

PLANNING COMMISSION REGULAR MEETING MINUTES
July 15, 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 6:05 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	Brent Merideth
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Octavio Duran, Public Works Director/City Engineer
Matt Wirz, Building Official
Angela Tafolla, Senior Planner
Camille Duarte, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from July 15, 2025 Regular Meeting.

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

PUBLIC HEARINGS

2. Design Review Application No. 25-004 (DRA-25-004) for the Site Plan, Landscape Plan, Grading Plan, and Building Elevations related to the construction of a 5,450 square-foot drive-thru carwash with 19 vacuum stations and to establish a comprehensive sign program for the site and adjacent self-storage, Accessory Sign Permit No. 25-013 (ASR 25-013).(Applicant: Aysar Helo, Location: Greenspot Rd approx. 1.2 miles east of the 210 freeway)

Senior Planner Tafolla presented the staff report.

Vice Chair Thomas asked is this the same project as Quick Quack car wash?

Senior Planner Tafolla stated Quick Quack is further east.

Commissioner Miller stated this project will be draining to the Greenspot Road storm drain. Can we get an update on the Greenspot Road tie in into City Creek?

City Engineer Duran stated this project isn't connecting to the main line on Greenspot Road. It's connecting to an existing catch basin that's on Greenspot Road that connects to the Lowe's shopping center. It then connects going west, which is Caltrans line.

Chair Hamerly opened the public hearing.

Applicant Aysar Helo stated this site plan was supposed to have a gas station and a car wash, but with the too many car washes and gas stations we decided to take away the gas station. It was a really thin lot, we started about 110 feet and when we had the storage in the back originally was what we were going to put in the front. The site plan flows very well. Originally we had a different site plan, but requested we changed it to accommodate to the queuing. I know there's a lot of car washes popping up. I know all of them will do well, but just depending on which one is the is the better wash. With this one, we're a little bigger, lengthwise, our length is about 130 feet inside. We are installing top equipment; we are using a belt versus a full draw system. The design of the building is three story because all of the other car washes have towers. That's my presentation. Thank you.

Commissioner Miller stated it was mentioned that there is a lot of car washes, do you have demand studies to backup that claim?

Applicant Aysar Helo stated there have been and it is a feasible project. It is locally owned, and I will be onsite. I have seen many sites where they are right next to each other, and they do well. We are going to be using a recycled water clarifiers and with minimum freshwater use.

Chair Hamerly stated it was mentioned that the water and sewer is routed onto the site right now and it would mostly be gray water use and using recycled water for the wash cycles. Would that be capturing runoff from roof, both for extra storage and for this facility, filtering that and putting it into a storage chamber?

Applicant Aysar Helo stated there won't be gray water at all. All we are doing is whatever water we wash there is high pressure washers. The filter system goes down to like 5 microns and the recycled water is going to be almost as clean as drinking water.

Commissioner Miller stated I see that there is a fan palm on the landscaping plan. Is it an invasive species?

City's Landscape Architect Rice stated it is Mediterranean fan palm, it is low growing clustered palm, not invasive.

Chair Hamerly stated on the west facade of the car wash is on a 5 foot setback and there is no opportunity for tree cover at that location. Are there any solutions that we can soften a two story facade that is directly on the drive aisle that enters into the marketplace parking lot?

City's Landscape Architect Rice stated if you are looking at the In N Out property, the building elevation shows trees, but the landscape plan shows skyrocket junipers.

Chair Hamerly stated regarding the site plan, is there a Conditional of Approval that requires for screening of all the ground mounted equipment, would that include the vacuum equipment? How would it be shielded?

Applicant Aysar Helo stated the vacuums are enclosed. The only ones that are not enclosed are the suction one.

Vice Chair Thomas stated regarding the color red that was chosen, I just don't care for it at all. I think it clashes because of the Coronado stone that was selected. It almost has like a reddish purple kind of hint to it and when it's compared with the red.

Applicant Aysar Helo stated the color is fire red.

Vice Chair Thomas stated the car wash is named Rush Wash, is that the only business that exists for this type of car wash?

Applicant Aysar Helo stated yes, it is my son's name.

Chair Hamerly stated it looks like there is three different signs sizes and alignments. They show they are 36 square feet.

Applicant Aysar Helo stated they are the same size. The sign that says free vacuum is the final sign.

Vice Chair Thomas stated I was looking at different shades of red, and I like deeper shades of red, less bright.

Applicant Aysar Helo stated I am open to looking into a different shade of red.

Chair Hamerly stated under planning conditions page is 58, Item 3A and page 59, item 14 is a little bit of duplication. It is talking about parking spaces and the lighting levels. It stated, "All parking areas should be provided at nighttime, security, lighting, .5 foot candles." On item 14 it stated "All parking spaces will be right with nighttime, security lighting not to exceed .5. I don't know if those are saying two different things for a different reason, but they look to be highly repetitive.

Senior Planner Tafolla stated we could remove item 14.

Chair Hamerly stated Item 22 it stated, "All rooftop down drain should be installed on the interior of the building." Is that inside the walls or in the interior of the building?

Senior Planner Tafolla stated the point of that condition is so there is no exterior drains.

Chair Hamerly stated you might want to rephrase, to state inside the exterior walls of the building.

Commissioner Miller stated on utilities and construction condition item 42, it stated "Comply with the applicable requirements of NPDS permit program, provide written verification with the regional board specifying the projects WDID." Given that you've already been performing disturbance activities on site. Have you already acquired your WDID?

Applicant Aysar Helo stated I honestly do not know.

Commissioner Miller stated I would check with your Civil Engineer and see if they have acquired it and register their project and if you have not I would do it quickly.

Chair Hamerly stated on the engineering condition on page 73, item 14. It is talking about street improvements, and I think staff report referenced this, but I also remember from Extra Space Storage that they were doing the street improvement. Is that something that pertains to this project for item 14?

City Engineer Duran stated within Public Works and Engineering we know the storage project is under construction, you can never really be too sure. So, we tend to double up on the condition to make sure it's actually captured. Since the frontage is the same realistically it's whoever comes in first will be required to do the improvements before the occupancy.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2025 - 014 approving Design Review Application No. 25-004 for the Site Plan, Grading Plan, Landscape Plan, and Building Elevations related to the construction of a 5,450 square-foot drive-thru carwash with 20 vacuum stations, subject to the Conditions of Approval and the Findings of Fact as modified; and
2. Adopt Resolution No. 2025 - 015 approving Accessory Sign Review Application No. 25-013 to establish a sign program for a drive-thru car wash facility, subject to the Conditions of Approval and the Findings of Fact; and;
3. Direct Staff to file a Notice of Exemption with the County Clerk and the Board of Supervisors. Motion carried 4-0, with Commissioner Merideth being absent.

RESOLUTION NO. 2025 -014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF HIGHLAND, CALIFORNIA, APPROVING ACCESSORY SIGN
REVIEW (ASR 25-013), TO ESTABLISH A SIGN PROGRAM FOR

DRIVE-THRU CARWASH LOCATED SOUTH SIDE OF GREENSPOT RD. APPROXIMATELY 1.2 MILES EAST OF THE 210 FREE-WAY AT FIFTH STREET/GREENSPOT RD. EXIT. ASSESSOR'S PARCEL NUMBERS: 1201-341-72.

RESOLUTION NO. 2025-015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 25-004) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR THE CONSTRUCTION OF A 5,450 SQUARE FOOT DRIVE-THRU CARWASH WITH 19 VACUUM STATIONS ON AN APPROXIMATELY 1 ACRE SITE LOCATED SOUTH SIDE OF GREENSPOT RD. APPROXIMATELY 1.2 MILES EAST OF THE 210 FREE-WAY AT FIFTH STREET/GREENSPOT RD. EXIT. ASSESSOR'S PARCEL NUMBERS: 1201-341-72.

3. An Application by East Highland Land, LLC for the development of a 113-unit single-family planned residential community requiring a General Plan Amendment (GPA 24-002) and Zone Change (ZC 24-002) from Low Density/Single-Family Residential (LD/R1-10,000) to Planned Development (PD); Conditional Use Permit (CUP 24-006) for the adoption of a Planned Development; Design Review Application (DRA 24-009) for a related Site Plan, Building Elevations, Conceptual Landscaping and Grading Plan; Tentative Tract Map No. 20721 (TTM 24-003) for the subdivision two parcels into 113 residential lots and common areas; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003). (Representative: Diversified Pacific, Location: North of Greenspot Rd, South Santa Ana Canyon Rd.)

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked are there plans by the city or other agencies to ensure detailed floodplain studies in this area?

City Engineer Duran stated during this project we completed a Letter of Map Revision (LOMR), and it is out of the flood zone. They did prepare a study to receive approval from Federal Emergency Management Agency (FEMA) that was supported by the city. It was a recertification process and FEMA agreed that based on the hydrology study the boundaries of the floodplain could be updated and it is out of the project site.

Commissioner Miller stated the hydrology report does reference the FEMA mapping and shows the site within Zone A.

City Engineer Duran stated I am not certain it was attached in the package, but this map will be official by the end of October 2025. It will be live on their website, and we received an approval letter from FEMA.

Commissioner Miller asked does the city have a supporting study that will be supportive of this?

City Engineer Duran stated we do.

Commissioner Miller stated regarding the Line Fire we had debris in Plunge Creek and Flood Control cleaned the accumulated sediment; however, some was spread. I have concerns over current capacity of Plunge Creek. The levee that runs along Plunge Creek has a slump in the levee about 250 feet upstream. I would be interested if you could share the study with me.

City Engineer Duran stated I can do that.

Chair Hamerly opened the public hearing.

Applicant's Representative Nolan Leggio introduced himself and the development team with Diversified Pacific. I want to thank Assistant Community Development Director Stater and City Engineer Duran for their efforts on this project. Regarding the FEMA process, when Plunge Creek was installed there was a Letter of Map Revision (LOMR) done 20 years ago, however they never processed the LOMR because Flood Control did not care about removing them from the flood maps. Flood Control is the applicant to FEMA; it is not Diversified. We are here to answer any questions for you all.

Chair Hamerly stated on the proposed development standards on page 5, it stated a minimum front setback of 3 feet, however in the presentation it stated 5 feet.

Assistant Community Development Director Stater stated 3 feet is front yard, and minimum street side yard setback is 3 feet and interior set back is 5 feet.

Chair Hamerly stated typically, the development application and monument signage plays a big role. All of the gateway entries I am assuming will have signage, but the first southernmost intersection off Alta Vista has four corners which would be an opportunity, and another would be access point on Santa Ana Canyon Avenue. There is not landscaping and an entry sign into a development would have landscaping. I would like to see the landscape plan before it is implemented.

Assistant Community Development Director Stater stated the Applicant has declined monument signs at this time. In the future they prefer wall mounted signs. We can modify the Planning Condition.

Chair Hamerly stated on page 322 Conditional of Approval 35A stated "Architectural control shall be provided and shall include but be not limited to establishing requirement to obtain approval from the City of Highland for any additions, patios, accessory building structures and establishing minimum design guidelines." There are more than a handful of parcels in the entire development that have more than 10 feet for a rear yard. There is very little opportunity any of those even accessory structures would be allowable with the exception of maybe 10% of the lots in the entire development.

Assistant Community Development Director Stater stated they could build patio covers or a small accessory storage. The purpose of the condition itself is so there is no confusion in the future when the individual homeowners comes in on what the Homeowner's Association (HOA) allows

and the city has acknowledged what will be allowed. We can modify page 319; Condition 13 is for the neighborhood identification to come back to Planning Commission at a future date.

Commissioner Miller stated regarding the tract map and looking at the two basins that are that are proposed there, were those designed per San Bernardino County hydrology detention basin standards?

Applicant's Civil Engineer Rob Ohe stated yes they were. In conjunction with the cities consultant/ plan checker they used the San Bernardino County technical guidance document and the San Bernardino County template. It was reviewed by cities consultant and staff.

Commissioner Miller stated historically this is a floodplain. Plunge Creek used to drain through this property 50-60 years ago and there is potential even though the updated floodplain map does not show it for clogging to occur under the bridge. The old Greenspot Road area has been historically flooded, and houses have been damaged. Are there rationale that you can present to alleviate those concerns?

Applicant's Civil Engineer Rob Ohe stated we have a LOMR. Plunge Creek has been studied by our consultant who specializes in floodplain mapping and Plunge Creek was also reviewed by city staff, San Bernardino County staff and FEMA.

Commissioner Miller stated the new storm drain looks like it is being proposed on Greenspot Road?

Applicant's Civil Engineer Rob Ohe stated correct.

Chair Hamerly stated both basins have an emergency spillway which discharges across the sidewalks into the street directly.

Applicant's Civil Engineer Rob Ohe stated it is an emergency spillway. That is designed to happen in a 1,000 year storm.

Chair Hamerly asked what is the anticipated streetscape for shading/landscaping that is being vacated to development here?

Assistant Community Development Director Stater stated it has not been designed yet. We work in conjunction with the City Landscape Architect and the developer to ensure that it is heavily landscaped.

Chair Hamerly stated if we could get something that is replicating the profile down by Clubview Drive or towards Vista Verde by D.R. Horton where it is a curb adjacent parkway, to ensure the sidewalk is shaded on both sides. It is brutal in summer without having 3/4 of a mile without shade. Can we see that once it is designed before it is implemented?

Assistant Community Development Director Stater stated yes. We can modify Planning Condition No. 18 that stated "The improvement plans for this area shall be submitted to the Community Development Director and Public Works Director for approval shall be submitted to the Community Development Division for approval by the Planning Commission.

Chair Hamerly stated the other concern has to do with interior. There are some yards that have a 5 foot setback that is almost big enough to put in a tree and there are very narrow streets. I am assuming the Fire Department has reviewed this, but typically they want to see a 26 foot wide street, however in this case 18 inches of that is rolled curb, so it is technically not a 26 foot wide street. Has the Fire Department signed off on this?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated the same lot numbers that were recited for the landscape issues, but I am targeting lots 1-8, 62-68, 74-82. I would like those flags specifically for enhanced elevations something equivalent to the front facade, especially on Santa Ana Canyon Avenue. There will be no screening whatsoever along Alta Vista for lots 62-68 and 1-8. The access between lots 67-68 the two homes are going to be 28 feet apart, not sure where the garage is located, but usually you want to see about 24 feet of backup space coming out of the garage. Something needs to be changed because it is going to be tight.

Assistant Community Development Director Stater stated the garage is on sheet 3.

Chair Hamerly stated the garage is on the west side of lot 68. Regarding the floor plans, front yard landscaping and one of the models has a side entry and it has a 5 foot set back. If they push the return wall just in the back of the front door and ran it across to the adjacent property, then at least would have the ability to have some elbow room going to that entry. The other way to increase 10% of your usable yard area for every lot in the subdivision would be to have one side be a 0 lot line. That way, instead of having 25 foot setbacks now, at least it will be a 110 foot setback and have something usable on the side, and it would have minimal impact.

Chair Hamerly stated regarding architectural exhibit plan 1, if that was on a zero lot line, there are no windows or openings in that except for the pedestrian garage door. There are three facades that virtually have no architectural treatment to break up the roof line, minimal treatment on the rear elevation. It is a major concern, something needs to be done at the roof line to enhance it, such as introduce a gable or pop out.

Vice Chair Thomas stated lately a lot of the tracts that have come before us are missing the rear elevations and areas that are visible. It seems like each one is less and less, and this one is the most or the least I have seen so far out of all of the developments.

Applicant's Representative Nolan Leggio stated listening to the conversation regarding architecture, I understand your concern, particularly on the visible rears. As you mentioned, spending money on the side is not really visible from the public and is not something people who want to buy the homes want to spend money on. To give you more context, when we first started this project, we looked at a variety of different densities on what makes the most sense. There was out preliminary applications looking at townhouses and had conversations about going denser. Due to the character around single family housing, we thought the best bang for your buck is the product mix where your home buyers are receiving more value than a townhouse. There is a price point element to the product we are proposing to begin with which is first time homebuyer housing and obviously larger lots ease some of those concerns, but it does make the housing more expensive and harder for people to afford. I recognize the concerns, particularly on the high visibility public facing rears.

Chair Hamerly stated on A4, regarding the stair and restroom windows, the right elevation has an offset condition. It shows stepped windows, and I would suggest pick an elevation and go with it, because when they are right next to each other and more or less a foot difference in height, it looks odd. On the Farmhouse front elevation, I am not sure the thickness of the columns are, but we only have a 3.5 foot wide opening between them and it is massive.

Vice Chair Thomas stated I really like the colors that were chosen for these homes. The front is beautiful.

Vice Chair stated I have a question regarding the color palettes, what determines which house gets which color? Do homeowners get to pick or is it established on a certain number of houses?

Applicant's Representative Nolan Leggio stated in the precise grading plan we will put elevation and color schemes on every house, and we will pre plot that and plan a review during the final engineering process with the city. If the homeowners request to pick a certain color we will review it and see if it is possible, we just do not want two or three sequentially. If it works we will try to accommodate it, however it will have to be modified with what the city has approved.

Commissioner McCance stated regarding the landscaping plans, I noticed the drought resistant plants are toxic to dogs and we are a very dog friendly community here. Are the plants going to be near walking paths?

City Landscape Architect Rice stated the Applicant's Landscape Architect proposed a generalized plant pallet; they have not shown an exact layout of the shrubs. We can look at that closer during the construction drawings and work with the Applicant's Landscape Architect to be cognizant of the public spaces and where dogs will be walking.

Chair Hamerly stated back to the maneuvering spaces getting out of driveways.

Commissioner Miller stated we have been seeing a lot more of these hammerhead type of situations, are we 100% confident that trash service will be able to meander through these streets and access the trash cans?

Assistant Community Development Director Stater stated Public Services Manager Morgan who oversees solid waste and recycling, and her typical response is, is if the fire truck can get there, the trash truck can do the same, however she did not comment otherwise.

Chair Hamerly stated would these lots that are served off an alley have to drag their trash can all the way to a street?

Assistant Community Development Director Stater stated that is not my understanding.

Commissioner Miller stated there are a couple of cases where there is a driveway at the very end of the alley, and the residents trying to get their trash can out and a trash truck trying to get out.

Assistant Community Development Director Stater stated yes, I see what you are referring to. That one is going to have a challenge, and they will have to pull their trash cans out a bit.

Chair Hamerly stated those are the lots I was looking for which are lot 8, 13, 20 and 100. Those four lots have a curved driveway and backing all the way to the street in the case of lots 13 and 14. You're backing all the way down an alley to be able to make a three-point turn to turn around. That could be difficult because it looks like those might be 80 to 90 feet. There is not a straight space to back out, it is an instant curve once you leave the garage.

Assistant Community Development Director Stater stated there is maximum number for them to back up. I do not recall what it is, however, I will check with Public Service Manager Morgan to check those figures and make sure the service will be handled properly.

Chair Hamerly stated we have Planning Condition Approval No 13, and 18 to modify. Engineering Conditions of Approval No. 13 stated "Santa Ana Canyon road complete sidewalk gap in accordance with City Highland standards installation of curb ramps to be compliant with current ADA." That walkway would not be continuous on the south side of Santa Ana Canyon and there is a note that landscaping is not required. Is that because it is out of the right of way?

City Engineer Duran stated the property to the east of the project is owned by the Flood Control District, so we extended the requirement to install sidewalk so that we would not leave a gap. The sidewalk would be installed on the flood control frontage, and it would not leave a gap between the project and the Flood Control site. There will be no landscaping in the Flood Control property.

Chair Hamerly stated ok thank you.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to adopt Resolution No. 2025 -016, recommending the City Council take the following actions:

- Approve a Mitigated Negative Declaration (ENV 24-003) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;
- Approve a General Plan Amendment (GPA 24-002) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);
- Approve a Zone Change (ZC 24-002) to change the zoning designation of the site from Single-Family Residential (R1-10,000) to Planned Development (PD);
- Approve a Conditional Use Permit (CUP 24-006) for a Planned Development consisting of a 113-unit single-family development and related improvements, subject to the Conditions of Approval and Findings of Fact as modified;
- Approve a Design Review Application (DRA 24-009) for the Site Plan, Building Elevations, Conceptual Grading, and Conceptual Landscape Plan

for the residential development, subject to the Conditions of Approval and Findings of Fact as modified; and

- Approve Tentative Tract Map No. 20721 (TTM-24-003) for the subdivision of two (2) parcels into 113 single-family lots and common areas, subject to Conditions of Approval and Findings of Fact as modified. Motion carried, 3-1, with Chair Hamerly voted no and Commissioner Merideth being absent.

Chair Hamerly stated I support the zone change and Conditional Use Permit. However, I am voting no because I have serious misgivings about the Design Review Application. If those items are worked out per our discussions and then I would have a greater level of comfort, but that is one aspect I do not support. When there is a Planned Development it is to have superior design and some benefit that you could not achieve with a regular traditional subdivision. I do not think they went far enough in giving the extra level of design. It is primarily for item E, Design Review Application.

RESOLUTION NO. 2025 - 016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AN APPLICATION FOR THE DEVELOPMENT OF A 113-UNIT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT INCLUDING GENERAL PLAN AMENDMENT NO. GPA 24-002 AND ZONE CHANGE NO. ZC 24-002 FROM LOW DENSITY/SINGLE-FAMILY RESIDENTIAL (LD/R1-10,000) TO PLANNED DEVELOPMENT, CONDITIONAL USE PERMIT NO. CUP 24-006 FOR THE ADOPTION OF A PLANNED DEVELOPMENT, DESIGN REVIEW APPLICATION NO. DRA 24-009 FOR THE RELATED SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPING AND GRADING PLAN, TENTATIVE TRACT MAP NO. 20721/TTM-24-003 FOR THE SUBDIVISION OF TWO PARCELS INTO 113 RESIDENTIAL LOTS AND COMMON AREAS, AND THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL FILE NO. ENV 24-003, LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA, ASSESSORS PARCEL NUMBERS 1210-371-14 & 1210-371-16.

4. Municipal Code Amendment (MCA 25-002) to consider amending Chapter 16.76 Floodplain Management of the Highland Municipal Code with Federal Emergency Management Agency (FEMA) requirements and making a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3).

City Engineer Duran presented the staff report.

Commissioner Miller asked are there specific impacts to residents within the city that currently are within the floodplain and are paying flood insurance?

City Engineer Duran stated no specific impacts. Right now, we are eligible for the program. This is really to maintain eligibility, so I guess not doing this could impact our compliance and they could scale back the insurance program for the city.

A MOTION was made by Commissioner Miller and seconded by Vice Chair Thomas to adopt Resolution No. 2025 - 017 recommending that the City Council:

1. Introduce an ordinance to amend Chapter 16.76 *Floodplain Management* to comply with Federal Emergency Management Agency (FEMA) requirements; and
2. Making a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15061(b)(3). Motion carried, 4-0 with Commissioner Merideth being absent.

RESOLUTION NO. 2025 - 017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE HIGHLAND MUNICIPAL CODE, TITLE 16 (LAND USE AND DEVELOPMENT), CHAPTER 16.76 (FLOODPLAIN MANAGEMENT) TO UPDATE REQUIREMENTS IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); MUNICIPAL CODE AMENDMENT (MCA 25-002).

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled August 19, 2025.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:25 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

