of "Family" by summer 2024	Ordinance drafted. Adoption anticipated in early 2025.
Program 18a: Group Homes and Residential Care Facilities	The City will update the Zoning Code to create separate definitions and permitting processes for Residential Care Facilities (licensed group homes) serving six or fewer residents and those serving seven or more residents, and permit those serving six or fewer persons in all single-family zones subject only to the generally applicable laws that apply to all single-family residences and permit those serving seven or more in at least one zone without discretion.	By winter 2023.	Ordinance drafted. Adoption anticipated early 2025.
Program 18b: Group Homes and Residential Care Facilities	The City will update the Zoning Code to permit unlicensed group homes in single-family zones, subject only to the generally applicable health, safety, and zoning laws that apply to all single-family residences in accordance with state housing law.	Winter 2023	Ordinance drafted. Adoption anticipated in early 2025.
Program 19a: Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy	Permit supportive housing by-right in residential zones that permit multifamily uses and mixed-uses zones that allow residential uses in accordance with AB 2162 (2018).	By winter 2023.	Ordinance drafted. Adoption anticipated in early 2025.
Program 19b: Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy	Permit emergency shelters by-right in at least one zone and ensure that parking requirements accommodate the staff working in the shelter and do not require more parking than other residential or commercial uses within the same zone in accordance with AB 139 (2019).	Winter 2023	Ordinance drafted. Adoption anticipated in early 2025.
Program 19c: Emergency Shelters, Transitional Housing, Permanent Supportive Housing, and Single Room Occupancy	Permit transitional and supportive housing as a residential use in the same manner as other residential uses in the same zone subject only to those restrictions that apply to other residential dwellings of the same type in the same zone pursuant to Government Code section 65583(c)(3).	Winter 2023	Ordinance drafted. Adoption anticipated in early 2025.
Program 20a: Mobile Home Preservation	Require a report for each proposed conversion or closure.	Ongoing through planning period.	No conversions to date.
Program 20b: Mobile Home Preservation	Consider the findings of the report, as well as the impact on the existing housing supply, lower-income households, and displaced persons.	Ongoing	N/A
Program 21a: Collaborative Partnerships	Continue outreach to local affordable housing service providers to identify partnership opportunities, and offer funding application assistance.	Ongoing outreach throughout the planning period.	Partially completed.
Program 21b: Collaborative Partnerships	Support the development of 89 new affordable rental units through a Housing Authority grant and long-term ground lease.	Commit to providing a Housing Authority grant and long-term ground lease by spring 2024 that will facilitate the development of 89 new affordable rental units to be completed in the planning period	Partially completed. Negotiation Agreement in place with Wakeland housing. Multiple applications made to the state and local housing agencies to assist with financing. Application was made to San Bernardino County in 2024 for HOME Investment Partnership funds in the amount of \$5.85 M. This was granted in 2025.
Program 22a: Lot Consolidation Incentive	The City will amend the code to incentivize lot consolidation on specified sites, providing expedited development permit review through priority processing for projects utilizing lot consolidation.	By winter 2023.	Only achieved at staff level. Code amendments still need to be completed.
Program 23a: Annual Progress Reports	Tract housing production, remaining capacity, and program progress.	Ongoing through planning period with annual reports.	Achieved and ongoing.
Program 23a: Annual Progress Reports	Submit adopted Annual Progress Reports (APR) annually by April 1st.	Ongoing through planning period with annual reports.	Achieved and ongoing.
Program 24a: No Net Loss	Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory (Appendix E).	Tracking is ongoing and amendments to procedures will be implemented by winter 2023.	Achieved and ongoing.
Program 24b: No Net Loss	Develop a methodology for tracking remaining capacity.	Ongoing but established by 2023.	Partially completed.

Jurisdiction	Highland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Highland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Jurisdiction	Highland	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.
Notes

Jurisdiction	Highland
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	49
Moderate	Deed Restricted	0
	Non-Deed Restricted	174
Above Moderate		0
Total Units		223

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	24
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		50
Total Units		74

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	217
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		81
Total Units		300