

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

July 15, 2025

6:00 p.m.

City Hall

Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Nicole McCance, Commissioner
Brent Merideth, Commissioner
Jarrod Miller, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III
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 聒

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 July 15, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the July 15, 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
July 15, 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 July 15, 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 June 17, 2025 Regular Meeting.

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

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)

RECOMMENDATION: Staff recommends the Planning Commission

1. Adopt Resolution No. 2025 - _____ 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 19 vacuum stations, subject to the Conditions of Approval and the Findings of Fact; and
 2. Adopt Resolution No. 2025 - _____ 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 Direct Staff to file a Notice of Exemption with the County Clerk and the Board of Supervisors.
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.)

RECOMMENDATION: The Planning Commission adopt Resolution No. 2025 - _____, 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;
 - 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; 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.
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).

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2025 - ____ 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).

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 9th of June 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: June 9, 2025



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 15, 2025

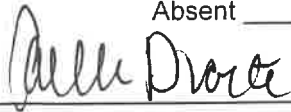
FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Duarte, Administrative Assistant III

SUBJECT: Minutes from the June 17, 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
June 17, 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
	Commissioner	Vacant

Staff Present: Kim Stater, Assistant Community Development Director
Octavio Duran, Public Works Director/City Engineer
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the June 17, 2025 Regular Meeting.

A **MOTION** was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as amended. Motion carried 4-0.

PUBLIC HEARINGS

2. Conformance of the City of Highland's Capital Improvement Program for Fiscal Year 2024-2025 with the City of Highland General Plan.

City Engineer Duran presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Miller stated the cost breakdown seemed to be low. Regarding the SR 210 interchange for \$1,200 for environmental phase design, are those costs representative?

Public Works Director Duran stated it looks low, but on page 10, we listed 653 so it is \$653,000.

Chair Hamerly stated you will need to add three zeros to every number on the spreadsheet.

Commissioner McCance stated where would the city receive the \$51 million if it is completely funded by 2028?

Public Works Director Duran stated we are applying for grants and by the time we get to that stage we will have funding.

Chair Hamerly stated once the environmental is approved through plan review, does that help receiving the grant quicker?

Public Works Director Duran stated once you have a shovel ready project it will be more competitive. When agencies are granting funds they are likely to select projects and are ready to start construction and do not hit the potential roadblocks.

Commissioner Miller asked are there one or more projects in this spreadsheet that are a priority for the city to move forward with?

Public Works Director Duran stated all these projects are important, however these bridge and interchange projects are priority since they have been in the books for a long time. 5th Street is definitely on the top of our list.

Chair Hamerly asked does the funding have inflation adjustments?

Public Works Director Duran stated they do not account for inflation, however that is when the city will need to account for that.

Vice Chair Thomas asked what is the public art going to be for the Base Line interchange improvements?

Public Works Director Duran stated we are working with Caltrans to get those art designs approved.

Assistant Community Development Director Stater stated yes, orange crate labels.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner McCance and seconded by Vice Chair Thomas to adopt Resolution No. 2025 - 012 to make a finding that the City of Highlands' Capital Improvement Program (CIP) for Fiscal Year 2025-2026 (FY25/26) is consistent with the City of Highland's General Plan. Motion carried 4-0.

RESOLUTION NO. 2025-012

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA FINDING THE CITY OF HIGHLAND CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2025-2026 IN CONFORMANCE WITH THE CITY OF HIGHLAND GENERAL PLAN.

3. An Addendum to the previously approved Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the City of Highland Victoria Avenue Roadway Improvements Project; City File No. Environmental Review ENV-18-005.

Commissioner McCance recused herself from the item due to a conflict of interest.

Public Works Director Duran presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Miller stated on page 2 where it stated updated project details, I was thinking all of those bullets listed have outlined all the changes that were going to be included in the addendum.

Public Works Director Duran stated the widening required those right of way impacts without, however that widening was required to fit these items. The addendum is capturing that extra right of way needed to focus at the intersection.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to Adopt Resolution No. 2025 – 013 to approve the *Addendum to the Victoria Avenue Roadway Improvements Project Initial Study/Mitigated Negative Declaration*. Motion carried 3-0, with Commissioner McCance abstaining.

PC RESOLUTION NO. 2025 - 013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AND ADOPTING AN ADDENDUM TO THE PREVIOUSLY CERTIFIED BASE LINE BRIDGE REPLACEMENT PROJECT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (CITY FILE NO. ENVIRONMENTAL REVIEW ENV 18-005).

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled July 17, 2025.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:32 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 15, 2025

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Angela Tafolla, Senior Planner *AT*

SUBJECT: 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).

LOCATION: South side of Greenspot Rd. approximately 1.2 miles east of the 210 free-way at Fifth Street/Greenspot Rd. exit. (APN-1201-341-72).

OWNER/ APPLICANT: Aysar Helo

RECOMMENDATION: Staff recommends the Planning Commission

- 1) Adopt Resolution No. 2025 - _____ 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 19 vacuum stations, subject to the Conditions of Approval and the Findings of Fact; and
- 2) Adopt Resolution No. 2025 - _____ 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

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

- 3) Direct Staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

PUBLIC NOTICE: As required by the City Council, a notice of public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three hundred (300) feet of the project site and to parties requesting notice. The Planning Commission Agenda was posted at the City's three designated posting locations on July 10, 2025. No further notice is required.

PUBLIC COMMENT: At the time of this Staff Report, one (1) public comment letter was received from a managing member and declarant of the CC&Rs for the property located immediately west of the project site. The comment raised concerns regarding the original two-foot (2') building setback along the shared property line and the potential for encroachment during future building and landscape maintenance. Additional concerns were noted regarding the building height and the potential for a tunnel-like effect between the proposed development and the adjacent commercial center (Attachment 3 – Public Comment Letter).

In response, the applicant revised the site plan to increase the building setback along the western property line from two feet (2') to five feet (5'). The landscape plan was also updated to include low-maintenance ground cover and shrubs that can be maintained entirely within the subject property, addressing access and long-term maintenance concerns. The commentor was provided the revised plans, no additional comment have been received.

DESCRIPTION OF THE SITE: The project site is approximately 1 acre on the south side of Greenspot Road, mid-block between Boulder Avenue and the 210 Freeway (Attachment 1 – Vicinity Map). A vacant parcel with developments on each side, the site is adjacent to In-N-Out and a shopping center to the west, the existing Universal Self Storage facility on the east, and Extra Space Self Storage to the south. To the north, across Greenspot Road, is Costco, within the Greenspot Village and Marketplace Specific Plan.

The project fronts Greenspot Road which is fully developed with two lanes in each direction, a landscape median and street lights. The proposed carwash and the under construction Extra Space Self Storage to the south will have shared access to Greenspot Rd.

The site is designated Planned Development (PD) under both the General Plan and Zoning Map, and development standards are regulated by the Planned Development document adopted through Conditional Use Permit No. 23-006, approved by the Planning Commission on June 20, 2023 (Attachment 6 – Approved PD Document, CUP 23-006).

BACKGROUND: On August 21, 2018, the Planning Commission approved Conditional Use Permit No. 17-003 and Tentative Parcel Map No. 15814 (Recorded on 3/8/2022) with

the adoption of Resolution 2018-011, establishing a site-specific Planned Development (PD) Document and associated design guidelines for the subject property and subdivided two (2) parcels into four (4).

On June 20, 2023, the Planning Commission approved Conditional Use Permit No. 23-006 and Lot Line Adjustment No. 23-001 (Recorded on 5/22/2024), which amended the previously approved PD Document and adjusted the property boundary between Parcel 1 and the subject Parcel 2 of the recorded Tentative Parcel Map.

Parcels 3 and 4 have not yet been developed and the approximate 1.32 acre frontage remains vacant.

ENVIRONMENTAL DETERMINATION: The project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. *In-Fill Development Projects* which consists of projects meeting the following conditions (a) through (e):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations.

Staff Response: The General Plan and zoning designations for the property are Planned Development (PD). Within PD designated areas, residential land uses, public facility, commercial, and all employment-generating uses are appropriate subject to applicable policies and ordinances. The proposed use as a drive-thru car wash is permitted. The project is also subject to the Municipal Code provisions regarding site development, parking and circulation. The project is in compliance with these and other applicable standards.

(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

Staff Response: The site is comprised of approximately 1 acre and is surrounded on three sides by urban uses. To the west side is an existing shopping center including a service station, quick service restaurant and retail/service shops (Chevron with convenience store and car wash, In-n-Out, real estate office, Einstein Bagel, Wing Stop, and Trendsetters salon and day spa). To the east is a vacant parcel appropriately sized for commercial development and containing a significant portion of its necessary right-of-way improvements. To the north is Greenspot Road, a fully-improved 4-lane road, Costco Warehouse and attached Residential Multiunit complex. To the south and currently under construction is Extra Space Self Storage.

(c) The project site has no value as habitat for endangered, rare or threatened species.

Staff Response: The site is located within critical habitat for the San Bernardino Kangaroo Rat and Los Angeles Pocket Mouse. On May 22, 2025, the Applicants prepared a focused trapping survey for the federally endangered San Bernardino

Kangaroo Rat (SBKR) and habitat assessment for the California Species of Special Concern Los Angeles Pocket Mouse (LAPM). The trapping results were negative and the property currently does not represent habitat that is suitable for the SBKR or LAPM (Attachment 2 – Results of Focused Trapping Survey).

The report concluded that, “The developed nature of the Project site, the absence of suitable native vegetation communities, make it unsuitable for SBKR and/or LAPM occupation. The absence kangaroo rat and LAPM sign during the 2025 and 2023 habitat assessments, and 2018 SBKR and LAPM trapping survey, indicates that SBKR and LAPM are absent from the Project site and due to the recent development, the Project site no longer contains any suitable vegetation or suitable soils for digging burrows. Therefore, no further avoidance, minimization, and/or mitigation measures for the species are recommended at this time.”

(d) Approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality.

Staff Response: Access to the site is provided from Greenspot Road, a fully improved arterial with two travel lanes in each direction, a landscaped center median, and street lighting. The City previously anticipated commercial development on this site and incorporated this land use into its long-range circulation planning. As such, the design and capacity of Greenspot Road accommodate the traffic volumes expected from this project. The proposed car wash is not anticipated to generate traffic that would exceed the roadway’s capacity or significantly impact local circulation. Therefore, no significant traffic-related impacts are expected as a result of the project.

On May 28, 2025, the Applicants received approval by the City for their Conceptual Water Quality Management Plan. A Final Plan is required to be submitted prior to the start of construction. All necessary improvements will be installed per City and State regulations.

The project has been conditioned to ensure the appropriate air quality measures are in place to adequately mitigate any air quality concerns generated during construction.

(e) The site can be adequately served by all required utilities and public services.

Staff Response: The site is located within an urbanized area, with existing development on all sides. All utilities and public services are available in close proximity, with infrastructure installed to the property line and ready for future connection.

PROJECT REVIEW: The proposed development is subject to the review and approval of three land use entitlements: Design Review, a Sign Program, and an Environmental Determination pursuant to CEQA.

Design Review Application (DRA-25-004)

Site Plan

The proposed project consists of a 5,450 square foot fully automated express car wash, featuring a rectangular tunnel structure that includes both washing and drying functions. The tunnel is located along the westerly property line, with site circulation designed to maximize queuing efficiency and minimize operational conflicts. Vehicle entry begins at the northern end of the site with a double aisle queuing configuration, providing space for up to 19 vehicles prior to the pay station.

After passing through the pay station, vehicles enter a 14-foot-wide single drive aisle that leads directly into the car wash tunnel. The total queuing length from entrance to tunnel is approximately 300 feet, offering ample stacking capacity to support continuous operation and avoid on-site congestion. Additional site features include designated parking, vacuum stations, a trash enclosure, and landscaped setbacks designed in accordance with the approved Planned Development (PD) standards. Overall landscape coverage is estimated at 24 percent, and a below-grade water quality retention system is located beneath the queuing area.

The facility will operate seven days a week from 6:00 a.m. to 10:00 p.m. and will have attendants on site during business hours to assist customers. All vacuum stations are self-service and accessible to car wash patrons.

Circulation & Parking

After completing the wash cycle, vehicles exit into the vacuum area, which includes nineteen (19) self-service vacuum stations and four (4) non-vacuum parking spaces designated for employees, customers, and deliveries. The four dedicated parking spaces meet the minimum requirement of three (3) spaces per Highland Municipal Code Section 16.52.030. In addition, the Applicant has elected to provide one (1) Electric Vehicle Charging Space (EVCS) equipped with an electric vehicle charging system (EVSE).

The 2018 approval of Conditional Use Permit No. 17-003 and the establishment of the Planned Development (PD) document, later amended in 2023 (CUP-23-006), required that Parcels 1, 2, 3, and 4 maintain shared access to support coordinated circulation between existing and future uses.

The Extra Space Self Storage facility, located immediately south of the project site, shares driveway access to Greenspot Road, consistent with the approved PD document.

Building Elevations

The proposed car wash building features a contemporary two-story design with modern lines, integrated branding, and a cohesive neutral color palette. The ground floor contains the tunnel for washing and drying functions, while the second story, located above the

main office area at the northeast corner, is designated for office use. The second story adds height and architectural definition to the front of the building without overwhelming the overall massing, helping to visually balance the transition in height between the proposed structure and the three-story building to the south. The flat roof design with varied parapet heights and architectural projections contributes to the articulation of the building façade.

The exterior features stucco finishes in Sherwin Williams colors “Softer Tan” and “Prairie Grass,” complemented by a stacked Coronado Stone veneer in the color “Caramel Mountain” along the building’s base. Accent canopies, trim, and metal elements are painted in Sherwin Williams “Real Red,” creating a contrast that supports the project's branding and adds visual interest.

Conceptual Landscape Plan

The conceptual landscaping proposed for the site features a variety of trees, shrubs, groundcovers, grasses, vines, and succulents selected for their low-maintenance and drought-tolerant qualities. Along the western boundary, between the building and the property line, the plan includes Breeze Mat Rush grasses and Sky Rocket Juniper for soft screening, transitioning to Nagami Kumquat trees and Low Boy Bank Catclaw shrubs toward the rear of the site.

On the eastern drive aisle, the landscape incorporates Swan Hill Fruitless Olive, Autumn Gold Ginkgo, and Mediterranean Fan Palm trees, complemented by layered accent shrubs to enhance visual interest along the vehicular circulation path. Wood mulch and locally sourced cobblestone are strategically placed throughout the site to enrich texture and overall design (Attachment 4 – Landscape Plan).

Landscaping along the Greenspot Road frontage, including a 10-foot public utility easement and adjacent right-of-way, will be installed by the Extra Space Storage developer. This frontage improvement has been deferred until completion of car wash construction to avoid conflicts during building activity.

The Conceptual Landscape Plan is compliant with the City’s water efficient landscape requirements, Section 16.40.390. as it applies to Landscape Design and Plant Requirements; a licensed landscape architect prepared the project plans, the plant selection and grouping have similar water needs; the plants were selected appropriately based on their adaptability to the climate, geologic and topographical conditions of the site; and no new turf is proposed; and invasive species were avoided to ensuring that the environmentally sensitive areas in the open space to the south will not be negatively affected.

The City’s Landscape Architect has reviewed the conceptual landscape plans and provided feedback included in the Planning Conditions. The Applicant will be required to submit final landscape plans that address any outstanding comments from the conceptual review.

Conceptual Grading Plan

The project site is generally flat with a gentle slope toward the southeast. The proposed grading plan indicates that the finished elevation will gradually fall approximately 2.5 feet from the west to the east side of the site. The car wash tunnel itself slopes slightly from south to north at approximately 0.5%, resulting in a 3-inch (0.25 foot) elevation change along the tunnels length.

Drainage improvements include roof drains and surface catch basins strategically placed throughout the site. These features will convey stormwater to an underground stormwater management basin, located near the north entrance of the car wash tunnel, beneath the queuing area. The grading design ensures on-site drainage is captured and treated consistent with City and regional stormwater requirements (Attachment 4 – Grading Plan).

Sign Program (ASR-25-013)

The Applicant has submitted a comprehensive Sign Program to establish uniform signage for the Rush Wash Express car wash facility. As permitted under Highland Municipal Code (HMC) Section 16.56.180, a Sign Program allows flexibility for signage that may exceed or deviate from standard code limits, provided the overall design achieves a cohesive and visually balanced appearance consistent with the project's architecture.

All wall-mounted signs utilize internally illuminated, individually mounted channel letters in 3M "Red Suede" with white trim caps, maintaining consistency with the approved building color palette. The monument sign is double-sided and features a base and column treatment finished entirely in stacked stone veneer that complements the primary building. Located on the west side of the shared driveway entrance along Greenspot Road, the monument sign provides identification for both the car wash and the adjacent Extra Space Storage facility. The sign face measures approximately 47.17 square feet and will be internally illuminated. Its materials and overall design create a cohesive visual relationship with the site architecture while ensuring clear visibility for vehicles entering the site. (Attachment 5 – Sign Program)

Sign Location	Type	Code Permits	Proposed	Compliant?
North Elevation (Primary)	Major ID Sign	1 per business per street frontage, ≤10% of wall area or 100 sq. ft. (whichever is less)	36.9 sq. ft.	 Yes
East Elevation (Secondary)	Secondary Sign	1 per parking lot frontage, ≤2.5% of wall face or 25 sq. ft. (whichever is less)	36.9 sq. ft.	 No (exceeds 25 sq. ft. maximum)

Sign Location	Type	Code Permits	Proposed	Compliant?
West Elevation (Additional Secondary)	Secondary Sign	Not permitted	36.9 sq. ft.	 No (exceeds the allowed number of secondary signs and 25 sq. ft. maximum)
West side of driveway entrance (front setback not in ROW)	Monument Sign	Max 8' height (for frontage between 100–299 ft)	8'	 Yes
		Max 54 sq. ft. sign face copy area (for 100–299 ft. frontage)	47.17 sq. ft.	

ANALYSIS

Vehicle Washing Development Standards

The Highland Municipal Code does not include specific development standards for vehicle washing facilities. However, similar commercial uses such as vehicle repair facilities are subject to standards that address paving, enclosures, and on-site parking, which provide a reasonable basis for evaluating the proposed project. The subject site will be fully paved and includes landscaping throughout, satisfying requirements for improved surfaces. All washing and drying operations will occur entirely within the enclosed tunnel structure, consistent with expectations for uses that involve water, dirt, and debris. The site provides four (4) dedicated parking spaces, including one (1) electric vehicle charging space with supply equipment and two (2) ADA-accessible stalls, exceeding the minimum requirement of three (3) spaces for a car wash. Additional conditions related to outdoor storage, litter control, and proper handling of wastewater and hazardous materials have been included to ensure compliance with applicable standards.

Planned Development Document

The Planned Development Document established for this site implements the City's existing General Commercial (CG) development standards. Per section 16.20.030 of the Highland Municipal Code. Automobile washing establishments are a permitted use within the General Commercial (CG) zone.

Accessory Sign Program

Although the proposed signage is generally consistent with code, the sign program formally allows the applicant to propose alternatives in scale, style, and placement based on site context and architecture. The sign program supports clear wayfinding, branding,

and visual compatibility with surrounding development, while maintaining compliance with the objectives of the Highland Municipal Code.

SUMMARY

The Applicant's proposal features design elements for the Planning Commission's consideration that provide modern aesthetic appeal and complement both the Golden Triangle policy area and the adjacent Extra Space Storage development. The project is consistent with Goal 2.12 of the General Plan, which calls for the creation of a signature, mixed-use master-planned community that integrates commercial, office, and residential uses in a unique environmental setting. Specifically, the project satisfies Policy 6, which states that land use intensity will be determined upon the adoption of a specific plan, planned unit development, conditional use permit, or similar mechanism. The subject site is governed by a Planned Development (PD) Document adopted through CUP 23-006, which establishes the applicable land use and development standards. As such, the proposed car wash is an appropriate and consistent component of the Golden Triangle's long-range vision. Staff recommends the Planning Commission conditionally approve the proposed project.

- Attachments:
1. Vicinity Map
 2. Results of Focused Trapping Survey
 3. Public Comment Letter
 4. Project Plans
 5. Proposed Sign Program (ASR-25-013)
 6. Approved Planned Development (PD) Document (CUP23-006)
 7. Resolution No. 2025 - ____ to approve Design Review Application No. 25-004
 - a. Exhibit A - Conditions of Approval
 - b. Exhibit B – Project Plans
 8. Resolution No. 2025 - ____ to approve Accessory Sign Review Application No. 25-013
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Sign Plans

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2

Results of Focused Trapping Study



May 22, 2025

Larry Thom
Chief Operating Officer
American Recess Development
85 Keystone Avenue, Suite E
Reno, NV 89503
Via Email: larry@arecess.com

Subject: Results of a Focused San Bernardino Kangaroo Rat and Los Angeles Pocket Mouse Habitat Assessment Conducted for an Approximately 2.59-acre Property, in the City of Highland, California

Dear Mr. Thom:

This letter report presents the results of a focused San Bernardino kangaroo rat (SBKR; *Dipodomys merriami parvus*) and Los Angeles pocket mouse (LAPM; *Perognathus longimembris brevinasus*) habitat assessment conducted by ECORP Consulting, Inc. (ECORP) at the request of American Recess Development for an approximately 2.59-acre Property (Project) in the City of Highland, San Bernardino County, California. This letter report includes life history information for SBKR, a description of the methods used to conduct the survey, and a summary and discussion of the results of the habitat assessment.

Project Location

The approximately 2.59-acre Project site (APNs 1201-341-72 and 1201-341-71) is in the City of Highland, approximately 0.3 mile east of State Route 210, and immediately south of Greenspot Road (Attachment A and Attachment B). The Project site is located in an area depicted on the U.S. Geological Service (USGS) 7.5-minute "Redlands, California" quadrangle, San Bernardino Base and Meridian. The Project site is located within United States Fish and Wildlife Service (USFWS) Designated Critical Habitat for the SBKR.

San Bernardino Kangaroo Rat Natural History and Occurrence in the Project Area

The SBKR, a member of the rodent family Heteromyidae, is endemic to southwestern California. It is one of 19 subspecies of the Merriam's kangaroo rat (*Dipodomys merriami*), which is widely distributed throughout the western United States and northwestern Mexico. Populations of SBKR historically ranged throughout alluvial floodplains and adjacent upland habitats of the San Bernardino Valley in San Bernardino County, as well as southward to the Menifee and San Jacinto Valleys in Riverside County. Twenty-five separate SBKR locations were identified by McKernan (1997) in San Bernardino and Riverside counties, four of which (City Creek, Etiwanda, Reche Canyon, and South Bloomington) supported only small remnant populations of the species. The Santa Ana River, Lytle and Cajon washes, and the San Jacinto River support the largest extant concentrations of SBKR and suitable habitat for this species (approximately 13,697 acres); however only 3,215 of the occupied acres are classified as early successional (pioneer) Riversidean alluvial fan sage scrub (RAFSS), which is the habitat type most

preferred by SBKR. The remaining 10,482 acres are classified as more mature than the open pioneer stage of this vegetation type, making them relatively less suitable for SBKR (USFWS 1998a; USFWS 1998b; USFWS 2009).

SBKR occur primarily in the pioneer and intermediate phases of RAFSS, a plant community with coastal sage scrub and chaparral elements on alluvial terraces and braided river channels in southern California (McKernan 1997). SBKR also can occur in abandoned agricultural fields and orchards, but usually only when such habitats are near suitable natural habitats. SBKR abundance is greatest where there is sandy substrate with low-to-moderate perennial vegetative cover (less than 30 to 50 percent) and minimal dense non-native annual grass cover (McKernan 1997; MEC 2000). Root's (2008a and 2008b) extensive analysis of SBKR occurrence in the Santa Ana River Woolly Star Preserve Area similarly found that SBKR occupancy is negatively correlated with a dense cover of non-native grasses and areas where boulders and rocks dominate the surface, and positively correlated with sandy sparse ground cover and the perennial shrub scalebroom (*Lepidospartum squamatum*).

The Project site is located within USFWS Designated Critical Habitat for SBKR. The SBKR is known to be abundant within the Santa Ana River (SAR) wash system to the south and undoubtedly occurred more broadly in the general area of the Project site historically. Outside of the SAR, various types of development have restricted the populations of this species to certain small, isolated, and less-disturbed parcels of land. A focused small mammal trapping survey was conducted on the subject property in 2018 but was negative and no SBKR were captured (ECORP 2018).

Los Angeles Pocket Mouse Natural History and Occurrence in the Project Area

The LAPM is a small Heteromyid averaging between 8 and 12 grams in weight. LAPM is one of eight subspecies of the little pocket mouse, *Perognathus longimembris* (Brylski et al. 1998). The LAPM is generally rare, its distribution being similar to the historic range of SBKR within San Bernardino and Riverside Counties (Brylski et al. 1998; Dudek 2003). LAPM are most likely to inhabit areas containing fine sandy soils or sandy loams, which are excellent substrates for burrow excavation by this diminutive animal. Like many heteromyids, LAPM dig burrow systems near the base of shrubs or amidst other vegetation types. Trapping studies suggest that LAPM primarily forage under the protection of some form of vegetative canopy and are rarely found in exposed open areas (Dudek 2003). However, the species has also been confirmed in relatively high numbers in open grasslands entirely lacking shrubs (e.g., below Perris Dam, Riverside County; Montgomery 2014). A focused small mammal trapping survey was conducted on the subject property in 2018 but was negative and no LAPM were captured (ECORP 2018).

Methods

A focused SBKR and LAPM habitat assessment of the site was conducted by a biologist permitted to trap and handle SBKR and LAPM under the authority of a federal USFWS 10(a)(1)(A) endangered species recovery permit and California Department of Fish and Wildlife (CDFW) scientific collecting permit. There is no official state or federal protocol for SBKR and LAPM habitat assessments, but the permitted biologist used his knowledge of the species habitat requirements and natural history to assess the Project site's potential to support the species. During the habitat assessment the Project site was

evaluated for habitat conditions potentially suitable for SBKR and LAPM and to determine if a live-trapping survey of the site was warranted. During the assessment the Project site was walked in search of clear evidence of kangaroo rats and LAPM (e.g., tracks, tail-drag marks, scat, obvious burrows). The biologist conducted a focused analysis of all areas exhibiting potentially suitable habitat for SBKR and/or LAPM. Locations with diagnostic kangaroo rat or LAPM sign were marked with a global positioning system (GPS) receiver and flagged as potential trapping areas.

Results

The focused SBKR and LAPM habitat assessment was conducted by ECORP Senior Wildlife Biologist, Phillip Wasz on May 22, 2025, from the hours of 1100-1200, during suitable weather conditions. The habitat assessment confirmed that the Project site is currently under development and most of the Project site contains structures that are being built and associated construction equipment and did not contain any native vegetation communities. The Project site was completely devoid of vegetation and the soils on site were no longer suitable for small mammals due to compaction from construction activities.

The property is bounded by Greenspot Road to the north and commercial development along the east and west borders, and beyond the southern border, a steep slope leads up to a flood control dike, separating the property from Plunge Creek and the general floodplain of the Santa Ana River (SAR) to the south. The top of the southern dike is heavily disturbed and exhibits very compacted soils and scattered small patches of disturbed scrub vegetation. Rodent burrows were extremely scarce on the top of the dike. The dike drops steeply to the south and transitions into Plunge Creek and then the general SAR floodplain beyond. The general area south of the dike is heavily disturbed by a large sand and gravel mining operation. Representative photographs of the project site are found in Attachment C.

No suitable SBKR or LAPM habitat was present on the Project site and no kangaroo rat sign (active burrows, scat, tail drag marks) or LAPM sign (e.g., LAPM sized burrows) were observed on the project during the habitat assessment.

Discussion and Conclusion

The developed nature of the Project site, the absence of suitable native vegetation communities, make it unsuitable for SBKR and/or LAPM occupation. The absence kangaroo rat and LAPM sign during the 2025 and 2023 habitat assessments, and 2018 SBKR and LAPM trapping survey, indicates that SBKR and LAPM are absent from the Project site and due to the recent development, the Project site no longer contains any suitable vegetation or suitable soils for digging burrows. Therefore, no further avoidance, minimization, and/or mitigation measures for the species are recommended at this time.

Although the Project site is located within designated critical habitat for SBKR, critical habitat designations do not affect activities by private landowners if there is no federal "nexus"—that is, no federal funding or permits are required to carry out the activity. However, activities that involve a federal permit, license, or funding, and are likely to destroy or adversely modify critical habitat will be required to consult with the USFWS to determine if a "take" authorization is required. Under section 7 of the

Endangered Species Act, all federal agencies are required to use their authorities to help conserve imperiled species. Currently, no federal nexus has been identified for the Project (e.g., no federal funding or permits are required to develop the property), thus a "take" permit is not currently required for destroying or adversely modifying SBKR designated critical habitat.

Certification

Thank you for the opportunity to work on your Project. If you have any questions regarding the contents of this letter report, please contact me at (714) 943-1563/pwasz@ecorpconsulting.com.

CERTIFICATION: I certify that the information in this survey report and attached exhibits fully and accurately represents my work.

SIGNED: _____



Phillip Wasz
Senior Wildlife Biologist
ECORP Consulting, Inc.
215 N. 5th Street
Redlands, CA 92374

DATE: May 22, 2024

Attachments:

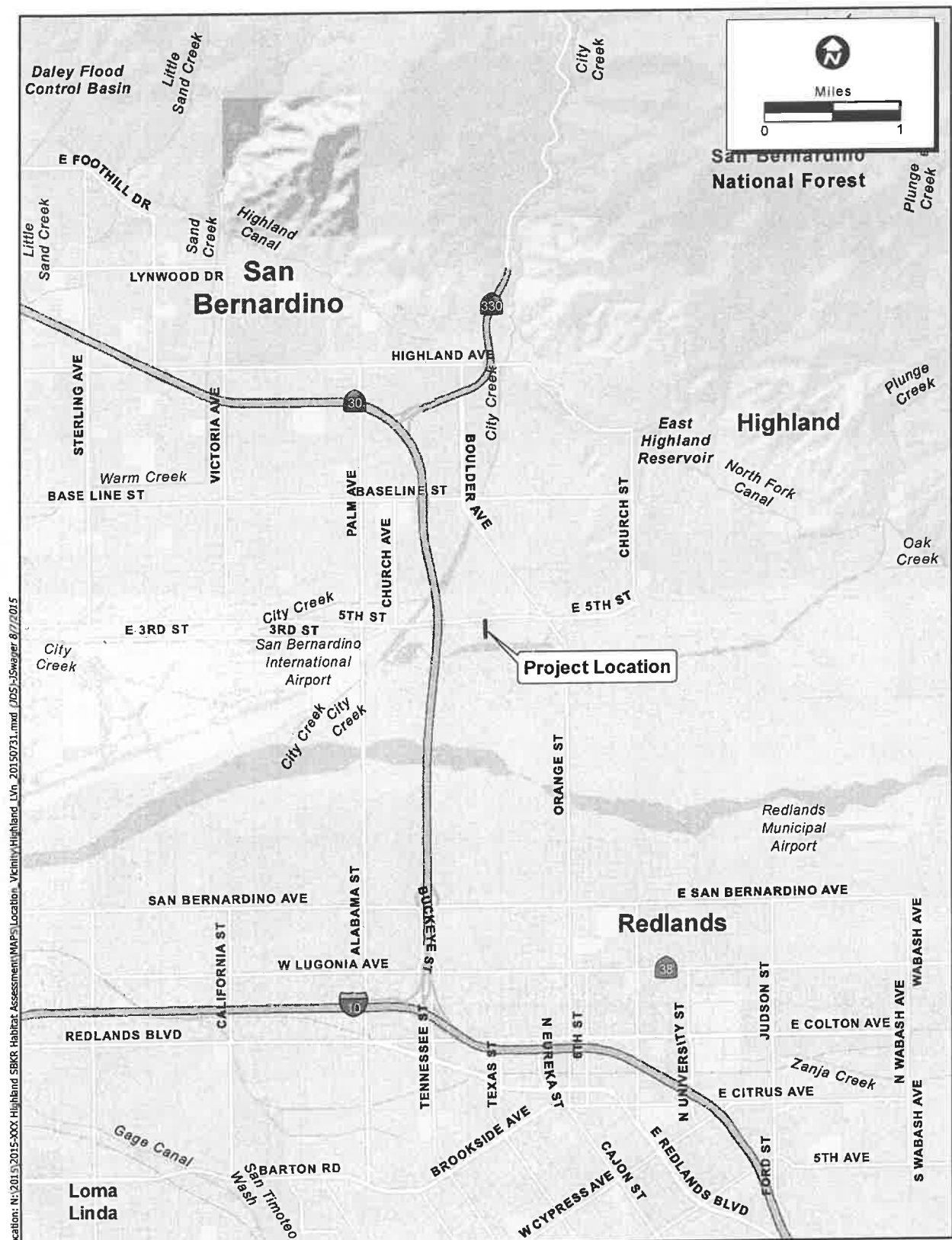
Attachment A: Figure 1 – Project Vicinity
Attachment B: Figure 2 – Project Location
Attachment C: Representative Photos

Literature Cited

- Brylski, P., P.W. Collins, E.D. Pierson, W.E. Rainey and T.E. Kucera. 1998. Terrestrial Mammal Species of Special Concern in California. Draft Final Report prepared by Report submitted to California Department of Fish and Game Wildlife Management Division, Nongame Bird and Mammal Conservation Program for Contract No.FG3146WM.
- Dudek and Associates, Inc. 2003. Western Riverside County Final Multiple Species Habitat Conservation Plan, Volumes I -V. Prepared for the County of Riverside, Transportation and Land Management Agency by Dudek and Associates, 605 Third Street, Encinitas, California 92024.
- ECORP Consulting, Inc. (ECORP). 2018. Results of a focused trapping survey for the federally endangered San Bernardino kangaroo rat and habitat assessment for the California Species of Special Concern Los Angeles Pocket Mouse at 2-acre parcel located in the City of Highland, San Bernardino County, California. Report prepared for Aysar Helo, Have A Snack, Inc.
- McKernan, R.L. 1997. The status and known distribution of the San Bernardino kangaroo rat (*Dipodomys merriami parvus*): field surveys conducted between 1987 and 1996. Prepared for the U.S. Fish and Wildlife Service, Carlsbad, California.
- MEC Analytical Systems, Inc. 2000. Final report of findings for the San Bernardino kangaroo rat and Habitat relationships 1999 field study for the Santa Ana River alluvial fan, San Bernardino County, California. Report prepared for the U.S. Army Corps of Engineers, Los Angeles District.
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- Root. 2008a. 2005-2007 San Bernardino Kangaroo Rat Mark-Recapture Survey Analyses from the Woolly Star Preserve Area, San Bernardino County, California. Report prepared for the U.S. Army Corps of Engineers, Los Angeles District. 87 pp.
- Root. 2008b. 2006-2007 San Bernardino kangaroo rat occupancy survey analyses from the Woolly Star Preserve area, San Bernardino County, California. Report prepared for the U.S. Army Corps of Engineers, Los Angeles District. 153 pp.
- U.S. Fish and Wildlife Service. 2009. San Bernardino kangaroo rat (*Dipodomys merriami parvus*) 5-Year Review: Summary and Evaluation. U.S. Fish and Wildlife Service, Carlsbad Field Office. Bernardino County, California. Prepared for C.A. Page Co. Balboa Island, Ca.
- USFWS. 1998a. Emergency rule to list the San Bernardino kangaroo rat, San Bernardino and Riverside Counties, as endangered. Fed. Reg. 63:3835-38431.
- USFWS. 1998b. Final rule to list the San Bernardino kangaroo rat as endangered. Fed. Reg. 63:51005-51017.

ATTACHMENT A

Figure 1 – Project Vicinity



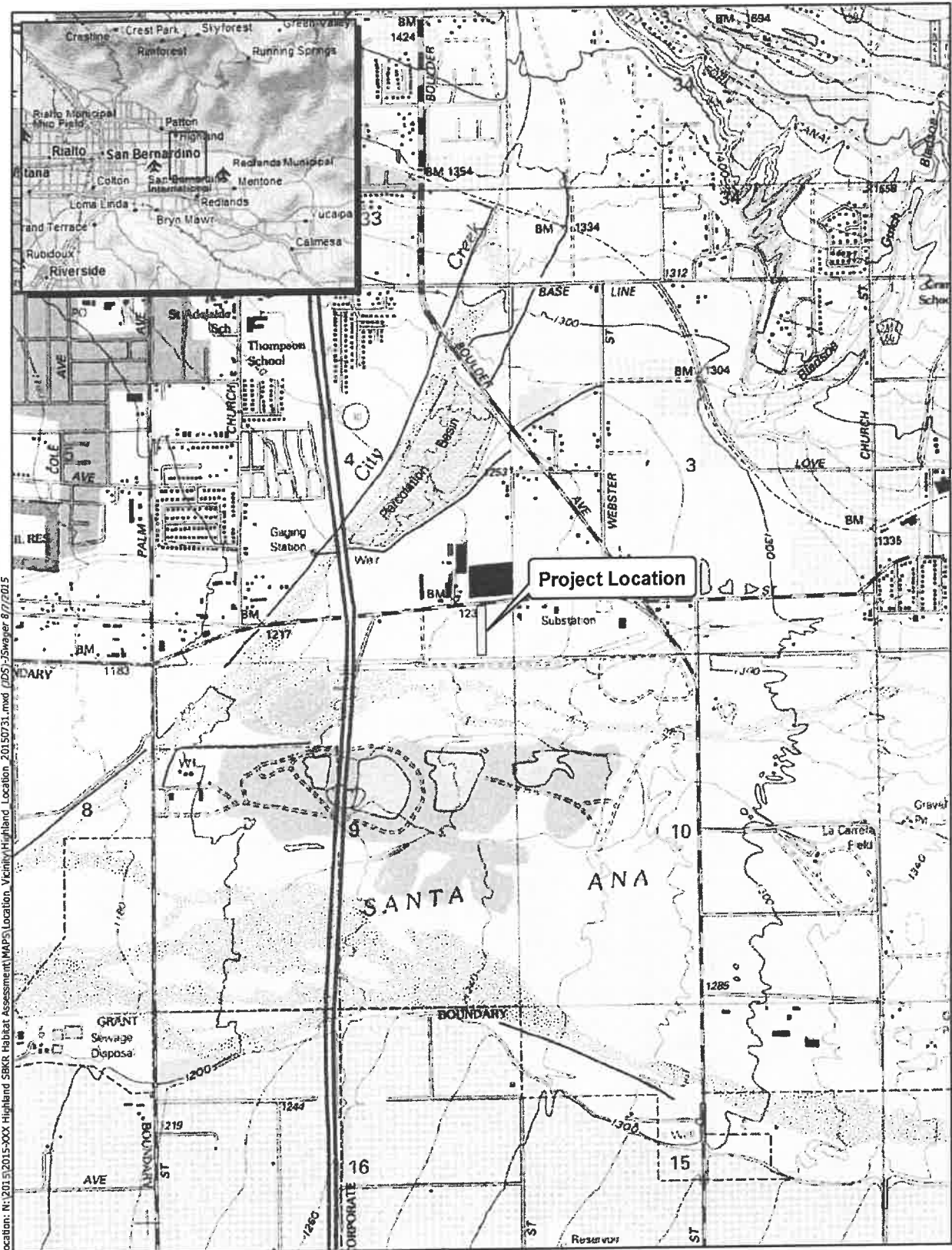
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Map Date: 8/7/2015
Source: ESRI

Figure 1. Project Vicinity
2015-XXX Highland SBKR Habitat Assessment

ATTACHMENT B

Figure 2 – Project Location



Location: N:\2015\2015-XXX Highland SBKR Habitat Assessment\MAPS\Location_Vicinity\Highland_Location_20150731.mxd (PDS) 35wager 8/7/2015

Map Date: 8/7/2015
Service Layer Credits: Copyright:© 2014 DeLorme



Figure 2. Project Location
2015-XXX Highland SBKR Habitat Assessment

ATTACHMENT C

Representative Photographs



Photo 1: Southwest corner of Project site, looking northeast.

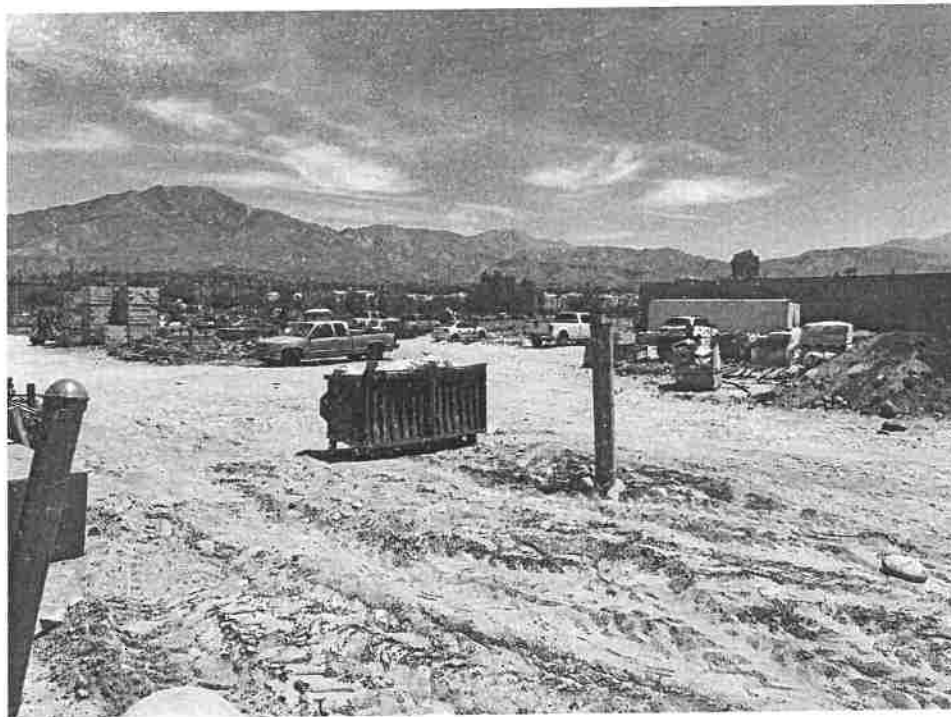


Photo 2: Middle of Project site, looking northeast towards Greenspot Road.



Photo 3: Middle of Project site, looking southeast.



Photo 4: Northeast corner of Project site, looking south.

ATTACHMENT 3

Public Comment Letter

COMMENTS REGARDING DESIGN REVIEW APPLICATION NO. 25-004:

Your comments must be received by this office no later than **June 11, 2025**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary. Project plans may be reviewed on the City's website at <https://cityofhighland.org/DocumentCenter/Index/728>

Angela:

We do have a concern on the 20 ft side set back requirements which appear to be not being followed. We would insist for multiple reasons that the side, front and rear setbacks adjacent to our property be followed as to not cause issues including line of site and other safety issues for our tenants, customers, and community. Setbacks are established to maintain good quality development. It is our understanding that the applicant is also the owner of the adjacent land to the east and would suggest he use his property to easily achieve the normal set back requirements and not burden our project.

Additionally without following normal setbacks it would strongly appear construction activities are going to have to take place on our property on a busy drive that cannot be disrupted or closed. On going maintenance such as painting Landscape maintenance appear to have to happen from our adjacent project because the setbacks are not being followed.

The rendering showing trees appear to be in a 1-2-foot-wide planter directly adjacent to the car wash structure building and our drive. That is just not realistic to have a tree on a main drive being only 1-2 feet wide and will immediately burden our property and create impossible maintenance from their property and create safety issues for traffic immediately after being planted and as it grows.

Keep in mind that this is a two-story structure and it being almost directly on the property line will create a narrow tunnel feeling for the adjacent project, a lot less than a quality development situation.

The easy solution is to develop a quality project that does not burden the adjacent property owners and use the additional adjacent land to the east he owns and not try and fit a use into less land then is necessary by burdening the adjacent land owners.

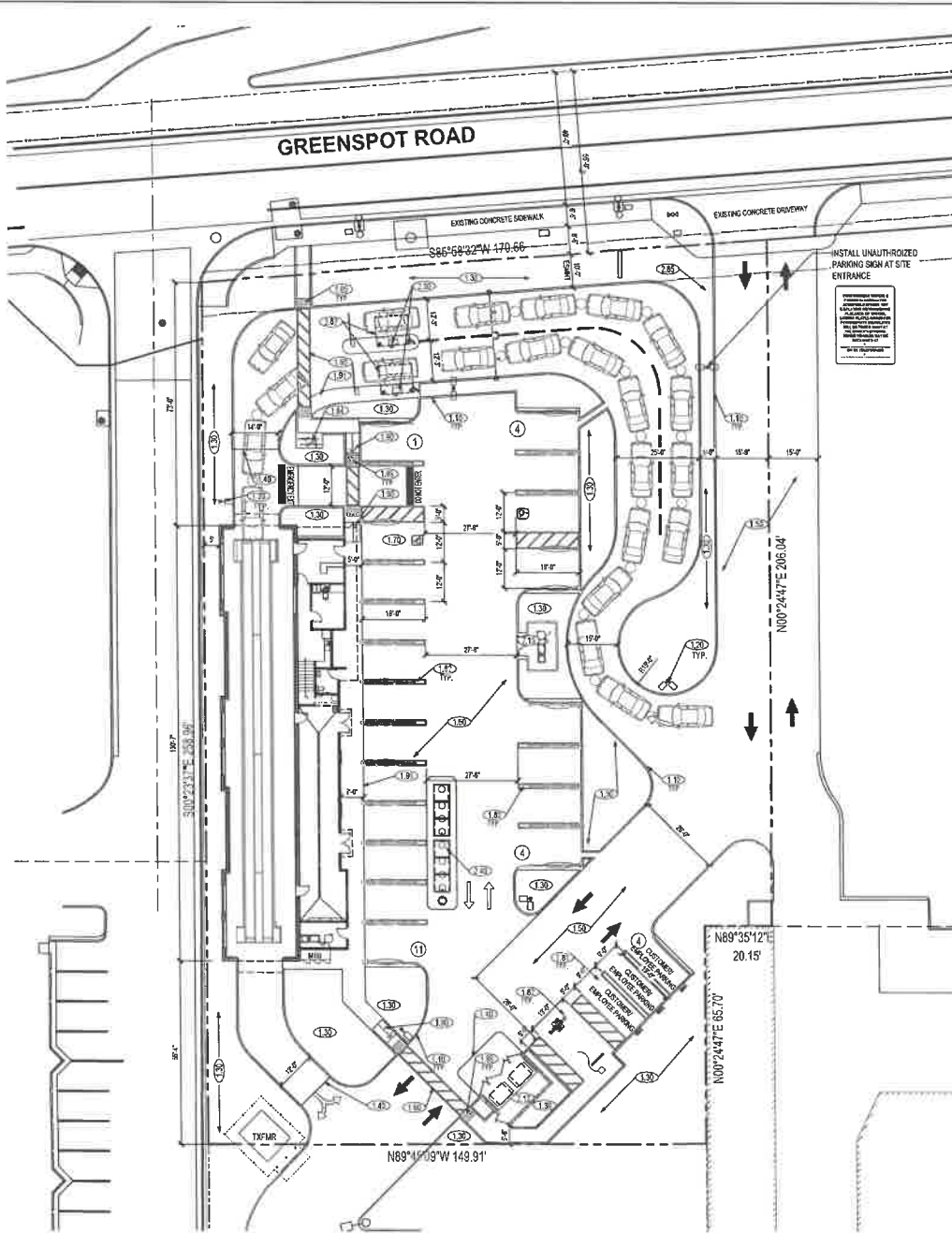
We strongly support new projects, however we also strongly support quality development that does not burden the adjacent owners and make a less than quality situation for the community and other businesses.

Thomas N Robinson

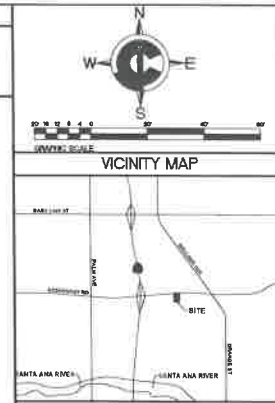
Adjacent Managing Member and Declarant of CCRR's for the adjacent project.

ATTACHMENT 4

Project Plans



LEGAL DESCRIPTION
 PARCEL 2 OF PARCEL MAP NO. 18841 IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. ALL PLOT MAPS RECORDED IN BOOK 254, PAGES 70-71 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE SOUTHERLY 51.00 FEET OF SAID PARCEL 2. APRIL 1201-34-172



- CONSTRUCTION NOTES**
- 1.10 NEW 18" CONCRETE CURB (ELEVATION) TO PARKING SPACES
 - 1.20 NEW AREA LIGHT
 - 1.30 NEW LANDSCAPING WITH AUTOMATIC IRRIGATION
 - 1.40 NEW 18" CONCRETE DRIVE SLAB WITH 80 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE
 - 1.50 NEW 18" OVER 4" A.S. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE
 - 1.60 NEW 40' ACCESSIBLE PART OF TRAVEL, NO ABRAUT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 2% AND 7% RESPECTIVELY.
 - 1.70 NEW 12'X24' ACCESSIBLE PARKING SPACE WITH ALL RELATED DRAINAGE (SLOPE NOT TO EXCEED 2% E/W) SEE DETAIL ON SHEET ADA-4
 - 1.80 NEW 12'X24' ACCESSIBLE PARKING SPACE WITH ALL RELATED DRAINAGE (SLOPE NOT TO EXCEED 2% E/W) SEE DETAIL ON SHEET ADA-4
 - 1.81 NEW 12'X24' ACCESSIBLE PARKING SPACE WITH ALL RELATED DRAINAGE (SLOPE NOT TO EXCEED 2% E/W) SEE DETAIL ON SHEET ADA-4
 - 1.82 NEW 12'X24' ACCESSIBLE PARKING SPACE WITH ALL RELATED DRAINAGE (SLOPE NOT TO EXCEED 2% E/W) SEE DETAIL ON SHEET ADA-4
 - 1.84 NEW 12'X24' ACCESSIBLE PARKING SPACE WITH ALL RELATED DRAINAGE (SLOPE NOT TO EXCEED 2% E/W) SEE DETAIL ON SHEET ADA-4
 - 1.90 NEW CONCRETE ACCESSIBLE RAMP (SLOPE 8:12)
 - 1.91 NEW CONCRETE SIDEWALK 48" WIDE ACCESSIBLE PATH OF TRAVEL, OCCURRING
 - 1.95 INSTALL TRUNCATED DOME WHEN ACCESSIBLE PATH OF TRAVEL CROSSES OR ADJACENT VEHICULAR PAVED SURF (118-705 & FIG. 118-705.1)
 - 2.10 NEW FULLY ENCLOSED TRASH ENCLOSURE WITH STEEL GATES AND SOLID ROOF
 - 2.15 NEW FULLY ENCLOSED VACUUM ENCLOSURE WITH STEEL GATES AND SOLID ROOF
 - 2.20 NEW 18" CONCRETE FILLER, STEEL GUARD POSTS
 - 2.30 NEW CARWASH PAVEMENT WITH AUTOMATIC RISING GATE
 - 2.40 NEW CARWASH UNDERGROUND RECLAIM/CLARIFIED TANK
 - 2.85 NEW MONUMENT SIGN
 - 2.87 NEW PAVEMENT CANOPY

SITE DATA INFORMATION

DEVELOPER'S INFORMATION		ACCESSORIES	
ATKINS/HELLO	ATKINS/HELLO	PRINCE/ALMERE	PRINCE/ALMERE
HELLO DEVELOPMENT	HELLO DEVELOPMENT	1201-34-172-0000	1201-34-172-0000
20800 LAVERGNE DRIVE	20800 LAVERGNE DRIVE	ZONING	COMMERCIAL
HIGHLAND, CA 92344	HIGHLAND, CA 92344		
PH: 951-766-4402	PH: 951-766-4402		
EMAIL: kyle@atkins.com	EMAIL: kyle@atkins.com		
LOT AREA	50.11	ACRE	1.14
CARWASH BUILDING	41,807.82	ACRE	1.14
OCCUPANCY	8	5,000 (MAX FUR)	4504 (2nd FUR)
CONSTRUCTION	NO		
SPRINKLER	NO		
LANDSCAPE AREA	10,422.0		
PARKING	TYPE	SIZE	REQUIRED
ACCESSIBLE	17'X19'	2	2
REGULAR	9'X19'	3	4
VACUUM	12'X19'	2	19
TOTAL		7	25

UTILITIES

WATER AND SEWER
 East Valley Water District
 1054 Highland Avenue, Suite 10
 Highland, CA 92346
 Phone: (909) 945-5000

ELECTRICITY
 Southern California Edison
 281 Tennessee Street
 Redlands, CA 92373
 Phone: (909) 307-4148

TELEPHONE
 Southern California Data Company
 1841 West Laguna Avenue
 Redlands, CA 92374
 Phone: (909) 335-1272

REVISIONS

NO.	DATE	DESCRIPTION
1	10/18/2024	REVISION 1

c/c Design, Inc.
 2248 La Palma Avenue, Suite 202, Torrance, CA 90505
 Tel: (310) 555-1000

GREENSPOT
Express Wash

PROJECT: 1201-34-172-0000
APN: 1201-34-172-0000
GREEN SPOT ROAD • EAST OF I-210
HIGHLAND, CA. 92346

PROPOSED SITE PLAN

DATE ISSUED: 10/18/2024

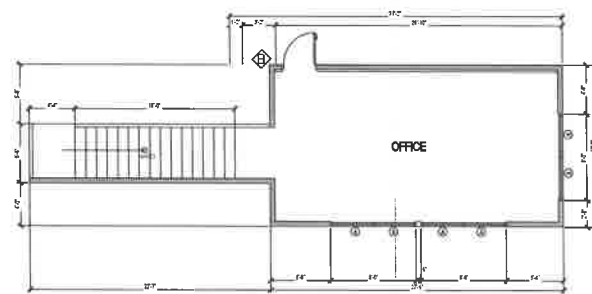
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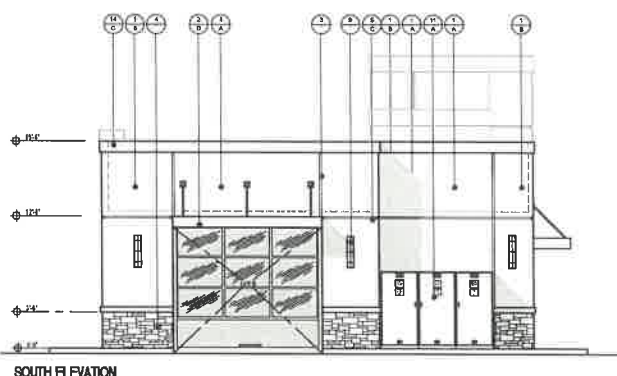
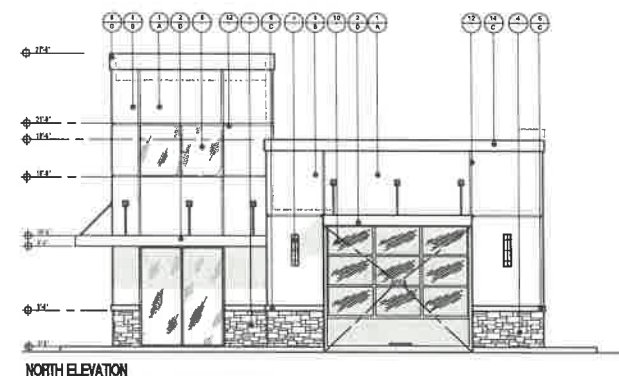
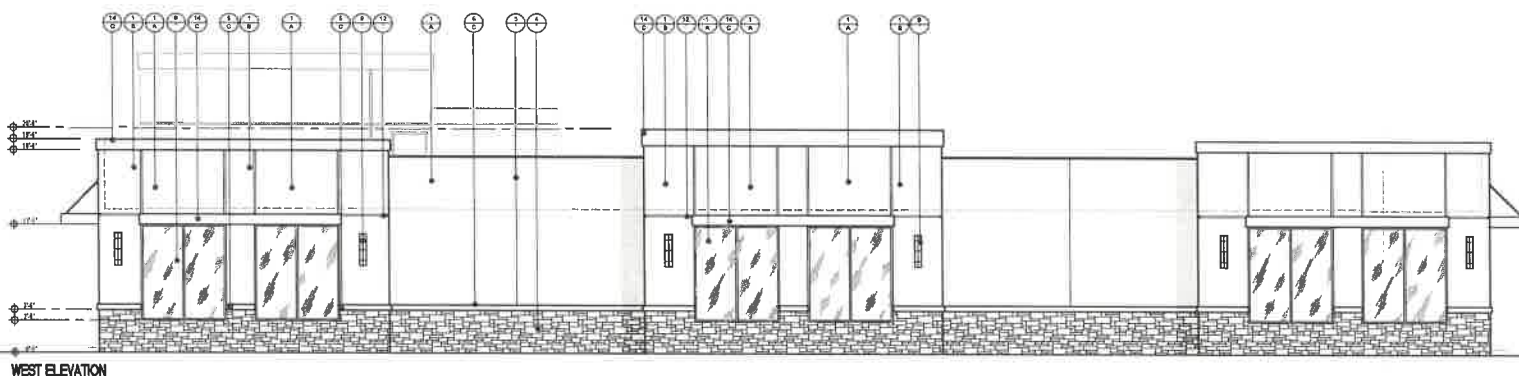
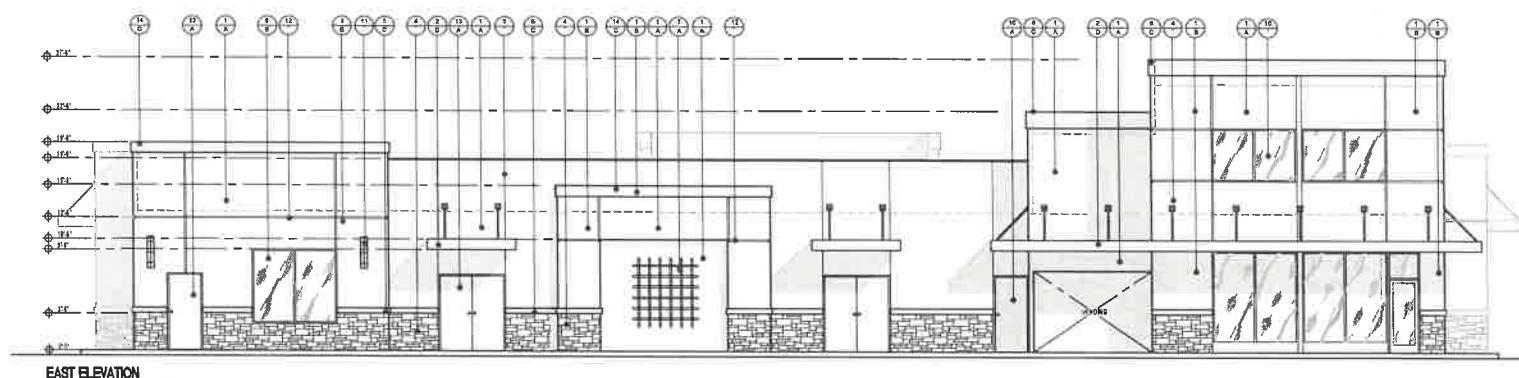
DRAWN BY: F. COHEN
CHECKED BY: F. COHEN

PROJECT NUMBER: 24086

WORK NUMBER: EXPRESS WASH

SHEET: C11





MATERIAL

1. SOLID CONCRETE SLAB WITH 12" REINFORCING
2. MINIMUM THICKNESS OF SLAB TWO LAYERS OF 12" REINFORCING BARS PER STRUCK SURFACE OCCURS OVER PLUMBED STRUCK SURFACE
3. ALL BARS GALVANIZED WHEN EXPOSED AT FORMATION, TOP OF SLAB TO BE AT LEAST 4" ABOVE GRADE (2" ABOVE BASE CONCRETE OR PLUMB)
4. 12" MINIMUM ANCHOR
5. 1" IN STUCK JOINTS
6. CONCRETE SHALL BE OLD COUNTRY LEAD CEMENT PORTLAND CEMENT COLLECTED FROM CANNON MOUNTAIN COLLECTED FROM CANNON MOUNTAIN
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COLOR

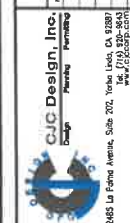
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- B. SHERWIN WILLIAMS 7148 - PRAIRIE GRASS (TOWERS/FASCI/A)
- C. SHERWIN WILLIAMS 7012 - CREAMY (TOWERS)
- D. SHERWIN WILLIAMS 7014 - STATY'S BROWN (TOWERS)

GENERAL NOTES

3. CAULK ALL WALL AND ROOF PENETRATIONS
AND DOORS TO BE INTERPROOFING TO ALL
HORIZ. STUCCO SURFACE.
4. SEE SPECIFICATIONS FOR NAILING AND
REQUIREMENTS FOR EXTERIOR GRADE
PLYWOOD
5. CAULK ALL WINDOWS AND DOOR FRAMES AT
HEAD, SILL AND JAMB (EXTERIOR & INTERIOR)
AND PROVIDE TO BE "TIGHT LATCHES"
SPECIFIED BY THE STUCCO MANUFACTURERS
ASSOCIATION. ALTERNATE - "MEDICAL DRESSING"
MACHINE APPLIED.
6. PROVIDE BUILDING ADDRESS # ON FRONT WALL
(LEFT SIDE) OR AS DIRECTED BY LOCAL
AUTHORITY AND AS SPECIFIED HEREIN.
7. ALL ROOF ISOLATED COLD FLASHES SHALL
BE ADDITIONALLY SCREENED, SITUATED BELOW
THE ROOF PARAPET AND NOT VISIBLE TO

STUCCO NOTES

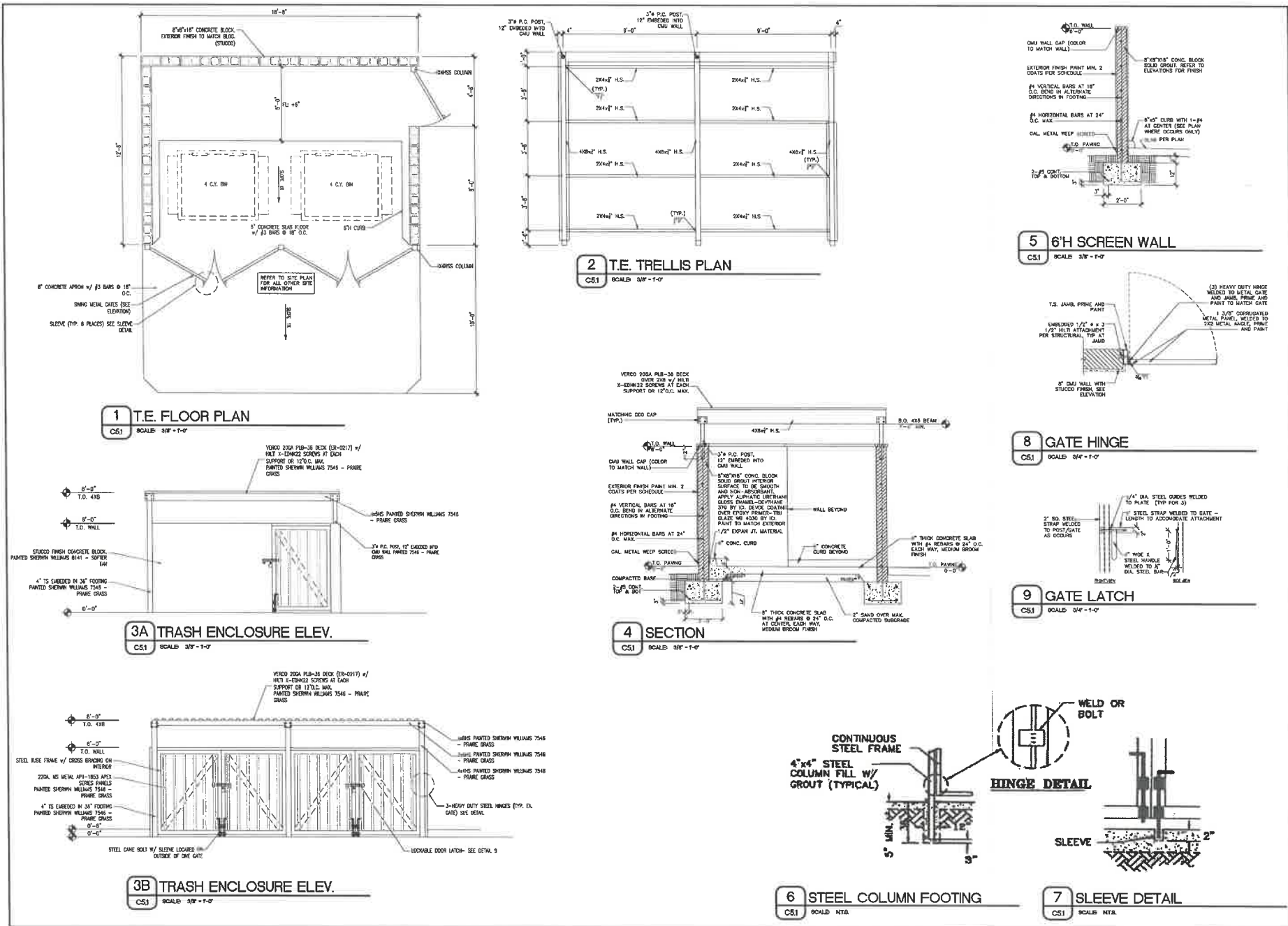
1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
4. MESH WITH GRID EXCEEDING 2"x2" WILL BE REJECTED.
5. USE OF FASTENERS OTHER THAN GALVANIZED WILL NOT BE ACCEPTED.
6. SCARRIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

[illegible]

GREENSPOT
Express Wash

PROJECT:
 PN: 1201-341-72-0000
 GREEN SPOT ROAD • EAST OF I-210
 GHLAND, CA. 92346
 APPROPOSED BILLING DMC ELEVATIONS

DATE ISSUED: 10/18/2024
 TITLE: 3/16" x 1'-0"
 BY: FCOHEN CHECKED BY: F. COHE
 PROJECT NUMBER: 24058
 STORE NUMBER: XPRESS WASH

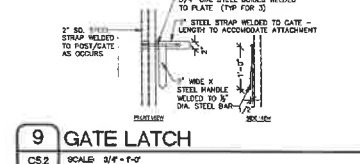
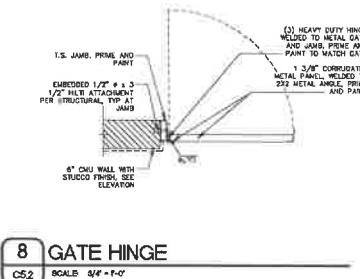
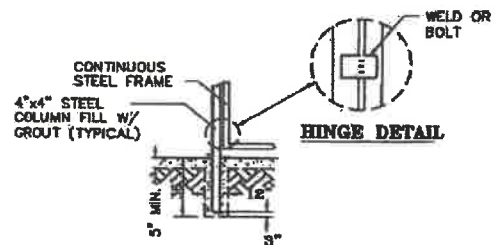
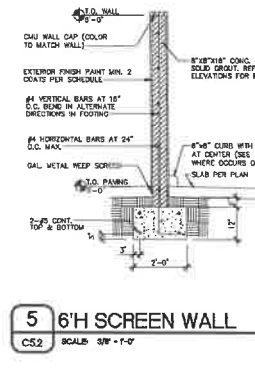
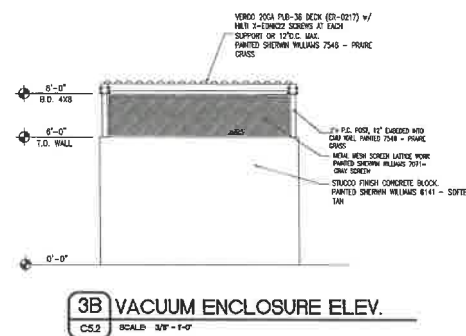
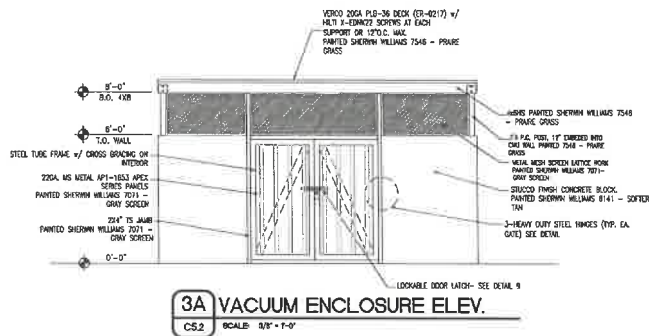
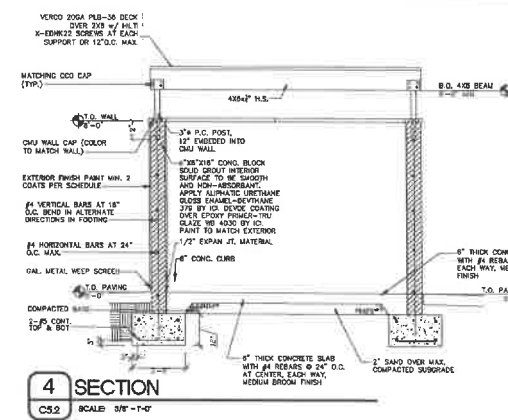
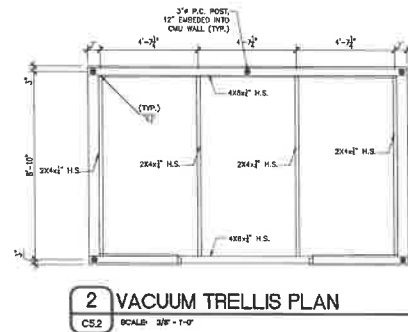
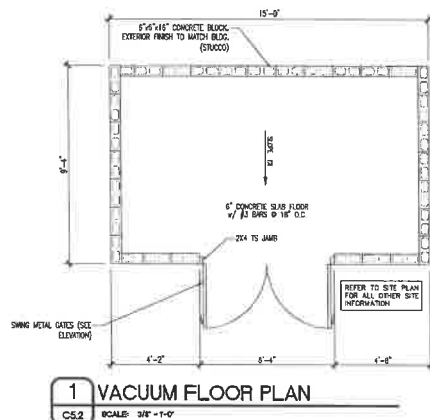


REVISIONS			
NO.	DATE	DESCRIPTION	BY

GREENSPOT
express Wash

PROJECT: 1201-341-72-0000
APN: 1201-341-72-0000
GREEN SPOT ROAD • EAST OF I-210
HIGHLAND, CA. 92346
TRASH ENCLOSURE PLAN

DATE REVISION:	10/18/2024
SCALE:	AS NOTED
DRAWN BY:	FOOMEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	24088
STORY NUMBER:	X'PRESS WASH
SHEET:	CS1

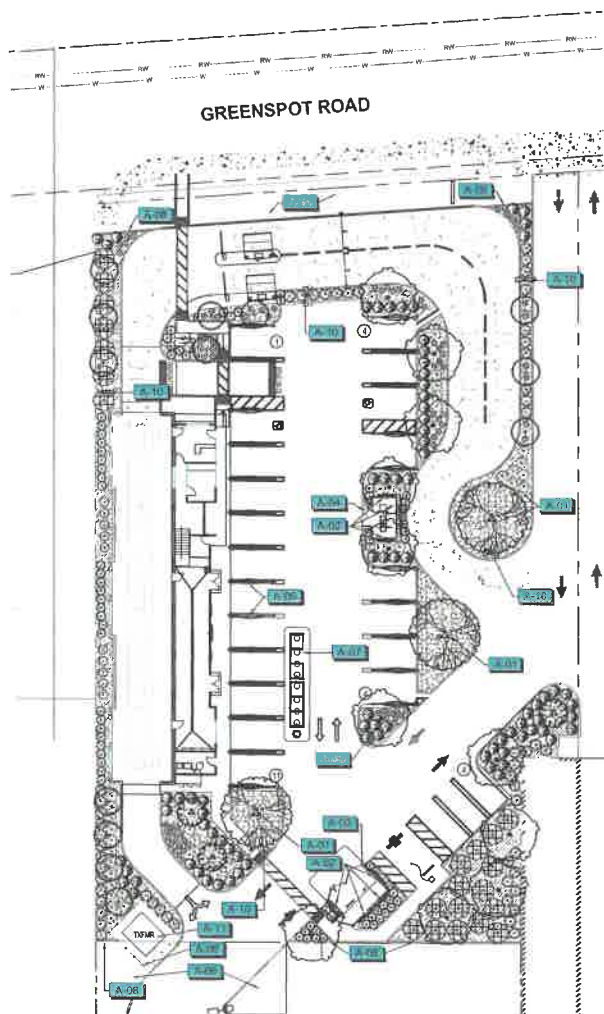


GREENSPOT express Wash

VACUUM ENCLOSURE PLAN

PROJECT: APN: 1201-341-72-0000
GREEN SPOT ROAD • EAST OF I-210
HIGHLAND, CA. 92346

DATE: 10/18/2024
SCALE: AS NOTED
DRAWN BY: FCOHEN
CHECKED BY: F. COHEN
PROJECT NUMBER: 24058
STORE NUMBER: XPRESS WASH
SHEET: C52



PLANT SCHEDULE

SYMBOL				BOTANICAL NAME	COMMON NAME
TREES					
				CHAMAECROPS HUMILIS NATURAL MULTI-CLUMP-MIN 3' TRUNKS	MEDITERRANEAN FAN PALM
				CITRUS JAPONICA 'NAGAMI' PAVED TREE FORM	NAGAMI KUMQUAT
				GINKGO B. 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
				OLEA EUROPAEA 'SWAN HILL' NATURAL MULTI-STEM	SWAN HILL FRUITLESS OLIVE
SYMBOL	QTY	SIZE	WULCOS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	50	5 GAL.	LOW	BOUGAINVILLEA B. 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA
	10	15 GAL.	LOW	JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER
	53	5 GAL.	LOW	LEUCOPHYLLUM C. 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE
GRASSES					
	73	1 GAL.	LOW	LOMANDBA LONGIFOLIA 'BREEZE' TM	BREEZE NAT RUSH
SHRUB COVER					
	22	5 GAL.	LOW	ACACIA REDOLENS 'LOW BOY'	LOW BOY BARK CATCLAW
	82	1 GAL.	LOW	LANTANA M. 'YELLOW'	TRAILING 'YELLOW' LANTANA
SUCCULENTS					
	82	5 GAL.	LOW	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE
VINES/PALIER					
	1	15 GAL.	WDD	CAMPIS RADICANS 'ATOMIC RED' TRAIN ON WALL MOUNTED TRELLIS-BY OTHERS	TRUMPET VINE
	8	5 GAL.	LOW	WACKADYENA UNIGRUS-CATI TRAIN ON BLOCK WALL	YELLOW TRUMPET VINE
GROUND COVERS					
				WOOD MULCH	REDWOOD GORILLA HAIR

REFER TO SHEET LP-2 FOR COMPLETE PLANTING LEGEND

TREE SIZE TABLE		
SIZE	COUNT	%
15 GAL=	11	40%
24" BOX=	10	33%
30" BOX=	3	10%
48" BOX=	4	15%
TOTAL TREES:	28	100%

LANDSCAPE AREA CALCULATIONS	
TOTAL SITE AREA:	33,495 S.F.
LANDSCAPED AREA PROVIDED:	245= 8,131 S.F.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	INSTALL ALUMINUM EDGING BETWEEN STONE COBBLES AND WOOD MULCH BEDS-TYPICAL
	ATTACH VINES TO SCREEN WALLS PER PLANTING LEGEND
	TRASH ENCLOSURE PER CIVIL PLANS
	VACUUM UNIT ENCLOSURE PER CIVIL PLANS
	VACUUM AND SHADE CANOPY PER CIVIL PLANS-TYPICAL
	OFF-SITE LANDSCAPE PLANS BY OTHERS
	UNDERGROUND WATER QUALITY CHAMBER PER CIVIL PLANS
	INSTALL 6" WIDE CONCRETE CURB AT LIMITS OF WORK-TYPICAL
	ALL FENCING AND DECORATIVE WALLS PER ARCHITECT'S PLANS UNDER SEPARATE PERMIT
	POLE MOUNTED LIGHT PER ARCHITECT'S-TYPICAL
	UTILITY PER CIVIL PLANS
ROCK	
	STONE COBBLE-LOCALLY SOURCED GREY GRANITE SIZE 4-8"-ONE FULL LAYER DEEP

PRELIMINARY WULCO CALCULATIONS

California Water Efficient Landscape Worksheet					
Reference Evapotranspiration (ET ₀)	55.6	Project Type	Non-Residential	ETAF X	0.45
Hydrozone 1 / Planting	Plant Factor	Irrigation Method	Irrigation Efficiency (I _e)	Landscape Area (sq. Ft.)	Estimated Total Water Use (gals/yr)
Regular Landscape Areas					
TREES/SHRUBS	0.4 (Drp)	0.81	0.49	6541	3280
STONE COBBLE	0 (Drp)	0.81	0.00	1490	0
	0 (Drp)	0.81	0.00	0	0
Totals				8131	3280
Special Landscape Areas					
				1	0
Totals				0	0
				ETWU Total	113051
				Maximum Allowed Water Allowance (MAWA)	126131

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	3280
Total Area	8131
Average ETAF	0.40
All Landscape Areas	
Total ETAF x Area	3280
Total Area	8131
Average ETAF	0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER CONSERVATION STRATEGIES
FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DISKPACKS, AND/OR DROPPERS AND TREE BUDGERS TO ALL PLANTED AREAS. COMPARED WITH A "TANDEM" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE, THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE E.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES.



CITY OF HIGHLAND
APPROVED BY: _____
PLANNING DEPARTMENT _____ DATE _____
CITY'S LANDSCAPE ARCHITECT _____ DATE _____
LICENSE NO. _____



CONCEPTUAL
PLANTING PLAN

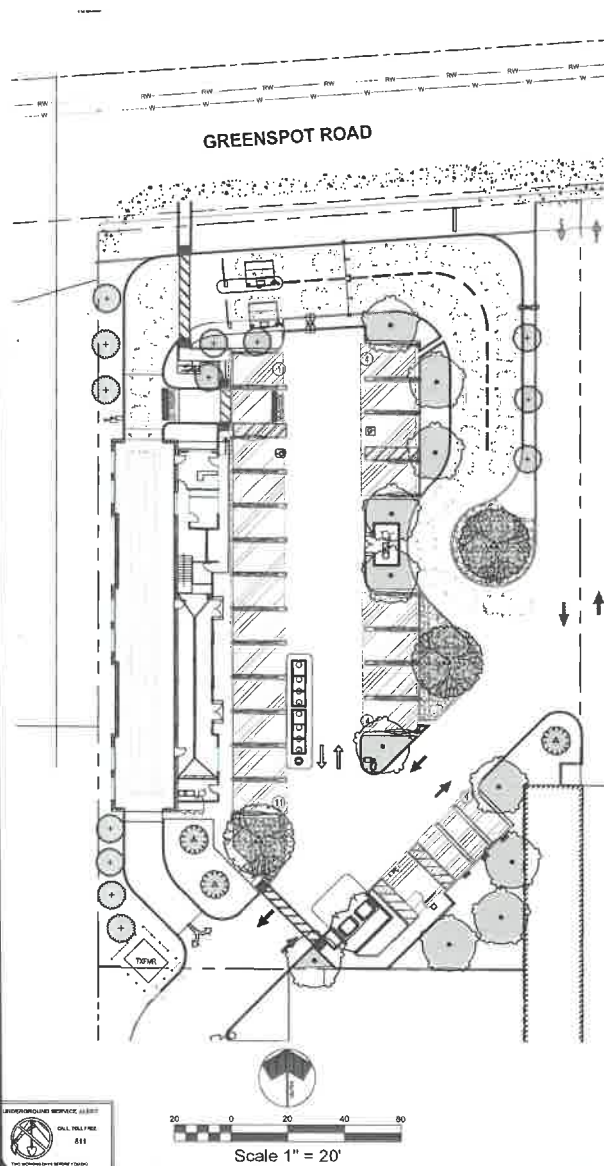
GREENSPOT
EXPRESS CARWASH
HIGHLAND, CALIFORNIA
APRIL 12/01 341-72-0000

REVISIONS

Drawn by: CAD
Designed by: S.T.B.
Checked by: D.R.
Date: 6/4/75
Job No.: 24-58
Scale: 1"=20'
Sheet: 10

LP-1

OF 2 SHEETS



PLANT SCHEDULE

PHOTO	SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
SHRUBS						
		50	5 GAL.	LOW	BOUGAINVILLEA B. "RASPBERRY ICE"	RASPBERRY ICE BOUGAINVILLEA
		10	15 GAL.	LOW	JUNIPERUS S. "SKYROCKET"	SKYROCKET JUNIPER
		53	5 GAL.	LOW	LEUCOPHYLLUM C. "THUNDER CLOUD"	THUNDER CLOUD TEXAS SAGE
GRASSES						
		73	1 GAL.	LOW	LOMANDRA LONGIFOLIA "BREEZE" TM	BREEZE MAT RUSH
SHRUB COVER						
		22	5 GAL.	LOW	ACACIA REDOLENS "LOW BOY"	LOW BOY BANK CATCLAW
		82	1 GAL.	LOW	LANTANA M. "YELLOW"	TRAILING YELLOW LANTANA
SUCCULENTS						
		82	5 GAL.	LOW	AGAVE X "BLUE FLAME"	BLUE FLAME AGAVE
VINES/SPALIER						
		1	15 GAL.	MOD	CAMPIDIS RADICANS "ATOMIC RED" TRAIN ON WALL MOUNTED TRELLIS-BY OTHERS	TRUMPET VINE
		8	5 GAL.	LOW	MACADYENA UNGUIS-CATI TRAIN ON BLOCK WALL	YELLOW TRUMPET VINE
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	
	6,841 SF	3" DEEP	0	WOOD MULCH	REDWOOD GORILLA HAIR	

PLANT SCHEDULE

PHOTO	SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES						
		3	36" BOX	LOW	CHAMEROPS HUMILIS NATURAL MULTI-CLUMP-MIN 3' TRUNKS	MEDITERRANEAN FAN PALM
		13	24" BOX	MOD	CITRUS JAPONICA 'NAGAMI' PATIO TREE FORM	NAGAMI KUMQUAT
		11	15 GAL.	MOD	GINKGO B. 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
		3	48" BOX	LOW	OLEA EUROPAEA 'SWAN HILL' NATURAL MULTI-STEM	SWAN HILL FRUITLESS OLIVE

TREE SHADING TABLE	
PARKING SPACE S.F.:	5,990 S.F.
REQ. SHADING:	50% = 2,995 S.F.
SHADING PROVIDED (CANOPIES)=100%:	5,990 S.F.
TOTAL SHADE PROVIDED=	100% = 5,990 S.F.
LS SPACE S.F.:	8,131 S.F.
REQ. SHADING:	20% = 1,626 S.F.
SHADING PROVIDED=	71% = 5,799 S.F.

CITY OF HIGHLAND

APPROVED BY: _____

PLANNING DEPARTMENT _____ DATE _____

CITY'S LANDSCAPE ARCHITECT _____ DATE _____

LICENSE NO. _____

SHADING CALCULATION PLAN
GREENSPOT EXPRESS CARWASH
HIGHLAND, CALIFORNIA
APN: 1201-341-72-0000

DRAWN BY: CAD
 CHECKED BY: S.J.B.
 DESIGNED BY: C.A.
 DATE: 8/1/25
 A&M: M-S
 S&T: 1"=20'
 SHEET: LP-2
 OF 2 SHEETS

AC	ASPHALT CONCRETE	ALAP.	NOT A PART OF PROJECT
CB	CATCH BASIN	P	PANDMENT
CL	CENTERLINE	PAD	PAD ELEVATION
CZ	CONCRETE	PP	POWER POLE
ELC	ELECTRICAL UTILITIES	RM	MANHOLE R/W ELEVATION
EX	EXISTING	RD	RD/ R/W
FL	FINISHED FLOOR	RD/RT-OF-WAY	RD/RT-OF-WAY
FR	FINISHED GRADE	SD	STORM DRAIN
FI	FIRE HYDRANT	SD	STORM DRAIN UTILITY
FL	FLOW LINE	SD/CD	STORM DRAIN CLEAN OUT
FE	FINISH ELEVATION	SD/AN	STORM DRAIN MANHOLE
FP	FINISH POLE	TOP OF CURB	TOP OF CURB
MP	MANHOLE	TOP OF GRADE	TOP OF GRADE
		WM	WATER METER BOX

NO.	DESCRIPTION
C-1	CONSTRAINTS MAP
C-2	CONCEPTUAL GRADING PLAN
C-3	DATA PLAN

ITEM	SYMBOL
CENTRELINE	_____
FRONT-OF-WAY	_____
EX. PROPERTY LINE	_____
EX. CONCRETE	_____
EX. SLOPE ELEVATION	_____
EX. COMMUNICATIONS	_____
EX. SANITARY SEWER & MANHOLE	_____
EX. STEEL BEAM & MANHOLE	_____
EX. GAS	_____
EX. WATER	_____
EX. PRE-INSTALLED ACCESSORY	_____
EX. CURB & GUTTER	_____
EX. TRAIL	_____
EX. POWER POLE	_____
EX. AC BEAM	_____

VERTICAL RELIEF CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY COMPLETED BY OMEGA LAND SURVEYING ON DECEMBER 21, 2022. THE BENCHMARK USED AS THE SOURCE OF THE VERTICAL DATUM IS AS FOLLOWS:

DESCRIPTION: CITY OF HIGHLAND BENCHMARK NO. 02235, BEING A ROUND HEAD BOLT IN TOP OF CURB, 0.35 ACRES SOUTHEAST ALONG STREATER AVE (RAILROAD STREET) FROM BASE LINE STREET, 80 FEET SOUTHEAST OF SYCAMORE DRIVE, 250 FEET SOUTHEAST OF CENTERLINE OF CHURCH

ELEVATION 1,304.479' (NGVD29)

THE TOPOGRAPHIC FEATURES SHOWN ON THIS PLAT ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY.
THE SPECIFICS OF THAT SURVEY ARE AS FOLLOWS:

SOURCE OF AERIAL PHOTOGRAPHY: OMEGA LAND SURVEYING, INC.
DATE FLOWN: JANUARY 29, 2023

THE SOUTHERLY LINE OF PARCEL MAP NO. 15814, FILED IN BOOK 258 OF PARCEL MAPS AT PAGES 72-74, SAID BEARING BEING "N 80°45'00" W".

4,925.60 SQUARE FEET (LOT ACRES)

AYSAN MELO
 27567 BASELINE ST
 HIGHLAND, CA 92346
 909-709-8163
 AYSANMEL00@GMAIL.COM

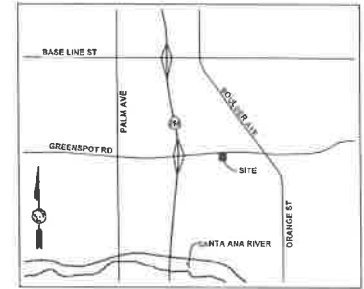
TBD @ GREENSPOT ROAD
HIGHLAND, CA 92346

APR 1201-341-72

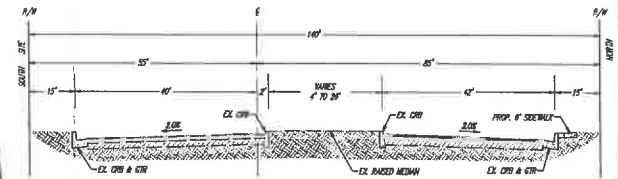
TITLE INFORMATION BASED ON A COMMITMENT FOR TITLE INSURANCE REPORT PREPARED BY FIRST AMERICAN
TITLE INSURANCE COMPANY AS COMMITMENT NO. MCS-1157448-ONT, COMMITMENT DATE: OCTOBER 31, 2023

PARCEL 2, OF PARCEL MAP NO. 15814, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 258, PAGES 72-78 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

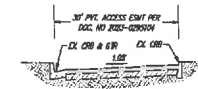
EXCEPTING THEREFROM THE SOUTHERLY 51.08 FEET OF SAID PARCEL 2.



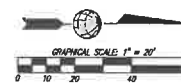
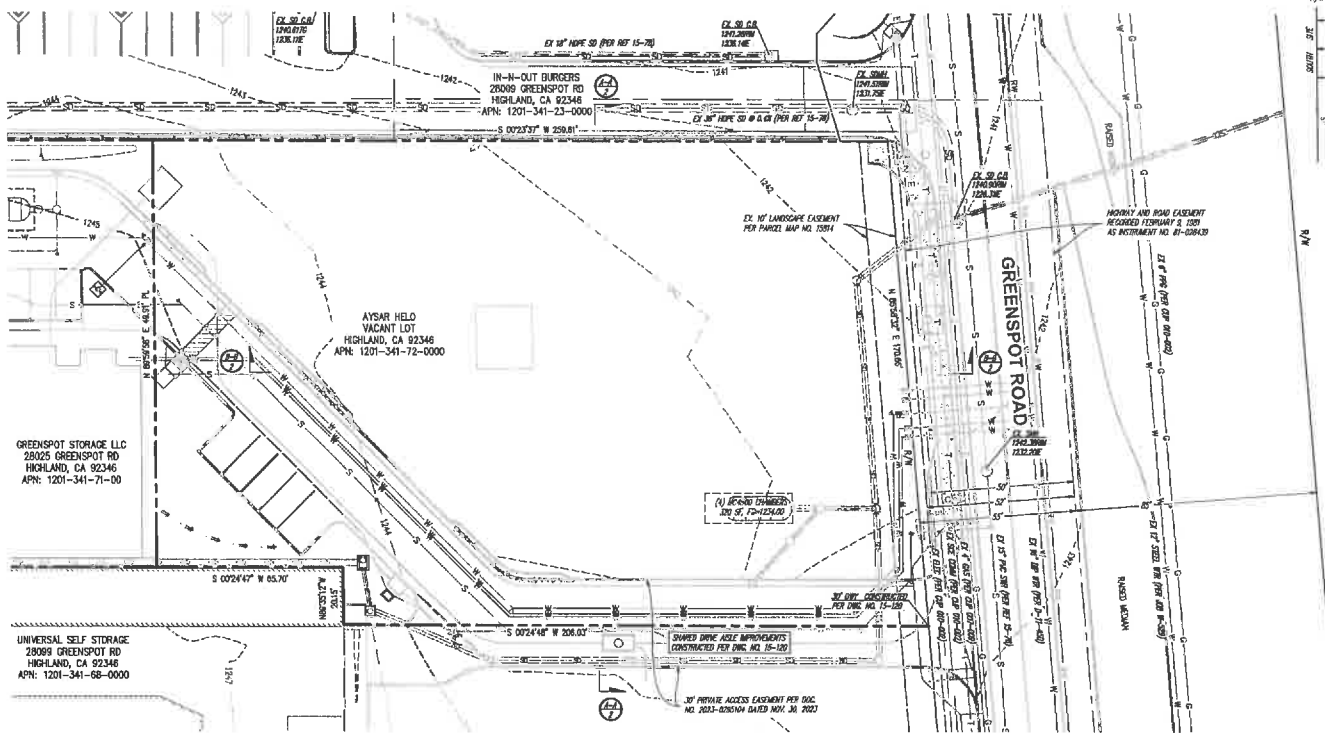
NO SCALE



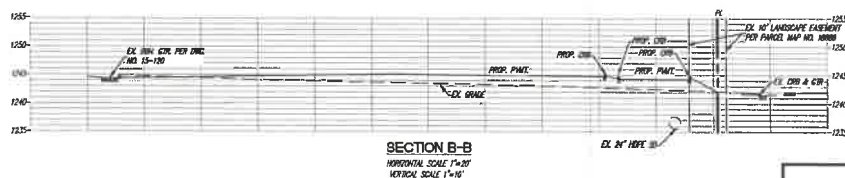
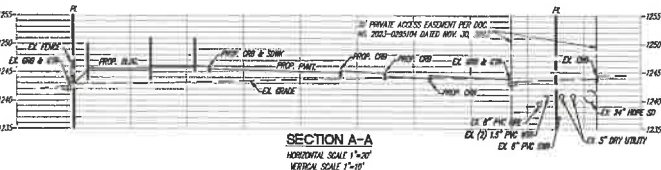
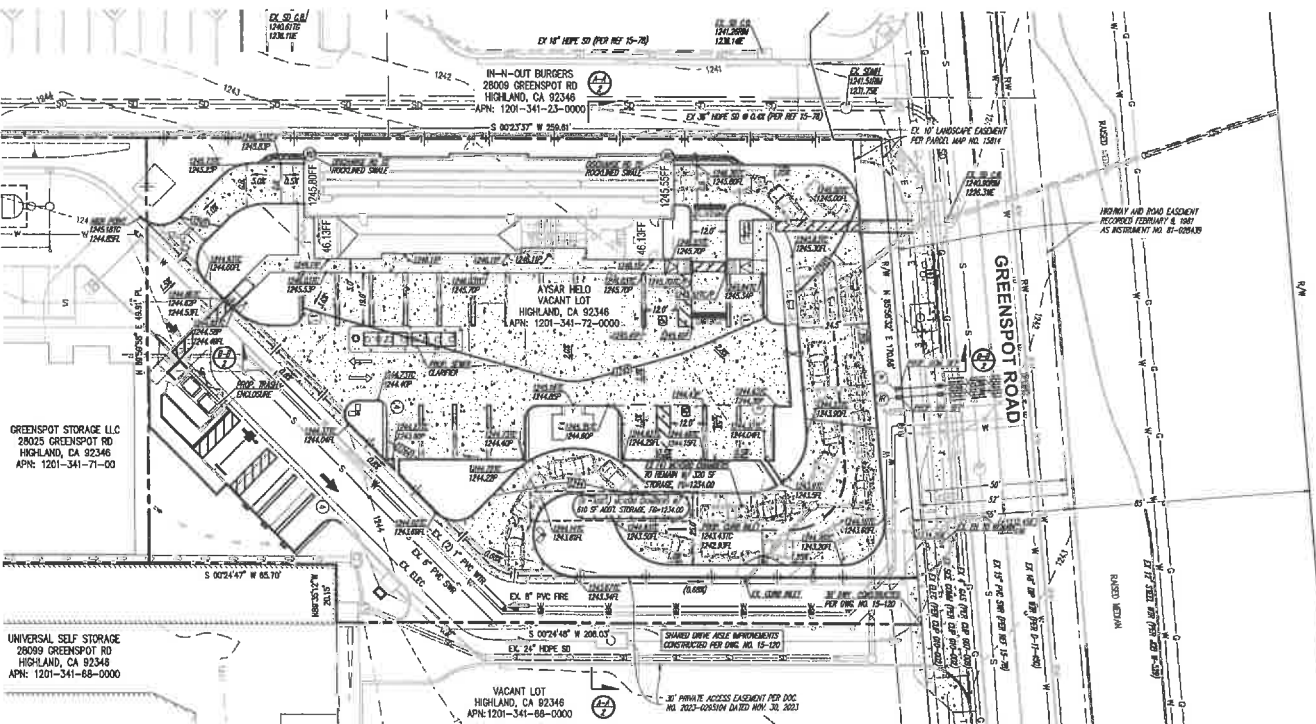
GREENSPOT RD. (TYPICAL SECTION)
NOT TO SCALE



PRIVATE RD. (TYPICAL SECTION)
NOT TO SCALE



				ASSESSOR'S PARCEL NO.: 10751-101-12		SCALE: AS SHOWN	
				PLANS PREPARED BY:		DATE: 2023-04-22	
				OMEGA ENGINEERING CONSULTANTS, INC. 4320 Viewridge Avenue, Suite C, San Diego, CA 92123 T: (658.634.8620) F: (658.634.8627) (OEC Project Number 2845)		BY: Nick Stroules	
						SHEET 1	
						OF 3	
NO. AMENDMENTS/REVISIONS		DATE		BY			



GRADING LEGEND:

ITEM	SYMBOL
PROPOSED CONTOUR	
PROPOSED PROPERTY LINE	
LIMITS OF WORK	
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED TOP OF CURB ELEVATION	374.000
PROPOSED PAVEMENT ELEVATION	374.000
PROPOSED FINISH GRADE ELEVATION	374.000
PROPOSED GRADIENT	1.2%
PROPOSED CURB (P.V.)	
PROPOSED CURB & GUTTER (P.V.)	
PROPOSED P.C. SIDEWALK (P.V.)	
PROPOSED P.C. PAVEMENT (P.V.)	
PROPOSED STORM DRAIN (P.V.)	
PROPOSED S.W.P. (P.V.)	
PROPOSED TIE W.P. (P.V.)	
PROPOSED TIE HYDRAULIC (P.V.)	
PROPOSED WATER LATERAL (P.V.)	
PROPOSED FIRE POINT OF CONNECTION	
PROPOSED SEWER POINT OF CONNECTION	
PROPOSED DOMESTIC WATER POINT OF CONNECTION	
PROPOSED IRRIGATION POINT OF CONNECTION	
PROPOSED SEWER LATERAL (P.V.)	
PROPOSED SEWER CLEANOUT (P.V.)	
PROPOSED BUILDING FOOTPRINT	
PROPOSED STORM DRAIN STRUCTURE (P.V.)	
PROPOSED RAMP STORAGE CHAMBER (P.V.)	
PROPOSED WASH ENCLOSURE (P.V.)	
PROPOSED SEWER CHAMBER (P.V.)	
PROPOSED C.I.P. REINFORCED DOWNS (P.V.)	
PROPOSED DATA LINE (LIMITS OF WORK)	
PROPOSED PROPOSED SHALE	

PRELIMINARY EARTHWORK QUANTITIES:

CUT:	1,411 CY
(INCLUDES)	1,319 CY FOR UNDERCUTS
GRADE:	2,441 CY
FILL:	1,802 CY
(INCLUDES)	244 CY FOR 10% SWIRLWALL
IMPORT:	551 CY

QUANTITIES ARE FOR EXISTING AND REMOVAL PURPOSES ONLY. THE GRADING SUB-CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN ESTIMATES BASED UPON THE MEANS AND METHODS ALLOWANCES FOR UNDERCUTS AND OTHER WORKED SPACES THAT WILL BE GENERATED DURING CONSTRUCTION.

CITY OF HIGHLAND CONCEPTUAL GRADING PLAN

GREENSPOT CARWASH
7700 - GREENSPOT ROAD, HIGHLAND, CA 92346

APPLICANT: ATYAN HELD
ASSESSORS PARCEL NO(S): 12011-341-70

PLANS PREPARED BY:

OMEGA ENGINEERING CONSULTANTS, INC.
4320 Viewridge Avenue, Suite C, San Diego, CA 92123
T: 658.634.8620 | F: 658.634.8627 | 1000 Project Number 0044

SCALE: AS SHOWN
DATE: 2023-04-22
BY: [Signature]
SHEET 2
OF 3

NO.	AMENDMENTS/REVISIONS	DATE	BY:



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ATTACHMENT 5

Proposed Sign Program (ASR-25-013)



RENDERING OF EAST ELEVATION w/ PROPOSED WALL SIGN



MANUFACTURE (1) SET OF L.E.D ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER

SCALE: N.T.S

PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VOLTRE
DRAWN BY CHRISTIAN D DATE 6/9/25
SCALE AS NOTED
FOLDER SKETCHES/RUSHWASH/EXPRESS/60156
FILE 60156
DESIGN# 002

REVISIONS

DATE	BY	DATE	BY

APPROVAL

This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.

- The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service.
- Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE

(U)

All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

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Encore Image
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SINCE 1995
303 West Main Street
P.O. Box 9297
Ontario, California 91762
800-791-1187
Fax 909-988-6376
STATE LICENSE #947727
www.encoreimage.com



RENDERING OF WEST ELEVATION w/ PROPOSED WALL SIGN

B MANUFACTURE (1) SET OF L.E.D ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER

SCALE: N.T.S

PROJECT TITLE			
RUSHWASH			
28025 GREENSPOT ROAD			
HIGHLAND, CA			
92346			
JOB NUMBER		60156	
SALES	LYNDSEE VELTRE		
DRAWN BY	CHRISTIAN, D	DATE	6/9/25
SCALE	AS NOTED		
FOLDER	SKETCHES/RUSHWASH EXPRESS/60156		
FILE	60156		
DESIGN#	003		
REVISIONS			
DATE	BY	DATE	BY
APPROVAL			
This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.			
- The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service. - Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer. - Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.			
SIGNATURE		DATE	
PRINTED NAME		TITLE	
(UL)			
All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.			
(C) COPYRIGHT 2025			
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RENDERING OF NORTH ELEVATION w/ PROPOSED WALL SIGN

C MANUFACTURE (1) SET OF L.E.D ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER

SCALE: N.T.S

PROJECT TITLE

RUSHWASH
26025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VELTKE
DRAWN BY CHRISTIAN D DATE 6/9/25

SCALE AS NOTED

FOLDER SKETCHES/RUSHWASHEXPRESS/60156

FILE 60156

DESIGN# 004

REVISIONS

DATE	BY	DATE	BY
7/3/25	cd		

reduce sign C to same size

APPROVAL

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- The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service.
- Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE

(U)

All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

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A B C

TOTAL SIGN SQ FT: 36.9 SQ.
SCALE: 1/2" = 1'-0"

MANUFACTURE & INSTALL:

(3) SETS OF ILLUMINATED CHANNEL LETTERS
MOUNTED ONTO ALUMINUM BACKER PANEL

LETTER RETURNS:

3" DEEP ALUMINUM, PRE-COAT BLACK

FACES:

WHITE ACRYLIC

TRIM CAP:

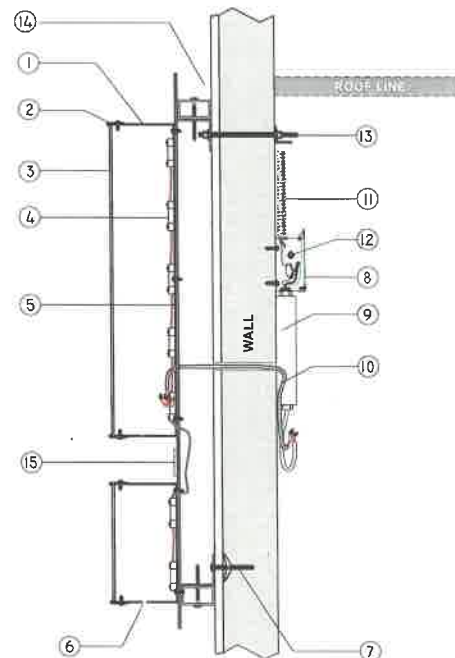
3/4" WHITE TRIMCAP

ILLUMINATION:

WHITE LED MODULES

BACKER PANEL:

ALUMINUM BACKER PAINT TO MATCH
3m 3630-33 RED SUEDE FINISH



TYPICAL ATTACHMENT DETAIL

****SURVEY REQUIRED TO
DETERMINE ELECTRICAL FEED**

LEGEND

1	3" DEEP ALUMINUM LETTER RETURN
2	3/4" TRIM CAP
3	ACRYLIC FACES
4	WHITE LED MODULES
5	.050 ALUMINUM LETTER BACKS
6	1/4" DIA. DRAIN HOLES (MIN. 2 PER LTR)
7	3/8" TOGGLE BOLTS
8	POWER SUPPLY JUNCTION BOX
9	12 VOLT LED POWER SUPPLY
10	18AWG 2 CONDUCTOR INSULATED WIRE
11	PRIMARY ELECTRICAL SOURCE
12	DISCONNECT SWITCH
13	3/8" THRU BOLT W/ ANGLE BRACKET
14	2" ALUM. FRAME WORK WELDED TO BACKER
15	2" X 1/4" ALUMINUM FLAT BAR

SCALE: N.T.S

PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VELTRE
DRAWN BY CHRISTIAN D DATE 6/9/25
SCALE AS NOTED
FOLDER SKETCHES/RUSHWASH EXPRESS/60156
FILE 60156
DESIGN# 005

REVISIONS

DATE	BY	DATE	BY
7/3/25	cd		

reduce sign C to name size

APPROVAL

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- Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE

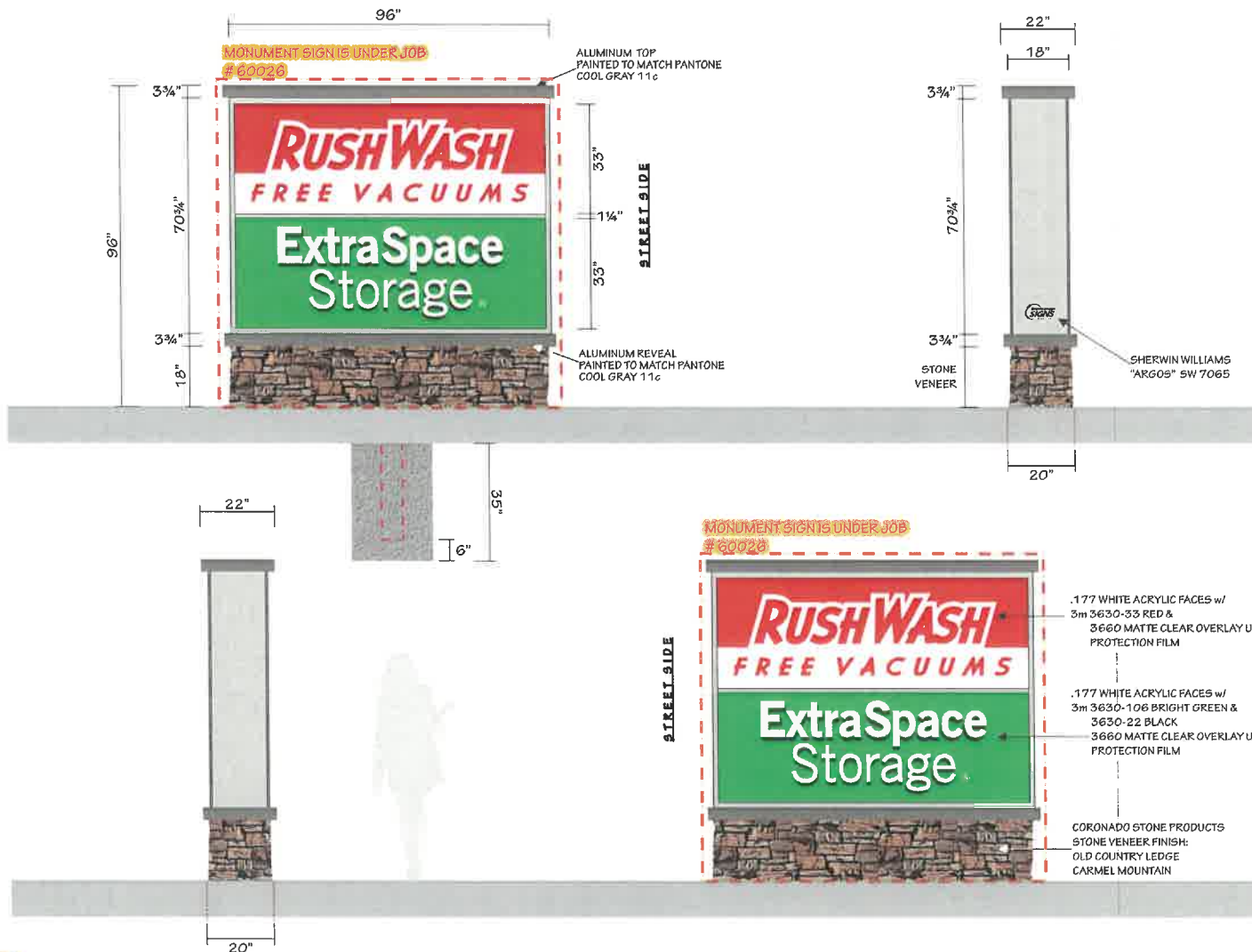
(U)

All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

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D MANUFACTURE & INSTALL (1) DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN

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

PROJECT TITLE			
RUSHWASH			
28025 GREENSPOT ROAD			
HIGHLAND, CA			
92346			
JOB NUMBER		60156	
SALES	LYNDEE VELTRE		
DRAWN BY	CHRISTIAN, D	DATE	6/9/25
SCALE	AS NOTED		
FOLDER	SKETCHES/RUSHWASH/EXPRESS/60156		
FILE	60156		
DESIGN#	006		
REVISIONS			
DATE	BY	DATE	BY
7/3/25	cd		CHANGE DESIGN
APPROVAL			
This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.			
- The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service. - Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer. - Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.			
SIGNATURE		DATE	
PRINTED NAME		TITLE	
(U)			
All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.			
(C) COPYRIGHT 2025			
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ATTACHMENT 6

Approved Planned Development (PD) Document (CUP 23-006)

Redlands Consultants & Associates

Engineering, Planning, Surveying, Construction Management

Planning Department
City of Highland

Below is the Planned Development Document.

A. Introduction:

i. Location:

The Land referred to herein below is situated in the City of Highland, County of San Bernardino, State of California, and is described as follows:

PARCEL 1, OF PARCEL MAP NO. 15814, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 258; PAGES 72-78 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

For conveyancing purposes only: Old APNs:

1201-341-14-0-000 (Affects portion of the land and other property)

1201-341-15-0-000 (Affects portion of the land and other property)

New APN: 1201-341-71-0-000 (Not Yet Assessed)

ii. Purpose:

This Planned Development and CUP is presented to the City of Highland to allow for a better development of a long and narrow parcel of land along Greenspot Rd. with no direct access to a road.

iii. Entitlements:

Proposed development is a brand new 120,000SF self-storage Facility comprising of one three story building, partially climate controlled with office. The first floors of the building, on the drive side will have drive-up units. The property zoning is Planned Development.

Access to the property is from Greenspot Rd. and is secured from Parcel 2.

The Parcel 1, APN1201-341-171 is currently 1.40Ac. Future lot line adjustment will create a new parcel for the storage facility, area 1.6Ac

iv. Objectives:

Design, Subdivide and build the vacant land included in the parcels to:

- Circulate well together and with the surrounding developments.
- Be consistent with the immediate and surrounding areas.
- Be consistent with the General Plan Commercial Centers Goal and policies for City of Highland

B. Land Use and Development Standards:

i. Land Use:

This PD will have the same Land Use regulations as the existing CG in the City of Highland Municipal Code chapter 16.20.030, and table 16.20.030.A

ii. Development Standards:

a) General Requirements. Table 'A' describes the minimum site development standards applicable to proposed and existing development in all this specific PD. All development shall conform to the standards established in this section.

- A development, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria; provided, that the design for the entire site is integrated and unified.

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- A development, for purposes of meeting the minimum Floor Area Ratio standards, consist of a combination of parcels whose total Floor Area Ratio meets the Maximum Floor Area Ratio criteria; provided, that the design for the entire site is integrated and unified.
- In addition to the minimum standards established in Table 'I', developments within this PD shall also comply with the special requirements contained in subsection 'b)' of this section, Chapter 16.48 Highland Municipal Code, Performance Standards, other applicable city ordinances, and the city general plan.

TABLE 'I'

Requirements	
Minimum Parcel Area	1 Acre
Minimum Parcel Width	130 feet
Minimum Parcel Depth	175 feet
Front Building Set-Back (As measured from ultimate Right-of-Way)	20 feet
Side Street Building Set-Back (As measured from ultimate Right-of-Way)	20 feet
Side Set-Back when fronting commercial development/zone	0 feet
Side Set-Back when fronting residential development/zone	10 feet
Rear Set-Back when fronting commercial development/zone	3 feet
Rear Set-Back when fronting residential development/zone	20 feet
Maximum Lot Coverage	0.6
Maximum Building Height	45 feet

b) Special Requirements:

- i) Wherever a single-story commercial use in this PD zone abuts a lot in any residential zone district, a landscaped setback, equal to the commercial building height, shall be required, to a maximum of 30 feet.
- ii) Where a commercial use abuts any residential district, no two-story building shall be constructed within 40 feet of said residential district without issuance of a conditional use permit.
- iii) Where off-street parking areas in this PD district is situated so as to be visible from any street, screening in the form of a three-foot high landscaped earthen berm or decorative wall three feet in height shall be erected between the required landscape area and the parking area.
- iv) In this PD district, the required front and street side building setback areas shall be landscaped, except where necessary walks and drives are provided. Where off-street parking is located within such building setback areas, a minimum landscaped area 10 feet in depth shall be provided between the property-line and said off-street parking area.

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- v) Except as otherwise permitted, a street side building setback area in this district shall be used only for landscaping, pedestrian walkways, trash enclosures, driveways, or off-street parking.
 - vi) Except as otherwise permitted, required rear and interior side building setback areas in this district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
 - vii) No external security bars shall be permitted on structures in this district.
 - viii) Parking for each use shall comply with the provisions of Chapter 16.52 Highland Municipal Code.
- iii. Circulation:
- Reciprocal access easements, reciprocal drainage easements and reciprocal parking easements shall be provided on all parcels fronting Greenspot Rd. and to the developments to the west of this district.
 - There shall be ADA path of travel to allow travel within all the parcels of this PD district.
- v. Infrastructure:
- All pertinent infrastructure to the parcels included in this PD are already built. (water, sewer, storm drain and street).
- vi. Public Services:
- C. General Plan Consistency:
- This Planned Development (PD) shall be consistent with City of Highland General Plan.

ATTACHMENT 7

Resolution No. 2025 - _____ to approve

Design Review Application No. 25-004

- a. Exhibit A - Conditions of Approval
- b. Exhibit B – Project Plans

RESOLUTION NO. 2025 -

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

OWNER / APPLICANT: Aysar Helo

A. RECITALS

1. On May 24, 2025, the Applicant submitted an application for a Design Review (DRA 25-004) for the construction of a 5,450 square foot drive-thru carwash with 19 vacuum stations. The Application includes a Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscaping Plan.
2. The site is located on an approximately 1 acre site on the south side of Greenspot Rd. approximately 1.2 miles east of the 210 free-way at Fifth Street/Greenspot Rd. exit. The Site has a Land Use Designation General Commercial, per the Approved Planned Development Document CUP 23-006.
3. On July 1, 2025, the City provided public notice of the scheduled public meeting by mailing notices to all property owners within 300 feet of the project site and posting it on the City's website.
4. On July 15, 2025, the Planning Commission of the City of Highland conducted a public hearing on the Project at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Project.
5. Pursuant to CEQA, the project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEAQ) Guidelines.
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 July 15, 2025, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Findings of Fact for **Design Review Application (DRA 25-004)**

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

Response: The project site is designated Planned Development (PD) in the City's General Plan. Pursuant to Conditional Use Permit No. 23-006, a Planned Development (PD) Document was adopted to establish site-specific development standards for the property. These standards align with the City's General Commercial (CG) zoning regulations, which allow automotive washing establishments as a permitted use per Section 16.20.030 of the Highland Municipal Code.

The proposed express car wash is consistent with the vision and policies of the General Plan, including the Golden Triangle Community Policy Area, which encourages coordinated commercial development and employment-generating uses. Along with the recently constructed Extra Space Self Storage facility on the adjacent parcel, the car wash contributes to the area's intended mix of services. The site plan, building elevations, circulation design, and landscaping are compatible with the PD Document and support a cohesive and high-quality development pattern consistent with the City's goals.

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

Response: The site is located within the Planned Development (PD) Zone District, which was established through Conditional Use Permit No. 23-006. The PD Document associated with that approval implements development standards aligned with the General Commercial (CG) zone. Under Section 16.20.030 of the Highland Municipal Code, Automotive washing establishments are permitted in the CG zone.

The proposed express car wash aligns with the objectives of Title 16 by promoting compatible land use, quality site design, and community-serving commercial services. The site is located within the Golden Triangle Policy Area, an area targeted for economic development that emphasizes integrated commercial, office, and residential uses within a cohesive urban environment. The General Plan describes the Golden Triangle as a "signature, mixed-use

master-planned community” with unique visibility, accessibility, and redevelopment potential. This project contributes to that vision by introducing a modern, employment-generating land use that complements surrounding development, including the adjacent Extra Space Self Storage facility.

Specifically, the project is consistent with Goal 2.12 of the General Plan, which seeks to create a well-designed, economically viable commercial center that takes advantage of the area’s high visibility and freeway access.

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

Response: The proposed development is for a fully automated 5,450 square foot carwash that consists of a washing station and drying section. The drive lane for the carwash is approximately 300 feet in total length and 14 feet in width at the single aisle section just before the entrance to the carwash building. The drive lane begins in a 25-foot wide double-aisle formation queuing up to the pay station area to provide adequate space for eight (8) vehicles in each lane to stack up without protruding into the area designated for vacuuming.

The Conceptual Landscape Plan complies with the City’s landscape and water efficiency requirements under Section 16.40.390 of the Highland Municipal Code. Prepared by a licensed landscape architect, the plan includes a variety of drought-tolerant and low-maintenance plant materials such as Breeze Mat Rush grasses, Sky Rocket Juniper shrubs, Low Boy Catclaw, and Nagami Kumquat trees along the west property line. The east drive aisle is framed by Swan Hill Fruitless Olive, Autumn Gold Ginkgo, and Mediterranean Fan Palm trees, enhanced with complementary shrubs and succulents. Cobblestone and wood mulch are used throughout the planters to further enhance site aesthetics and minimize maintenance. No turf is proposed, and plant selections avoid invasive species, ensuring long-term viability and alignment with City standards.

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

Response: The proposed car wash facility, including the associated vacuum stations, has been reviewed by all applicable City departments, including Planning, Building and Safety, Fire, and Engineering. Each division has provided project-specific conditions of approval to ensure compliance with all applicable Municipal Code, Fire Code, and Building Code standards. All required public utilities and services are available at the project site and will be connected as part of the project’s development.

The project has been thoughtfully designed to integrate with surrounding development and to complement both existing and future land uses within the area. The site layout, circulation, building placement, and landscape design have all been evaluated to minimize potential conflicts and avoid adverse impacts on adjacent properties. With adherence to the approved Planned

Development standards and implementation of the conditions of approval, the proposed use is not anticipated to result in any detriment to public health, safety, or welfare, nor will it be materially injurious to nearby properties or improvements.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 25-004), which proposes the construction of a 5,450 square-foot drive-thru carwash with nineteen (19) self-service vacuum stations on an approximately one-acre site. The project site is located on the south side of Greenspot Road, approximately 1.2 miles east of the I-210 Freeway at the Fifth Street/Greenspot Road exit. The proposed development is located on Parcel 2 within the boundaries of the Planned Development Document established by Conditional Use Permit No. 23-006.

Exhibit A – Design Review Conditions of Approval

Exhibit B – Project Plans

C. ADOPTION OF RESOLUTION

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

PASSED, APPROVED and ADOPTED this 15th day of July 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT A

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 15, 2025
Applicant: Aysar Helo
File/Index: Design Review Application (DRA 25-004)
Proposal: A Sign Program for a proposed drive-thru carwash with 19 self-service vacuum stations.
Location: The project site is approximately 1 acre in size and is located on the south side of Greenspot Road, approximately 1.2 miles east of the I-210 Freeway at the Fifth Street/Greenspot Road exit. The site is identified as Parcel 2 within the Planned Development Document approved under Conditional Use Permit No. 23-006. Assessor's Parcel Numbers: 1201-361-29 & 1201-361-30

Related
Entitlements: Design Review Application No. 25-004

PLANNING CONDITIONS OF APPROVAL

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

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

1. This Design Review Application shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Design Review Application have occurred within thirty-six (36) months from the approval date of this Design Review Application, this Design Review Application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Design Review Application. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. This Design Review Application is for the Site Plan, Landscape Plan, and Elevations pertaining to the construction of a 5,450 square foot drive-thru carwash with nineteen (19) vacuum stations on an approximate 1 acre site.
 - a. The approval of the Design Review Application is applicable to the proposed use, Site Plan, Grading Plan, Landscape Plan, and design features proposed on the carwash building.
3. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the requirements of the City's Municipal Code. A minimum of three (3) dedicated parking stalls excluding the vehicle vacuum stations are required on-site (Parking Requirement = 3 space / vehicle wash station).
 - a. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary.
 - b. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.
 - c. Loading Zones shall be properly striped and signed.
4. Materials, textures, colors, and design of all walls shall be compatible with on-site development and adjacent properties as approved by the Planning Commission.
5. Lighting shall be directed downward in order to minimize glare nuisances to surrounding properties. Fixtures shall be decorative and compatible with the overall project design theme.
6. The mechanical process of vehicle washing and drying shall take place entirely within the carwash building.
7. The three (3) designated exterior parking spaces shall be used for employee and customer parking only, and not for the storage of vehicles. Hand drying of vehicles is permissible by customers
8. The premises shall be kept in a neat and orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled vehicles may be stored onsite for longer than 72 hours.
9. Obtain all required building/occupancy permits from the Highland Building and Safety Division.

10. The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Marshall. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
11. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
12. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
13. The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
14. All parking spaces shall be provided with nighttime security lighting if the facility is open after dusk. Lighting must be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the northern, eastern, and western property boundaries and 0 foot candles along the southern property boundary.
15. The hours of operation for the facility will be 6:00am to 10:00pm, seven (7) days a week.
16. The Development Impact Fees shall be calculated and paid in accordance with City policy.
17. All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
18. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining Building's architectural design.

19. If the property will remain undeveloped for longer than 18 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust control. Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.
20. The Applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.
21. The Applicant / Developer shall install bicycle racks in compliance with Highland Municipal Code requirements. The bike racks shall be located in areas where they will not impede the flow of pedestrian traffic.
22. All rooftop down drains shall be installed on the interior of the building. Roof drains shall not drain onto pedestrian walkways. Drains shall discharge into planter areas where possible.
23. All building mounted and freestanding signs shall be reviewed by the Planning Division for compliance with the approved Sign Program prior to application for building permit.
24. A photometric plan shall be provided to the Planning Department for review and approval in compliance with the following standards:
 - a. Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - Maintained Footcandles - 0.2 min
 - Uniformity Avg.: Min - 5.9 : 1
 - Average Foot-candle - 3.5
 - Illumination levels are defined as maintained horizontal footcandles on the task.
 - Average illumination values should not exceed minimum values by more than the product of the minimum value and the specified ratio.
 - In no case should illumination exceed 0.5 footcandles measured at the property line
 - b. All lighting fixtures shall be adjusted or designed to shine horizontal / downwards to avoid spillover and glare on the surrounding community with average of 0.5 footcandles to avoid spillover and glare impacts on the surrounding community and roadways.
 - c. Security lighting shall be installed to adequately illuminate the facility. All security lighting shall be shielded and directed away from surrounding

residential uses, businesses, and public right-of-way, and not be of unusually high intensity.

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

Landscaping

- 25. Per Chapter 16.40.390 of the Highland Municipal Code, the landscape plans shall be prepared by a Landscape Architect who is licensed to practice Landscape Architecture pursuant to Chapter 3.5 of Division 3 of the most recent California Business and Professions Code.
- 26. Include all site plan information on the landscape plans including, property lines, ROW, easements, and any required setbacks.
- 27. All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards.
- 28. Prior to issuance of a certificate of occupancy by the City, all adjacent landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.
- 29. Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed 3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign-off.

Public Services condition

- 30. The Applicant shall install a metal wire mesh extension from the top of the masonry block wall of the trash enclosure to the underside of the roof trellis to fully enclose the area and prevent unauthorized access or debris intrusion.

Building and Safety Division Conditions of Approval

Date: June 3, 2025

Project: A new, approximately 5,450 square foot fully automated express car wash facility located on Parcel 2 of Parcel Map No. 15814 (APN 1201-341-72). The project includes a car wash tunnel, pay stations with a canopy, 28 vacuum stations, EV and standard parking spaces, a second story office, equipment/storage areas, and a restroom. Plans include Building Elevations (architecture), Conceptual Landscape Plan, and Conceptual Grading Plan.

Applicant: Aysar Helo

Site Location: South Side of Greenspot Rd. Appx. 1.2 miles east of the 210 freeway at 5th St./Greenspot Road Exit.

Project Numbers: DRA 25-004

APN(s): 1201-341-72

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

- (1) **Fire Flow Test** – At submittal with hydrant location dimensioned on the site plan. Fire Flow tests are provided by East Valley Water District - <https://www.eastvalley.org/360/Engineering-Forms>
- (3) Architectural Plans
- (3) Project Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal.
- (3) Structural Plans
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Exiting Plans
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (3) Precise Grading Plans
**Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
- (3) Site Disabled Access Plan
- (3) Temporary Construction Fence Plan
- (2) Roof and Floor Truss Plans – As Applicable

- (2) Title 24 Energy Calculations
 - (2) Soils Report
 - (2) Structural Calculations
2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Energy Code and California Green Building Standards Code.
 3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
 4. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit a copy of the Water Quality Management Program Report. (WQMP)
 5. Deferral of submittal items are subject to the approval of the Building Official and are to be identified on the plans cover sheet along with the required deputy inspections.
 6. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route from each site arrival point.
 7. All dead and removed trees and foliage is to be properly removed from the site.
 8. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
 9. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
 - a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.
 10. The building is to be connected to the public sewer system, when provided or within 250 feet of the nearest sewer main
 - a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from East Valley Water District (EVWD) and an approved septic

system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

11. Prior to building permit issuance - submit copy of the East Valley Water District (EVWD) –signed Discharge Permit Application to the Building & Safety staff. Discharges into the sewer collection system and POTW could potentially introduce hazardous or undesired matter into the sewage infrastructure.
 - For additional information, please contact a member of the Source Control staff at (909) 806-4222 or via email at sourcecontrol@eastvalley.org.
12. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services, and/or onsite interceptors, need to obtain those permits prior to building permit issuance.
13. Prior to the issuance of Building Permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
14. Prior to the issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approval by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project. Fire flow tests shall be obtained by East Valley Water District.
15. Prior to the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
16. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(REDLANDS UNIFIED SCHOOL DISTRICT)
17. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a. Installation of a construction trailer through the “Temporary Occupancy Permit”, alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located

on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

18. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
19. On-site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
20. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities performed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.
21. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-6861, Ext 228. Or visit the City's website for the latest information for scheduling inspection request.
22. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable agency (E.g. Planning, Engineering, Public Services, East Valley Water, San Bernardino County Health, Fire Prevention) at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
23. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
24. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.



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

DATE : May 21, 2025

Page 1 of 6

APPLICANT : Aysar Helo

APN : 1201-341-72

SITE LOCATION: South side of Greenspot Rd. approximately 1.2 miles east of the 210 freeway at Fifth Street/Greenspot Rd. exit

FILE / INDEX No.: DRA 25-004

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

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

Fire Department Review of all projects is required.

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

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

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

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
6. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
7. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
8. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
9. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.
10. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

11. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**
12. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D**
14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
15. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
16. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated “**KNOX**” padlock or box containing key to open the private lock. For **automatic** gates, a “**KNOX**” emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. “**KNOX BOX**” request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D**
Note: The city of Highland also requires an electronic “H” key system (Ord. #320) for multi-family, gated communities or secured storage facilities.
HMC

17. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Submit plans to the fire prevention department for review and approval. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**
18. **HF54:** Commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

WATER:

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

Note: Hydrants shall meet EVWD standards.

20. **HF29:** Fire hydrant spacing shall be:
Commercial retail: 300 FEET
CFC / APPENDIX B AND C.

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

21. **HF26:** Water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval (electronic submittals – PDF accepted). **CFC**
22. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**
23. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
24. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department.

System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**

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

ADDRESSING – IDENTIFICATION:

26. **HF21:** **Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8" height, 3/4" stroke**, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC

FIRE PROTECTION & ALARM SYSTEMS:

27. **HF36:** Automatic fire sprinklers, if required by California Fire Code, shall be installed according to **NFPA 13** and fire dept. requirements. Submit plans with material cut sheets and hydraulic calculations (electronic submittals – PDF accepted), indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
28. **HF37:** Automatic fire sprinkler control devices, if required by California Fire Code, (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**

29. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
30. **HF43:** An automatic fire detection and alarm system, if required by California Fire Code, shall meet the requirements of CFC 907, CBC and NFPA 72 and be installed. Plans, material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation (electronic submittals – PDF accepted) . **CFC; CBC; NFPA**
31. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
32. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
33. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
34. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

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

City of Highland

Engineering Department

Conditions of Approval

DRA 25-004 Drive-thru Carwash - Aysar Helo

APN 1201-341-72

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

SOILS/ GRADING/ DRAINAGE

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 4. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, gravel bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration systems until the site is stabilized for erosion and sedimentation.
- B 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 13. Submit original wet signed and stamped final grading certification from the grading engineer to the City Engineer.

STREET IMPROVEMENT

- E 14. Provide half-width street improvements along the project frontage on Greenspot Road, including storm drain, sidewalk, curb ramps, landscaping, pavement maintenance and striping. Pavement treatment shall be completed as approved by the City Engineer. An in-lieu payment may be submitted for pavement portion if determined by the City Engineer that a CIP project will occur in the area. Amount will be reviewed and approved by the City Engineer.
- E 15. Submit engineering plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist. Provide ADA access to site from right of way.
- C 16. Design and construct public improvements including but not limited to access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.
- C 17. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 18. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and

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

- E 19. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, underground infiltration system, pretreatment devices approved at time of C-WQMP approval, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 20. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP .
- C 21. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C* 22. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary.
- E* 23. Design the on-site improvements to drain 100-year storm flows generated with the entire project to the proposed on-site water quality system. Construct a storm drain system to convey overflows from the onsite water quality system directly connecting to the existing public catch basin on the south side of Greenspot Road.
- B 24. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed chamber system subgrade elevation at time of grading. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.
- C 25. Register the underground chambers with EPA as a Class V Injection Well.
- E 26. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- C 27. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.
- E 28. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

- E* 29. Provide easement documentation for maintenance and operation of the private access road and private drainage across Parcel 2.
- C* 30. Apply to the City to annex the project into the City's Consolidated Landscape Maintenance District (LMD) for maintenance of the existing median landscaping along Greenspot Road. Submit a ballot to the City agreeing to the annexation and amount of assessment. Median landscaping will be maintained by the City utilizing LMD revenue. Assessment for Greenspot Road median landscaping will commence the year the project is constructed.
- C* 31. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along Greenspot Road. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system
- C* 32. Prior to final map recordation, Applicant shall annex into a community service district for public safety services. The agreement to annex to a CFD for Public Safety Services shall be in a manner to be approved by the City Engineer and City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such levels of service at the standards established in the City's General Plan. If one has not been established, project is required to form one.

FEES/ PERMITS/ BONDING

- E 33. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS plan update, microfilming and storage of plans, and other required fees.
- D 34. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 35. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

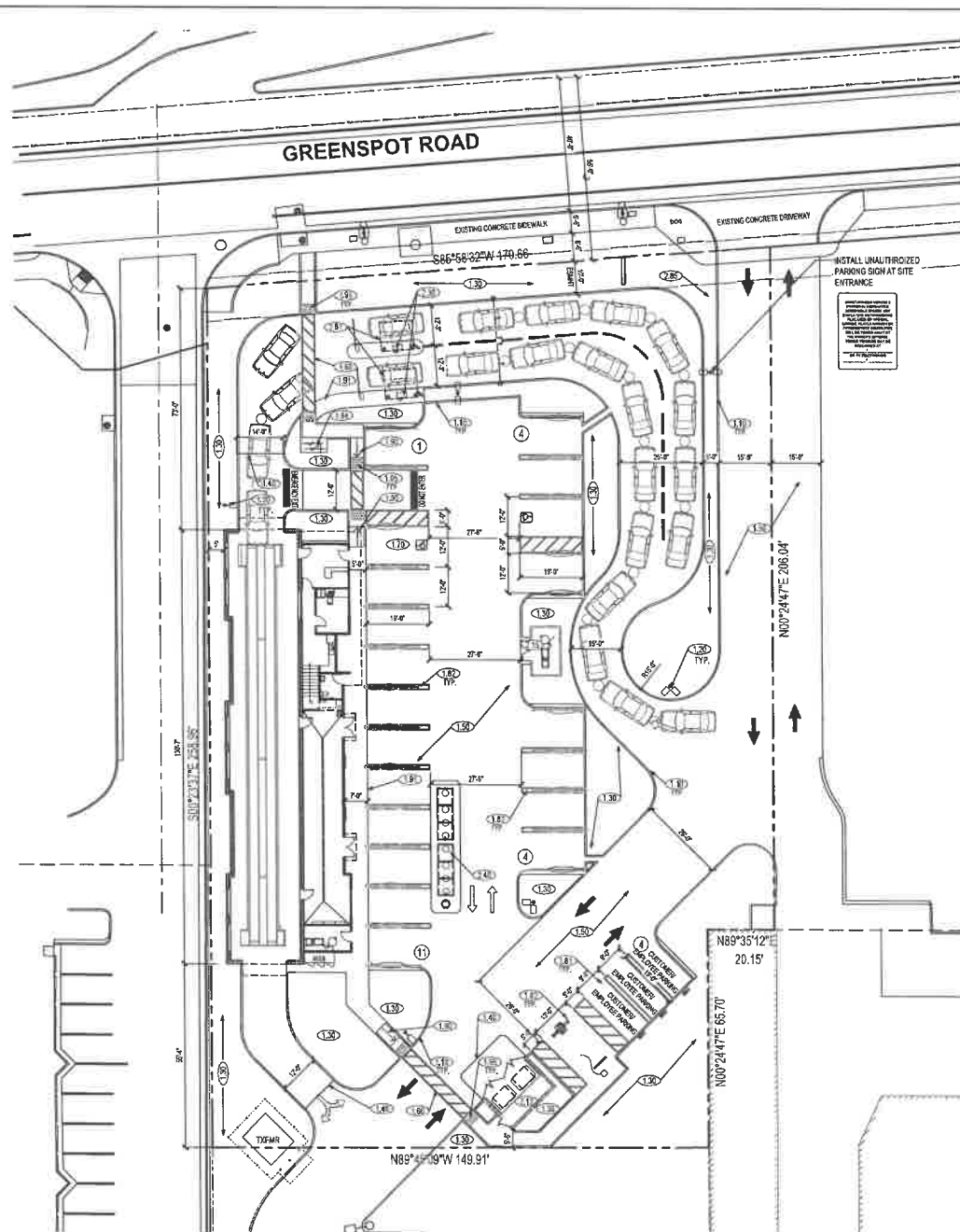
UTILITIES/ CONSTRUCTION

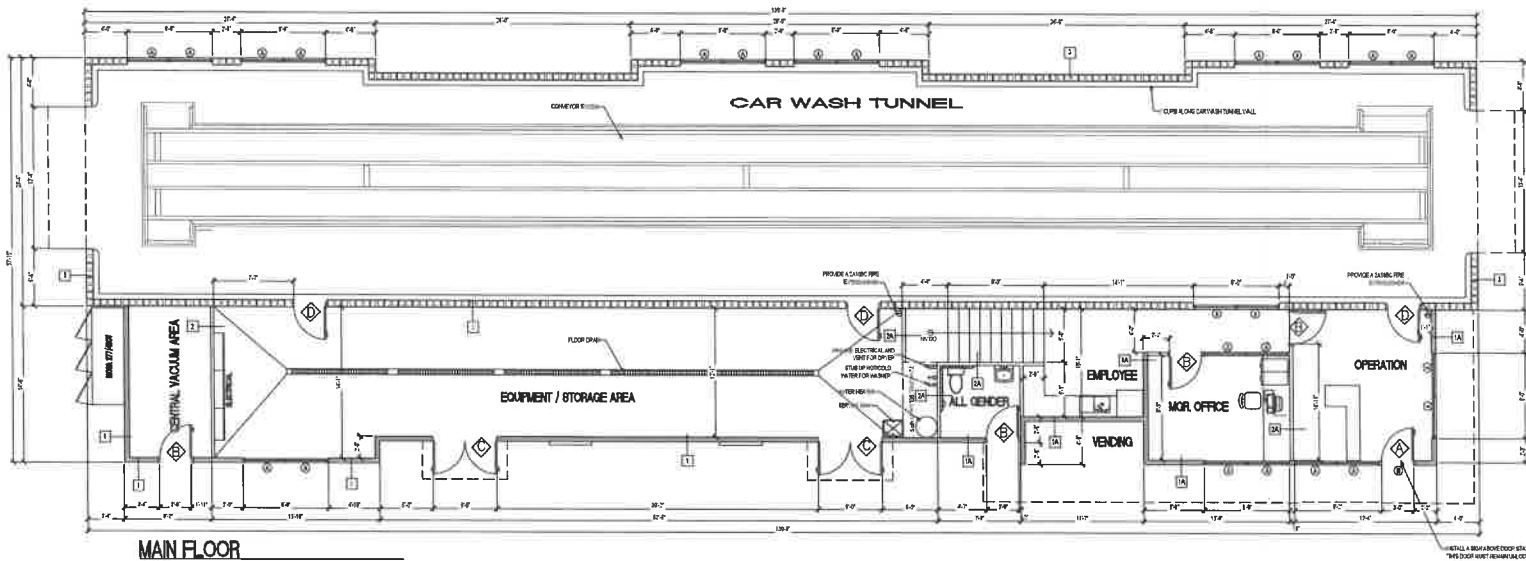
- E 36. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- E* 37. Obtain written permission and permit from Southern California Edison (SCE) prior to any encroachment or grading within SCE property.

- B 38. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 39. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C* 40. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 41. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 42. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 43. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 44. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 45. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 46. Design and construct a trash enclosure per City Standard 700.
- C 47. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 48. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.

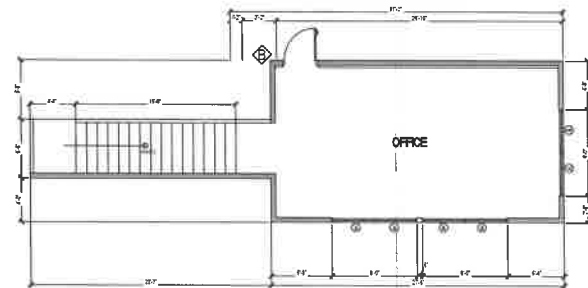
EXHIBIT B

Project Plans





MAIN FLOOR



SECOND FLOOR

FLOOR PLAN NOTES

1. 10' MIN. ACOUSTIC BATT INSULATION REQUIRED BY ALL PERFORATED WALLS AND CEILING.
2. WALL ENDINGS ARE TO FACE OF STUD OR GIRD.
3. FLOOR FINISH DIMENSIONS ARE TO FACE OF SLAB U.L.C.
4. ACCESSIBILITY DESIGN STANDARDS: 2010 ADA CHAPTER 119.
5. ALL ROOMS TO BE FINISHABLE.
6. ALUM. EXTERIOR FACE OF PLYWOOD AND FOUNDATION FACE OF CONCRETE (10' x 10').
7. ALUM. FINISH, ADHESIVE, IN PLACE, LAY OUT, FINISH LAY OUT AND SPECIFICATIONS, SEE SHEET 100.
8. ALL NEW OR EXISTING DIMENSIONS IN CONFLICT WITH CODES OR OTHER BUILDING REQUIREMENTS TREATED DIMENSIONS PER U.L.C. 100.

BUILDING DEPT. NOTES

1. Where required, all signs shall be clearly and legibly marked.
2. Where required, all signs shall be clearly and legibly marked.
3. Where required, all signs shall be clearly and legibly marked.
4. Where required, all signs shall be clearly and legibly marked.
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13. Where required, all signs shall be clearly and legibly marked.
14. Where required, all signs shall be clearly and legibly marked.
15. Where required, all signs shall be clearly and legibly marked.
16. Where required, all signs shall be clearly and legibly marked.
17. Where required, all signs shall be clearly and legibly marked.
18. Where required, all signs shall be clearly and legibly marked.
19. Where required, all signs shall be clearly and legibly marked.
20. Where required, all signs shall be clearly and legibly marked.

OCCUPANCY LOAD

AREA USE - 300 S.F. (20' x 15')	= 4
OFFICE - 100 S.F. (10' x 10')	= 2
RECEPTION - 50 S.F. (5' x 10')	= 1
STORAGE - 100 S.F. (10' x 10')	= 1
WALKWAY - 100 S.F. (10' x 10')	= 1
TOTAL - 400 S.F.	= 10 OCCUPANTS
CODE REQUIRED 1	
CODE PROVIDED 1	

LEGEND

1. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	2. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
3. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	4. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
5. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	6. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
7. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	8. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
9. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	10. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
11. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	12. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
13. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	14. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
15. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	16. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
17. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	18. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION
19. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION	20. 3/4" STUD @ 16" O.C. W/ SOUND BATT INSULATION

ROOM	FINISH SCHEDULE	ROOM	FINISH SCHEDULE
OFFICE	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION	OFFICE	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION
RECEPTION	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION	RECEPTION	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION
STORAGE	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION	STORAGE	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION
WALKWAY	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION	WALKWAY	CEILING: 1/2" MIN. ACOUSTIC BATT INSULATION FLOOR: 1/2" MIN. ACOUSTIC BATT INSULATION WALLS: 1/2" MIN. ACOUSTIC BATT INSULATION DOORS: 1/2" MIN. ACOUSTIC BATT INSULATION

TYPE	SIZE	QTY	MFR/MODEL	GLAZING	FRAME	RATING	REMARKS
1	4'-0" W x 5'-0" H	30	KAMMER TRIFAB 451UT FRAMING	SOLARBAN TO CLEAR W/ ARGON	#14 CLEAR ANODIZED ALUMINUM	LOW-E	G.C. SHALL VERIFY ROUGH OPENING SIZE PRIOR TO ORDERING
2	3'-0" W x 2'-0" H	1	KAMMER TRIFAB 451UT FRAMING	SOLARBAN TO CLEAR W/ ARGON	#14 CLEAR ANODIZED ALUMINUM	LOW-E	G.C. SHALL VERIFY ROUGH OPENING SIZE PRIOR TO ORDERING

ROOM	DOOR SCHEDULE
OFFICE	DESCRIPTION: 1/2" MIN. ACOUSTIC BATT INSULATION HANDRAIL: 1/2" MIN. ACOUSTIC BATT INSULATION DOOR: 1/2" MIN. ACOUSTIC BATT INSULATION THRESHOLD: 1/2" MIN. ACOUSTIC BATT INSULATION
RECEPTION	DESCRIPTION: 1/2" MIN. ACOUSTIC BATT INSULATION HANDRAIL: 1/2" MIN. ACOUSTIC BATT INSULATION DOOR: 1/2" MIN. ACOUSTIC BATT INSULATION THRESHOLD: 1/2" MIN. ACOUSTIC BATT INSULATION
STORAGE	DESCRIPTION: 1/2" MIN. ACOUSTIC BATT INSULATION HANDRAIL: 1/2" MIN. ACOUSTIC BATT INSULATION DOOR: 1/2" MIN. ACOUSTIC BATT INSULATION THRESHOLD: 1/2" MIN. ACOUSTIC BATT INSULATION
WALKWAY	DESCRIPTION: 1/2" MIN. ACOUSTIC BATT INSULATION HANDRAIL: 1/2" MIN. ACOUSTIC BATT INSULATION DOOR: 1/2" MIN. ACOUSTIC BATT INSULATION THRESHOLD: 1/2" MIN. ACOUSTIC BATT INSULATION

STOREFRONT NOTES
1. STOREFRONT AL. FRAME AS MANUFACTURED BY VEDERAL OR EQ. 6000 PER GLAZING DETAILS, 2" x 4" x 1/2".
2. STOREFRONT GLAZING SHALL BE 1/2" CLEAR TINTED GLASS (TYP).
3. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.

PE STAMP

REVISIONS

CJC Design, Inc.

22865 La Brea Avenue, Suite 202, Van Nuys, CA 91411

TEL: (818) 710-0000 FAX: (818) 710-0001

GREENSPOT

express Wash

PROJECT: APN 1201-341-72-0000
GREEN SPOT ROAD • EAST OF I-210
HIGHLAND, CA. 92346

PROPOSED FLOOR PLAN

DATE REVISION: 10/18/2024

SCALE: 3/16" = 1'-0"

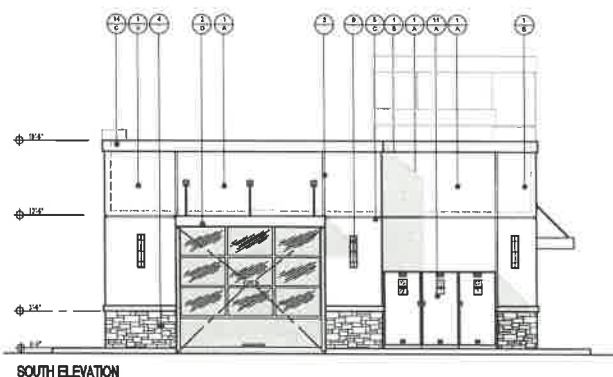
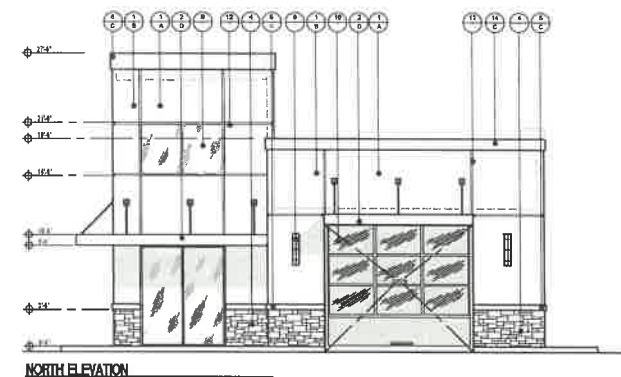
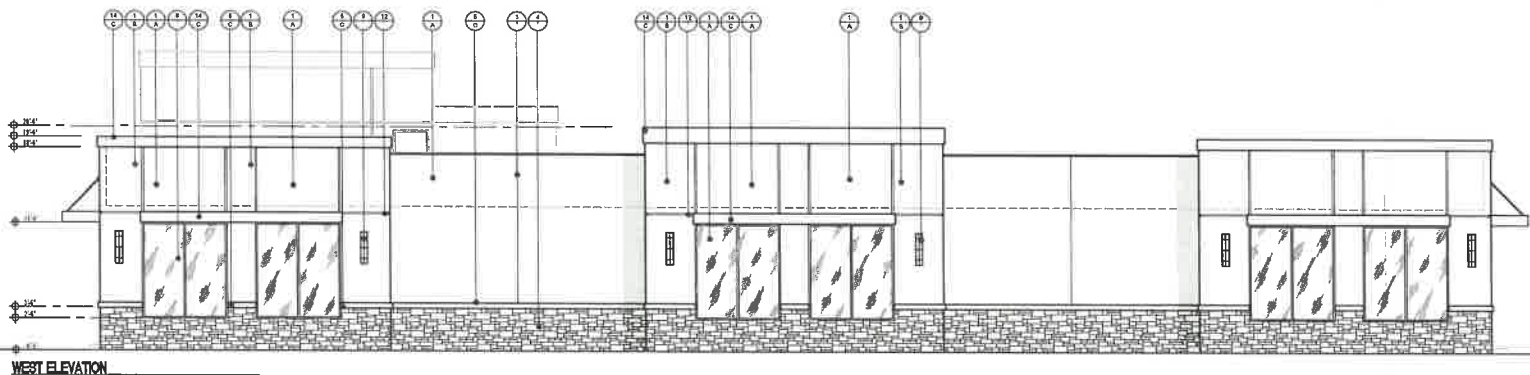
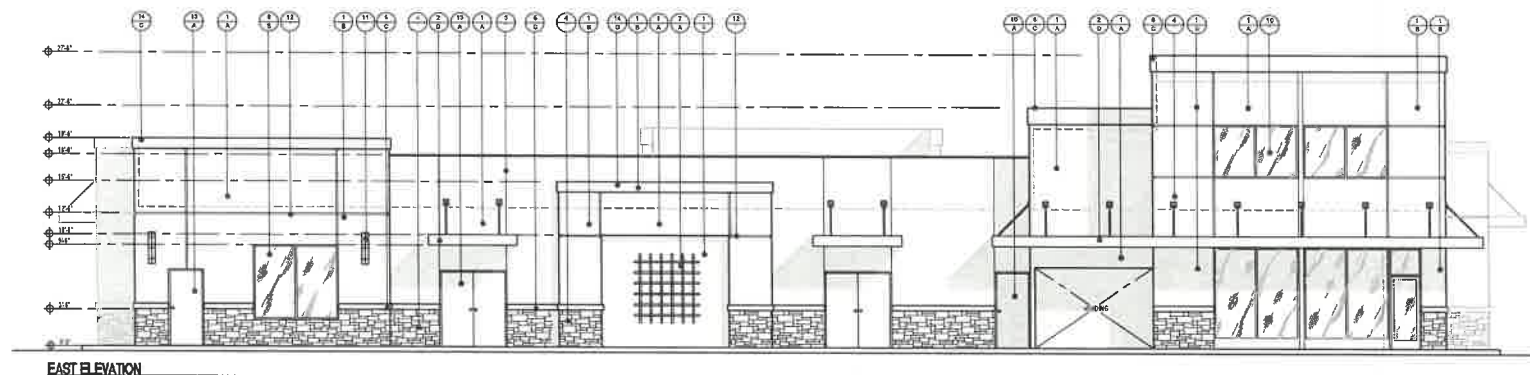
DRAWN BY: F. COHEN

CHECKED BY: F. COHEN

PROJECT NUMBER: 240088

STORE NUMBER: XPRESS WASH

SHEET: A11



MATERIAL:

1. 12"X12" CONCRETE STUCCO IN A SECOND OF ONE INCH THICK THIN LAYERS OF TWO LAYERS OF 3/4" REINFORCING STUCCO WEDGES FOUND ON PLYWOOD SHEATHING AND 60# GAUGE 18" X 24" HOLE CONCRETE REINFORCING PLATE LIKE AT LEAST 4" ABOVE GRADE OR 2" INCH ABOVE CONCRETE OR PAVER
2. 12"X12" ANTIHAIL ARMOR
3. 1/4" STUCCO JOINTS
4. CORONA STONE OR COUNTRY LEAD CARVED MOUNTAIN OR CO. INC. EST. 2004
5. 8"X12" STUCCO FINISH TRIM
6. 18"X12" STUCCO FINISH TRIM
7. 24"X12" MOUNT PLANT TRIM (SEE PLAN 1)
8. TRIM GLAZING WITH HIDDEN ALUMINUM FRAME AND TYPED GLASS (UNITED WITH ANOTHER SOLID GLAZING)
9. AVATAR WALL WITH PLATE WALL LIGHTING
10. CAR WASH TRIM OVERHEAD GROWS (OPEN DURING BUSINESS HOURS) - CONCRETE LAUNDRY WALL (HOLLOWED WALLS)
11. ELECTRICAL SWITCH GEAR ENCLOSING WITH 1/2" ALUMINUM STUCCO REVEAL
12. 24" HOLLOW TRIM DETAIL
13. 12"X12" STUCCO FINISH TRIM
14. BROWSE UNDER SEPARATE DESIGN AND

COLOR:

- A. SHERWIN WILLIAMS 6141 - SOFTER TAN (MAIN WALLS)
- B. SHERWIN WILLIAMS 7540 - PRAIRIE GRASS (TOWER/SFASCA)
- C. SHERWIN WILLIAMS 7012 - CREAMY (TRIMS)
- D. SHERWIN WILLIAMS 7034 - STATYS BRONZE (DARNING)

7. CALC. ALL WALL AND ROOF PENETRATIONS APPLY ONE COAT OF WATERPROOFING TO ALL HORIZ. STUCCO SURFACES.
SEE SPECIFICATIONS FOR NAILING AND REQUIREMENTS FOR EXTERIOR GRADE FINISHING.
8. CALC. ALL WINDOWS AND DOOR FRAMES AT HEAD, SIDES AND JAMS. SET DOORS IN INTERIOR.
STUCCO FINISH TO BE "LIGHT LACE" AS SPECIFIED BY THE STUCCO MANUFACTURER. APPROX. 1/4" TO 1/2" - "MEDIUM GRUBST", MACHINE APPLIED.
9. PROVIDE BUILDING DRAINAGE @ DOWN SLOPE WALL. EJECT FLYERS OR AS DIRECTED BY THE ARCH. ALL WALLS AND ROOF DRAINAGE TO BE EXTERIOR. ALL ROOF MOUNTED EQUIPMENT SHALL BE ADEQUATELY SECURED, BUT NOT BE ABL TO PUBLIC ROOF OR WAY.

STUCCO NOTES:

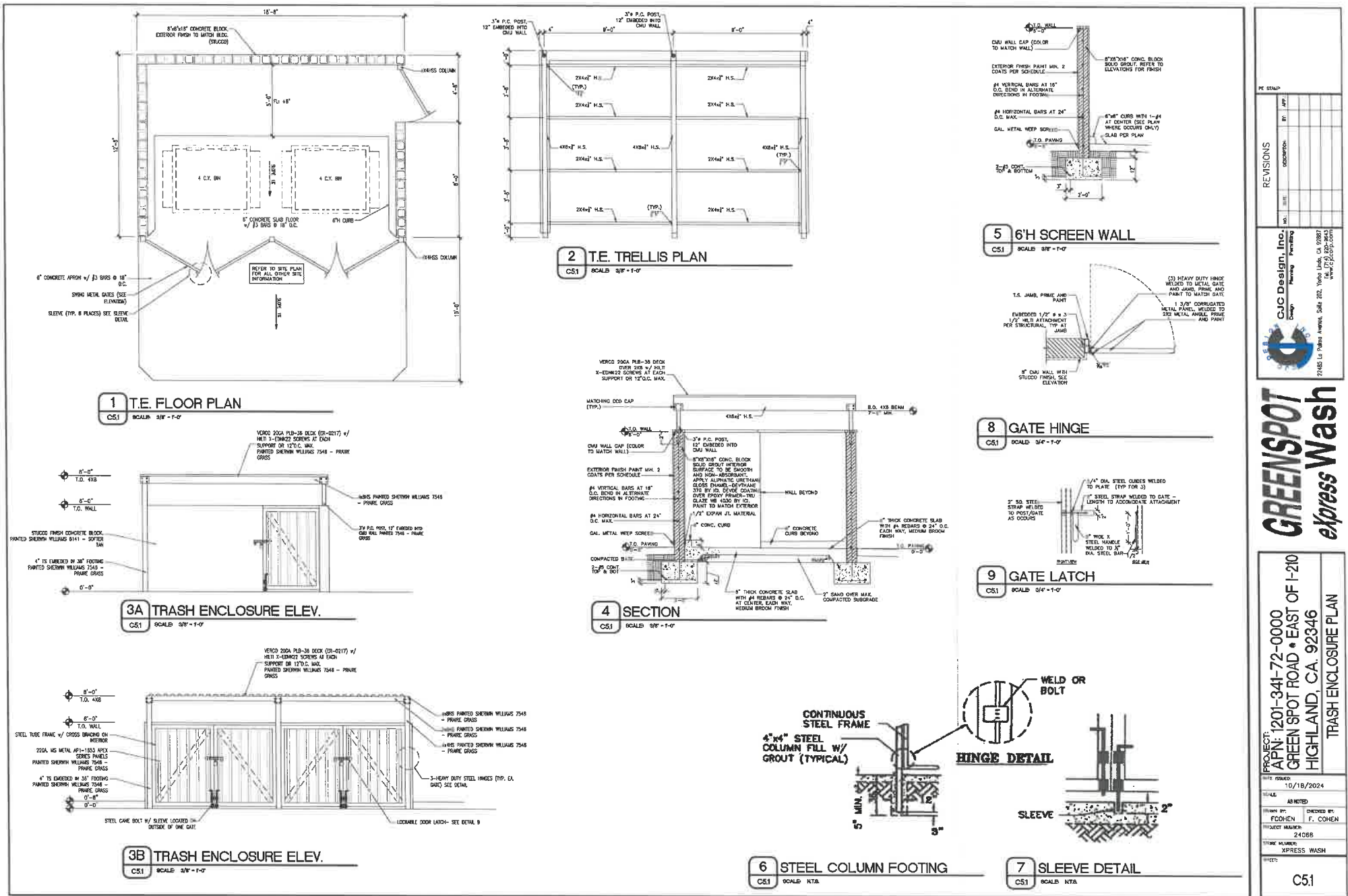
1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. WESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
3. WESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
4. WESH WITH GRID EXCEEDING 24" WILL BE REJECTED.
5. USE OF FASTENERS OTHER THAN GALVANIZED WILL NOT BE ACCEPTED.
6. REIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

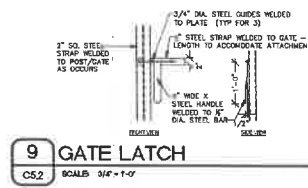
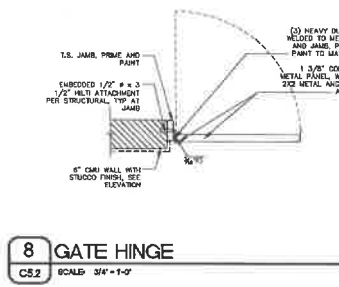
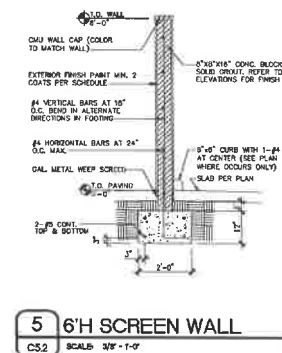
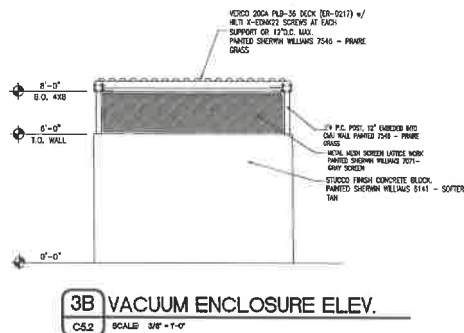
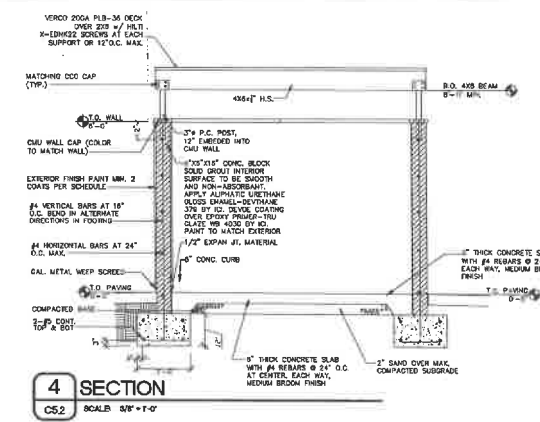
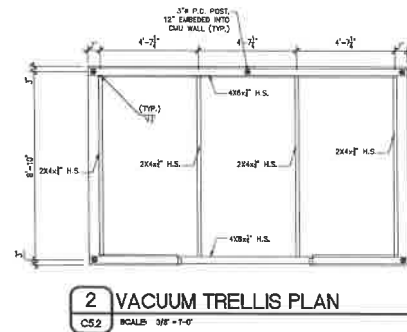
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GREENSPOT
Express Wash

PROJECT: APN: 1201-341-72-0000
GREEN SPOT ROAD • EAST OF I-210
HIGHLAND, CA. 92346
PROPOSED BUILDING ELEVATIONS

DATE ISSUED:	
10/18/2024	
TITLE:	
3/15" x 1-0"	
DRAWN BY:	CHECKED BY:
FCOHEN	F. COHEN
PROJECT NUMBER:	
24068	
STORE NUMBER:	
XPRESS WASH	
SHEET:	



[illegible]

GREENSPOT
Express Wash

PROJECT:
APN: 1201-341-72-0000
GREEN SPOT ROAD • EAST OF I-210
HIGHLAND, CA. 92346
VACUUM ENCLOSURE PLAN

DATE ISSUED:		10/18/2024	
SCALE:			
AS NOTED			
DRAWN BY:		CHECKED BY:	
F. COHEN		F. COHEN	
PROJECT NUMBER:			
24068			
STORE NUMBER:			
XPRESS WASH			
SPEC:			
C5.2			

GREENSPOT ROAD

PLANT SCHEDULE

PHOTO	SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
		50	5 GAL.	LOW	BOUGAINVILLEA B. "RASPBERRY ICE"	RASPBERRY ICE BOUGAINVILLEA
		10	15 GAL.	LOW	JUNIPERUS S. "SKYROCKET"	SKYROCKET JUNIPER
		53	5 GAL.	LOW	LEUCOPHYLLUM C. "THUNDER CLOUD"	THUNDER CLOUD TEXAS SAGE
		73	1 GAL.	LOW	LOMANORA LONGIFOLIA "BREEZE" TM	BREEZE MAT RUSH
		22	5 GAL.	LOW	ACACIA REDOLENS "LOW BOY"	LOW BOY BANK CATALPA
		82	1 GAL.	LOW	LANTANA M. "YELLOW"	TRAILING YELLOW LANTANA
		82	5 GAL.	LOW	AGAVE X "BLUE FLAME"	BLUE FLAME AGAVE
		1	15 GAL.	MOD	CAMPUS RADICANS "ATOMIC RED" TRAIN ON WALL MOUNTED TRELLIS-BY OTHERS	TRUMPET VINE
		8	5 GAL.	LOW	MACFADYENA UNICURS-CATI TRAIN ON BLOCK WALL	YELLOW TRUMPET VINE
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	
	8,641	3" DEEP	0	WOOD MULCH	REDWOOD GORILLA HAIR	

PLANT SCHEDULE

PHOTO	SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
		3	36" BOX	LOW	CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM
		13	24" BOX	MOD	CITRUS JAPONICA 'NAGAMI'	NAGAMI KUMQUAT
		11	15 GAL.	MOD	GINKGO B. 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
		3	48" BOX	LOW	CITRUS JAPONICA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE

TREE SHADING TABLE	
PARKING SPACE S.F.:	5,990 S.F.
REQ. SHADING:	50% = 2,995 S.F.
SHADING PROVIDED (CANOPES) = 100%:	5,990 S.F.
TOTAL SHADE PROVIDED =	100% = 5,990 S.F.
LS SPACE S.F.:	8,131 S.F.
REQ. SHADING:	20% = 1,626 S.F.
SHADING PROVIDED =	71% = 5,799 S.F.

Scale 1" = 20'

CITY OF HIGHLAND
APPROVED BY:

PLANNING DEPARTMENT
CITY'S LANDSCAPE ARCHITECT
DATE
LICENSE NO.

SHADING
CALCULATION PLAN

GREENSPOT
EXPRESS CARWASH
HIGHLAND, CALIFORNIA
APN: 1201-341-72-0000

LP-2

AC	ASPHALT CONCRETE	AA.P	NOT A PART OF PROJECT
CB	CATCH BASIN	P	PAVEMENT
CE	CENTERLINE	PAD	PAID ELEVATION
CG	CONCRETE	PP	POWER POLE
CLC	ELECTRICAL UTILITIES	PAV	PAVEMENT TO ELEVATION
EX	CASTING	PD	POD DRAIN
F1	FINISHED FLOOR	ROW	ROW OF -WAY
F2	FINISHED FLOOR	SD	SEWER CLEAN OUT
F3	THE FLOOR	STU	STORM SEWER UTILITIES
FL	FLOW LINE	SDG	STORM DRAIN CLEAN OUT
IN	INVERT ELEVATION	STW	STORM DRAIN MANHOLE
LEV	LEVEL POLE	TOP	TOP OF CURB
M	MANHOLE	TC	TOP OF CRATE

NO	DESCRIPTION
C-1	CONSTRAINTS MAP
C-2	CONCEPTUAL GRADING PLAN
C-3	DMA PLAN

Diagram illustrating a 100-watt, 120-volt, 60-hertz, single-phase, 4-wire, 3-phase system. The diagram shows a 3-phase 4-wire system with three phase conductors (A, B, C) and one neutral conductor (N). The phase conductors are labeled "PHASE A", "PHASE B", and "PHASE C". The neutral conductor is labeled "NEUTRAL". The system is connected to a 100-watt, 120-volt, 60-hertz, single-phase, 4-wire, 3-phase system. The diagram also shows a 100-watt, 120-volt, 60-hertz, single-phase, 4-wire, 3-phase system. The diagram is a schematic representation of a 3-phase 4-wire system.

VERTICAL RELIEF CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY COMPLETED BY OMEGA LAND SURVEYING ON DECEMBER 21, 2022. THE BENCHMARK USED AS THE SOURCE OF THE VERTICAL DATUM IS AS FOLLOWS:

DESCRIPTION: CITY OF HIGHLAND BENCHMARK NO. 02233, BEING A ROUND HEAD BOLT IN TOP OF CURB, 0.35 MILES SOUTHEAST ALONG STRICKATER AVE (RAILROAD STREET) FROM BASE LINE STREET, 80 FEET SOUTHEAST OF SYCAMORE DRIVE, 250 FEET SOUTHEAST OF CENTERLINE OF ORRIS.

ELEVATION 2,304.479' (NGVD29)

THE TOPOGRAPHIC FEATURES SHOWN ON THIS PLAT ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY.
THE SPECIFICS OF THAT SURVEY ARE AS FOLLOWS:

SOURCE OF AERIAL PHOTOGRAPHIC: OMEGA LAND SURVEYING, INC.
DATE FLOWN: JANUARY 08, 2003

THE SOUTHERLY LINE OF PARCEL MAP NO. 15814, FILED IN BOOK 258 OF PARCEL MAPS AT PAGES 72-74, SAID BEARING BEING "N 80° 15' 00" W".

6,995.60 SQUARE FEET (2.01 ACRES)

27567 BASELINE ST.
FROHLAND, CA 97345
909-708-8483
AYSAPHER2@GMAIL.COM

720 @ GREENSPOT ROAD
HIGHLAND, CA 92346

APR 1201-341-72

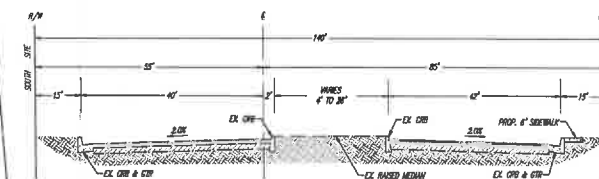
TITLE INFORMATION BASED ON A COMMITMENT FOR TITLE INSURANCE REPORT PREPARED BY FIRST AMERICAN
TITLE INSURANCE COMPANY AS COMMITMENT NO. MCS-1157448-0471, COMMITMENT DATE: OCTOBER 31, 2023

PARCEL 2, OF PARCEL MAP NO. 15814, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 250, PAGE 72-78 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

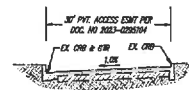
EXCEPTING THEREFROM THE SOUTHERLY 3.106 FEET OF SAID PARCEL 2.



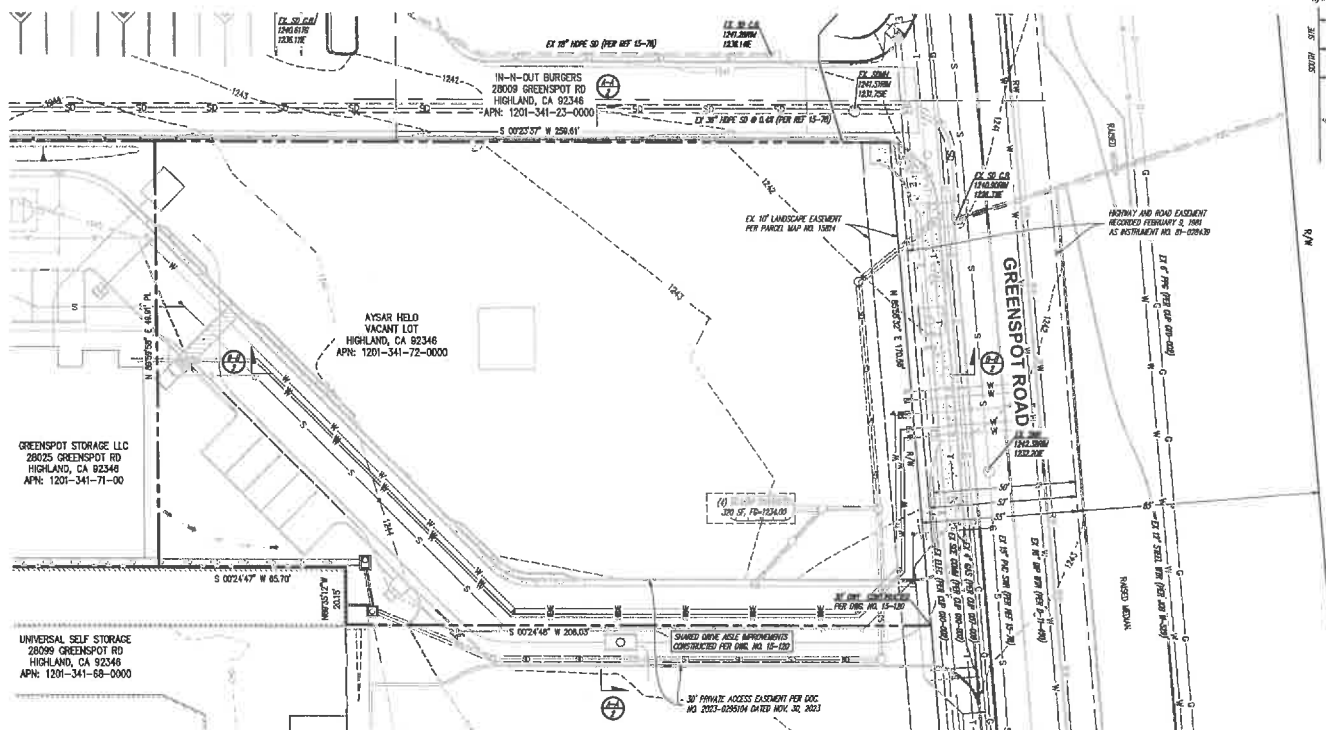
NO SCALE



GREENSPOT RD. (TYPICAL SECTION)
NOT TO SCALE



PRIVATE RD. (TYPICAL SECTION)
NOT TO SCALE



		ASSESSORS PARCEL NO'S: 0470-0471-02	
		PLANS PREPARED BY:	
		OMEGA ENGINEERING CONSULTANTS, INC. 4320 Viewridge Avenue, Suite C, San Diego, CA 92123 T: 858.634.9620 F: 858.634.8627 (OR) Project Number 0646	
NO. AMENDMENTS/REVISIONS		DATE:	BY:



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ATTACHMENT 8

Resolution No. 2025 - _____ to approve

Accessory Sign Review Application No. 25-013

- a. Exhibit A - Conditions of Approval
- b. Exhibit B – Sign Plans

RESOLUTION NO. 2025 -

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

OWNER / APPLICANT: Aysar Helo

A. RECITALS

B.

1. On April 24, 2025, the Applicant submitted an application for a Accessory Sign Review (ASR 25-013) to establish a sign program for a 5,450 square foot drive-thru carwash with 19 vacuum stations.
2. The site is located on an approximately 1 acre site on the south side of Greenspot Rd. approximately 1.2 miles east of the 210 free-way at Fifth Street/Greenspot Rd. exit. The Site has a Land Use Designation General Commercial, per the Approved Planned Development Document CUP 23-006.
3. On July 1, 2025, the City provided public notice of the scheduled public meeting by mailing notices to all property owners within 300 feet of the project site and posting it on the City's website.
4. On July 15, 2025, the Planning Commission of the City of Highland conducted a public hearing on the Project at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Project.
5. Pursuant to CEQA, the project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEAQ) Guidelines..
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 July 15, 2025, which is incorporated herein by this reference, does find and determine the following facts:

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

3. Findings of Fact for **Accessory Sign Review Application (ASR 25-013)**

- a. The Signs allowed by the comprehensive sign program will not adversely affect other nearby properties.

Response: Based on review of the surrounding development, the sign program will not adversely affect nearby properties such as Highland Crossings, Carino Plaza, Highland Crossroads, San Carlo I & II, Costco and other commercial and residential developments. The signs proposed are reflective of the size, height, quantity, placement and materials of those located in the vicinity.

- b. The comprehensive sign program is consistent with the General Plan and the Highland Municipal Code.

Response: The comprehensive sign program is consistent with the Highland General Plan, specifically Goal 10.11 to "Promote attractive, appropriately scaled and well-coordinated signs." The proposed signs use modern materials and compliment the on-site and surrounding developments by using individual channel letters on the building, polycarbonate faces, metal trim and rock veneer. The overall size of the signs and their copy area are in scale with the size of the site, and proportional to the freeway and street frontages of Greenspot Road.

- c. The comprehensive sign program achieves the purpose of the City of Highland Land Use and Development Code, Chapter 16.56 (Sign Regulations).

Response: Section 16.56.180 "Comprehensive sign programs" of the chapter states that a project should integrate its signs with the overall design of the site and provide a unified architectural statement. Sign programs are meant to provide the means for a flexible application of sign regulations so long as they continue to reflect the purpose of the guidelines. The proposed program meets or significantly exceeds the standard in the code. The proposed sign program will provide vibrant and aesthetically pleasing signs that complements the design of the buildings.

- d. It will not constitute the granting of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

Response: The proposed sign program does not represent the granting of a special privilege. Instead, it establishes a coordinated signage package that is appropriate for this type of commercial development and aligns with the character of surrounding properties. Although the sign program includes minor deviations from standard sign regulations, such as wall sign area and monument sign dimensions, these variations are limited in scope and comparable to signage permitted for other commercial developments nearby. The signage design, size, and placement support the site's branding and function while maintaining visual compatibility with neighboring properties. The program offers a balanced approach to visibility without creating an unfair advantage over similarly situated developments.

4. -Based on the Findings and Conclusions set forth above, the Planning Commission Approves Accessory Sign Review (ASR 25-013) a Sign Program for a drive-thru carwash with nineteen (19) self-service vacuum stations on an approximately one (1) acre site. The project site is located on the south side of Greenspot Road, approximately 1.2 miles east of the I-210 Freeway at the Fifth Street/Greenspot Road exit. The proposed development is located on Parcel 2 within the boundaries of the Planned Development Document established by Conditional Use Permit No. 23-006.

Exhibit A – Accessory Sign Review Conditions of Approval

Exhibit B – Sign Plans

C. ADOPTION OF RESOLUTION

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

PASSED, APPROVED and ADOPTED this 15th day of July 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT A

Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: July 15, 2015
Applicant: Aysar Helo
File/Index: Accessory Sign Review (ASR 25-013)
Proposal: A Sign Program for a proposed drive-thru carwash with 19 self-service vacuum stations.
Location: The project site is approximately 1 acre in size and is located on the south side of Greenspot Road, approximately 1.2 miles east of the I-210 Freeway at the Fifth Street/Greenspot Road exit. The site is identified as Parcel 2 within the Planned Development Document approved under Conditional Use Permit No. 23-006.
Related
Entitlements: Design Review Application No. 25-004

PLANNING CONDITIONS OF APPROVAL

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

Accessory Sign Review Application (ASR 25-013) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Accessory Sign Review Application 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 Sign Review has taken place within thirty-six (36) months after the approval of said Sign Review.
 - b. Where circumstances beyond the control of the Applicant causes delays which do not permit compliance with the time limitation established in this Section, the reviewing authority may grant an Extension of Time for a period of time not to exceed an additional thirty-six (36) months (in one-year increments). Applications for such Extension of Time must be set forth, in writing; the reasons for this Extension shall be filed together with a fee, as established by the City Council, with the Planning Division thirty (30) calendar days before the expiration.
2. In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because if the issuance of such approval. The Applicant shall reimburse the City, its agents, officers, or employees 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 his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

3. This Sign Review Application is to allow the placement/installation of signs in accordance with the Sign Program (ASR 25-013).
 - a. The location, size, design, and finish of these signs shall be consistent with plan presented and approved by the City Council and attached here to for reference.
4. The associated landscape shall be maintained in an esthetically pleasing fashion at all times.
5. Revisions, modifications, or deletions of this plan must be submitted to the Planning Division and/or approving authority for review and approval. Revisions may require additional review by the Planning Commission.
6. Obtain appropriate installation permits from Building and Safety Division for proposed signs prior to installation.

EXHIBIT B

Project Plans

97



RENDERING OF EAST ELEVATION w/ PROPOSED WALL SIGN



MANUFACTURE (1) SET OF L.E.D ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER

SCALE: N.T.S

PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VELTRE

DRAWN BY CHRISTIAN D DATE 6/9/25

SCALE AS NOTED

FOLDER SKETCHES/RUSHWASHEXPRESS/60156

FILE 60156

DESIGN# 002

REVISIONS

DATE	BY	DATE	BY

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- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE



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RENDERING OF WEST ELEVATION w/ PROPOSED WALL SIGN



MANUFACTURE (1) SET OF L.E.D ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER

SCALE: N.T.S

PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VOLTRE
DRAWN BY CHRISTIAN.D DATE 6/9/25
SCALE AS NOTED
FOLDER SKETCHES/RUSHWASH/EXPRESS/60156
FILE 60156
DESIGN# 003

REVISIONS

DATE	BY	DATE	BY

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SIGNATURE	DATE
PRINTED NAME	TITLE

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RENDERING OF NORTH ELEVATION w/ PROPOSED WALL SIGN

C MANUFACTURE (1) SET OF I.E.D ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKER

SCALE: N.T.S

PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VELTRE
DRAWN BY CHRISTIAN D DATE 6/9/25
SCALE AS NOTED
FOLDER SKETCHES/RUSHWASH/EXPRESS/60156
FILE 60156
DESIGN# 004

REVISIONS

DATE	BY	DATE	BY
7/3/25	cd		

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SIGNATURE	DATE

PRINTED NAME	TITLE

(U)

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A B C

TOTAL SIGN SQ. FT. 36.9 SQ.
SCALE: 1/2" = 1'-0"

MANUFACTURE & INSTALL:

(3) SETS OF ILLUMINATED CHANNEL LETTERS
MOUNTED ONTO ALUMINUM BACKER PANEL

LETTER RETURNS:

3" DEEP ALUMINUM, PRE-COAT BLACK

FACES:

WHITE ACRYLIC

TRIM CAP:

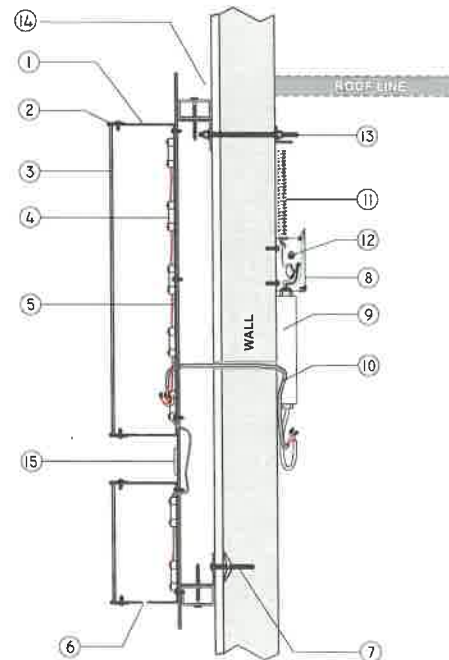
3/4" WHITE TRIMCAP

ILLUMINATION:

WHITE LED MODULES

BACKER PANEL:

ALUMINUM BACKER PAINT TO MATCH
3m 3630-33 RED SUEDE FINISH



TYPICAL ATTACHMENT DETAIL

****SURVEY REQUIRED TO
DETERMINE ELECTRICAL FEED**

LEGEND	
1	3" DEEP ALUMINUM LETTER RETURN
2	3/4" TRIM CAP
3	ACRYLIC FACES
4	WHITE LED MODULES
5	.050 ALUMINUM LETTER BACKS
6	1/4" DIA. DRAIN HOLES (MIN. 2 PER LTR)
7	3/8" TOGGLE BOLTS
8	POWER SUPPLY JUNCTION BOX
9	12 VOLT LED POWER SUPPLY
10	18AWG 2 CONDUCTOR INSULATED WIRE
11	PRIMARY ELECTRICAL SOURCE
12	DISCONNECT SWITCH
13	3/8" THRU BOLT W/ ANGLE BRACKET
14	2" ALUM. FRAME WORK WELDED TO BACKER
15	2" X 1/4" ALUMINUM FLAT BAR

SCALE: N.T.S.

PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VELTRE
DRAWN BY CHRISTIAN, D DATE 6/9/25
SCALE AS NOTED
FOLDER SKETCHES/RUSHWASH EXPRESS/60156
FILE 60156
DESIGN# 005

REVISIONS

DATE	BY	DATE	BY
7/3/25	cd		

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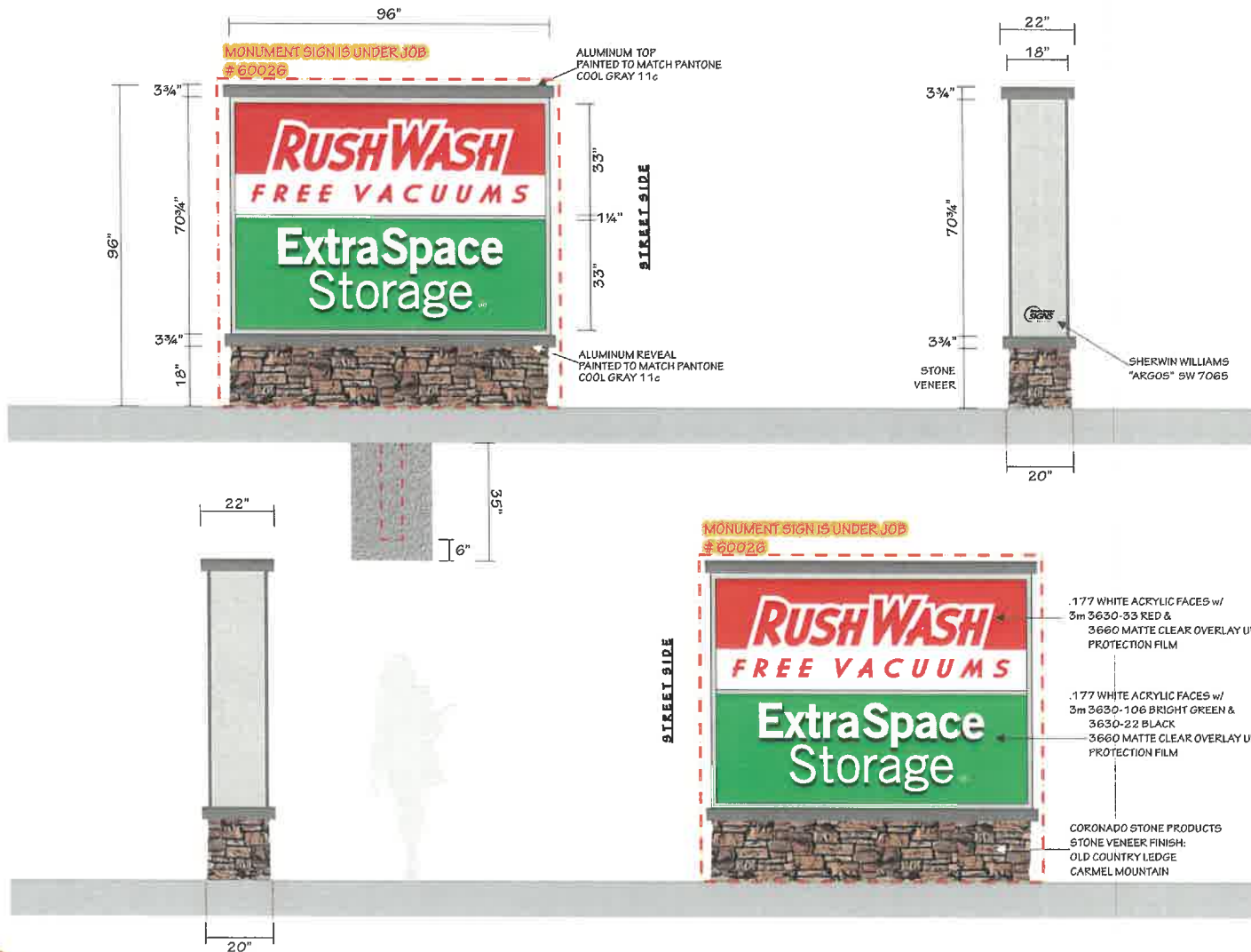
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- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE
PRINTED NAME TITLE

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PROJECT TITLE

RUSHWASH
28025 GREENSPOT ROAD
HIGHLAND, CA
92346

JOB NUMBER 60156

SALES LYNDSEE VELTRE
DRAWN BY CHRISTIAN, D DATE 6/9/25
SCALE AS NOTED
FOLDER SKETCHES/RUSHWASH EXPRESS/60156
FILE 60156

DESIGN# 006

REVISIONS

DATE	BY	DATE	BY
7/3/25	cd		
			CHANGE DESIGN

APPROVAL

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D MANUFACTURE & INSTALL (1) DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN

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



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 15, 2025

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director

SUBJECT: 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).

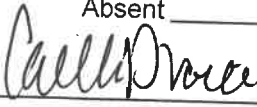
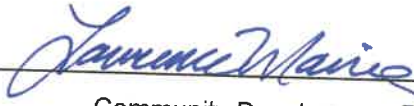
LOCATION: Two vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.

PROPERTY OWNER: East Highland Land, LLC

REPRESENTATIVE: Diversified Pacific

RECOMMENDATION: The Planning Commission adopt Resolution No. 2024 - _____, 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);

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

- 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;
- 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; 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.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations on July 3, 2025. On the same day notice was posted on the City's website, mailed to property owners within 300 feet of the project site, mailed to parties requesting notice, and a display ad was published in the SB Sun newspaper. All legal requirements for noticing have been met.

PUBLIC COMMENT: Staff circulated Project Notices for the proposal on September 23, 2024. Staff received verbal comments from two nearby residential property owners. Both were concerned that the area would be developed with high density rental housing. When they learned that the proposed product was detached, single family homes, they were less concerned. Both have been provided with the project plans, and neither submitted comments in writing nor further verbal concerns.

DESCRIPTION OF SITE: The Project is located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. The 11.98 acre site is generally flat with increasing slopes to the north. Existing grades range from approximately 1,445 feet at the southwest to 1,466 feet along Santa Ana Canyon Road. Both Greenspot Road and Alta Vista have been constructed to their full widths with curb, gutter, sidewalks, and streetlights. The northerly frontage along Santa Ana Canyon Road is partially improved with curb and gutter and constructed to its full width only along the easterly portion of the project, adjacent to Tract 14362.

In recent history, the property was used for agricultural purposes, primarily citrus groves and was part of the larger McLean ranch to the north. The majority of the site is now vacant and consists of naturally occurring vegetation including oak and pepper trees, cacti, and scattered boulders. There is a 50' easement across the site, running diagonally from the northwest to southeast, to protect a 78" water pipeline.

The Project is considered an infill site with improved roads on each side and residential development within close proximity to the north, east and west. Plunge Creek flows southerly within an earthen channel to the east managed by the San Bernardino County Flood Control District. It converges with the Santa Ana River to the southwest. A portion of the project was within a Federal

Emergency Management Agency (FEMA) designated flood zone. Improvements were made to remove this portion of the waterway from this designation. A Letter of Map Revision (LOMR) was approved by FEMA on May 28, 2025.

The property is zoned Single Family Residential (R1-10,000 minimum lot size) with a General Plan Land Use designation of Low Density (LD, 2.1-6.0 dwelling units/acre). The project is requesting a General Plan Amendment and Zone Change to Planned Development (PD). Surrounding land uses and zoning are noted in the table below:

Location	Current Use	General Plan / Zoning
Site:	Vacant	Low Density Residential (LD) / Single-Family Residential (R1-10,000)
North:	Single-family homes. Beazer TR 20142	Low Density Residential (LD) / Single-Family Residential (R1-10,000)
South:	Vacant land & Plunge Creek Flood Control Channel	Open Space (OS) / Open Space (OS)
East:	Plunge Creek Flood Control Channel	Low Density Residential (LD) / Single-Family Residential (R1-10,000)
West:	Vacant land & FM Radio transmission towers and office	Low Density Residential (LD) Single-Family Residential (R1-10,000)

As noted in the City's General Plan Public Health Safety and Environmental Justice Element, the project is in an area of suspected liquefaction, paleontological sensitivity, and high fire hazard. Mitigation for potential hazards is discussed in detail within the Environmental Analysis below and the project's Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

PROJECT REVIEW: The proposed Project is the development of a residential community with 113 detached single-family homes with private rear yards and shared recreational amenities/open space (Attachment 2 – Project Plans). Lot sizes range from 1,920 square feet to 5,186 square feet with an average of 2,702 square feet, and density of 9.5 dwelling units per acre.

The homes are all two-story, sized between 1,566 to 1,740 square feet with three (3) floor plans; 35 Plan Ones, 43 Plan Twos, and 35 Plan Threes. Each floor plan will be offered in three (3) architectural styles; Spanish, Cottage and Farmhouse.

The community is designed with private streets and alleys and will not be a gated community. There will be a total of 293 parking spaces, comprised of 226 covered garage spaces and an additional 67 uncovered guest spaces distributed throughout the project, eight (8) of which are on-street. There will be two primary open space amenities, one on each side of Alta Vista, totaling approximately 35,000 square feet. Open Space 1 features play equipment, benches, picnic tables, barbecues, turf, and exercise equipment. Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

The homes will be sold at "market-rate". The project as proposed will not include affordable housing units, restricted to lower income households. The project proponent will pay the City's Inclusionary Housing Fee to assist with the City's/Housing Authority's goals to provide lower income housing, ensuring safe and affordable housing to all of Highland's residents. This fee is currently set at \$3,750 per unit, but subject to change. These funds become assets of the Highland Housing Authority and will be utilized for a larger, comprehensive housing project at an alternate location as determined to be appropriate by the Housing Authority.

A. General Plan Amendment (LD to PD)

As noted above, the current General Plan Land Use Designation of Low Density (LD) Residential permits a development density between 2.1 and 6.0 dwelling units per acre. To accommodate the proposed small lot subdivision with a density of 9.5 dwelling units per acre, the Applicant seeks to change the designation to Planned Development (PD). PD is a unique land use designation which allows individualized development standards and is intended to encourage superior development through a greater degree of design and land use flexibility.

The Highland Municipal Code permits amendments to General Plan designations if the pertinent Findings of Fact can be made (HMC 16.08.030.G. *Required Findings* for General Plan amendments). These include consistency with the General Plan as revised by the amendment, no adverse effects to public health/safety/welfare, consistency with the Municipal Code as amended, and no significant environmental impacts (Attachment 3 – Planning Commission Resolution).

If approved, the project would continue to be residential in nature as previously envisioned by the General Plan but will increase the density by approximately 57 percent (6.1 to 9.5 du/ac). The proposed Tract Map details a development pattern of single-family detached homes not diverging from the patterns to the north and east with the exception of overall lot size and setbacks. It will have sufficient parking for each unit as well as guests within designated areas. It will contain private and shared open space, quality amenities, fencing and landscape setbacks comparable to the surrounding developments. The project is bound by street right-of-way and flood control facilities on three sides providing additional buffers and transitions into existing neighborhoods. The increased density within this site is not anticipated to negatively affect existing neighborhoods. Staff recommends the required findings be made as enumerated above and included in the corresponding resolution (Exhibit 'B' of Attachment 3 - General Plan Amendment Figure).

B. Zone Change

The Applicant is requesting a Zone Change from Single-family Residential (R1-10,000) to Planned Development (PD) as noted above to achieve the desired density and development standards (Exhibit 'C' of Attachment 3 – Zone Change Figure). There are residential zones on all four sides of the project within close proximity and the adjacent northerly properties are currently developed with single-family detached homes. Findings for a Zone Change require that the proposal must not result in an illogical land use pattern (HMC 16.08.040.D. *Required Findings* for Amendments to zoning districts and other provisions). This Zone Change meets this goal because it will not result in a change in the overall residential character of the neighborhood. It will contain similarly sized single-family homes with complimentary parking, open space, circulation and amenities found in the surrounding area. While it will increase the overall density, and reduce building setbacks, it will not result in an inconsistent land use pattern because it will continue the pattern of detached, single-family style homes. Additionally, the site is separated from adjacent development by expanses of public right-of-way (Greenspot Road and Alta Vista) and public facilities (Plunge Creek Flood Control Channel) and thus will not create an abrupt transition. All Findings are further discussed in the required resolution.

C. Conditional Use Permit establishing the Planned Development

A Planned Development (PD) community may be adopted via a Conditional Use Permit (CUP). The CUP identifies the project configuration including layout, minimum lot size, maximum number of lots, location and dimensions of public and private streets, right-of-way, shared open space, and overall development standards. Plans associated with the CUP include Tentative Tract Map No. 20721 and its conceptual grading, sections and plot plan (Sheets 1-3) as well as the Conditions of Approval from each responding City Division and outside agencies (Exhibit D of Attachment 3 – Project Conditions of Approval).

The proposed project-specific development standards are listed below and are noted in the Planning Conditions. The Tract Map, Building Elevations and Landscape Concept Plan were designed to these standards:

Proposed Development Standards	
Maximum density (du/ac)	9.5 du/ac
Minimum building site (net area in sq.ft.)	1,900 sq. ft.
Minimum lot width	40'
Minimum lot depth	50'
Minimum front yard setback	3'
Minimum interior side yard setback	5'
Minimum street side yard setback	3'
Minimum rear yard setback	10' flat usable
Maximum lot coverage	65%
Maximum height for structures	35'
Minimum distance between structures (accessory and/or main structures)	As required by the Uniform Building Code
Minimum dwelling unit size in sq.ft.	1,500 sq. ft.
Total Open Space (Active & Passive Usable)	35,143 square feet / 6.7 %
Parking (293 total spaces)	2 garage spaces/unit plus 67 shared spaces designated throughout the project, 8 of which are on-street parking stalls.
Maximum number of residential units	113
Tract boundary walls	6' CMU, precision cap, split face where public facing, tan color & 6' tube steel perimeter fence, black color 2' CMU, precision cap, split face (tan color) where public facing with 4' tube steel (black color) on top
Fencing for side yards, interior rear yards, and returns	5'5" Vinyl, tan color
Fencing bordering Water Quality basins	6' Tube steel, black color

Where the CUP and related plans are silent with respect to development standards and municipal regulations, the Highland Municipal Code will apply. Because the CUP plans are duplicative of the Design Review and Tract Map, they are discussed in more detail below. If amendments are required by the Planning Commission and/or City Council for the DRA or TTM applications, plans will be revised and reflected in the final resolution.

D. Design Review

Tract Layout/Plotting

The Design Review Application includes the project's Plot Plan, Conceptual Grading Plan, Building Elevations, Landscape Concept Plan, and Color/Materials samples. An 8.5x11" copy of all plans including the Color/Materials Sample Boards are included with the project plans attached as well as large scale plans "under separate cover". Full-scale sample boards will be presented to the Commission in person at the public hearing.

The site's overall layout is shown on Sheet 1 of the Tract Map, various Sections on Sheet 2 and the Plot Plan on Sheet 3. The lots measure a minimum of 40 feet wide by 50 feet deep with a maximum lot coverage of 65 percent. All homes are two-story with two-car garages. Of the 113 units, there are three (3) floor plans. Plan 1 is 1,566 square feet with three bedrooms on the second floor. Plan 2 is 1,740 square feet also with three bedrooms on the second floor. Plan 3 has two bedrooms upstairs with an optional 3rd bedroom/den downstairs and 4th bedroom/loft option upstairs. The unit mix is comprised of 35 Plan 1s, 43 Plan 2s and 35 Plan 3s.

There will be two (2) pocket parks in the development. One active park will be located at the tract's westerly entry measuring 13,072 square feet of active recreation including a tot lot, shade structure with picnic table, barbeque, bench and open turf play area. A second, more passive recreation area is at the easterly portion of the tract also along Alta Vista. This area has open turf area, tree shade, sitting benches, and concrete paths. The pathway through each park has several bulbs with exercise equipment. The parks will be private, available only to its residents. Smaller pockets of landscaping around the perimeter of the site at its northwestern boundary and the project entry that bisects Alta Vista. The General Plan and Municipal Code require .962 acres of Parkland, and the Project is providing approximately 1.05 acres.

The site conditions and tract design call for two (2) water quality basins. The larger of the two is 25,005 square feet, located at the southwestern corner of the site. It is proposed to be landscaped with a variety of groundcover compatible with the approved Final WQMP as well as multiple tree species; Acacia, Western Redbud, Sweet Bay and Flowering Pear. The second basin is at the northeast corner of Alta Vista and Greenspot Road and will be planted with similar species. The basins will be secured with 6' black tube steel fencing.

The entry to the tract at Greenspot Road and Alta Vista will have a wall mounted tract identification sign on the westerly corner which has not yet been designed. Planning Condition of Approval No. 13 requires that the future sign be submitted to the Planning Division for review and approval per the City's Municipal Code requirements for Tract Identification Signs. The landscaping will be adjusted as needed to account for the final height and width of the sign.

Building Elevations

The three (3) floor plans will each have three (3) architectural styles are Spanish, Cottage, and Farmhouse, yielding nine (9) different elevations. The Spanish style has a dominant hip roof with brown and gray "S" tile roofing, numerous "pop-outs", arches and shutters for variety. The Plan 1 Spanish style has arched front doorway with decorative Spanish

tilework. There are three color variations with brown and gray toned concrete tile roofing, a light white and beige colored stucco body, tan, gray and blue accents on the shutters, door, decorative iron and pipes. The Cottage style has a hip and multiple gables with corbels, columned front porch, and pot shelves. There is varying stone and brick treatments on each of the three Cottage plans. The rear and side yard windows have enhanced treatments including window grids and surrounds. The bodies are light white and tan with white, and dark gray accents. The Farmhouse has similar window and roof detailing and is defined by its use of board and batten siding on the front elevation. It too is generally light colored stucco with blue and gray toned siding on the front. Each style has its own style of garage and front doors. Where there is a specialized brick or stone treatment on a front elevation, it is wrapped around to the side elevation to the side fence line.

Landscape Plan / Wall & Fence Plan / Open Space Amenities

The Conceptual Landscape Plan demonstrates landscape theming within the parks, right-of-way, HOA maintained areas and water quality basins. The plans note that the landscape concept will consist of California-friendly, low water use plant materials chosen from the low and medium water use category. Tree species include True Green Elm, Aristocrat Flowering Pear, Bloodgood Sycamore, Sweet Bay, Cherokee Crepe Myrtle, Western Redbud and Purple-Leaf Bailey Acacia measuring from 15 gallon to 48" box. There is a large variety of shrubs and groundcover that are generally low water users to be planted in 1 to 5 gallon size as well as Red Trumpet Vines and Pink Jasmin that will provide nice color variation and wall coverage. Twenty-three (23) percent of the overall site is landscaping and the parking areas in particular have fifty (50) percent landscape coverage.

The Conceptual Landscape Plan incorporates the proposed walls and fencing. The perimeter of the tract will be delineated with a 6' tall split face wall on the north, easterly and southerly boundaries. Portions along the west where there are large grade differences are masonry (CMU) stem walls with up to 6' tube steel fencing. CMU will also be used within the interior of the tract where side and rear yards are visible from the roadways. The wall will be tan in color and have a precision cap. Interior side and rear yards will be 5'5" tall vinyl also tan in color. Six foot tall tube steel fencing will be used around the perimeter of the water quality basins.

Homeowners will maintain their own private front yard, side and rear yards. Certain slopes and perimeter areas will be maintained by the HOA as shown on the plan. The water quality basins will be maintained by the HOA. An LMD along the frontage of the Alta Vista westerly access will also be HOA maintained.

On the Landscape Concept Plan is a note at the southeast corner of the project designating an approximately 1,100 square foot of vacant land as "Offsite Landscaping City of Highland". This area is east of Alta Vista, between Greenspot Road and the project boundary. It is currently within City right-of-way. During review of the project, the City offered to vacate this right-of-way and grant it to the Applicant upon recordation of the Tract Map. The applicant agreed to accept the land and incorporate it into the project. Early discussions between City staff and the Applicant have led to a conceptual plan where the area behind the sidewalk would be developed in coordination with the Greenspot Corridor and the City's master trail program. It would include a decomposed granite path, 3 rail vinyl fencing, and landscape planters on either side, buffering the trail from the road. A pedestrian gate would be constructed at the entry to the Plunge Creek Levee at Greenspot Road. It would remain locked until such time that the City incorporates this section of the

Plunge Creek Trail into its management. Planning and Engineering Conditions reflect this future condition.

Conditions of Approval were prepared by the City's Landscape Architect and provided within the Planning Conditions of Approval for the Design Review portion of the project.

E. Tentative Tract Map

Tentative Tract Map 20721 would subdivide the property into 113 residential lots and 22 lettered lots (Lots A-V) consisting of various landscape parkways, open space, perimeter landscaping, and water quality basins. As noted above, the residential lots range from 1,920 square feet to 5,186 square feet and the lettered lots from 254 square feet to 105,173 square feet. The residential lots have a minimum width of 40' and depth of 50'. This is a reduction from the site's current zoning standards of 60' wide and 100' deep.

The project will complete public road improvements along its frontage including Santa Ana Canyon Road including a 6.5 foot wide sidewalk and 4.5 feet of landscaping. The internal road system will be private. It will contain several streets and alleys, all of which will be maintained by the tract's Homeowner's Association. The map labels the interior roads as Streets "A" through "F", and Alleys "A" through "D". Street A sits atop the SBVMWD easement and measures 30 feet across with 13 and 17 foot lanes, 6 inch standard curbs on both sides and a five (5) foot sidewalk on one side. The remaining streets are 26 feet wide with a 4 inch rolled curb on one side and zero (0) inch curb on the opposite. Street "B" does have some additional sidewalks on its west side. The alleys are 24 foot wide with a rolled curb and gutter on one side and zero (0) inch curb on the opposite side. On each street and alley, there is a three (3) foot minimum setback from the front of the curb to the "building wall" of each house. Due to the width of the street and necessary emergency vehicular access, there will be minimal on-street parking. Eight (8) spaces will be available on the south side of Street A. Drainage is designed so that water will sheet flow to the side of the street with the curb.

The project is conditioned to install pavement embellishments marking the entry to the tract on either side of Alta Vista. These are only shown on the landscape plan. Details will be transferred to the Tentative Tract Map Civil Plans before they are stamped approved for construction.

The map has been reviewed by the City's Public Works/Engineering Division, Fire Marshal, Police Dept, and CalFire to ensure they meet the necessary design standards including sight distance, private vehicle and emergency vehicle circulation. The Police Department had no comment, and the others provided Conditions of Approval as attached. In addition, in accordance with City Council Policy, an Engineering Condition was added to include a public safety assessment to help offset the cost of Police and Fire services.

Grading Plan (Sheet 1 of the Tentative Tract Map)

The 11.98 acre site will contain 7.01 acres of residential lots, 2.7 acres of open space and 2.28 acres of streets. There will be cut and fill portions of the tract resulting in a net of 23,500 cubic yards of fill.

A variety of retaining conditions exist throughout the tract to level the site and provide

usable space. There are numerous 2:1 slopes along the north perimeter, east perimeter, south perimeter and along Alta Vista. There will be a 3-4' downslope on the lots along the westerly perimeter of Alta Vista. The interior of the site is relatively flat with minor slopes along lots 100 and 101. Retaining walls will be constructed downslope along the Flood Control property with a maximum height of four (4) feet, visible from the interior of the private lots. The retaining wall along the westerly boundary will be more, 6-7 feet, visible from the adjacent private property. To reduce visual impacts, the rear property fencing will be tube steel view fence. The various retaining sections are shown on Sheet 1 (Grading) of the Tentative Tract Map.

ENVIRONMENTAL REVIEW: An Initial Study was prepared for the project. A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was circulated through the California State Clearinghouse and made available for public comment between April 28, 2025, and May 28, 2025. The Notice was mailed to surrounding property owners within 300 feet as well as interested agencies and parties at their request. The Notice was also posted on the City's website, outside City Hall, the Sam J. Racadio Library and Environmental Learning Center, and Fire Station #1.

Potential impacts to biological resources, cultural resources, geology, noise, and tribal cultural resources were identified. Project specific design features and mitigation measures have been identified to reduce said impacts to below a level of significance and included in the Mitigation Monitoring and Reporting Program (Attachment 3, Exhibit A – IS/MND & MMRP). Mitigation required to reduce certain impacts to Cultural and Tribal Cultural Resources may result in a minor redesign of no more than three of the residential lots. These amendments will be reviewed by City Staff to ensure continuing compliance with the project plans and its Conditions of Approval as approved by the City Council.

ANALYSIS : Each aspect of the project was reviewed to ensure compliance with the City's General Plan, Municipal Code, policies and procedures. The project is consistent with all aspects of the General Plan with special consideration given to the Land Use, Housing, Circulation, and Public Health/Safety/Environmental Justice Elements. It maintains the integrity of existing neighborhoods by continuing the residential nature of development in the area and providing appropriate transitions between density types. It was designed in a manner to preserve the quality of life with the inclusion of adequate infrastructure, recreation, open space, landscaping, and quality residential housing products (General Plan Goal 2.2). It helps provide a variety of housing types to help meet the City's Regional Housing Needs by the construction of 113 new homes, slightly more than anticipated in the City's 6th Cycle Housing Element (Goal 2.3). By virtue of allowing the General Plan Amendment and Zone Change to Planned Development, it will create a higher level of community amenities and cohesiveness and create a more desirable living environment than could be achieved through conventional subdivision design.

The proposed project meets the City of Highland's Municipal Code requirements as mandated by Title 16, *Land Use and Development*. This includes Chapter 16.12 *Special Districts* which outlines provisions for Planned Developments. The Planned Development Document, through the Conditional Use Permit process, establishes a list of specific limits, parameters and planning objectives to guide development based on the identified development constraints and opportunities. The proposed land uses and building types are appropriately designed for the site. The site grading, circulation, lighting, paving, parking, screening, setbacks, recreation and open space areas were all reviewed, modified as necessary prior to public hearing and conditioned for compliance with all City regulations.

Staff recommend that the Planning Commission adopt a Resolution recommending the General Plan Amendment and Zone Change be approved by the City Council and the subsequent actions to approve the project's Conditional Use Permit, Design Review and Tentative Tract map be allowed to accommodate the project's development.

- ATTACHMENTS:**
- 1) Area Map
 - 2) Reduced Project Plans (Large scale plans under separate cover)
 - TTM 20721 Civil Set including Grading, Sections and Plot Plan
 - Building Elevations, Floor Plans, Bird's Eye Perspective
 - Landscape Concept Plan including Fencing/Walls
 - Exterior Color and Material Palette
 - 3) Planning Commission Resolution
 - Exhibit A – Final Initial Study / Mitigated Negative Declaration
 - Exhibit B - General Plan Amendment Figure
 - Exhibit C - Zone Change Figure
 - Exhibit D - Conditions of Approval

ATTACHMENT 1

Area Map



ATTACHMENT 2

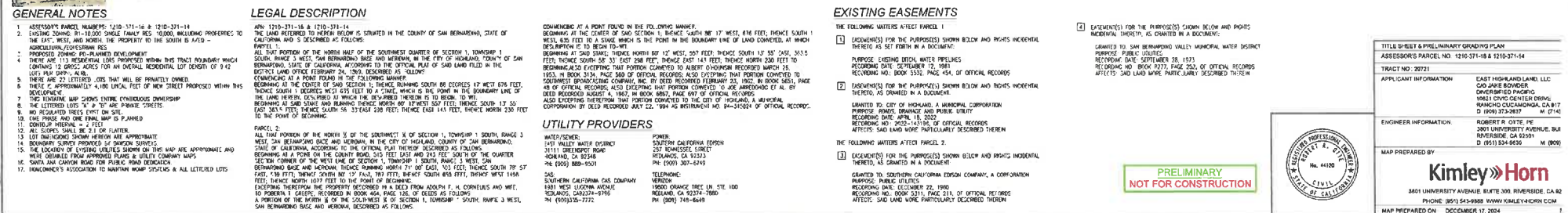
Project Plans, Reduced Size

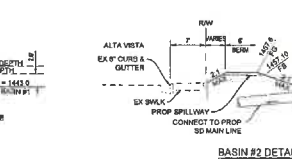
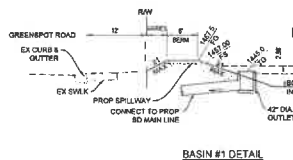
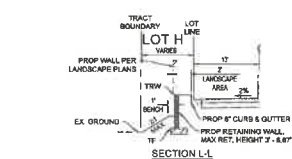
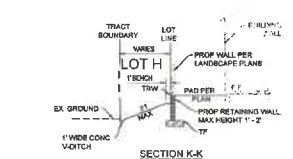
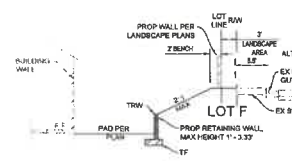
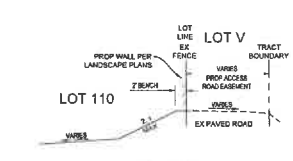
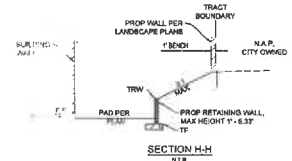
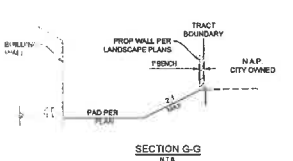
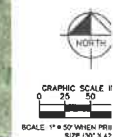
- **TTM 20721 Civil Set including Grading, Sections and Plot Plan**
- **Building Elevations, Floor Plans, Bird's Eye Perspective**
- **Landscape Concept Plan including Fencing/Walls**
- **Exterior Color and Material Palette**

(Large scale plans attached separately)

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 WEST, 3RD BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 WEST, 3RD BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA





LOT SUMMARY				
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
1	4,631	3,541	P1	COTTAGE
2	3,172	2,748	P1	COTTAGE
3	3,889	2,436	P2	SPANISH
4	3,871	2,158	P2	COTTAGE
5	2,200	2,100	P2	FARMHOUSE
6	2,338	1,867	P1	SPANISH
7	2,019	2,348	P2	COTTAGE
8	4,140	3,484	P1	FARMHOUSE
9	3,209	2,800	P2	COTTAGE
10	7,891	2,880	P2	SPANISH
11	2,202	2,280	P2	SPANISH
12	2,802	1,887	P1	COTTAGE
13	3,488	3,434	P1	FARMHOUSE
14	3,988	3,080	P2	SPANISH
15	2,280	2,238	P2	COTTAGE
16	2,280	2,280	P2	FARMHOUSE
17	2,200	2,200	P2	SPANISH
18	2,258	2,200	P2	FARMHOUSE
19	1,280	2,258	P2	COTTAGE
20	3,422	3,388	P2	SPANISH
21	3,077	3,441	P1	COTTAGE
22	2,180	1,881	P1	SPANISH
23	2,888	3,468	P2	FARMHOUSE
24	2,288	2,033	P1	COTTAGE
25	2,080	1,887	P1	SPANISH
26	2,280	1,238	P2	FARMHOUSE
27	2,280	2,241	P1	SPANISH
28	2,288	3,178	P2	FARMHOUSE
29	1,880	1,833	P1	COTTAGE
30	2,208	2,178	P2	FARMHOUSE
31	2,214	2,188	P2	SPANISH
32	2,288	2,280	P2	COTTAGE
33	2,188	2,188	P2	FARMHOUSE
34	2,288	2,178	P2	SPANISH
35	3,444	3,441	P2	FARMHOUSE
36	2,140	2,013	P1	COTTAGE
37	2,228	1,288	P2	SPANISH
38	2,288	2,013	P1	COTTAGE
39	2,288	2,280	P2	FARMHOUSE
40	2,288	2,288	P2	SPANISH

LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
41	2,288	2,288	P2	COTTAGE
42	2,288	2,288	P2	SPANISH
43	2,288	2,288	P2	FARMHOUSE
44	2,211	2,211	P2	COTTAGE
45	2,227	2,148	P2	COTTAGE
46	2,288	2,288	P2	FARMHOUSE
47	2,432	2,432	P2	SPANISH
48	2,280	2,280	P1	COTTAGE
49	1,480	2,480	P2	FARMHOUSE
50	2,880	2,241	P1	FARMHOUSE
51	2,108	2,080	P2	SPANISH
52	2,241	1,804	P2	COTTAGE
53	2,288	2,275	P2	FARMHOUSE
54	2,288	2,288	P1	SPANISH
55	2,280	2,280	P2	COTTAGE
56	2,128	2,072	P1	SPANISH
57	2,023	2,102	P2	SPANISH
58	1,880	1,800	P1	FARMHOUSE
59	2,443	2,400	P1	FARMHOUSE
60	2,257	2,022	P2	COTTAGE
61	2,181	2,181	P2	FARMHOUSE
62	2,287	1,287	P2	COTTAGE
63	2,228	2,270	P2	SPANISH
64	2,228	2,284	P1	FARMHOUSE
65	2,288	2,021	P2	COTTAGE
66	2,017	2,482	P1	SPANISH
67	2,087	2,284	P2	FARMHOUSE
68	2,088	2,288	P1	COTTAGE
69	2,280	2,270	P2	SPANISH
70	2,257	2,152	P2	FARMHOUSE
71	2,058	2,047	P2	COTTAGE
72	2,228	2,284	P1	SPANISH
73	2,088	2,288	P2	FARMHOUSE
74	2,124	2,287	P1	COTTAGE
75	3,044	2,388	P2	FARMHOUSE
76	2,081	2,242	P1	SPANISH
77	2,188	2,388	P2	COTTAGE
78	2,288	2,288	P2	FARMHOUSE
79	2,240	2,227	P1	SPANISH
80	2,288	2,224	P2	FARMHOUSE

LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)	PLAN TYPE	ELEVATION
81	2,074	2,088	P1	COTTAGE
82	4,804	2,784	P2	FARMHOUSE
83	2,788	2,813	P2	SPANISH
84	2,280	2,238	P2	COTTAGE
85	2,280	2,174	P1	FARMHOUSE
86	2,280	2,280	P2	SPANISH
87	2,200	2,200	P1	FARMHOUSE
88	1,524	1,516	P2	FARMHOUSE
89	2,280	2,238	P2	SPANISH
90	2,000	2,000	P1	COTTAGE
91	2,000	2,000	P1	FARMHOUSE
92	2,280	2,238	P2	COTTAGE
93	2,013	2,009	P1	SPANISH
94	4,008	2,880	P1	FARMHOUSE
95	2,280	2,238	P2	SPANISH
96	2,000	1,987	P1	COTTAGE
97	2,000	1,987	P1	SPANISH
98	2,280	2,238	P2	FARMHOUSE
99	2,141	2,128	P1	SPANISH
100	2,022	2,022	P2	COTTAGE
101	2,013	2,013	P2	FARMHOUSE
102	2,013	2,013	P1	FARMHOUSE
103	2,244	2,241	P2	SPANISH
104	3,488	3,244	P2	COTTAGE
105	2,282	2,207	P2	FARMHOUSE
106	2,217	2,017	P1	SPANISH
107	2,248	2,247	P2	FARMHOUSE
108	2,178	2,280	P2	SPANISH
109	5,188	3,108	P1	COTTAGE
110	4,248	4,048	P2	FARMHOUSE
111	4,128	4,168	P2	COTTAGE
112	4,128	4,168	P2	COTTAGE
113	4,128	4,168	P2	SPANISH
TOTAL AREA (SF)		388,118		
TOTAL AREA (AC)		8.81		
AVERAGE LOT (SF)		2,702		

LETTERED LOT SUMMARY	
LOT LETTER	LOT AREA (A)
LOT A	188,172
LOT B	18,482
LOT C	38,088
LOT D	1,108
LOT E	488
LOT F	348
LOT G	3,428
LOT H	10,214
LOT I	888
LOT J	488
LOT K	841
LOT L	11,072
LOT M	1,324
LOT N	1,204
LOT O	888
LOT P	6,281
LOT Q	254
LOT R	20,071
LOT S	2,280
LOT T	2,884
LOT U	2,018
LOT V	1,088
TOTAL STREET AREAS (SF)	2,710
TOTAL OPEN SPACE AREA (SF)	7,738

PRELIMINARY
NOT FOR CONSTRUCTION



SECTIONS
ASSESSOR'S PARCEL NO.: 1210-371-10 & 1210-371-14
TRACT NO. 287(2)
APPLICANT INFORMATION
EAST HIGHLAND LAND, LLC
C/O JAMES BOWDER
UNIVERSITY PACIFIC
1681 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 917
D. (909) 275-2837 M. (714)
ENGINEER INFORMATION
ROBERT R. OTTE, PE
3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
D. (951) 534-9630 M. (951)
MAP PREPARED BY
Kimley Horn
3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
PHONE: (951) 534-9888 WWW.KIMLEY-HORN.COM
MAP PREPARED ON: DECEMBER 17, 2024



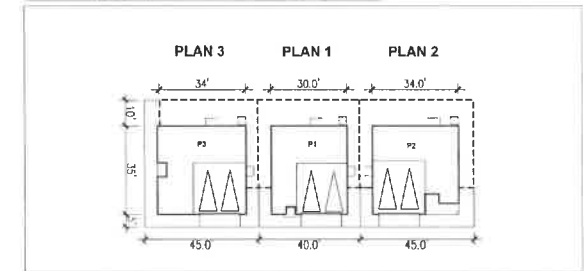
PROJECT SUMMARY

Unit Mix		
P1	35	31%
P2	43	38%
P3	35	31%
Total	113	100%

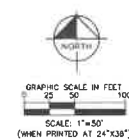
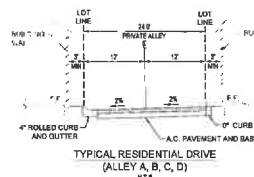
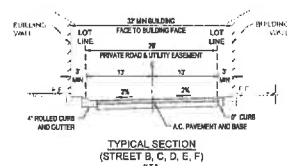
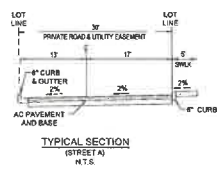
Parking Required		
2+BD	113x2/du	226 spaces
Guest	113x0.5/du	57 spaces
Total		283 spaces

Provided		
Garage	113x2/du	226 spaces
Guest		59 spaces
Parallel Street		8 spaces
Total		293 spaces

TYPICAL MINIMUM BUILDING FOOTPRINT DIAGRAM



NTS



PRELIMINARY
NOT FOR CONSTRUCTION



PLOT PLAN	
ASSASSINATORS PARCEL NO: 1210-371-06 & 1210-371-14	
TRACT NO: 19721	
APPLICANT INFORMATION	
EAST HIGHLAND LAND, LLC GO JANE BOWSER DRIVERBIRD PACIFIC 10631 CIVIC CENTER DRIVE RANCHO CUCAMONGA, CA 91717 D: (909) 373-2637 M: (714) 951-854-8630 M: (609)	
ENGINEER INFORMATION	
ROBERT R. OTTE, PE 3801 UNIVERSITY AVENUE, SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-8888 WWW.KIMLEY-HORN.COM	
MAP PREPARED BY:	
MAP PREPARED ON: DECEMBER 17, 2024	

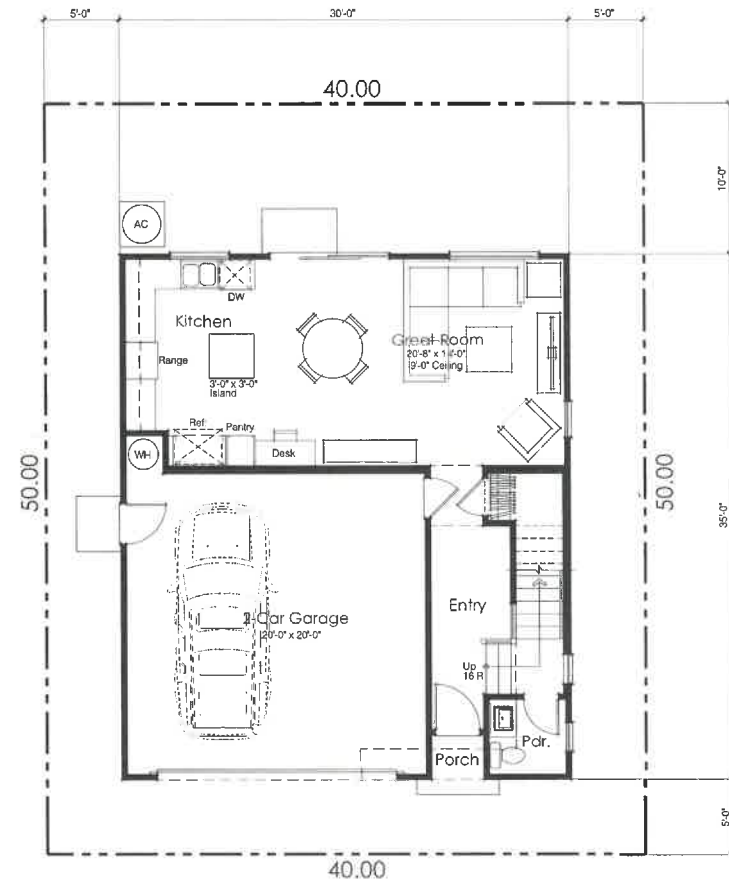
Kimley»Horn

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Second Floor Plan



First Floor Plan

Square Footage Tabulation:

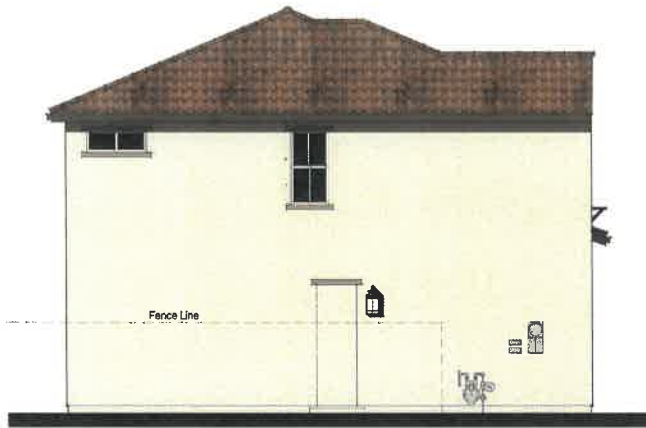
First Floor	618 sq. ft.
Second Floor	948 sq. ft.
Total Living Area:	1,566 sq. ft.
2-Car Garage	421 sq. ft.
Porch	11 sq. ft.



Title
Plan 1
Concept
Floor Plan

Date
June 7, 2017
Project Number
4547
Scale
1/4" = 1'-0"
Revision

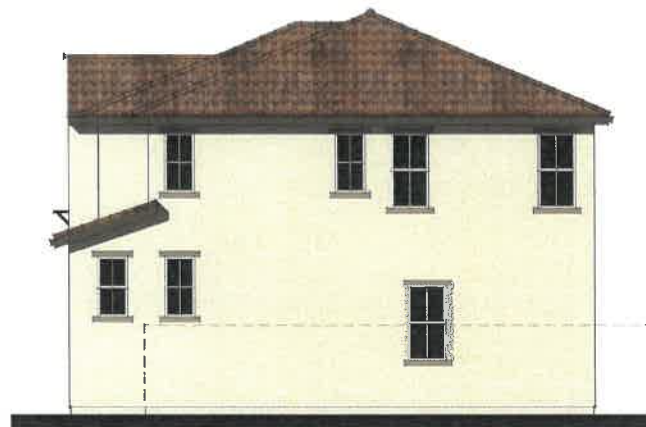
Sheet No.
A-



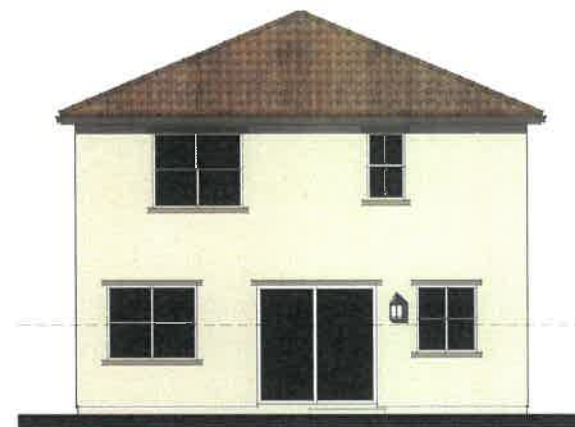
Left Elevation



Front Elevation
Scheme 1



Right Elevation



Rear Elevation



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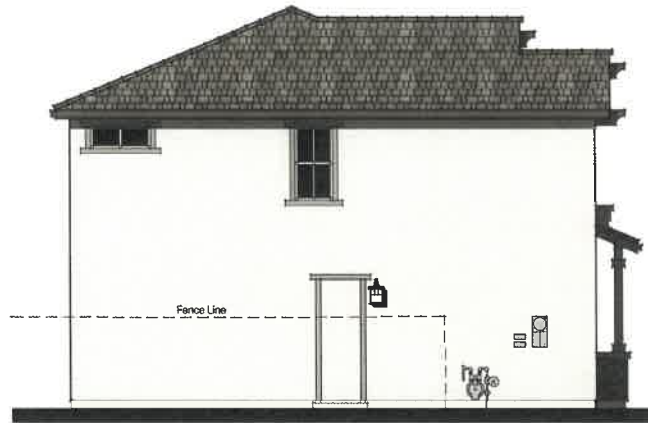


East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

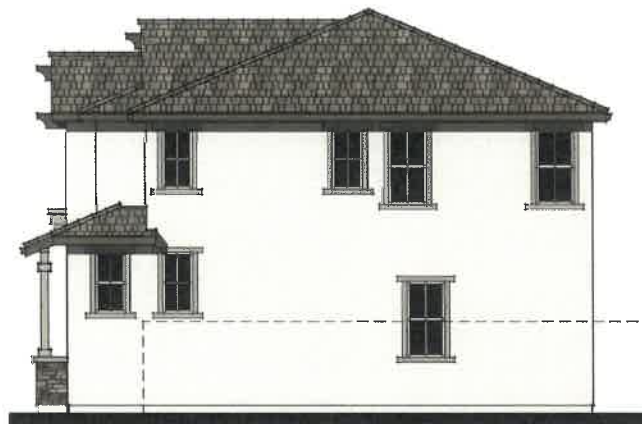
Sheet No.
A-2



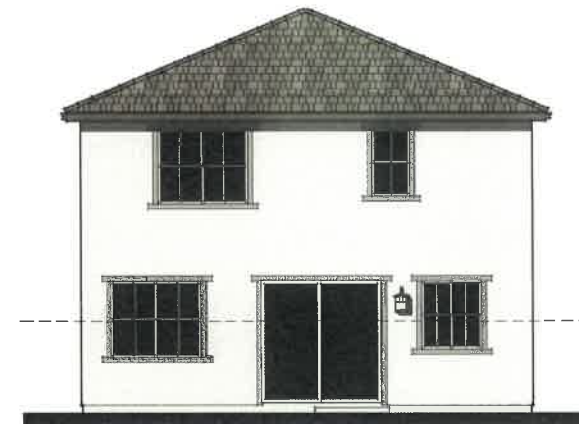
Left Elevation



Front Elevation
Scheme 4



Right Elevation



Rear Elevation



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DIVERSIFIEDPACIFIC
COMMUNITIES

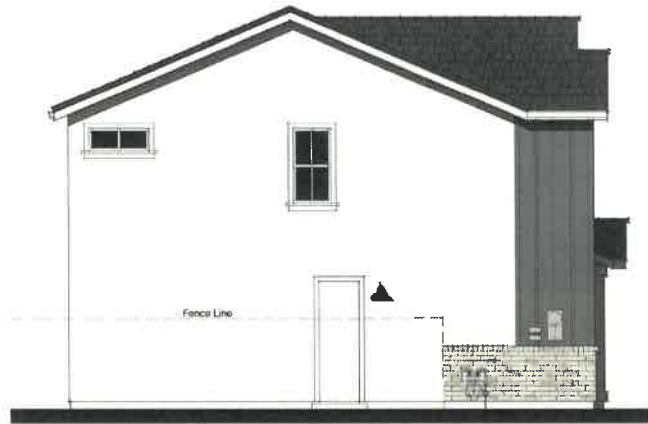


East Highland Ranch, Highland Ca.

Title
Plan 1
Elevation 'B'
Cottage

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.

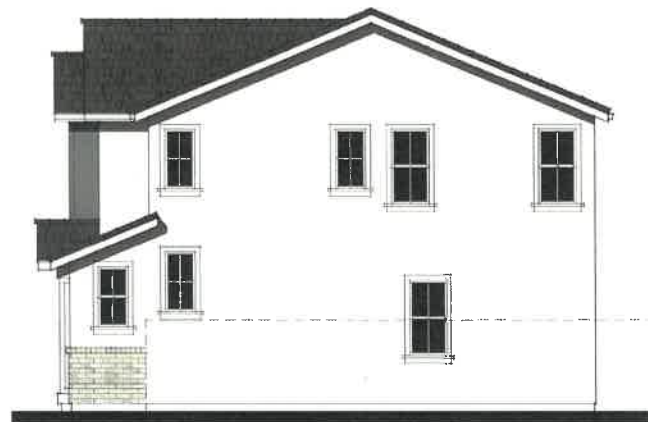
A-3



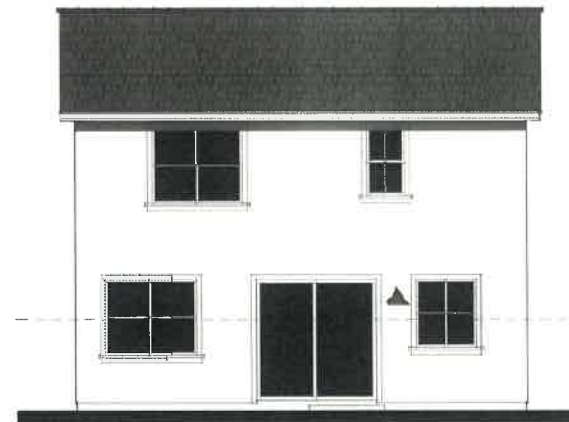
Left Elevation



Front Elevation
Scheme 7



Right Elevation



Rear Elevation



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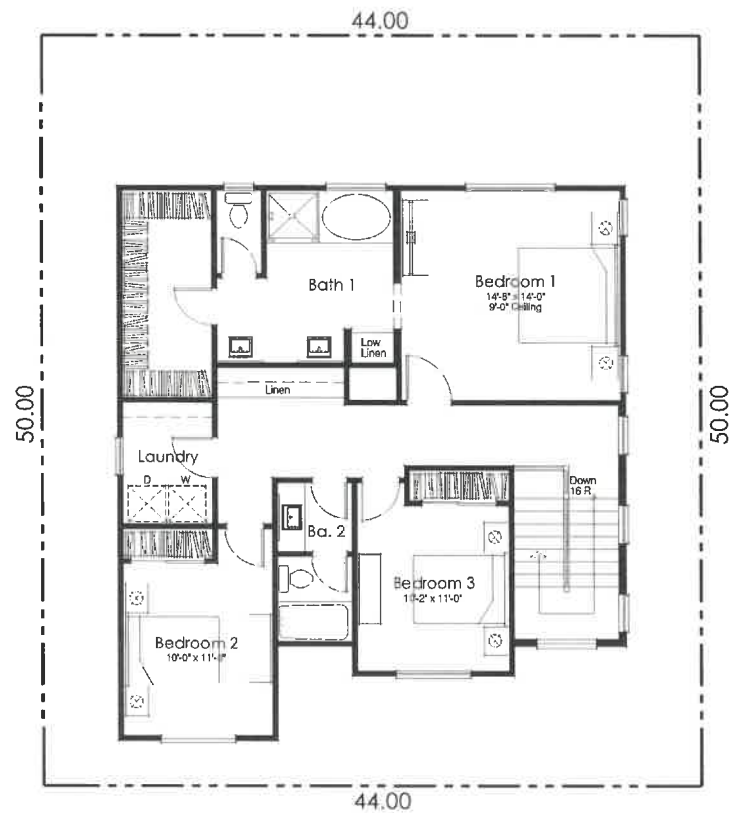
East Highland Ranch, Highland Ca.

This
Plan 1
Elevation 'C'
Farmhouse

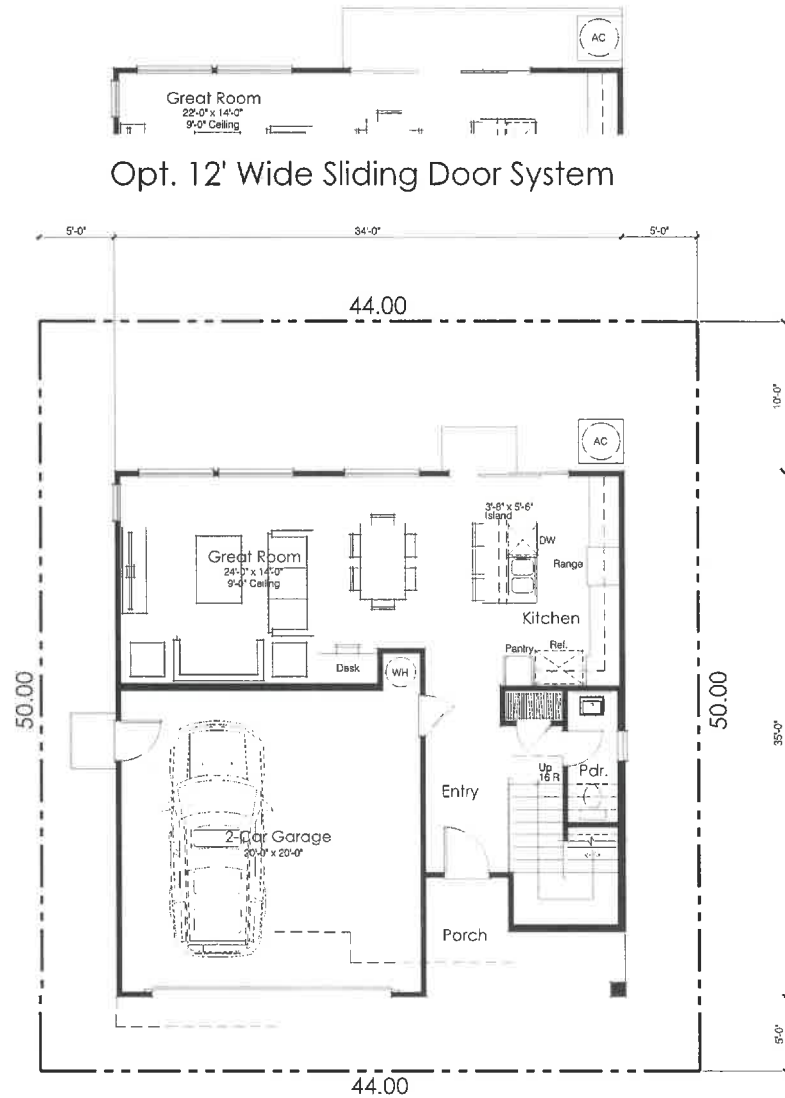
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision

11-25-24

Sheet No.
A-4



Second Floor Plan



First Floor Plan

Square Footage Tabulation:

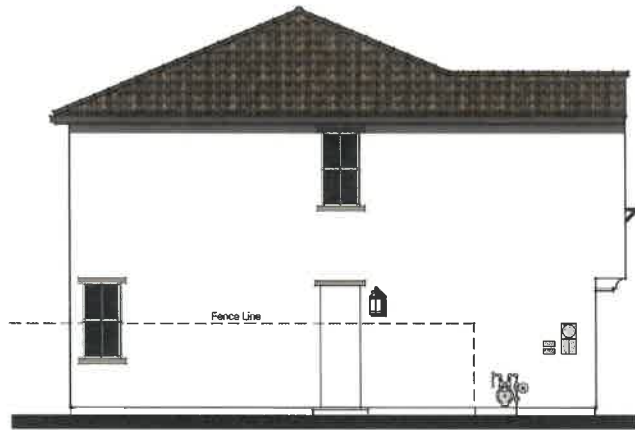
First Floor	689 sq. ft.
Second Floor	1,051 sq. ft.
Total Living Area:	1,740 sq. ft.
2-Car Garage	423 sq. ft.
Porch	78 sq. ft.



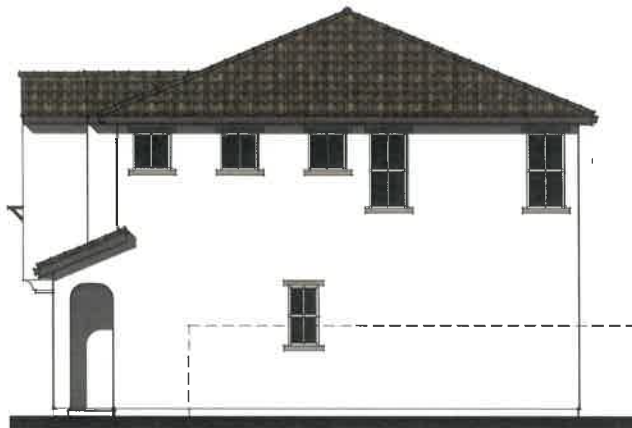
Title
Plan 2
Concept
Floor F

Date
June 7, 20:
Project Number
4547
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-



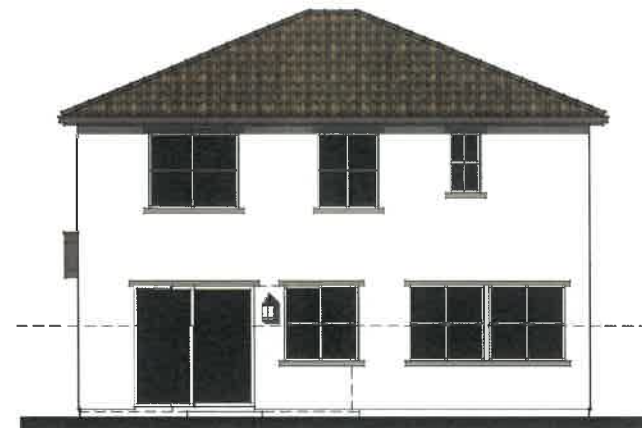
Left Elevation



Right Elevation



Front Elevation
Scheme 2



Rear Elevation



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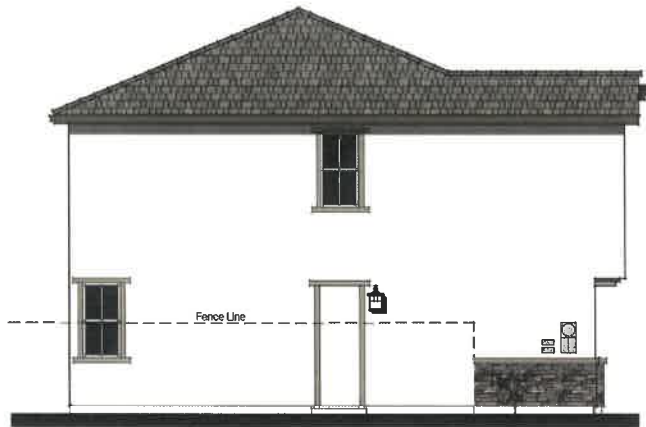
East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision

11-25-24

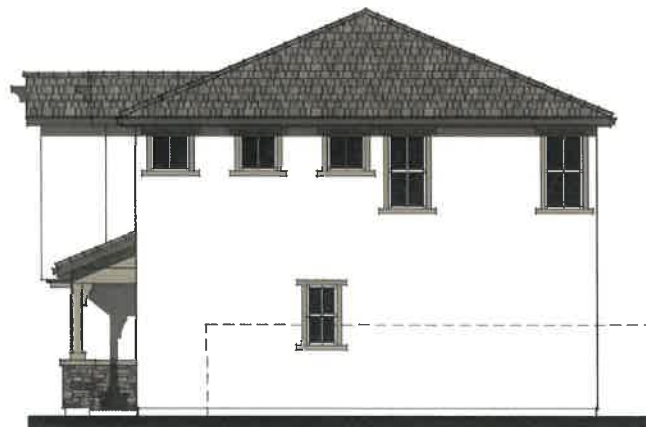
Sheet No.
A-6



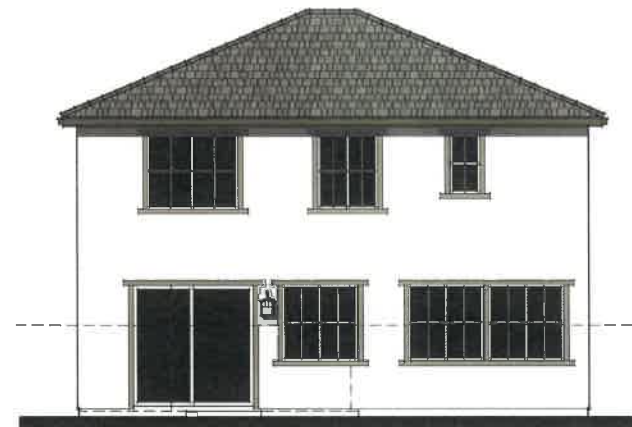
Left Elevation



Front Elevation
Scheme 5



Right Elevation



Rear Elevation



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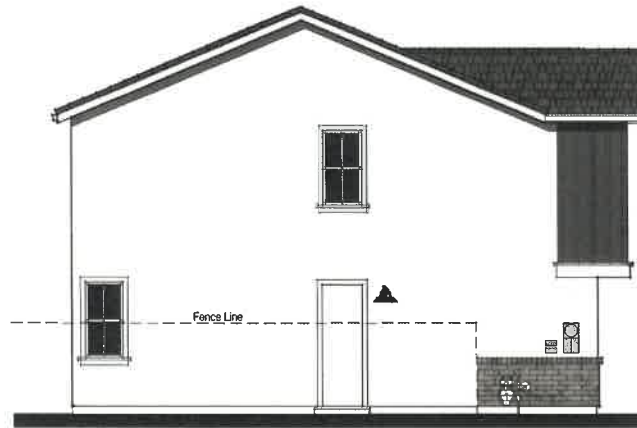


East Highland Ranch, Highland Ca.

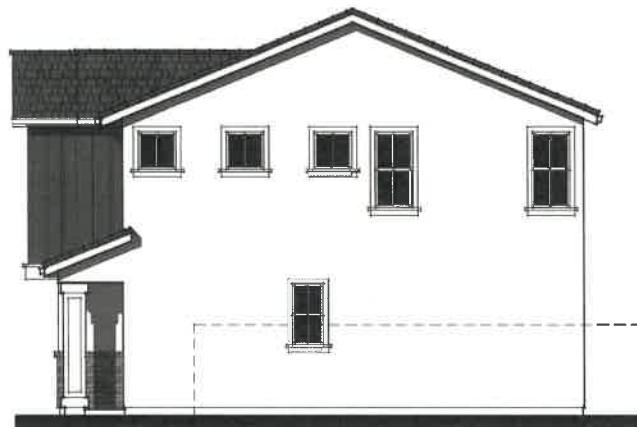
Title
Plan 2
Elevation 'B'
Cottage

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

Sheet No.
A-7



Left Elevation



Right Elevation



Front Elevation
Scheme 8



Rear Elevation



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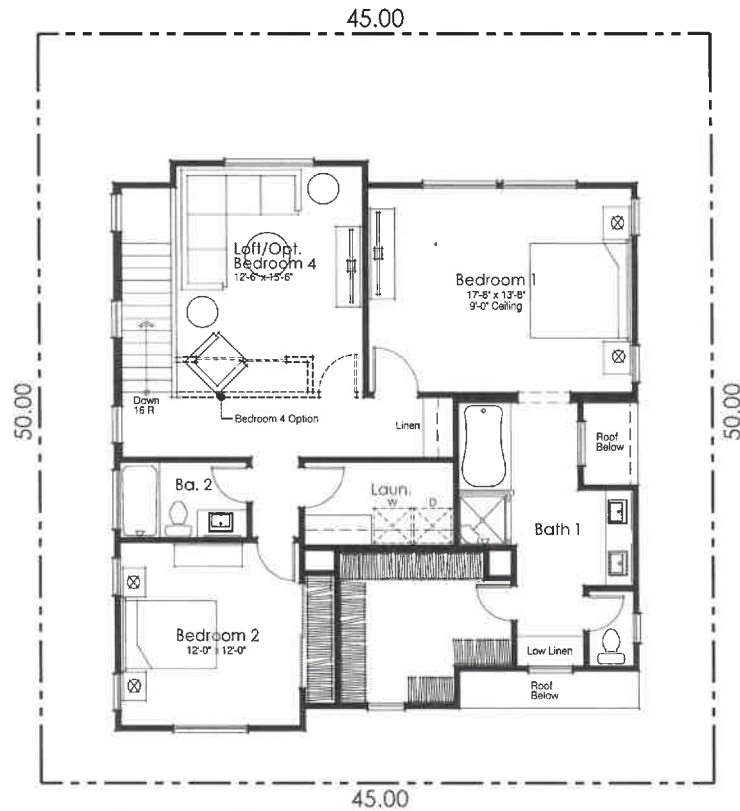


East Highland Ranch, Highland Ca.

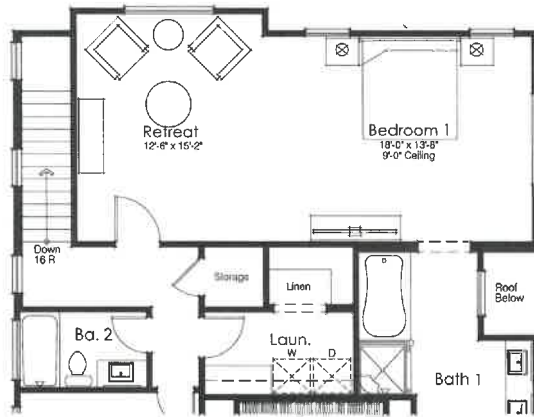
Title
Plan 2
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11/25/24
Sheet No.

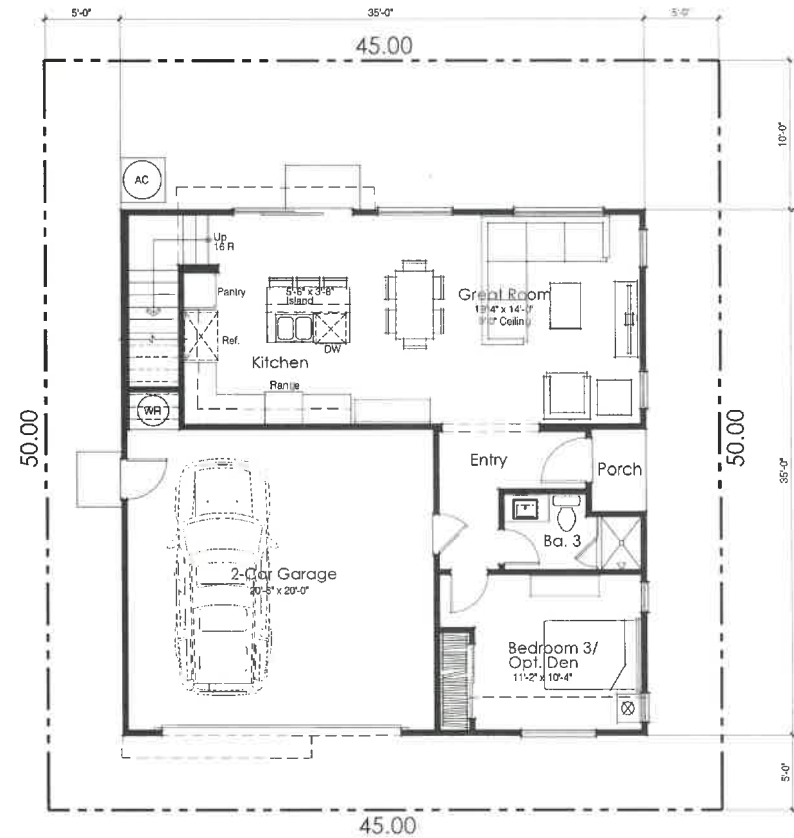
A-8



Second Floor Plan



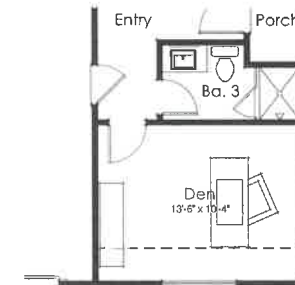
Bedroom 1/Retreat Option



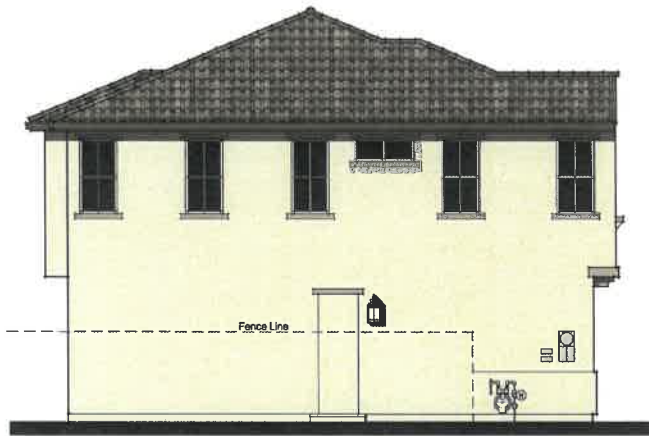
First Floor Plan

Square Footage Tabulation:

First Floor	772 sq. ft.
Second Floor	1,160 sq. ft.
Total Living Area:	1,932 sq. ft.
2-Car Garage	433 sq. ft.
Porch	20 sq. ft.



Den Option



Left Elevation



Right Elevation



Front Elevation
Scheme 3



Rear Elevation



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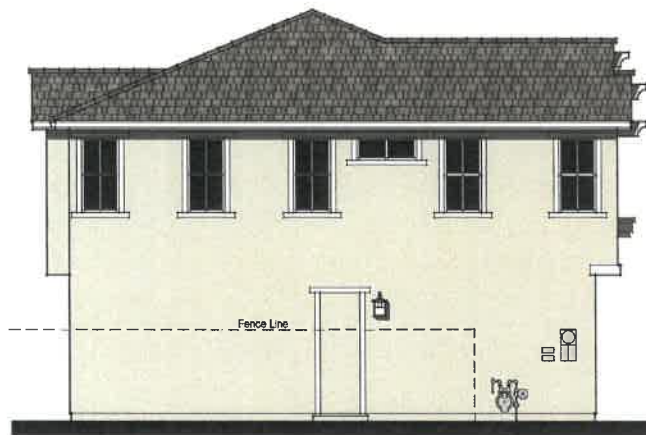


East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24

Sheet No.
A-10



Left Elevation



Front Elevation
Scheme 6



Right Elevation



Rear Elevation



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East Highland Ranch, Highland Ca.

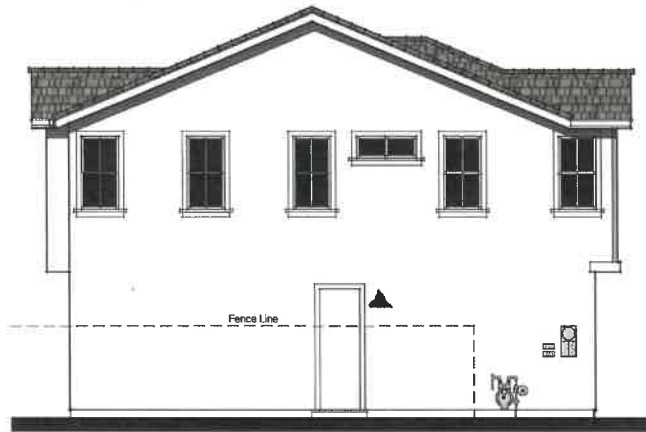
Title
Plan 3
Elevation 'B'
Cottage

Date
June 7, 2004
Project Number
4547
Scale
1/4" = 1'-0"
Revision

11-25-24

Sheet No.

A-11



Left Elevation



Right Elevation



Front Elevation
Scheme 9



Rear Elevation



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East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"

Revision
11-25-24

Sheet No.
A-12



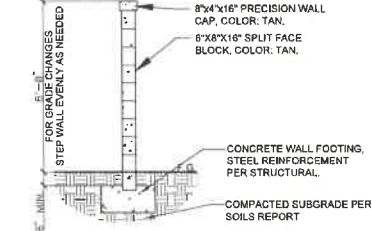
WALL AND FENCE LEGEND

SYM.	DESCRIPTION
①	8" HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP, COLOR: TAN, DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
②	SIDEYARD 5'-5" HIGH VINYL SIDE AND REAR YARD FENCE, COLOR: TAN.
③	8" TUBE STEEL PERIMETER FENCE WITH SINGLE OR DOUBLE MAINTENANCE GATES AS SHOWN, COLOR: BLACK.
④	3'-0" WIDE VINYL GATE, COLOR: TAN.
⑤	MONUMENT SIGNAGE, WALL MOUNTED
⑥	SINGLE SIDED SPLIT FACE STEM WALL WITH TUBE STEEL ON TOP.

BLOCK RETAINING WALLS AS NECESSARY PER CIVIL PLANS.

PLANT_SCHEDULE_EAST_HIGHLAND_RANCH

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
TREES				
	42	ACACIA BAILEYANA 'PURPUREA' / PURPLE-LEAF BAILEY ACACIA	15 GAL.	LOW
	51	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	LOW
	33	LAGERSTROEMIA INDICA / CHEROKEE CRAPE MYRTLE	24" BOX	MODERATE
	38	LAURUS NOBILIS / SWEET BAY	36" BOX	MODERATE
	16	PLATANUS RACEMOSA 'BLOODGOOD' / BLOODGOOD SYCAMORE	48" BOX	MODERATE
	19	PYRUS CALLERYANA 'ARISTOCRAT' / ARISTOCRAT FLOWERING PEAR	48" BOX	LOW
	16	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	48" BOX	LOW



A SECTION VIEW OF BLOCK WALL

CONSTRUCTION LEGEND

NUM.	SYM.	DESCRIPTION
①		BENCH
②		PICNIC TABLE
③		BBQ AND COAL RECEPTACLE COMBO
④		TRASH RECEPTACLE
⑤		PLAY EQUIPMENT
⑥		WOOD CHIP SURFACING WITH ADA ACCESS RAMP
⑦		8" CONCRETE MOW CURB
⑧		OUTDOOR EXERCISE EQUIPMENT
⑨		24' SQUARE METAL SHADE STRUCTURE
		HOMEOWNER MAINTAINED
		HOA PLANTER AREA
		ALTA VISTA LMD AREA
		TURF
		STABILIZED DECOMPOSED GRANITE
		OFFSITE LANDSCAPING CITY OF HIGHLAND

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference: San Joaquin Hills (SJH) - 88.60						ETAF: 0.45	
Hydrozone # of Plants	Plant Name	Original Spacing	Proposed Spacing	ETAF	Landscaping Area (sq ft)	ETAF # of Plants	Estimated Total Water Use (gallons)
Regular Landscaping Areas							
1	Plants for Landscaping Areas						
1	Plants for Landscaping Areas	0.5	0.5	0.5	79,380	77,884	991,377
1	Plants for Landscaping Areas	0.5	0.5	0.5	28,400	17,538	884,915
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DO NOT TYPE IN GRAY CELLS

ETAF Calculations

Regular Landscaping Areas		
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ETAF Calculations

Regular Landscaping Areas		
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ETAF Calculations

Regular Landscaping Areas		
1	Plants for Landscaping Areas	(1)
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LANDSCAPE CONCEPT
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF HIGHLAND LANDSCAPE DEVELOPMENT GUIDELINES.

SIGHT LINE NOTE
NO PLANT MATERIAL WITHIN SIGHT LINES SHALL EXCEED 30".

OPEN SPACE NOTE
BOTH PARKS ARE TO BE FOR PRIVATE RESIDENTS ONLY, NOT FOR PUBLIC USE.

MULCH NOTE
ALL PLANTED AREAS SHALL HAVE A MINIMUM 3" LAYER OF MULCH.

SHADE NOTE
TOTAL GRODS AREA: 11.88 AC / 521,850 S.F.
SHADE OVER PARKING: 4,720 S.F.
LANDSCAPE AREA: 119,900 S.F. / 123% OF SITE.

IRRIGATION CONCEPT
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCORPORATE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION. AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PROVIDED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF HIGHLAND GUIDELINES.



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PROJECT:
CLINIC:
Diversified Pacific
East Highland Ranch

DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []
DATE: []
SCALE: []
JOB NO.: []
SHEET: []
2 OF 2



E WALL TYPES **D** TRASH **C** PICNIC TABLE **B** SHADE STRUCTURE **A** PLAY EQUIPMENT



H BARBECUE **G** BENCH **F** EXERCISE EQUIPMENT



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

ULMUS PARVIFLORA 'TRUE GREEN'
TRUE GREEN EVERGREEN ELM

MELALEUCA QUINCOURTII
PAPER BARK

CALLISTEMON VIMINALIS
WEEDING BOTTLEBRUSH

ACACIA DALEYANA 'PURPUREA'
PURPLE FERRELL ACACIA

CECROPS CARADENSIENSIS
EASTERN REDTIDE

LAGERSTROMIA INDICA 'CHEROKEE'
CHEROKEE CHAPE MYRTLE

ALOE STRIATA
CORAL ALOE

YUCCA PALLIDA
PALE-LEAF YUCCA

ALOE VERA
ALOE VERA

DANIELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY

DARYLION WHEELERI
SPOON YUCCA

HEPERALOE P. 'DESERT FLAMENCO'
DESERT FLAMENCO RED YUCCA

CALLISTEMON VIMINALIS 'LITTLE JOHN'
DWARF BOTTLE BRUSH

FESTUCA MAIRII
ATLAS FESCUE

WESTRINGIA F. 'MORNING LIGHT'
COAST ROSEMARY

SANTOLINA VIRENS
GREEN LAVENDER COTTON

CISTUS PURPUREUS
ROCKROSE

SALVIA GREGGII
AUTUMN SAGE

ACHILLEA MILLEFOLIUM 'PAPRIKA'
PAPRIKA YARRROW

OLEA EUROPAEA 'MONTANA'
LITTLE OLIVE

SALVIA CLEVELANDII
CLEVELAND SAGE

LEUCOPHYLLUM L. 'LYNN'S LEGACY'
LYNN'S RAIN SAGE

SENNA ARTEMISIOIDES
FEATHERY CASSIA

LAVANDULA. STOECHAS 'OTTO QUAST'
SPANISH LAVENDER

LANTANA X 'NEW GOLD'
NEW GOLD LANTANA

BACCHARIS PILULARIS 'PIGEON POINT'
PIGEON POINT BACCHARIS

MYOPORUM PARVIFOLIUM
MYOPORUM

DISTICTIS BUCCINATORIA
BLOOD RED TRUMPET VINE

JASMINUM POLYANTHEMUM
PINK JASMINE

EXTERIOR COLOR AND MATERIAL PALETTE



ROOF TILE:

"EAGLE" – CAPISTRANO – 3636 PIEDMONT BLEND ("S" TILE)



FASCIA:

"SHERWIN WILLIAMS" – SW7510 CHATEAU BROWN



TRIM:

"SHERWIN WILLIAMS" – SW7513 SANDERLING



GARAGE:

"SHERWIN WILLIAMS" – SW7507 STONE LION



ENTRY DOOR / SHUTTERS:

"SHERWIN WILLIAMS" – SW6207 RETREAT



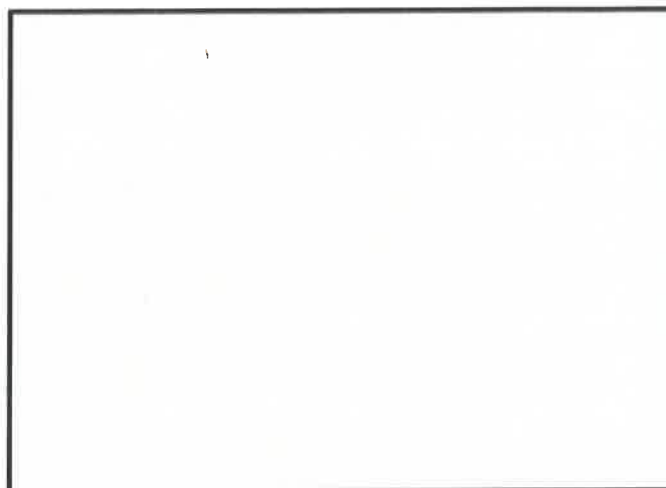
SCHEME 1: PLAN 1 "A" SPANISH

PROJECT: EAST HIGHLAND RANCH

LOCATION: HIGHLAND, CALIFORNIA

CLIENT: DIVERSIFIED PACIFIC COMM.

DATE: 06.24.24



STUCCO:

"OMEGA" – 1C015 – FLORAL WHITE



DECORATIVE IRON:

"SHERWIN WILLIAMS" – SW7069 IRON ORE



DECORATIVE SPANISH TILE:

"CALIFORNIA POTTERY & TILE WORKS" – FD168

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



SCHEME 2: PLAN 2 "A" SPANISH
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

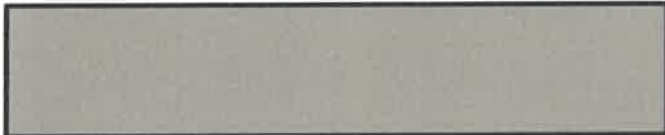
ROOF TILE:

"EAGLE" – CAPISTRANO – 3646 SUNSET BLEND
 ("S" TILE)



FASCIA:

"SHERWIN WILLIAMS" – SW6083 SABLE



TRIM:

"SHERWIN WILLIAMS" – SW9084 COCOA WHIP



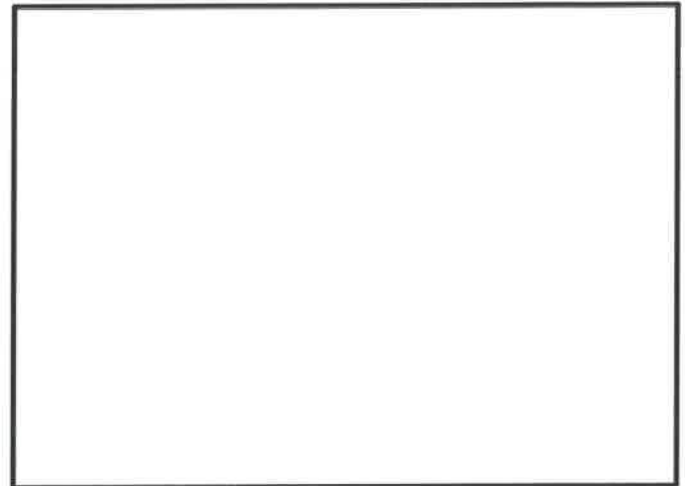
GARAGE:

"SHERWIN WILLIAMS" – SW6082 COBBLE BROWN



ENTRY DOOR / SHUTTERS:

"SHERWIN WILLIAMS" – SW6229 TEMPE STAR



STUCCO:

"OMEGA" – 1C005 OMEGA WHITE



DECORATIVE PIPES:

"SHERWIN WILLIAMS" – SW6061 TANBARK



DECORATIVE IRON:

"SHERWIN WILLIAMS" – SW7069 IRON ORE

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



SCHEME 3: PLAN 3 "A" SPANISH
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

ROOF TILE:

"EAGLE" – CAPISTRANO – 3687 BROWN GRAY RANGE
("S" TILE)



FASCIA:

"SHERWIN WILLIAMS" - SW7745 MUDDLED BASIL



TRIM:

"SHERWIN WILLIAMS" – SW6150 UNIVERSAL KHAKI



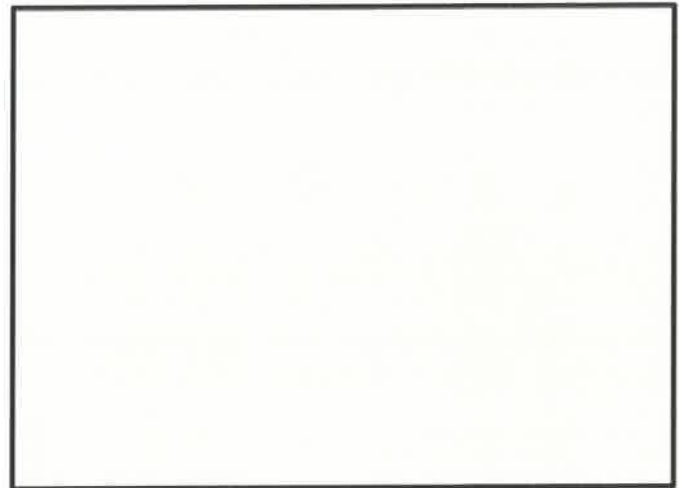
GARAGE:

"SHERWIN WILLIAMS" – SW7745 MUDDLED BASIL



ENTRY DOOR / SHUTTERS:

"SHERWIN WILLIAMS" – SW6062 RUGGED BROWN



STUCCO:

"OMEGA" – 1C425 VANILLA CREAM

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



SCHEME 4: PLAN 1 "B" COTTAGE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

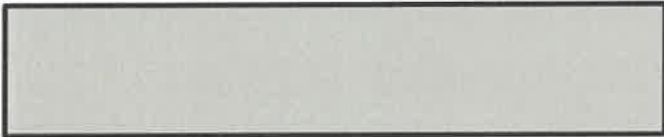
ROOF TILE:

"EAGLE" – PONDEROSA – 5687 BROWN GRAY RANGE
 (FLAT TILE - RAKED)



FASCIA:

"SHERWIN WILLIAMS" - SW7054 SUITABLE BROWN



TRIM:

"SHERWIN WILLIAMS" – SW7044 AMAZING GRAY



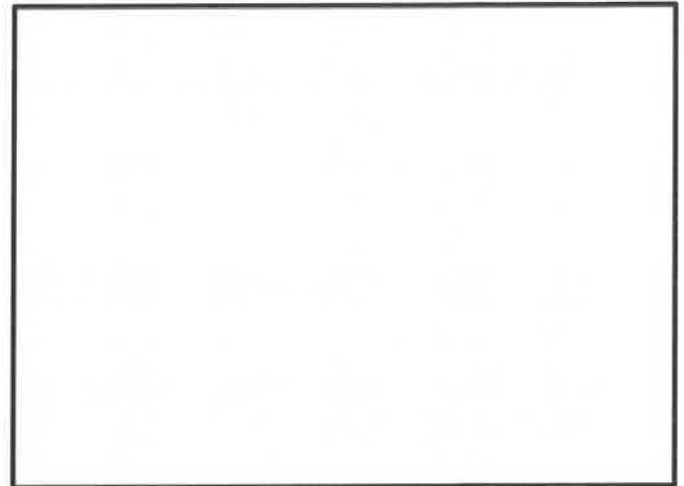
GARAGE / GABLE SIDING:

"SHERWIN WILLIAMS" – SW9171 FELTED WOOL



ENTRY DOOR / SHUTTERS:

"SHERWIN WILLIAMS" – SW7048 URBANE BRONZE



STUCCO:

"OMEGA" – 1C435 ROUGH KHAKI



STONE:

"ELDORADO STONE" –
 MOUNTAIN LEDGE | DURANGO

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



ROOF TILE:

"EAGLE" – PONDEROSA – 5552 KINGS CYN BLEND
(FLAT TILE - RAKED)



FASCIA:

"SHERWIN WILLIAMS" - SW6160 BEST BRONZE



TRIM:

"SHERWIN WILLIAMS" – SW9117 URBAN JUNGLE



GARAGE / GABLE SIDING:

"SHERWIN WILLIAMS" – SW6151 QUIVER TAN

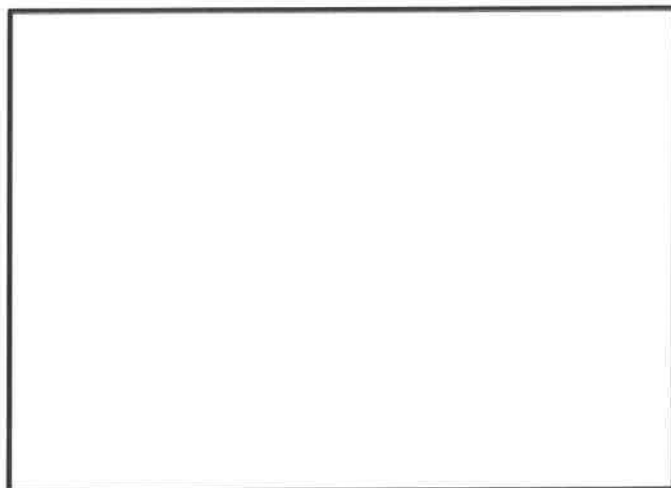


ENTRY DOOR / SHUTTERS:

"SHERWIN WILLIAMS" – SW6216 JASPER



SCHEME 5: PLAN 2 "B" COTTAGE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24



STUCCO:

"OMEGA" – 1C005 OMEGA WHITE



STONE:

"ELDORADO STONE" –
MOUNTAIN LEDGE | SIERRA

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



ROOF TILE:

"EAGLE" – PONDEROSA – 5810 AVONDALE BLEND
(FLAT TILE - RAKED)



FASCIA:

"SHERWIN WILLIAMS" - SW7005 PURE WHITE



TRIM / GARAGE:

"SHERWIN WILLIAMS" – SW7005 PURE WHITE



GABLE SIDING:

"SHERWIN WILLIAMS" – SW6325 FOGGY DAY

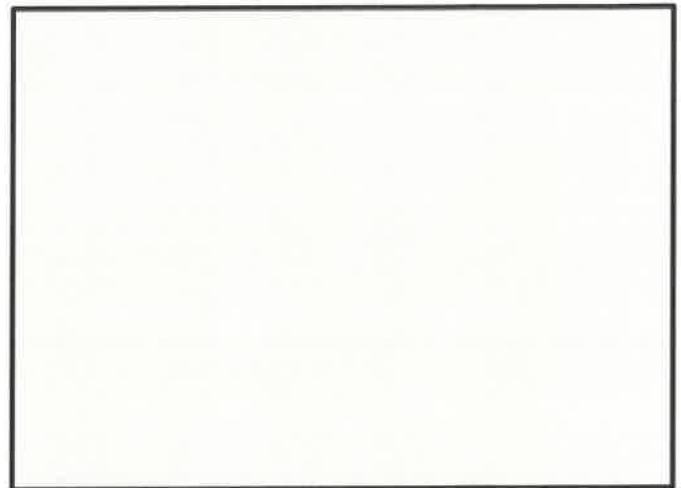


ENTRY DOOR / SHUTTERS:

"SHERWIN WILLIAMS" – SW6325 FOGGY DAY



SCHEME 6: PLAN 3 "B" COTTAGE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24



STUCCO:

"OMEGA" – 1C015 COCONUT



STONE:

"ELDORADO STONE" –
MOUNTAIN LEDGE | SIERRA

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



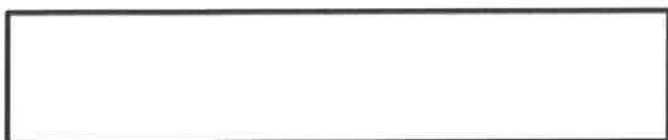
EXTERIOR COLOR AND MATERIAL PALETTE



SCHEME 7: PLAN 1 "C" FARMHOUSE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24

ROOF TILE:

"EAGLE" -BEL AIR - 4595 CHARCOAL
 (FLAT TILE - SMOOTH)



FASCIA:

"SHERWIN WILLIAMS" - SW7005 PURE WHITE



TRIM / GARAGE:

"SHERWIN WILLIAMS" - SW7005 PURE WHITE



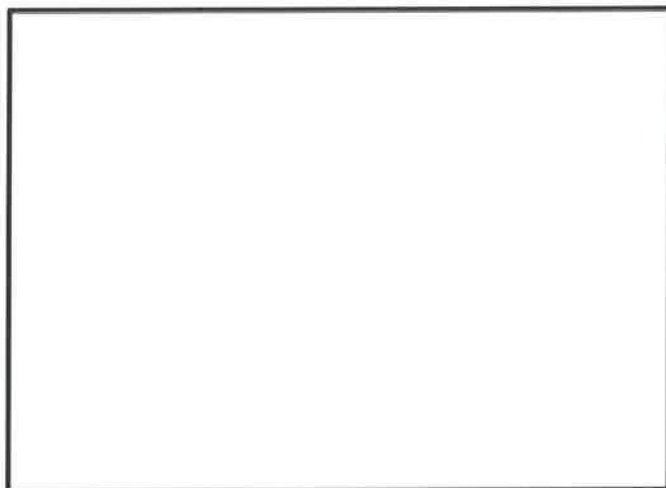
VERTICAL SIDING:

"SHERWIN WILLIAMS" - SW7624 SLATE TILE



ENTRY DOOR:

"SHERWIN WILLIAMS" - SW7069 IRON ORE



STUCCO:

"OMEGA" - 1C005 OMEGA WHITE



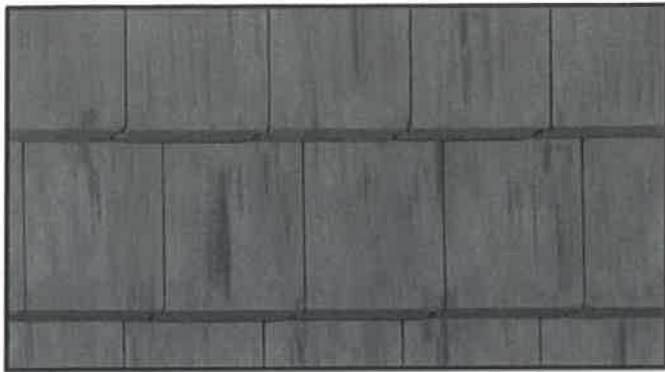
BRICK:

"ELDORADO STONE" -
 TUNDRA BRICK | CHALK DUST

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



ROOF TILE:

"EAGLE" -BEL AIR - 4595 DARK CHARCOAL
(FLAT TILE - SMOOTH)



FASCIA / GARAGE:

"SHERWIN WILLIAMS" - SW7005 PURE WHITE



TRIM:

"SHERWIN WILLIAMS" - SW7005 PURE WHITE



VERTICAL SIDING:

"SHERWIN WILLIAMS" - SW7069 IRON ORE

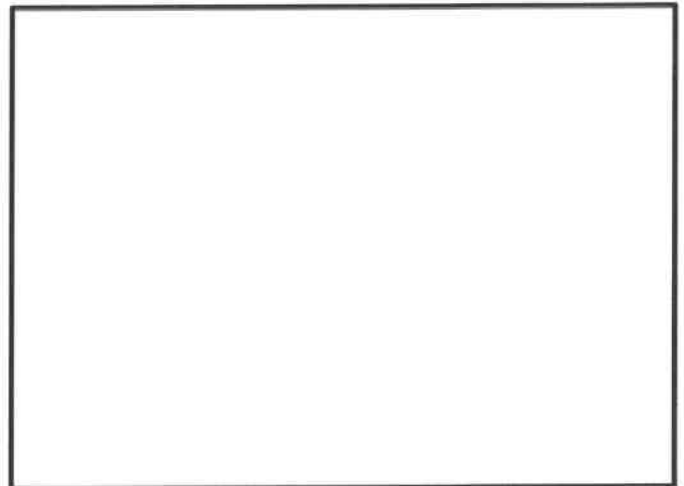


ENTRY DOOR:

"SHERWIN WILLIAMS" - SW7069 IRON ORE



SCHEME 8: PLAN 2 "C" FARMHOUSE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24



STUCCO:

"OMEGA" - 1C005 OMEGA WHITE



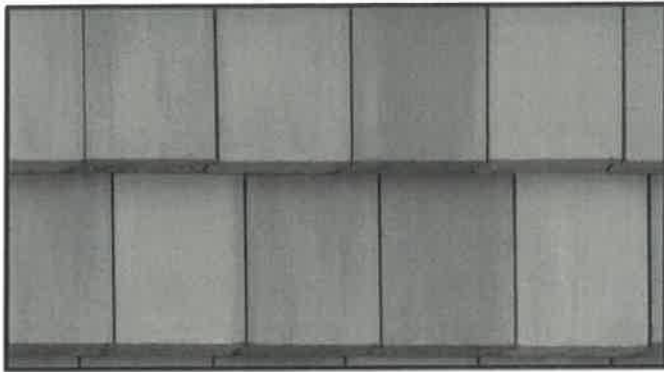
BRICK:

"ELDORADO STONE" -
TUNDRA BRICK | ASHLAND

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



EXTERIOR COLOR AND MATERIAL PALETTE



ROOF TILE:

"EAGLE" –BEL AIR – 4697 SLATE RANGE
(FLAT TILE - SMOOTH)



FASCIA / GARAGE:

"SHERWIN WILLIAMS" - SW7005 PURE WHITE



TRIM:

"SHERWIN WILLIAMS" – SW7005 PURE WHITE



VERTICAL SIDING:

"SHERWIN WILLIAMS" – SW9139 DEBONAIR

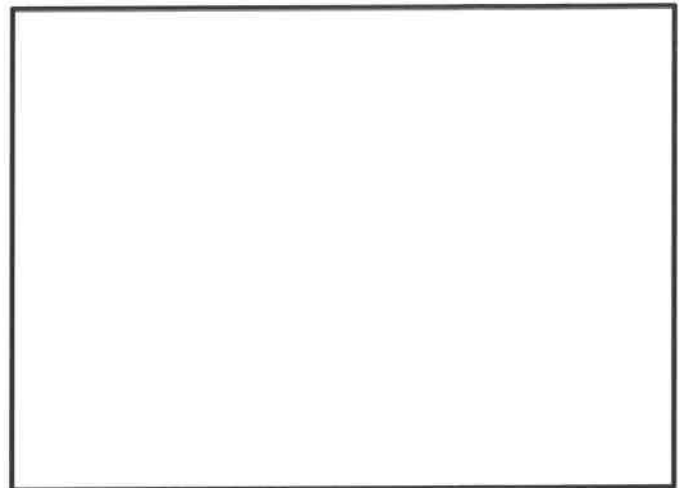


ENTRY DOOR:

"SHERWIN WILLIAMS" – SW7625 MOUNT ETNA

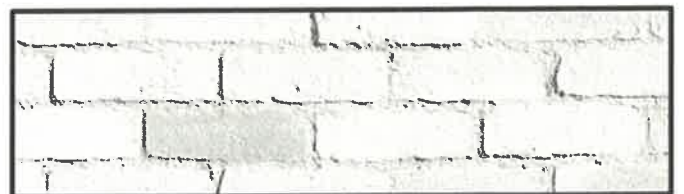


SCHEME 9: PLAN 3 "C" FARMHOUSE
PROJECT: EAST HIGHLAND RANCH
LOCATION: HIGHLAND, CALIFORNIA
CLIENT: DIVERSIFIED PACIFIC COMM.
DATE: 06.24.24



STUCCO:

"OMEGA" – 1C005 OMEGA WHITE



BRICK:

"ELDORADO STONE" –
TUNDRA BRICK | CHALK DUST

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.



ATTACHMENT 3

Planning Commission Resolution

Exhibit A – Final Initial Study / Mitigated Negative Declaration

Exhibit B - General Plan Amendment Figure

Exhibit C - Zone Change Figure

Exhibit D - Conditions of Approval

RESOLUTION NO. 2025 - ____

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.

Applicant: East Highland Land, LLC

A. RECITALS

1. On August 8, 2024, the Applicant submitted numerous applications for the development of a 113-unit single-family residential Planned Development including General Plan Amendment No. GPA 24-002 to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD); Zone Change No. ZC 24-002 to change the Zoning Designation from Single-Family Residential (R1-10,000) to Planned Development (PD); 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 Landscape Plan and Conceptual Grading Plan; Tentative Tract Map No. 20721/TTM 24-003 for the subdivision of two parcels into 113 residential lots and common areas.
2. The project site is located on two (2) vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.
3. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency. An Initial Study and Mitigated Negative Declaration were prepared and circulated in accordance with state and local law and will be considered by the Planning Commission at the July 15, 2025, public hearing at which time the Commission may make a recommendation for or against subsequent approval by the City Council. The Initial Study finds that the potential impacts to

biological resources, cultural resources, geology, noise, and tribal cultural resources require the implementation of mitigation measures to reduce impacts to a less than significant level.

4. On July 3, 2025, the City gave notice of a public hearing of the Subject Applications by advertising in the SB Sun newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site as well as interested parties.
5. On July 15, 2025, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Subject Applications at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Subject Applications.
6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated July 15, 2025, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Highland.
3. The Planning Commission recommends the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, both of which are attached hereto and incorporated herein by reference.
4. The Planning Commission makes the following findings that General Plan Amendment (GPA No. 24-002) to change the General Plan Land Use Designation from Low Density Residential (LD) to Planned Development (PD) is consistent with Highland Municipal Code section 16.08.030 *General Plan Amendments*:
 - a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment and will not result in any inconsistencies within the plan.

Response: The current land use designation of Low Density (LD) "limits land uses to single-family detached residential, and mobile homes, subject to applicable General Plan policies and ordinance provisions of the City of Highland" with a maximum intensity of 6.0 units per acre (General Plan, Land Use Element, Land Use Plan, Residential Designations). Planned Development (PD) permits "all residential land uses are considered to be appropriate, as are support uses (i.e., open space and recreation, public facilities, commercial, and all employment generating uses) that may be appropriate subject to applicable General Plan policies and ordinances of the City of Highland." The proposed project has filed concurrently for a Planned Development via a Conditional Use Permit for a residential project. The project is a single family detached residential product as would have been permitted in the LD designation but with a higher density of 9.5 dwelling units per acre.

The project for a 113-unit single family residential tract has included two parks, private streets, enhanced landscaping and pavement embellishments. It provides a greater level of community amenities and cohesiveness and creates a desirable living environment as promoted by the General Plan. It provides new housing opportunities and suburban living environments as the General Plan vision envisioned (General Plan, Land Use Element, Plan Objectives). It creates places for social interaction, community gathering space, protects the existing surrounding neighborhoods by retaining a single-family residential character. The proposed Amendment is consistent with the General Plan, as revised.

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

Response: The proposed General Plan Amendment will continue to retain and promote residential land use at this location and new housing starts as desired by the Land Use and Housing Elements. The density range would be increased from a maximum of 6 to 9.5 dwelling units per acre. The proposal will result in the construction of 113 new single-family homes with appropriate development standards including open space, parking, circulation, quality architecture and amenities. It has been reviewed by Planning, Engineering, Building and Safety, Fire Marshal and the Police Department and certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare have been implemented. That being the case, the approval of a General Plan Amendment for the proposed project will not adversely affect the public health, safety, or general welfare.

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

Response: the proposed project includes a change of land use designation from Low Density (LD) Residential to Planned Development (PD) designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. Both the current and proposed land use allows for residential development; however, the proposed land use for Planned Development allows the developer some flexibility in the design of the project to ensure creation of a cohesive development. The proposed land use designation, as specified within the General Plan, allows for the type of development proposed and changing the land use from Low Density (LD) Residential to Planned Development (PD) is consistent with the purpose and intent of the Land Use section of the General Plan.

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

Response: An Initial Study was prepared for the project and potential impacts to biological resources, cultural resources, geology, soils, and tribal cultural resources were identified. Project design features and project-specific mitigation measures have been included to reduce said impacts to below a level of significance and the list of measures have been included in the Mitigation Monitoring and Reporting Program (MMRP). Based upon the Findings of the Initial Study and adoption of the Mitigation Measures, the Project will not have a significant impact upon the environment.

5. The Planning Commission makes the following findings for Zone Change (ZC No. 24-002) to change the zoning designation from Single Family Residential (R1-10,000) to Planned Development (PD) is consistent with Highland Municipal Code section 16.08.040 *Amendments to Zoning Districts*:

- a. The proposed zone change is consistent with the goals, objectives, policies, and programs of the municipal code, and will not result in any inconsistencies within the municipal code.

Response: The zone change would allow slightly denser residential development while continuing to remain consistent with the Municipal Code. The project proposes implementation of a planned development. The subdivision of land to create 113 numbered lots, common recreation areas and open space, roads, and water quality facilities complies with the development standards specified within the planned development and is compatible with the adjacent single-family neighborhoods. This type of development is desirable for the community and consistent with the land use designation and complies with the proposed Planned Development designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. As required by HMC 16.12.010.B.3 *Use Regulations* the proposal

for the zone change will concurrently process a Conditional Use Permit and conditions of approval for the development plan will be approved in accordance with the provisions of Chapter 16.12 *Planned Developments* to establish the permitted and the conditionally permitted primary and accessory uses for the planned development project. The project will otherwise comply with Chapter 16.16 *Residential Districts* including its use regulations and development standards and 16.68 *Land Divisions* with respect to the Tentative Tract Map that acts as the project's Site Plan, Plotting Plan and Grading Plan. The Zone Change will encourage the development of a residential community would continue the current zoning pattern within proximity to the site along Santa Ana Canyon Road, Alta Vista and Greenspot Road which is predominantly residential, and would therefore, not result in an illogical land use pattern.

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

Response: The proposed Zone Change will continue to permit residential land development at the site. The current zone, R1 10-000, would have permitted a single-family residential subdivision with a maximum of 6.0 dwelling units per acre and the proposed will allow the same use, but at a reduced lot size with an overall density of 9.5 dwelling units per acre. The increased density will be offset by shared open space, recreation and landscape parkways. The project will meet all other development standards and public infrastructure as prescribed by the Highland Municipal Code and City Guidelines and Procedures. It will not result in adverse effects.

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

Response: As indicated above, the proposed project includes a change of zone from Single-Family District (R1 10,000) to Planned Development (PD). Both the current zoning and proposed zoning allow for residential uses; however, the proposed zoning allows the developer some flexibility in the design of the project to ensure creation of a cohesive development. The proposed zoning designation, as specified within Section 16.12.10 of the Highland Municipal Code, allows for the type of development proposed and changing the zone from Single-Family District to Planned Development is consistent with the purpose and intent of the Land Use and Development Chapter of the Highland Municipal Code

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

Response: The project site is currently vacant and in an area predominantly developed with single-family residences to the east and north. The Initial Study prepared for the project analyzed the potential for environmental impacts and all topics were found to have either no impact or a less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level and, therefore; the proposed project is not likely to cause substantial environmental damage.

6. The Planning Commission makes the following findings that Conditional Use Permit (CUP No. 24-006) to develop a 113-unit single-family residential Planned Development community is consistent with Highland Municipal Code section 16.08.050 *Conditional Use Permits*:

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

Response: The project is proposed to be located within the Planned Development (PD) General Plan land use designation which permits "all residential land uses are considered to be appropriate ... subject to applicable General Plan policies and ordinances of the City of Highland." (General Plan, *Land Use Element, Residential Designations*). Development within the PD is required to be processed through the use of a conditional use permit, planned development, or a development plan approved for the site. The project Applicant has selected, and filed for, the conditional use permit process. The General Plan requires that PD developments to be of superior development by allowing a greater degree of design and land use flexibility within the framework of the site-specific development plan. The project complies with the applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality.

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

Response: The project is located within the Planned Development (PD) Zone, allowing the applicant to propose project-specific land use and development standards. The project's site plan/tentative tract map, landscape concept plan, building elevations and conceptual grading plan meets the District's requirements for residential uses mandated by Highland Municipal Code Chapter 16.16 *Residential Districts*, 16.52 *Parking Regulations*, and other

relevant sections with some flexibility given to lot size and building setbacks. On-site and off-site improvements proposed as part of the project will meet all applicable standards and provide a safe and efficient environment for the residents and surrounding residential neighborhood, with the imposition of the conditions of approval, the site is physically suitable for the type of developments proposed. Therefore, the proposed use would not impair the integrity and character of the district in which it is to be established or located.

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

Response: This site is in a suburban area with low-density single-family residential developments in near proximity. The site itself is 11.98 acres, and currently vacant. The proposed use as a 113-unit single-family residential development yields a density of approximately 9.5 units to the acre which is compliant with the project plans and associated Planned Development standards, once approved. The site is designed to include sidewalks, common areas, gathering space, two-car garages for each unit as well as guest parking, there is adequate circulation and infrastructure to serve the residents. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that have not been addressed and reduced to a level of non-significance with implementation of the project's Mitigated Monitoring and Reporting Program.

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

Response: The existing water, public utilities and services for the proposed project are available to serve the proposed use and ensure public health and safety. Additionally, staff sent out project notices to the different public utility companies. Comments from the San Bernardino Valley Municipal Water District (SBVMWD) and San Bernardino Valley Water Conservation District (SBVWCD) have been incorporated into the project design and Conditions of Approval.

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

Response: The proposed residential development use will follow Highland Municipal Code, Uniform Fire and Building Codes and Public Works Procedures. Each public safety and utility provider has been given an opportunity to comment on and condition the project. The Highland Police Department had no concerns. The

necessary permits will be required prior to and during construction. Consequently, the project will not be detrimental to public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

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

Response: The potential environmental impacts of the proposed project have been analyzed and circulated for public review in an Initial Study / Mitigated Negative Declaration. Mitigation measures have been prepared, and the project will be built and operated in compliance with the Conditional Use Permit and Mitigation Monitoring and Reporting Program with mitigation required in the areas of biological resources, cultural resources, geology, noise, and tribal cultural resources.

- 7. The Planning Commission makes the following findings that Design Review Application (DRA No. 24-009) is consistent with Highland Municipal Code Section 16.08.090 *Design Review*:

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

Response: The project is proposed to be located within the Planned Development (PD) General Plan land use designation which permits "all residential land uses are considered to be appropriate ... subject to applicable General Plan policies and ordinances of the City of Highland." (General Plan, Land Use Element, Residential Designations). Development within the PD may be established through the approval of a conditional use permit (CUP). CUP 24-006 was filed concurrently with the Design Review Application. The General Plan requires that PD developments to be of superior development by allowing a greater degree of design and land use flexibility within the framework of the site-specific development plan. The project complies with this and other applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality.

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

Response: The project is proposed to be located within the Planned Development (PD) Zone, allowing the applicant to propose project-specific land use and development standards. The project's site plan/tentative tract map, landscape concept plan, building

elevations and conceptual grading plan meets the District's requirements for residential uses mandated by Highland Municipal Code Chapter 16.16 *Residential Districts*, 16.52 *Parking Regulations*, and other relevant sections with some flexibility given to lot size and building setbacks. On-site and off-site improvements proposed as part of the project will meet all applicable standards and provide a safe and efficient environment for the residents and surrounding residential neighborhood, with the imposition of the conditions of approval, the site is physically suitable for the type of developments proposed. Therefore, the proposed use would not impair the integrity and character of the district in which it is to be established or located.

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

Response: The project will meet the design guidelines/criteria through the use of varied architectural styles including Cottage, Farmhouse and Spanish, each of which will have three floor plan options. Complimentary colors and materials have been selected to properly represent the architectural styles and compliment the surrounding neighborhood. The project is within the Planned Development District and is thus expected to have a superior design. In addition to Municipal Code development standards, the project's site plan, and building elevations were scrutinized to ensure that the building heights, massing, pedestrian travel, and open space are of high quality. The project's Landscape Concept Plan has been reviewed by the City's Landscape Architect and found to be substantially compliant with all applicable state and local regulations for materials, coverage and soil preparation. Conditions of Approval have been applied where necessary.

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

Response: The proposed uses, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare because the proposed project is a residential development that will provide a single-family detached homes with the communal benefits of living including recreation, open space, parking, and landscaping. The proposed project will be constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

8. The Planning Commission makes the following findings for Tentative Tract Map 20721 (TTM 24-003) that it is consistent with Government Code Section 66474 and Highland Municipal Code Section 16.68 *Land Divisions*:

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

Response: The Tentative Tract Map 20721 was designed and conditioned to comply with the General Plan's designation for residential Planned Development (PD) projects. The project is proposed to be located within the Planned Development (PD) General Plan land use designation which permits "all residential land uses are considered to be appropriate ... subject to applicable General Plan policies and ordinances of the City of Highland." (General Plan, Land Use Element, Residential Designations). The project complies with this and other applicable provisions of the Highland General Plan Land Use Element, Housing Element and Community Design Element for residential development within a Planned Development (PD) Zone including design, building material, hardscape, and site amenities are of superior quality. It will result in additional housing units in the City as envisioned by the Housing Element and will assist in meeting the City's Regional Housing Needs Assessment (RHNA) and goals.

Government Code Section 65451 specifies that a specific plan must include a text and a diagram or diagrams detailing the distribution, location, and extent of land uses, including open space, within the area covered by the plan. Tentative Tract Map 20721 includes the project's Grading, Plot Plan and Sections detailing the required information.

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

Response: The proposed design and improvements shown on Tentative Tract Map No. 20721 constitute the Site Plan, Plot Plan, Grading and Sections for the Planned Development (Specific Plan). The Map meets the development standards established by the Planned Development's Conditional Use Permit and is consistent with the General Plan for single-family residential development. Lawful Conditions of Approval have been applied to the map to ensure compliance with applicable General Plan, Municipal Code, and Planned Development/CUP and provisions.

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

Response: This site is in a suburban area with low-density single-family residential developments in near proximity. The site itself is 11.98 acres, and currently vacant. The proposed use as a 113-unit

single-family residential development yields a density of approximately 9.5 units to the acre which is compliant with the project plans and associated Planned Development standards, once approved. The site is designed to include sidewalks, common areas, gathering space, two-car garages for each unit as well as guest parking, there is adequate circulation and infrastructure to serve the residents. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that have not been addressed and reduced to a level of non-significance with implementation of the project's Mitigated Monitoring and Reporting Program.

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

Response: This 11.98 acre site is relatively flat and does not have any physical or environmental constraints that impair the project's desired 9.5 dwelling unit/acre density. It is within a developed area with access to all utilities and standard residential improvements. It can provide the required open space, circulation and amenities required by City Codes and the Development's Conditional Use Permit.

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

Response: The site is located in a suburban area and has been vacant for many years. Due to the residential nature of the project impacts to surrounding roadways and the adjacent uses are not anticipated. The potential environmental impacts of the proposed residential development were analyzed in the Initial Study / Mitigated Negative Declaration. Mitigation measures have been prepared, and the project will be built and maintained in compliance with environmental findings.

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

Response: The proposed residential development use will follow the Highland Municipal Code, Uniform Fire and Building Codes, Public Works Procedures, and all other relevant guidelines. Each public safety and utility provider has been given an opportunity to comment on and condition the project. The Highland Police Department had no concerns. The necessary permits will be required prior to and during construction. Consequently, the project's construction and ongoing use is not likely to cause serious health problems.

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

Response: The design of the subdivision was thoroughly reviewed by the City's Public Works/Engineering Division. It received the appropriate Conditions of Approval to ensure that it will not conflict with easements for access through, or use of, property within the proposed subdivision. All points of access to this property can be taken from either Alta Vista or Santa Ana Canyon Road. The proposed design of the subdivision and conditions will ensure that it will not conflict with any easements of record or judgement of court.

9. Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council; 1) Approve the General Plan Amendment (GPA No. 24-002) to change the land use designation from Low Density (LD) to Planned Development (PD); 2) Introduce an Ordinance for Zone Change (ZC No. 24-002) changing the Zoning District from Single-family (R1 10,000) to Planned Development (PD); 3) Approve Conditional Use Permit (CUP No. 24-006) to establish the single-family residential Planned Development; 4) Approve Design Review Application (DRA No. 24-009) for the project's site plan, building elevations, conceptual landscaping, and conceptual grading; and 5) approve Tentative Tract Map 20721 (TTM No. 24-003) to subdivide the property, subject to the conditions of approval and findings of fact.

Exhibits Attached: Exhibit A – Initial Study Mitigated Neg Dec & MMRP
 Exhibit B – General Plan Map Amendment
 Exhibit C – Zone Change Map Amendment
 Exhibit D – Conditions of Approval

PASSED, APPROVED AND ADOPTED this 15th day of July, 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit A – Final Initial Study / Mitigated Negative Declaration

Final Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Plan

Residences at Alta Vista

June 2025

Lead Agency:



City of Highland
27215 Base Line Highland, CA 92346

Prepared by:



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

215 North 5th Street
Redlands, CA 92374

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Residences at Alta Vista

Final

Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan

June 2025

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Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

CONTENTS

Final Mitigated Negative Declaration.....	1
SECTION 1.0 INTRODUCTION.....	1-1
SECTION 2.0 PROJECT OVERVIEW	2-1
2.1 Project Background	2-1
2.2 Project Characteristics	2-1
2.3 Project Timing	2-3
2.4 List of Commenters	2-4
SECTION 3.0 AB 52 CONSULTATION	3-1
SECTION 4.0 COMMENTS AND RESPONSES	4-1
SECTION 5.0 CLARIFICATIONS TO THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION	5-1
5.1 Introduction.....	5-1
5.2 Clarifications.....	5-1
SECTION 6.0 MITIGATION MONITORING AND REPORTING PLAN.....	6-1
6.1 Introduction.....	6-1
6.2 Purpose of the Mitigation Monitoring and Reporting Plan.....	6-1
6.3 Roles and Responsibilities	6-1
6.4 Mitigation Monitoring and Reporting Plan	6-1
SECTION 7.0 LIST OF APPENDICES.....	7-1

Appendix A – Draft Initial Study/Mitigated Negative Declaration

Appendix B – Summary of AB 52 Consultation

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FINAL MITIGATED NEGATIVE DECLARATION

Lead Agency:	City of Highland 27215 Base Line Highland, CA 92346
Project Proponent:	Diversified Pacific 10621 Civic Center Drive Rancho Cucamonga, CA 91730
Project Location:	The Residences at Alta Vista (Project, Proposed Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14.
Project Description:	The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet. The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).
Public Review Period:	April 28, 2025 to May 28, 2025

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish

an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre-construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing

activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and

nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

Cultural Resources

CUL-1: Monitoring and Treatment Plan. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
 - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
 - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
 - If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
 - If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code).

The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

Noise

NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
 - Walls:
 - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
 - Roof Construction:
 - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
 - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

- Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
- Ventilation & Mechanical Systems
 - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:
 - A forced air circulation system (e.g., HVAC system or air conditioning unit), or
 - An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
 - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
 - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

Tribal Cultural Resources

TCR-1: Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports

and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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SECTION 1.0 INTRODUCTION

This document is the Final Initial Study/Mitigated Negative Declaration (IS/MND), including the Mitigation Monitoring and Reporting Plan (MMRP) for the Residences at Alta Vista Project (Proposed Project). It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended. This Final IS/MND document supplements the Draft IS/MND released for public review on April 28, 2025, and Agency review on April 29, 2025 (Appendix A).

The City of Highland (City) is the Lead Agency for the Proposed Project. On April 28, 2025, the City distributed the Draft IS/MND for the Proposed Project to the general public for review and comment. The following day, on April 29, 2025, the Draft IS/MND for the Proposed Project was distributed to public agencies for review and comment. In accordance with the State CEQA Guidelines, the Draft IS/MND was circulated for a 31-day public review period and 30-day agency review period, which ended on May 28, 2025. No comments on the Draft IS/MND were received during the public and agency review period. This Final IS/MND document is organized as follows:

- Section 1.0 provides a discussion of the purpose of the document and discusses the structure of the document;
- Section 2.0 contains a summary of the project description;
- Section 3.0 includes a summary of AB 52 consultation;
- Section 4.0 includes comment letters received and response comments;
- Section 5.0 includes corrections and clarifications made to the Draft IS/MND in response to comments; and,
- Section 6.0 includes the Mitigation Monitoring and Reporting Plan (MMRP)

This Final IS/MND document and the Draft IS/MND (Appendix A) together constitute the environmental document for the Proposed Project. An MMRP document has been prepared for the Proposed Project and is included in Section 6.0 of this Final IS/MND.

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SECTION 2.0 PROJECT OVERVIEW

2.1 Project Background

The Project Site consists of approximately 11.98 acres of land located north of Greenspot Road, south of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland, San Bernardino County,

The Project Site is currently vacant and generally bounded by vacant land and residential uses to the north, flood control district property to the east, radio towers to the west, and Greenspot Road to the south. The Project Site and land to the north, east, and west have a General Plan land use designation of Low Density Residential (LD: 2.1-6.0 du/ac). Land south of Greenspot Road has a General Plan land use designation of Agricultural Equestrian (A/EQ: 0-2 du/ac). Refer to Table 2-1 below for details.

Table 2-1. Surrounding Land Uses			
	Land Use Designation	Zoning Designation	Existing Land Use
Project Site	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant
North	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Residential
East	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant Land and Gated San Bernardino Flood Control District Property
South	(AG/EQ) Agricultural/Equestrian	AG/EQ Agricultural Equestrian (0-2 du/ac)	Vacant
West	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant

Source: Highland 2006, 2025; Google Earth Pro 2025

2.2 Project Characteristics

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet (sf) with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000-sf.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

The Project includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from 1,920 to 5,186-sf. There will be three distinct floor plans with Spanish, Cottage, and Farmhouse architectural styles. The area of each floor plan is provided below in Table 2-2 through Table 2-4, with the total number of units proposed as part of the Project presented in Table 2-5.

Table 2-2. Floor Plan 1	
Floor Plan Section	Area (Square Feet)
First Floor	618
Second Floor	948
Total Living Area:	1,566
Two-Car Garage	421
Porch	11

The Proposed Project would construct 35-units following the design of Floor Plan 1. As shown in Table 2-2, Floor Plan 1 would be the smallest of the three floorplans constructed as part of the Project. Floor Plan 1 would include 1,566-sf of living area, a 421-sf two-car garage, and an 11-sf porch.

Table 2-3. Floor Plan 2	
Floor Plan Section	Area (Square Feet)
First Floor	689
Second Floor	1,051
Total Living Area:	1,740
Two-Car Garage	423
Porch	78

The Proposed Project would construct 43-units following the design of Floor Plan 2. As shown in Table 2-3, Floor Plan 2 would include 1,740-sf of living area, a 423-sf two-car garage, and the largest porch of the development mix at 78-sf.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Table 2-4. Floor Plan 3	
Floor Plan Section	Area (Square Feet)
First Floor	722
Second Floor	1,160
Total Living Area:	1,932
Two-car Garage	433
Porch	20

The Proposed Project would construct 35-units following the design of Floor Plan 3. As shown in Table 2 - 4, Floor Plan 3 would be the largest of the three floor plans constructed as part of the Project. Floor Plan 3 would include 1,932-sf of living area.

Table 2-5. Project Development Mix	
Floor Plan Type	Units Proposed
Floor Plan 1	35
Floor Plan 2	43
Floor Plan 3	35
Total Number of Units:	113

In summary, the Proposed Project would develop 113 residential lots, totaling 7.13-acres on an approximately 12-acre site at a density of 9.42-lots/ac (gross) with single family homes. The Proposed Project would not include gated access. In addition to the 113 Proposed single-family homes, the Project would include a total of 293 on-site parking spaces, comprised of 226 garage spaces, and 67 additional uncovered guest spaces distributed throughout the Project. Project access would be provided by six private streets (4,213 linear feet). There would be two primary open space amenities, one on each side of Alta Vista, totaling approximately 35,000 square feet.

- Open Space 1 would play equipment, benches, picnic tables, barbecues, turf, and exercise equipment.
- Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 104 through 110 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

2.3 Project Timing

Project construction is anticipated to start in January 2026 for a duration of approximately 12 months.

2.4 List of Commenters

The Draft IS/MND was distributed for public comment for 31-day review period from April 28, 2025 to May 28, 2025, and distributed for agency comment for 30-day public review period from April 29, 2025 to May 28, 2025. No comment letters were received during the public and agency review period.

SECTION 3.0 AB 52 CONSULTATION

Effective July 1, 2015, Assembly Bill (AB) 52 amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include tribal cultural resources (TCRs), the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

The City of Highland notified all the tribes on the contact list of California Native American Tribes which have requested formal notification from the City. On September 4, 2024, the City notified the Soboba Band of Luiseño Indians. The Gabrieleno Band of Mission Indians and the Yuhaaviatam of San Manuel Nation (YSMN) were notified on September 5, 2024.

The City received a response from the Gabrieleno Band of Mission Indians - Kizh Nation on September 5, 2024, indicating the desire to consult, but later deferred consultation to other California Native American Tribes on October 16, 2024. On September 16, 2024, the YSMN, also referred to as the San Manuel Band of Mission Indians, indicated the desire to consult regarding potential impacts to TCRs and requested additional information regarding the Proposed Project. On May 27, 2025, YSMN provided comments to clarify mitigation measures provided in the Public Draft IS/MND as part of AB 52 consultation. The City has incorporated the requested edits to the mitigation measures as part of Section 5.0 of this Final IS/MND.

On June 17, 2025, the City requested formal acknowledgement by YSMN that consultation has concluded. On June 30, 2025, YSMN confirmed that consultation is formally concluded. The City and YSMN, acting in good faith and after reasonable effort, have concluded consultation.

Documentation of the AB 52 consultation process is included in Appendix B.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

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SECTION 4.0 COMMENTS AND RESPONSES

No comment letters were received during the public and agency review period. As a result of AB 52 consultation process, clarifications have been made to the Draft IS/MND text as described in Section 5.0 of this Final IS/MND.

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SECTION 5.0 CLARIFICATIONS TO THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

5.1 Introduction

As a result of comments received on the Proposed Project, clarifications have been made to the Draft IS/MND text, which include:

1. Minor changes to the Project Characteristics.
2. Minor changes to MM-CUL-2 to clarify the scope of the Mitigation Measure.
3. Minor changes to MM-CUL-4 to clarify the scope of the Mitigation Measure.

Changes in text are identified by ~~strikeout~~ where text is removed and by underline where text is added.

5.2 Clarifications

As a result of AB 52 consultation process and TTM updates, clarifications have been made to the Draft IS/MND text. Changes in text are identified by strikeout where text is removed and by underline where text is added. The revisions are provided below.

5.2.1 Project Characteristics

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet (sf) with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000-sf.

The Project includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM ~~23-002~~ 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from ~~2,000~~ 1,920 to 5,186-sf. There will be three distinct floor plans with Spanish, Cottage, and Farmhouse architectural styles. The area of each floor plan is provided below in Table 2-2 through Table 2-4, with the total number of units proposed as part of the Project presented in Table 2-5.

[...]

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots ~~403~~ 104 through 409 110 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

5.2.2 Mitigation Measures

CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below. ~~Therefore, ECORP recommends the following procedures:~~

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
 - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

- If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

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SECTION 6.0 MITIGATION MONITORING AND REPORTING PLAN

6.1 Introduction

In accordance with CEQA, an IS/MND that identified adverse impacts related to the construction activity for the *Residences at Alta Vista* was prepared. The MND identified mitigation measures that would reduce or eliminate these impacts to below the level of significance.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring plan for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. A Mitigation Monitoring and Reporting Plan (MMRP) is required for the Proposed Project because the IS/MND identified potentially significant adverse impacts related to construction activity, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Proposed Project.

6.2 Purpose of the Mitigation Monitoring and Reporting Plan

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Proposed Project, as required. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other project refinements. Table 6-1 has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the IS/MND.

6.3 Roles and Responsibilities

The City of Highland, as Lead Agency, is responsible for oversight of compliance of the mitigation measures in the MMRP.

6.4 Mitigation Monitoring and Reporting Plan

The column categories identified in the MMRP table (Table 6-1) are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure and provides space for verification initials and date.
- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation, and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – this column lists any agencies with which the City may coordinate for implementation of the mitigation measure.
- **Comments** – this column provides space for written comments, if necessary.

Table 6-1. Mitigation Monitoring and Reporting Plan

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
Biological Resources					
BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and	Activity: Preconstruction survey for special-status plant species. Timing: At the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting) the season or the year prior to the start of ground-breaking Project activities	Project Biologist	City of Highland	Possible coordination with CDFW and/or USFWS.	
		Initials	Initials		
		Date	Date		

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary. If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined	Frequency: One time.				

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.					
BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status	Activity: Biological Monitoring. Timing: For the duration of all initial ground-	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.	disturbing and vegetation-clearing activities. Frequency: As needed.				

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities	Activity: Preconstruction survey for Crotch bumble bee. Timing: If ground-disturbing activities and vegetation clearing occur during flight Season (February 16 through October 31), Surveys would occur no more than 14 days and three (3) days prior to ground disturbance or vegetation removal.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW.	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
(including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season. Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.	If ground-disturbing activities and vegetation clearing occur during the overwintering season (November 1 to February 15), four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season immediately prior to start of construction. Frequency: As needed.				

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre- construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures. If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site	Activity: Preconstruction survey for burrowing owl. Timing: Between 30 and 14 days prior to ground disturbing activities. Frequency: One time.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW.	
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**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

preparation and construction activities may begin, and no further action is necessary. If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance,					
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**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval. If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.					
BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree	Activity: Pre-construction survey for nesting birds.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and	Timing: No more than 3 days prior to ground disturbing activities. Frequency: One time.				

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
monitoring the efficacy of implemented avoidance and minimization measures. The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific					

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review					

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.					
BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely	Activity: Preconstruction survey for San Bernardino kangaroo rat. Timing: Within two years prior to the start of construction activities. Frequency: One time, with five consecutive nights of trapping.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
to yield SBKR, to confirm presence/absence of the species. If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.					
Cultural Resources					
CUL-1: Monitoring and Treatment Plan. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the	Activity: Preparation of a Monitoring and Treatment Plan for Tribal Cultural Resources and Cultural Resources. Timing: Review, approval, and Lead Agency adoption required prior to permitting for the	Qualified Archaeologist _____ Initials _____ Date	City of Highland _____ Initials _____ Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
protocol detailed within the Monitoring and Treatment Plan.	Project. Frequency: One time.				
CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate	Activity: Contractor Awareness Training. Timing: Training would occur prior to ground disturbing activities. Consulting Tribes shall be provided notice to participate 10-days prior to training. Frequency: One time.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.					

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.	Activity: Archeological Monitoring. Timing: During all ground-disturbing and vegetation clearing activities within the Project Site. Frequency: As necessary during construction.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below. ■ If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:	Activity: Post Review Discovery. Timing: During ground disturbing construction activities. Frequency: As necessary during construction.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
• If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. • If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the					

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction. • If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as					

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning					

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.					

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Geology and Soils					
GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.	Activity: Unanticipated discovery of paleontological resources. Timing: During ground disturbing construction activities. Frequency: As necessary during construction.	Qualified Paleontologist Initials Date	City of Highland Initials Date	None	
Noise Mitigation Measures					
NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall	Activity: Project noise abatement measures.	City of Highland/ Contractor	City of Highland	None	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
incorporate the following noise control measures: • Building Construction ○ Walls: ▪ All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission. ○ Roof Construction: ▪ Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness. ▪ Ceilings shall be well-sealed gypsum board of at least ½ inch thickness. ▪ Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation. • Ventilation & Mechanical Systems	Timing: During project design. Frequency: Once.	Initials Date	Initials Date		

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
○ While keeping windows closed for noise reduction, all habitable rooms shall be equipped with: ▪ A forced air circulation system (e.g., HVAC system or air conditioning unit), or ▪ An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing					
NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented: • Interior Noise Reduction Measures ○ The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of	Activity: Additional noise abatement measures for Lot 8. Timing: During project design. Frequency: Once.	City of Highland/ Contractor Initials Date	City of Highland Initials Date		

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Highland's 45 dBA CNEL interior noise standard. ○ All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.					
Tribal Cultural Resources					
TCR-1: Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of	Activity: Tribal monitoring. Timing: During all ground-disturbing and vegetation removal activities within the Project Site during Project construction.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.	Frequency: As needed.				
TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-	Activity: Treatment of Cultural Resources during	Qualified Archaeologist	City of Highland	Yuhaaviatam of San Manuel Nation	

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to	project implementation. Timing: During all ground-disturbing and vegetation removal activities within the Project Site during Project construction. Frequency: As needed.	Initials Date	Initials Date	Cultural Resources Management Department	

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include					

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.					

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.					
TCR-3: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Activity: Inadvertent discoveries of human remains. Timing: During all ground-disturbing and vegetation removal activities within the Project Site during Project	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department San Bernardino County Coroner	

Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
	construction. Frequency: As needed.				

SECTION 7.0 LIST OF APPENDICES

Appendix A – Draft Initial Study/Mitigated Negative Declaration

Appendix B – Summary of AB 52 Consultation

APPENDIX A

Draft Initial Study/Mitigated Negative Declaration

**Initial Study and Mitigated Negative Declaration
for the
East Highland Ranch
Residences at Alta Vista (TTM 20721)**

Highland, California

Lead Agency:

City of Highland
27215 Base Line
Highland, CA 92346

Prepared for:

Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Prepared by:



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

215 North 5th Street
Redlands, CA 92374

April 2025

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DRAFT MITIGATED NEGATIVE DECLARATION

Lead Agency:	City of Highland 27215 Base Line Highland, CA 92346
Project Proponent:	Diversified Pacific 10621 Civic Center Drive Rancho Cucamonga, CA 91730
Project Location:	The Residences at Alta Vista (Project, Proposed Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14 (Figures 1 and 2).
Project Description:	The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet. The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 23-002), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).
Public Review Period:	April 28, 2025 to May 28, 2025

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish

an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre-construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing

activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and

nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

Cultural Resources

CUL-1: Monitoring and Treatment Plan. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A

qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of

the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

Noise

NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
 - Walls:
 - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
 - Roof Construction:
 - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
 - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.
 - Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
- Ventilation & Mechanical Systems
 - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:

- A forced air circulation system (e.g., HVAC system or air conditioning unit), or
- An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
 - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
 - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

Tribal Cultural Resources

TCR-1: Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the

Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

TABLE OF CONTENTS

1.0	BACKGROUND	1-1
1.1	Summary.....	1-1
1.2	Introduction.....	1-1
1.3	Environmental Setting.....	1-1
1.4	Surrounding Land Uses	1-2
2.0	PROJECT DESCRIPTION	2-1
2.1	Project Characteristics	2-1
2.2	Project Timing	2-20
3.0	DETERMINATION	3-1
3.1	Environmental Factors Potentially Affected.....	3-1
4.0	ENVIRONMENTAL CHECKLIST AND DISCUSSION	4-1
4.1	Aesthetics	4-1
4.1.1	Aesthetics (I) Environmental Checklist and Discussion	4-1
4.1.2	Mitigation Measures	4-7
4.2	Agriculture and Forestry Resources	4-7
4.2.1	Agriculture and Forestry Resources (II) Environmental Checklist and Discussion.....	4-7
4.2.2	Mitigation Measures	4-8
4.3	Air Quality	4-8
4.3.1	Air Quality (III) Environmental Checklist and Discussion	4-8
4.3.2	Mitigation Measures	4-23
4.4	Biological Resources	4-23
4.4.1	Environmental Setting	4-23
4.4.2	Biological Resources (IV) Environmental Checklist and Discussion.....	4-27
4.4.3	Mitigation Measures	4-33
4.5	Cultural Resources	4-37
4.5.1	Environmental Setting	4-37
4.5.2	Cultural Resources (V) Environmental Checklist and Discussion.....	4-38
4.5.3	Mitigation Measures	4-39
4.6	Energy	4-42
4.6.1	Environmental Setting	4-42
4.6.2	Energy (VI) Environmental Checklist and Discussion	4-44
4.6.3	Mitigation Measures	4-45
4.7	Geology and Soils	4-46

4.7.1	Environmental Setting	4-46
4.7.2	Geology and Soils (VII) Environmental Checklist and Discussion	4-47
4.7.3	Mitigation Measures	4-50
4.8	Greenhouse Gas Emissions	4-50
4.8.1	Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion	4-51
4.8.2	Mitigation Measures	4-53
4.9	Hazards and Hazardous Materials.....	4-54
4.9.1	Environmental Setting	4-54
4.9.2	Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion.....	4-55
4.9.3	Mitigation Measures	4-60
4.10	Hydrology and Water Quality	4-60
4.10.1	Environmental Setting	4-60
4.10.2	Hydrology and Water Quality (X) Environmental Checklist and Discussion	4-61
4.10.3	Mitigation Measures	4-64
4.11	Land Use and Planning.....	4-65
4.11.1	Land Use and Planning (XI) Environmental Checklist and Discussion.....	4-65
4.11.2	Mitigation Measures	4-66
4.12	Mineral Resources.....	4-66
4.12.1	Environmental Setting	4-66
4.12.2	Mineral Resources (XII) Environmental Checklist and Discussion.....	4-66
4.12.3	Mitigation Measures	4-67
4.13	Noise	4-67
4.13.1	Environmental Setting	4-68
4.13.2	Noise (XIII) Environmental Checklist and Discussion	4-71
4.13.3	Mitigation Measures	4-75
4.14	Population and Housing (XIV) Environmental Checklist and Discussion.....	4-76
4.14.1	Mitigation Measures	4-77
4.15	Public Services.....	4-77
4.15.1	Public Services (XV) Environmental Checklist and Discussion.....	4-77
4.15.2	Mitigation Measures	4-80
4.16	Recreation	4-80
4.16.1	Environmental Setting	4-80
4.16.2	Recreation (XVI) Materials Checklist	4-80
4.16.3	Mitigation Measures	4-81

4.17	Transportation.....	4-81
4.17.1	Transportation (XVII) Environmental Checklist and Discussion	4-81
4.17.2	Mitigation Measures	4-93
4.18	Tribal Cultural Resources	4-93
4.18.1	Environmental Setting	4-93
4.18.2	Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion.....	4-94
4.18.3	Mitigation Measures	4-95
4.19	Utilities and Service Systems	4-97
4.19.1	Utilities and Service Systems (XIX) Environmental Checklist and Discussion.....	4-97
4.19.2	Mitigation Measures	4-100
4.20	Wildfire.....	4-100
4.20.1	Environmental Setting	4-100
4.20.2	Wildfire (XX) Environmental Checklist and Discussion.....	4-100
4.20.3	Mitigation Measures	4-103
4.21	Mandatory Findings of Significance	4-103
4.21.1	Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion.....	4-103
5.0	LIST OF PREPARERS	5-1
5.1	City of Highland.....	5-1
5.1.1	Lead Agency	5-1
5.2	ECORP Consulting, Inc.	5-1
5.2.1	CEQA Documentation.....	5-1
6.0	REFERENCES.....	6-1

LIST OF TABLES

Table 1-1. Surrounding Land Uses	1-2
Table 2.1-1. Floor Plan 1	2-1
Table 2.1-2. Floor Plan 2	2-1
Table 2.1-3. Floor Plan 3	2-19
Table 2.1-4. Project Development Mix.....	2-19
Table 4.3-1. Construction-Related Emissions (Regional Significance Analysis).....	4-13
Table 4.3-2. Construction-Related Emissions (Localized Significance Analysis).....	4-17
Table 4.3-3. Operational-Related Emissions (Regional Significance Analysis).....	4-18
Table 4.8-1. Construction-Related Greenhouse Gas Emissions	4-52
Table 4.8-2 Operational-Related Greenhouse Gas Emissions	4-52
Table 4.13-1. Existing (Baseline) Noise Measurements.....	4-70
Table 4.13-2 Daytime Construction Noise Level Increases.....	4-71
Table 4.13-4. Representative Vibration Source Levels for Construction Equipment.....	4-73
Table 4.13-5. Construction Equipment Vibration Levels.....	4-74
Table 4.17-1. Trip Generation Rate.....	4-83
Table 4.17-2. Project Trip Generation.....	4-83
Table 4.17-3. Opening: Year 2027 Without Project	4-83
Table 4.17-4. Opening: Year 2027 With Project	4-84
Table 4.17-5. Cumulative: Year 2050 Without Project	4-85
Table 4.17-6. Cumulative: Year 2050 With Project	4-87
Table 4.17-7. Year 2050 Project Impact Analysis	4-88
Table 4.17-8. Calculation of Fair Share Contributions	4-90
Table 4.17-9. City of Highland Buildout VMT per Service Population	4-91
Table 4.17-10. Project Generated VMT.....	4-91

LIST OF FIGURES

Figure 1. Project Vicinity.....	1-3
Figure 2. Project Location.....	1-4
Figure 3. Project Site Plan	2-3
Figure 4. Project Floor Plan.....	2-7
Figure 5. Project Landscaping Plan.....	4-5
Figure 6. Sensitive Receptor Locations	4-15

LIST OF APPENDICES

Appendix A – Air Quality Impact Analysis

Appendix B – Biological Technical Report

Appendix C – Aquatic Resources Delineation

Appendix D – Cultural Resource Inventory and Evaluation Report

Appendix E – Energy Analysis

Appendix F – Preliminary Geotechnical Report

Appendix G – Greenhouse Gas Analysis

Appendix H – Phase I ESA

Appendix I – Preliminary Hydrology Report

Appendix J – Conceptual WQMP

Appendix K – Noise Analysis

Appendix L – Traffic Analysis

Appendix M – VMT Analysis

Appendix N – EVWD Will Serve Letter

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
100-year flood	A flood that has a 1% chance of being equaled or exceeded in any given year
500-year flood	A flood that has a 0.2% chance of being equaled or exceeded in any given year
A/EQ	Agricultural Equestrian
AB	Assembly Bill
af	Artificial fill
ALUCP	Airport Land Use Compatibility Plan
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARD	Aquatic Resource Delineation
BAAQMD	Bay Area Air Quality Management District
BMPs	Best Management Practices
BSA	Biological Survey Area
BTR	Biological Technical Report
Btu	British Thermal Units
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model (version 2022.1.1.26)
CalEPA	California Environmental Protection Agency
CalGreen	California Green Building Standards Code

Term	Definition
Caltrans	California Department of Transportation
CARB	California Air Resource Board
CASIO	California Independent System Operator
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CGS	California Geologic Survey
CHP	California Highway Patrol
City, Highland	City of Highland
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
Cortese List	list of hazardous waste sites compiled pursuant to Government Code § 65962.5
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranking
CSS	Cross-street stop
CSS	Cross-street stop
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
cy	Cubic yards
DA	Drainage Areas
dB	Decibels
dBA	A-weighted Decibel
DHS	California Department of Health Services
DIF	Developer Impact Fees
DOC	California Department of Conservation
DOF	Department of Finance
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
du/ac	Dwelling units per acre
EBX	East Branch Extension
Edison	Southern California Edison
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
EV	Electric Vehicle
EVWD	East Valley Water District
FEMA	Federal Emergency Management Agency
FEMA Zone A	special flood hazard areas subject to inundation by the 1% annual chance flood (100-year flood)
FEMA Zone X	areas determined to be outside the 0.2% annual chance flood (500-year flood)
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas Emissions
HCM	Highway Construction Manual
HCP	Habitat Conservation Plan

Term	Definition
HFD	Highland Fire Department
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
kV	kilovolts
LD	Low Density Residential
L _{dn}	Day-Night Average
L _{eq}	Equivalent Noise Level
LOMR-F	Letter Of Map Revision based on Fill
LOS	Level of Service
LRA	Local Responsibility Area
LST	Localize Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MRZs	Mineral Resource Zones
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean sea level
MTCO ₂ e/yr	Metric tons of carbon dioxide equivalent per year.
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NO _x	Nitrogen Oxides
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
O ₃	Ozone
OSFM/CAL FIRE	Office of the State Fire Marshall
PD	Planned Development
PM ₁₀	Coarse Particulate Matter
PM _{2.5}	Fine Particulate Matter
ppm	Parts per million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRGP	Peninsular Ranges Geomorphic Province
Project, Proposed Project	The Residences at Alta Vista
PD	Planned Development
Q	Younger Alluvium
Qal	Alluvium, Alluvial valley deposits
Q _{vyw}	Quaternary very young wash deposits
Q _{ya5}	Quaternary young axial-valley deposits of Unit 5
R-1	10,000 Single Family Residential
RCP	Reinforced Concrete Pipe
ROG	Reactive Organic Gasses
ROW	Right-of-way
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RUSD	Redlands Unified School District
SB	Senate Bill

Term	Definition
SBCTA	San Bernardino County Transportation Authority
SBD	San Bernardino International Airport
SBKR	San Bernardino kangaroo rat
SBTAM	San Bernardino Transportation Analysis Model
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SIP	State Implementation Plan
SLF	Sacred Lands File
SM	Silty Sand
SMARA	Surface Mining and Reclamation Act
SNRC	Sterling Natural Resource Center
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SP	Sand
SP-SM	Sand with Silt
SR	State Route
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TCP	Traffic Control Plan
TCR	Tribal Cultural Resource
TS	Traffic Signal
UMWP	Urban Water Management Plan
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan
YSMN	Yuhaaviatam of San Manuel Nation

1.0 BACKGROUND

1.1 Summary

Project Title:	Residences at Alta Vista Project
Lead Agency Name and Address:	City of Highland 27215 Base Line Highland, CA 92346
Contact Person and Phone Number:	Jake Sowder, Project Manager (909) 373-2637
Project Location:	The Residences at Alta Vista Project (Proposed Project, Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14.
General Plan Designation:	Low Density Residential
Zoning:	R1 10,000 Low Density Residential (2.1-6.0 du/ac)

1.2 Introduction

The City of Highland is the Lead Agency for this California Environmental Quality Act (CEQA) Initial Study. This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Residences at Alta Vista (Project) to satisfy CEQA (Public Resources Code [PRC], Section 21000 et seq.) and state CEQA Guidelines (Title 14, California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences before approving those projects. The City of Highland will use this CEQA Initial Study to determine which CEQA document is appropriate for the Project: Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR).

In accordance with CEQA, this Initial Study/Mitigated Negative Declaration (IS/MND) will be circulated for a 30-day public review and comment period. Written comments on the Draft IS/MND should be submitted to:

Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, CA 92346

kstater@cityofhighland.org

1.3 Environmental Setting

The Project Site consists of approximately 11.98 acres of land located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland, San Bernardino County,

California (Figure 1 & Figure 2). A chain-link fence and some debris were observed on the western portion of the Project Site. Sparse shrubs and bushes were observed west of Alta Vista while sparse grasses were observed on the east. The Project Site descends at a low gradient generally towards the west-northwest, with elevations on the Project Site ranging from approximately 1,467 feet above mean sea level (MSL) in the southeast corner to 1,445 feet above MSL in the northwest corner.

Existing improvements within Greenspot Road and Alta Vista were observed to include sewer, water, storm drain, and electrical (streetlights). Overhead power lines are present along Santa Ana Canyon Road. A gate associated with the San Bernardino Flood Control District easement was observed at the eastern Project Site boundary just north of Greenspot Road. Oak Creek, an ephemeral tributary of the Santa Ana River, flows southwest just to the east of the site.

1.4 Surrounding Land Uses

The Project Site is currently vacant and generally bounded by vacant land and residential uses to the north, flood control district property to the east, radio towers to the west, and Greenspot Road to the south. The Project Site and land to the north, east, and west have a General Plan land use designation of Low Density Residential (LD: 2.1-6.0 du/ac). Land south of Greenspot Road has a General Plan land use designation of Agricultural Equestrian (A/EQ: 0-2 du/ac). Refer to Table 1-1 below for details.

Table 1-1. Surrounding Land Uses			
	Land Use Designation	Zoning Designation	Existing Land Use
Project Site	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac))	Vacant
North	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac))	Residential
East	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac))	Vacant Land and Gated San Bernardino Flood Control District Property
South	(AG/EQ) Agricultural/Equestrian	AG/EQ Agricultural Equestrian (0-2 du/ac)	Vacant
West	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac))	Vacant

Source: Highland 2006, 2025; Google Earth Pro 2025



Figure 1. Project Vicinity



Map Date: 3/5/2025
 Sources: ESRI, San Bernardino County (2024)

Figure 2. Project Location

2.0 PROJECT DESCRIPTION

2.1 Project Characteristics

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from 2,000 to 5,186 square feet. There will be three distinct floor plans (Plans 1, 2, and 3, Figure 4) with Spanish, Cottage, and Farmhouse architectural styles (Elevations 1, 2, 3; Figure 4). The area of each floor plan is provided below in Table 2.1-1 through Table 2.1-3, with the total number of units proposed as part of the Project presented in Table 2.1-4.

Table 2.1-1. Floor Plan 1

Floor Plan Section	Area (Square Feet)
First Floor	618
Second Floor	948
Total Living Area:	1,566
2-Car Garage	421
Porch	11

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

The Proposed Project would construct 35-units following the design of Floor Plan 1. As shown in table 2.1-1, Floor Plan 1 would be the smallest of the three floorplans constructed as part of the Project. Floor Plan 1 would include 1,566-sf of living area, a 421-sf 2-car garage, and 11-sf porch.

Table 2.1-2. Floor Plan 2

Floor Plan Section	Area (Square Feet)
First Floor	689
Second Floor	1,051
Total Living Area:	1,740
2-Car Garage	423
Porch	78

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

The Proposed Project would construct 43-units following the design of Floor Plan 2. As shown in table 2.1-2, Floor Plan 2 would include 1,740-sf of living area, a 423-sf 2-car garage, and the largest porch of the Development mix at 78-sf.

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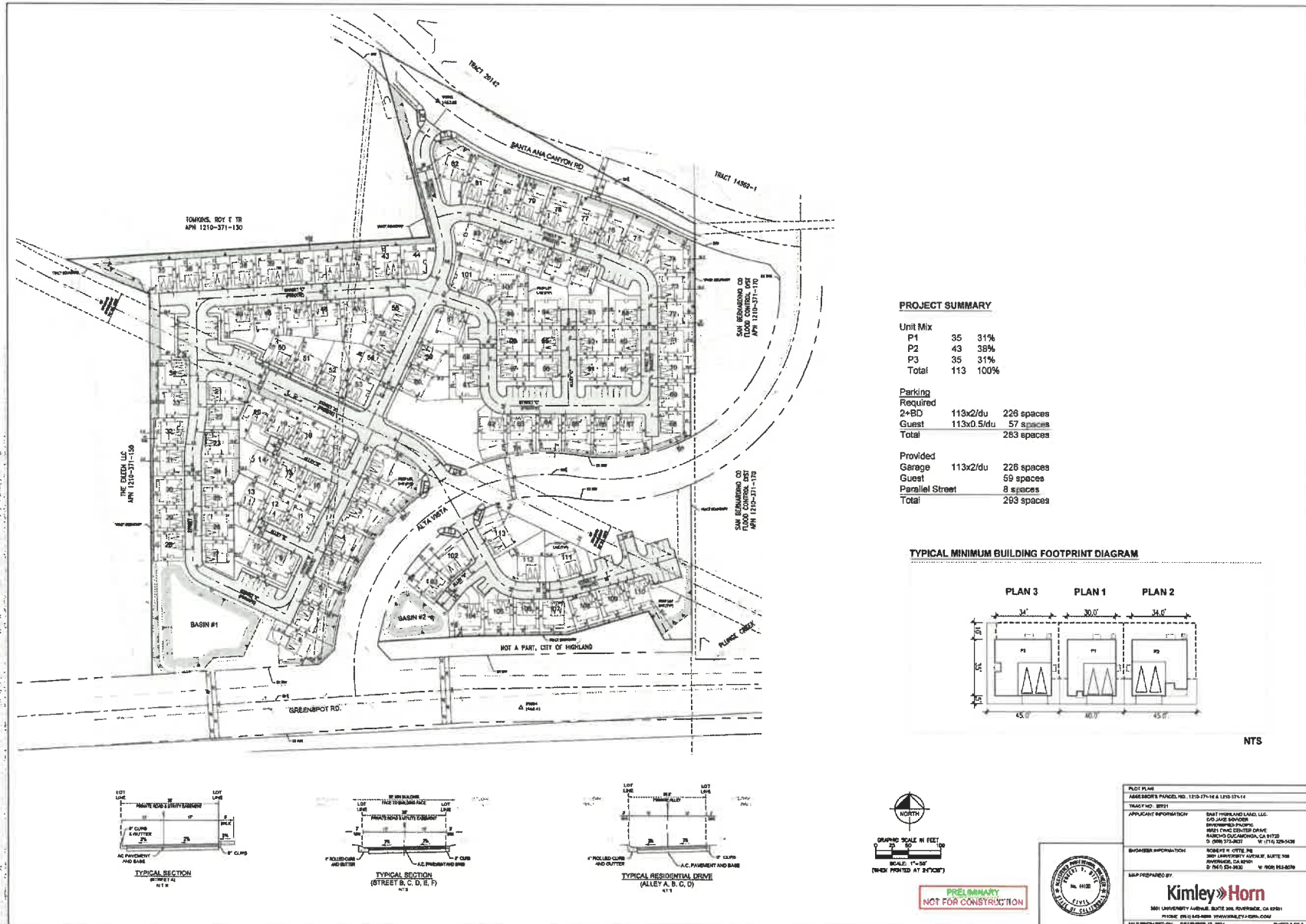
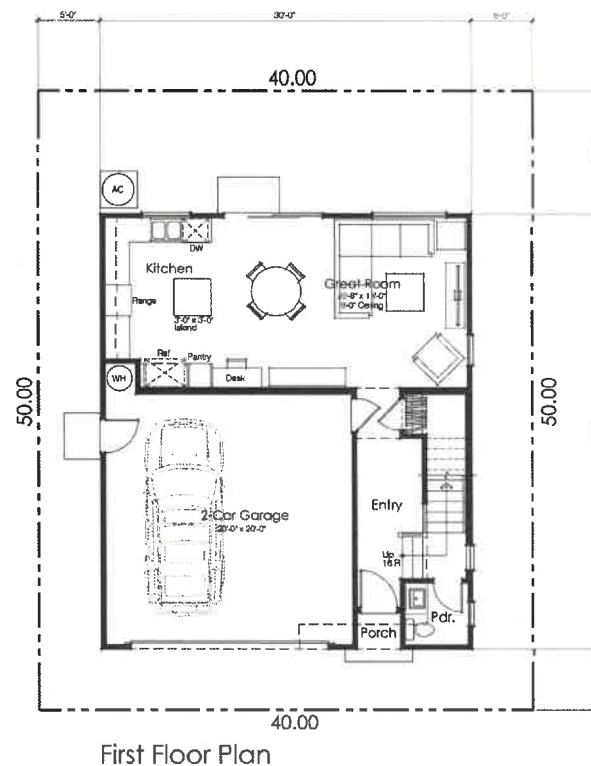
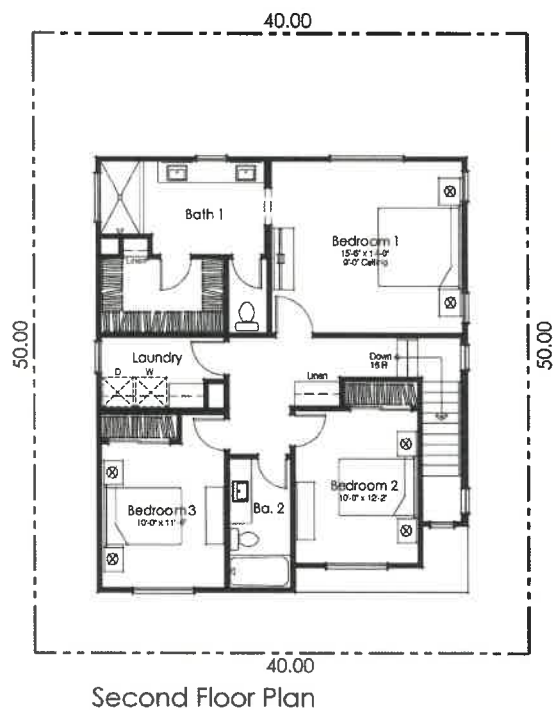


Figure 3. Project Site Plan

2023-095 Diversified Pacific - Highland Project

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Square Footage Tabulation:

First Floor	618 sq. ft.
Second Floor	948 sq. ft.
Total Living Area:	1,566 sq. ft.
2-Car Garage	421 sq. ft.
Porch	11 sq. ft.



Plan 1
 Conceptual
 Floor Plan

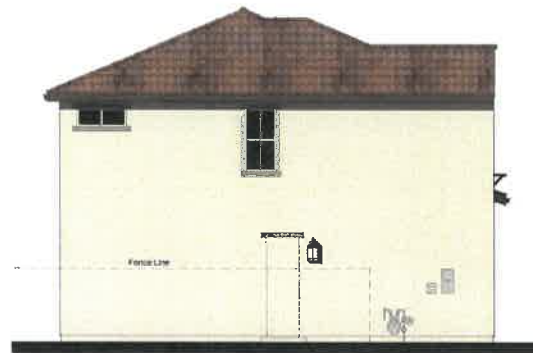
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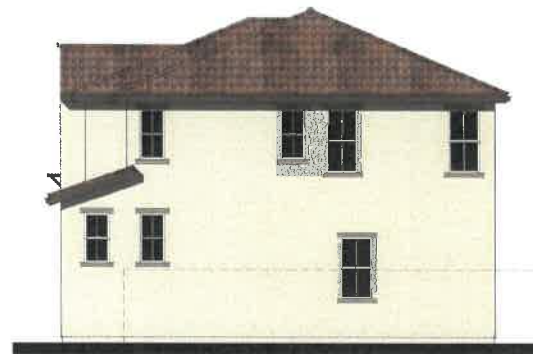
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Left Elevation



Front Elevation
Scheme 1



Right Elevation



Rear Elevation



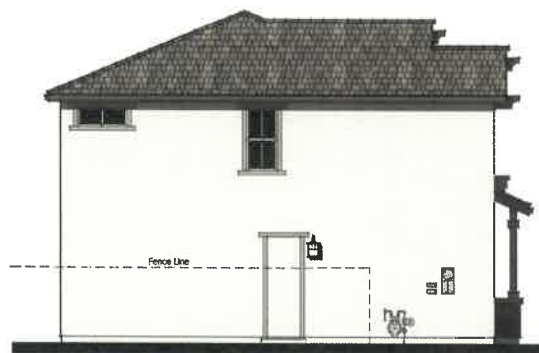
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Title
Plan 1
Elevation 'A'
Spanish

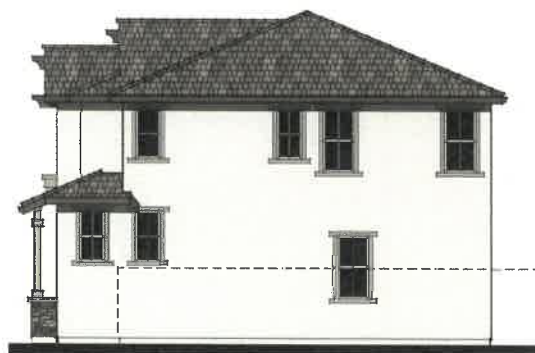
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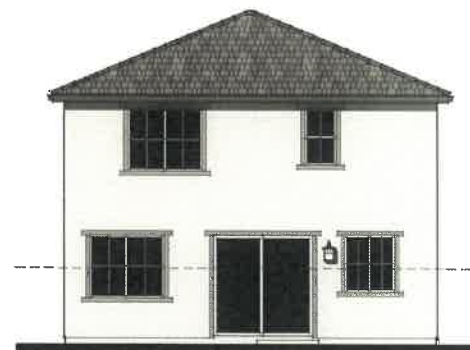
Left Elevation



Front Elevation
Scheme 4



Right Elevation



Rear Elevation



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Title
Plan 1
Elevation 'B'
Cottage

Date
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Project Number
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Scale
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Revision
11-25-24

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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



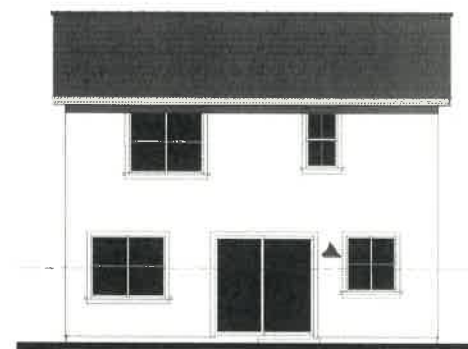
Left Elevation



Front Elevation
Scheme 7



Right Elevation



Rear Elevation



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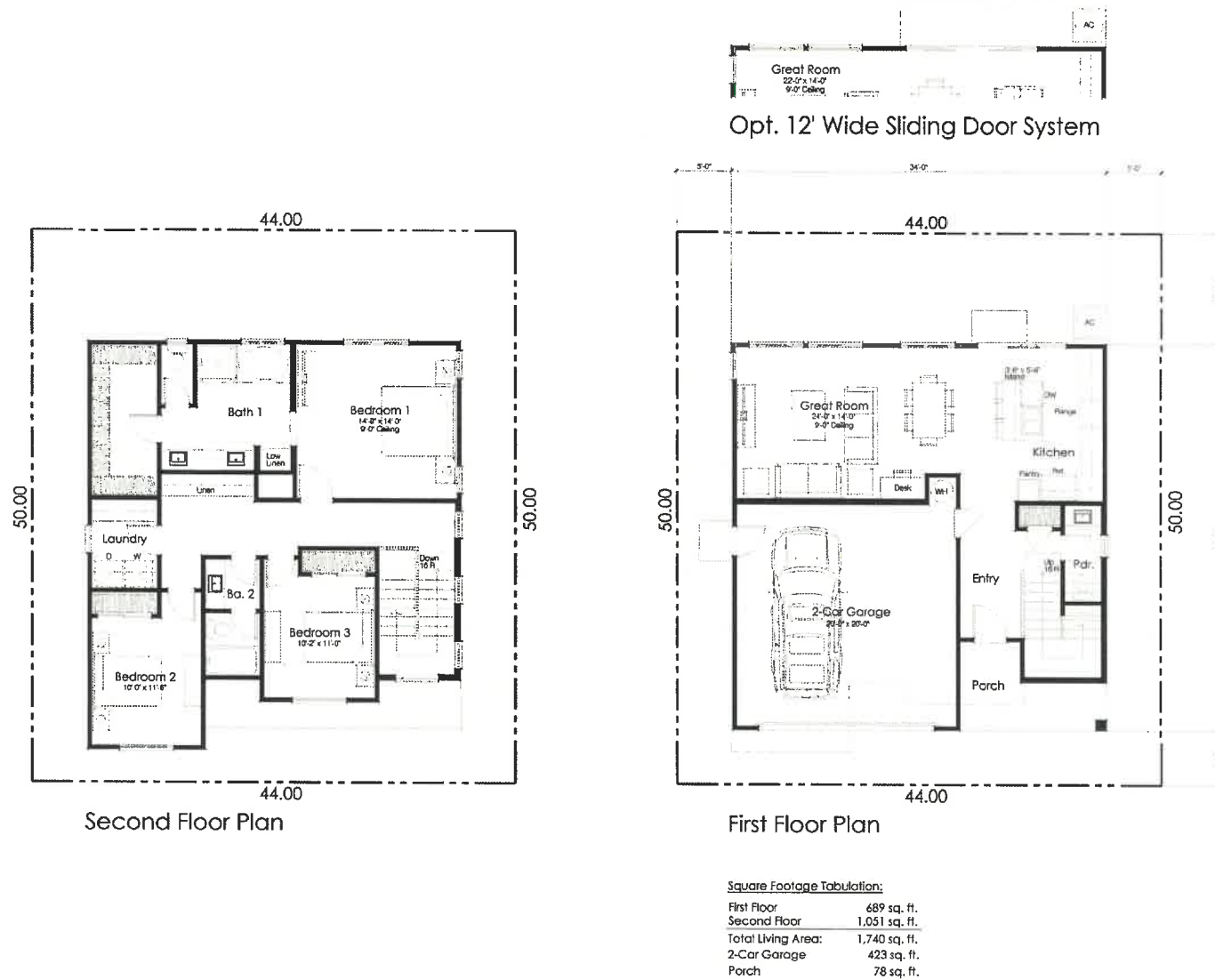
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Title
Plan 1
Elevation 'C'
Farmhouse

Date
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Title
Plan 2
Conceptual
Floor Plan

Date
June 7, 2024
Project Number
4287
Scale
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Revision

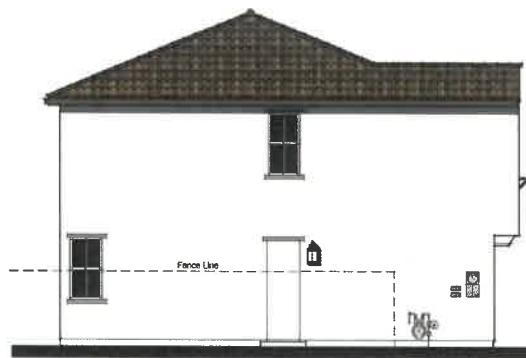
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Figure 4. Project Floor Plans

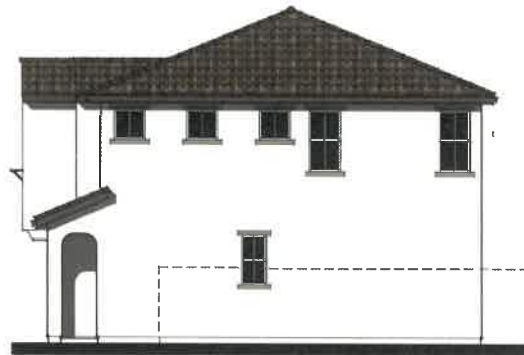
2023-095 Diversified Pacific - Highland Project



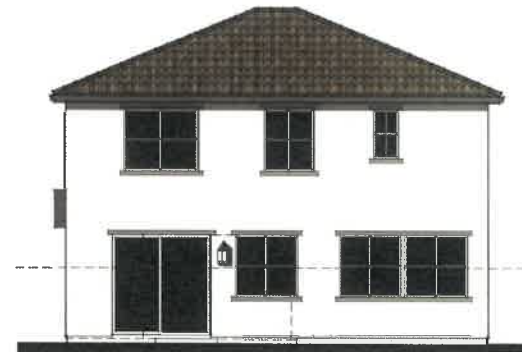
Left Elevation



Front Elevation
Scheme 2



Right Elevation



Rear Elevation



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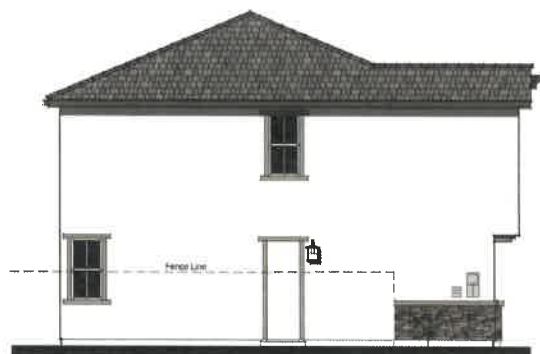
East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'A'
Spanish

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-6



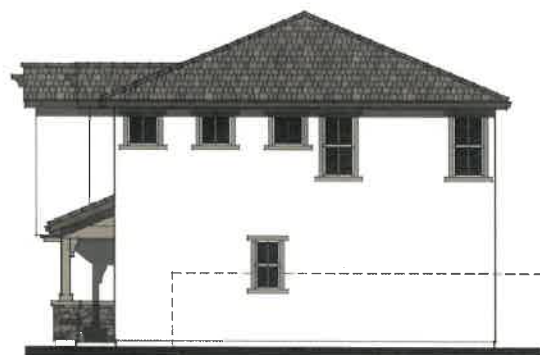
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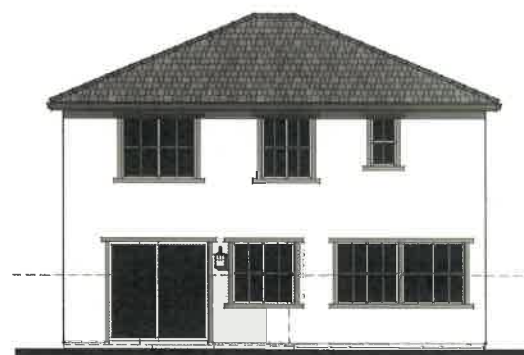
Left Elevation



Front Elevation
Scheme 5



Right Elevation



Rear Elevation



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East Highland Ranch, Highland Ca.

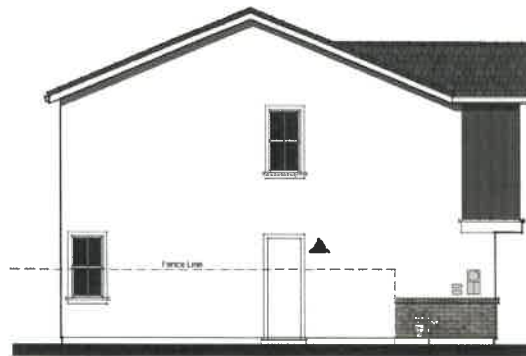
Title
Plan 2
Elevation 'B'
Cottage

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Flavor
11-25-24
Sheet No.
A-7



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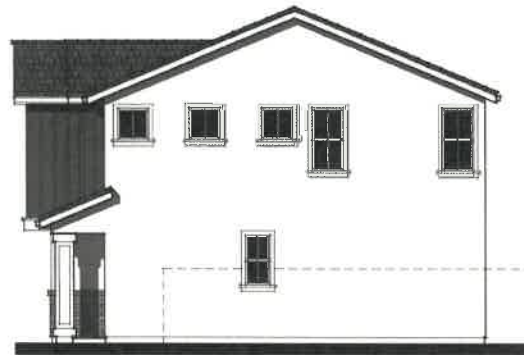
Figure 4. Project Floor Plans
2023-095 Diversified Pacific - Highland Project



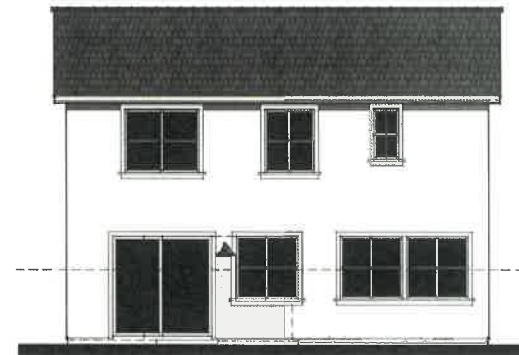
Left Elevation



Front Elevation
Scheme 8



Right Elevation



Rear Elevation



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East Highland Ranch, Highland Ca.

Title
Plan 2
Elevation 'C'
Farmhouse

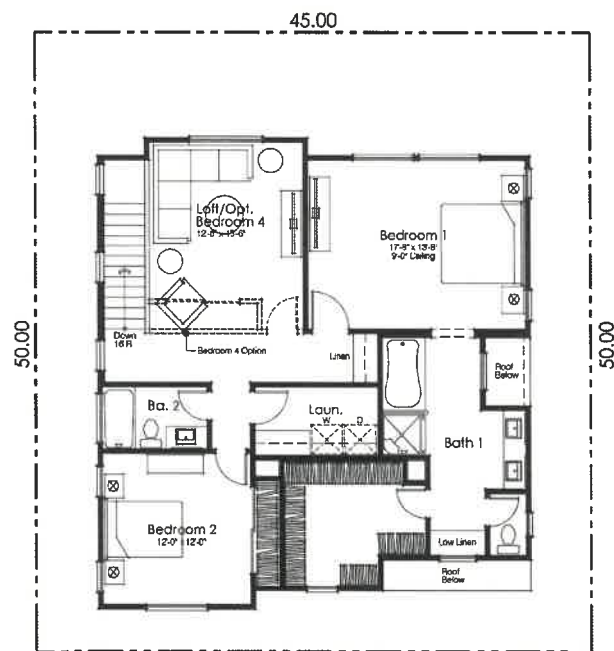
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11/25/24
Sheet No.
A-8



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Figure 4. Project Floor Plans

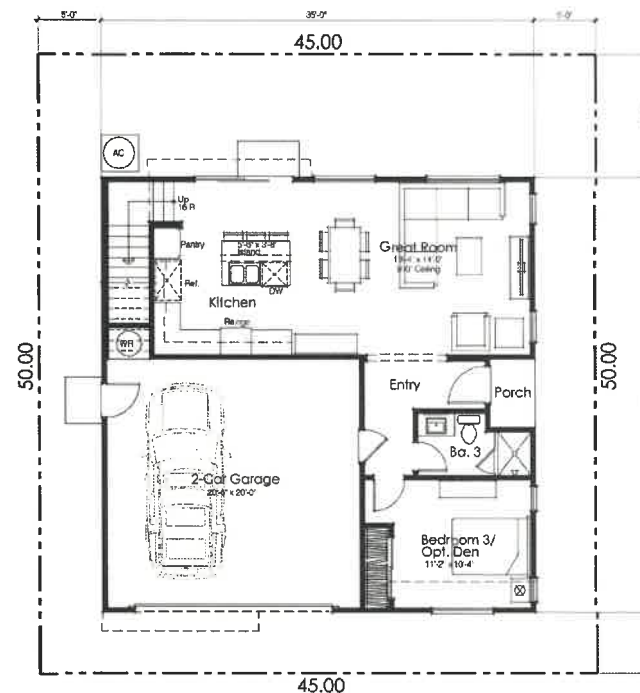
2023-095 Diversified Pacific - Highland Project



Second Floor Plan



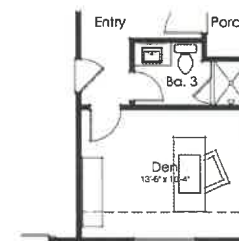
Bedroom 1/Retreat Option



First Floor Plan

Square Footage Tabulation:

First Floor	772 sq. ft.
Second Floor	1,160 sq. ft.
Total Living Area:	1,932 sq. ft.
2-Car Garage	433 sq. ft.
Porch	20 sq. ft.



Den Option



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Title
 Plan 3
 Conceptual
 Floor Plan

Date
 June 7, 2024
 Project Number
 2023-095
 Scale
 1/4" = 1'-0"
 Revision

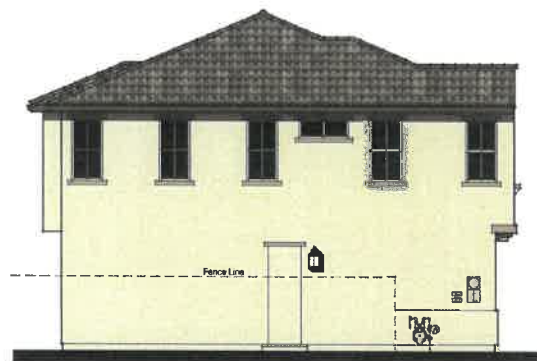
Sheet No.
 A-9



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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



Left Elevation



Front Elevation
Scheme 3



Right Elevation



Rear Elevation



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East Highland Ranch, Highland Ca.

Title
Plan 3
Elevation 'A'
Spanish

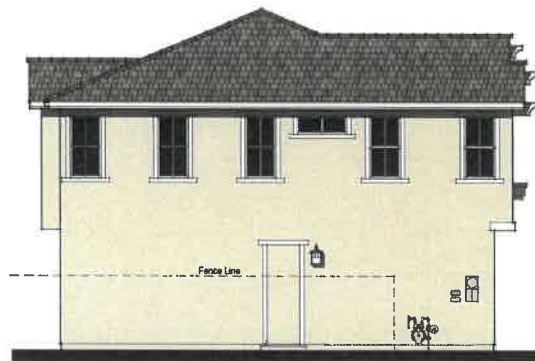
Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revised
11-25-24

Sheet No.
A-10



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Figure 4. Project Floor Plans
2023-095 Diversified Pacific - Highland Project



Left Elevation



Front Elevation
Scheme 6



Right Elevation



Rear Elevation



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Title
Plan 3
Elevation 'B'
Cottage

Date
June 7, 2024
Project Number
43417
Scale
1/4" = 1'-0"
Revision
11-25-24

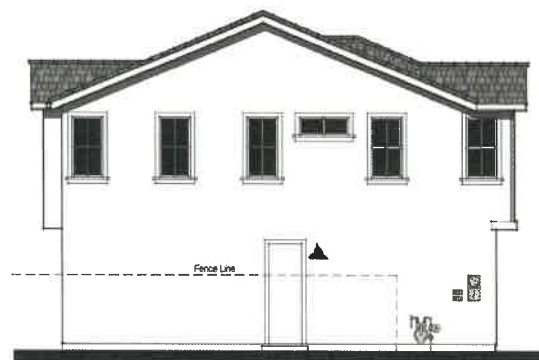
Sheet No.
A-11



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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project



Left Elevation



Front Elevation
Scheme 9



Right Elevation



Rear Elevation



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Title
Plan 3
Elevation 'C'
Farmhouse

Date
June 7, 2024
Project Number
4547
Scale
1/4" = 1'-0"
Revision
11-25-24
Sheet No.
A-12



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Figure 4. Project Floor Plans

2023-095 Diversified Pacific - Highland Project

Table 2.1-3. Floor Plan 3

Floor Plan Section	Area (Square Feet)
First Floor	722
Second Floor	1,160
Total Living Area:	1,932
2-Car Garage	433
Porch	20

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

The Proposed Project would construct 35-units following the design of Floor Plan 3. As shown in table 2.1-3, Floor Plan 3 would be the largest of the three floor plans constructed as part of the Project. Floor Plan 3 would include 1,932-sf of living area.

Table 2.1-4. Project Development Mix

Floor Plan Type	Units Proposed
Floor Plan 1	35
Floor Plan 2	43
Floor Plan 3	35
Total Number of Units:	113

Source: Diversified Pacific 2025, See: Figure 3 Project Site Plan and Figure 4 Project Floor Plans.

In summary, the Proposed Project would develop 113 residential lots, totaling 7.13-acres on an approximately 12-acre site at a density of 9.42-lots/ac (gross) with single family homes. The Proposed Project would not include gated access. In addition to the 113 Proposed single-family homes, the Project would include a total of 293 on-site parking spaces, comprised of 226 garage spaces, and 67 additional uncovered guest spaces distributed throughout the Project. Project access would be provided by six private streets (4,213 linear feet). There would be two primary open space amenities, one on each side of Alta Vista, totaling approximately 35,000 square feet.

- Open Space 1 would play equipment, benches, picnic tables, barbecues, turf, and exercise equipment.
- Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 103 through 109 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

2.2 Project Timing

Construction of the Proposed Project is anticipated to start in January 2026 for a duration of approximately 12-months. Construction of the Proposed Project would involve the use of standard construction equipment. Cut and fill work is required to establish the Proposed Project's design grades.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the Project, involving at least one impact that is a *Potentially Significant Impact*, as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Hazards/Hazardous Materials | ☐ Recreation |
| ☐ Agriculture and Forestry Resources | ☐ Hydrology/Water Quality | ☐ Transportation |
| ☐ Air Quality | ☐ Land Use and Planning | ☐ Tribal Cultural Resources |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities and Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Wildfire |
| ☐ Energy | ☐ Paleontological Resources | ☐ Mandatory Findings of Significance |
| ☐ Geology and Soils | ☐ Population and Housing | |
| ☐ Greenhouse Gas Emissions | ☐ Public Services | |

Determination

On the basis of this initial evaluation:

- I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐
- I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒
- I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐
- I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐
- I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required. ☐



Kim Stater,
Assistant Community Development Director

April 10, 2025

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4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 Aesthetics

4.1.1 Aesthetics (I) Environmental Checklist and Discussion

Except as provided in Public Resources Code Section 21099, would the Project:

- a) have a substantial adverse effect on a scenic vista?

Potentially
Significant
Impact

☐

Less than
Significant with
Mitigation
Incorporated

☐

Less than
Significant
Impact

☒

No
Impact

☐

Less than Significant Impact.

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. The California Department of Transportation (Caltrans) can designate a highway as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view (Caltrans 2023). The California Scenic Highway System indicated that no existing or proposed State Scenic highways are located within the vicinity of the Project Site.

The City of Highland General Plan identifies scenic value from the panoramic views of the mountains which provide a scenic background to the entire city, and locally important scenic highways. Scenic resources within the City include unique visual features which provide attractive views as you approach Highland and from within the City. Major visual resources identified in the City's General Plan include topographic features, local flora, and historic buildings. Generally, views of local topographic features like the San Bernardino Mountains or the Santa Ana River area are identified as locally important visual resources (Highland 2006). Furthermore, the City of Highland General Plan identified Greenspot Road as a local scenic highway.

The Proposed Project would construct residences along the northern side of Greenspot Road. However, the residential nature Project would be visually consistent with other residential land uses to the east and west of the Project Site along Greenspot Road (Figures 3, 4, and 5). As the Project is located to the north of Greenspot Road, the Project would not substantially interfere with views of the Santa Ana river wash to the south. Further, due to the regional topography, and slope to the north of the Project Site it is also assumed that distant views of the San Bernardino Mountains to the north would not be substantially affected. Therefore, a less than significant impact would occur.

Except as provided in Public Resources Code Section 21099, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No Impact.

The California Scenic Highway System indicated that no existing or proposed State scenic highways are located in the vicinity of the Project Site. The closest eligible scenic highway is State Route (SR) -330, approximately 2.88-miles northwest of the Project Site. The closest officially designated State scenic highway is SR-38 approximately 8-miles east of the Project Site. Therefore, the Proposed Project would have no impact on scenic resources within a state scenic highway.

Except as provided in Public Resources Code Section 21099, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Less than Significant Impact.

The City's General Plan provides the following relevant goals and policies to help preserve the City's scenic resources (Highland 2006):

Policy 1: Incorporate view corridor planning in related development efforts and capital improvement programs.

The Project Site is located along Greenspot Road, which is identified as a local scenic highway. However, the Project Site does not contain open space, hillsides, or ridgelines. As discussed above in response 4.1, a), above, the Proposed Project is consistent with this goal.

Policy 2: Along roadway-based view corridors, frame views of attractive features of the natural and built environment with appropriately placed median and street tree landscaping. Use of fire-resistant vegetation and ample spacing between trees and shrubs is encouraged to reduce the spread of fires.

The Project Site is located along Greenspot Road, which is identified as a local scenic highway. As discussed above in response 4.1, a), above, the Proposed Project is consistent with this goal.

Policy 3: Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.

The Project Site does not contain hillsides or ridgelines that could be affected by Project Implementation. No significant hillsides or ridgelines would be modified as part of the Project. The Proposed Project is consistent with this policy.

Policy 4: Work with San Bernardino County and the City of San Bernardino to develop consistent regulations for the protection of ridgelines, slope areas and hilltops within the surrounding foothill communities.

The Project Site is relatively flat and does not contain hillsides or ridgelines. The Proposed Project is consistent with this policy.

Policy 5: Require that all excess excavated material (waste materials) be properly removed and disposed of or otherwise reincorporated into the development plan without compromising natural contours or aesthetic qualities of the site.

Although the Proposed Project would require the export of some oversized rocks (greater than 12-inches) is anticipated. However, the Project would not involve the export of excavated soil materials, the Project would require the import of 12,102-cy of imported material for grading activities (Urban Crossroads 2024a; Appendix A). Further, appreciable cut or fill slopes are not anticipated (Petra 2024; Appendix F). The Proposed Project is consistent with this policy.

Policy 6: Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.

The Project Site is relatively flat and does not contain hillsides or ridgelines. The Proposed Project is consistent with this policy.

Policy 7: Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.

The Project Site is relatively flat and does not contain hillsides or ridgelines. The Proposed Project is consistent with this policy.

Policy 8: Retain existing vegetation within or alongside hillside development areas except where such vegetation poses a risk to buildings in high fire hazard zones (see Goal 6.5, Public Health and Safety Element). Use native, fire resistant, drought-tolerant plant material in fuel modification areas when existing vegetation cannot be retained.

The Project Site is relatively flat and is not located within or along a hillside development area. Further, the Project Site is located within a Very High Fire Hazard Severity Zone (VHFHSZ). Prior to the issuance of permits, the Project Site plans and Landscaping plans would require City approval. Project Landscaping plan is provided as Figure 5. The Proposed Project is consistent with this policy.

Policy 9: Preserve mature trees, natural hydrology, native plant materials and areas of visual interest.

The Project Site does not contain existing vegetation that provides an aesthetic benefit. The Project Site consists of large areas of disturbed and developed land, and fallow agriculture. The Proposed Project is consistent with this policy.

The Project Site is located in an urbanized area characterized by residential land uses with a nearby recreational land use. The Project proposes the construction and operation of a residential land use that is in proximity to existing residential uses in the Project vicinity. The Project Site has a zoning designation of R1 10,000. The Project Site would have a gross density of 9.42 du/ac. A zoning designation amendment is proposed for existing APNs 1210-371-14 and 1210-371-16 to change them from R-1 (10,000 Single Family Residential) to PD (Planned Development). With the zoning amendment, the Proposed Project would conform with zoning regulations. The Project would also comply with applicable City Municipal Code design guidelines and development standards for residential development. As such, impacts would be less than significant, and no mitigation is required.

Except as provided in Public Resources Code Section 21099, would the Project:

- d) Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially
Significant
Impact



Less than
Significant with
Mitigation
Incorporated



Less than
Significant
Impact



No
Impact



Less than Significant Impact.

The Project Site is largely undeveloped; however, it is located within an urban area with numerous nearby light sources. In addition to the lighting typical of residential development to the north, east and west, streetlights are present along Alta Vista, Greenspot Road, and Santa Ana Canyon Road. The Proposed Project would require temporary lighting for onsite security and safety during the construction phase. However, this onsite lighting would be temporary in nature, and no nighttime construction is proposed. Therefore, project related impacts from glare and additional light sources during Project construction would be less than significant.

With development of the Project new light sources would be added, including lights from vehicle headlights, lighting from the proposed residential units on site, as well as parking lot lighting and nighttime lighting for safety and wayfinding. Thus, light produced by the Proposed Project would be similar to the lighting from residential uses that already exists in the Project vicinity. Therefore, the impact from glare and additional light sources during Project operation would be less than significant.





CLIENT:
Diversified Pacific
10021 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 373-2637

PROJECT:
East Highland Ranch
Santa Ana Canyon Road and Alta Vista
Highland, CA

REVISIONS	DATE BY



SHEET TITLE
CONCEPT
IMAGES

DESIGNED	LW
DRAWN	LW
CHECKED	DD
DATE	1-30-25
SCALE	1"=20'-0"
JOB NO.	24119

SHEET
CLMP-2
2 OF 2 SHEETS

4.1.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.2 Agriculture and Forestry Resources

4.2.1 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact (a, b, c, d, e).

As detailed on the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP) and Williamson Act maps, neither the Project Site nor adjacent properties are State-designated Farmland, enrolled in Williamson Act contracts, or support forest land or resources (California Department of Conservation [DOC] 2022). The Project Site is designated as Grazing Land east of Alta Vista, and Other Land west of Alta Vista and south of Greenspot Road. The DOC FMMP identifies approximately 19.45 acres of Prime Farmland, and 1.09-acres of Unique Farmland, surrounded on three sides by Urban and Built-Up Land to the North of the Project Site, across Santa Ana Canyon Road. However, at the time of site visit, this appears to have been fully developed with single-family residential homes. Additionally, grading

activities for this community are visible on aerial imagery dating back to September 15, 2022 (Google Earth 2025).

The Project Site is zoned R-1 10,000, however the Project Proponent is requesting a change of zoning to PD Planned Development to allow for an increase in density. No forest land or Timberland is located on the Project Site. Land zoned Agriculture/Equestrian (A/EQ) is separated from the Project Site by Greenspot Road. Therefore, the Project Site is not located on or adjacent to agricultural land or forest land and the Project would not involve any development that could result in the conversion of farmland to non-agricultural uses. The Project would have no impact with respect to conversion of Farmland to non-agricultural use; conflict with existing agricultural zoning or Williamson Act contract; result in the loss of forest land or conversion of forest land to non-forest use; or other conversion of farmland to non-agricultural use. Therefore, no impact would occur. No further analysis of this subject is required.

4.2.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.3 Air Quality

This section is based in part on the results of the Air Quality Impact Analysis prepared by Urban Crossroads in September 2024 (Urban Crossroads 2024a; Appendix A). This assessment was prepared using methods and assumptions recommended in the rules and regulations of the South Coast Air Quality Management District (SCAQMD) and the County of San Bernardino. Regional and local existing conditions are presented, along with pertinent pollutant emissions standards and regulations. The purpose of this assessment is to estimate criteria air pollutants attributable to the Project and determine the level of impact the Project would have on the environment.

4.3.1 Air Quality (III) Environmental Checklist and Discussion

Would the Project:	Less than Significant With Mitigation Incorporated			
	Potentially Significant Impact	Less than Significant Impact	No Impact	
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Less than Significant Impact.

As part of its enforcement responsibilities, the U.S. Environmental Protection Agency (USEPA) requires each State with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, State, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and State ambient air quality standards. Air

quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project Site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment. In December 2022, SCAQMD released the final 2022 Air Quality Management Plan (2022 AQMP). The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State (California) and national air quality standards in order to reduce such emissions. The 2022 AQMP is a regional and multi-agency effort including the SCAQMD, CARB, the Southern California Association of Governments (SCAG), and the USEPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) The Proposed Project is subject to the SCAQMD's 2022 AQMP.

According to the SCAQMD, in order to determine consistency with SCAQMD's air quality planning two main criteria must be addressed.

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment. California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) violations would occur if regional or localized significance thresholds were exceeded.

- a) Would the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new air quality violations?

As shown in Table 4.3-1, 4.3-2, and 4.3-3 below, the Proposed Project would result in emissions that would be below the SCAQMD regional and localized thresholds during both construction and operations. Therefore, the Proposed Project would not result in an increase in the frequency or severity of existing air quality violations and would not have the potential to cause or affect a violation of the ambient air quality standards.

- b) Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

As shown in Table 4.3-1 and 4.3-3 below, the Proposed Project would be below the SCAQMD regional thresholds for construction and operations. Because the Project would result in less than significant regional emission impacts, it would not delay the timely attainment of air quality standards or AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the SoCAB focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, SCAQMD's second criterion for determining Project consistency focuses on whether or not the Proposed Project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents. Determining whether or not a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

- a) Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2022 AQMP?

A project is consistent with regional air quality planning efforts in part if it is consistent with the population, housing, and employment assumptions that were used in the development of the SCAQMD air quality plans. Generally, three sources of data form the basis for the projections of air pollutant emissions in Highland. Specifically, SCAG's Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) provides regional population forecasts for the region and SCAG's 2024-205 RTP/SCS provides socioeconomic forecast projections of regional population growth. The Highland General Plan is referenced by SCAG in order to assist forecasting future growth in Highland. Peak day emissions generated by construction activities are largely independent of land use assignments but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. As such, when considering that no emissions thresholds would be exceeded, a less than significant impact would result.

The City of Highland General Plan designates the Project Site as "Low Density Residential (LD)" land uses and "R-1 10,000 Single Family Residential (R-1)" zoning uses (Highland 2006). The Project proposes a General Plan Amendment, which would change the land use designation from "Low Density Residential (LD)" to "Planned Development (PD)." The Planned Development (PD) designation is designated for residential land uses and support uses. The Project proposes a Zone Change Amendment, which would change the zoning use designation from "R-1 10,000 Single Family Residential (R-1)" to "Planned Development (PD)."

The Project would develop 113 single family residential dwelling units. The Project is inconsistent with the current land use and zoning designation and would require a General Plan and Zone Change Amendment. Although this finding is inconsistent with the current land use and zoning designation, the Project on an individual basis does not have an impact and as such, the Proposed Project would not conflict with the goals and objectives of the AQMP. Furthermore, the Project, as evaluated herein, would not exceed the regional or localized air quality significance thresholds.

The Project would not have the potential to result in or cause NAAQS or CAAQS violations. Although the Project's proposed uses are not consistent with the General Plan land use and zoning designation, as the Project would not exceed the regional or localized construction and operational thresholds, the Project's

development intensity is consistent with the development intensities allowed within the General Plan. As such, the Project is considered to be consistent with the AQMP.

As a result, the Project would not conflict with the land use assumptions or exceed the population or job growth projections used by SCAQMD to develop the 2022 AQMP. The City's population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City as well as the City's projected growth according to local input received during the SCAG 2024 RTP analysis; and these are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into their air quality planning efforts, it can be concluded that the Proposed Project would be consistent with the projections. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) Therefore, the Proposed Project would be considered consistent with the population, housing, and employment growth projections utilized in the preparation of SCAQMD's air quality plans.

b) Would the project implement all feasible air quality mitigation measures?

In order to further reduce emissions, the Proposed Project would be required to comply with emission reduction measures promulgated by the SCAQMD, such as SCAQMD Rules 402, 403, and 1113. SCAQMD Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce coarse particulate matter (PM₁₀) emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. SCAQMD 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gases (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. As such, the Proposed Project meets this consistency criterion.

c) Would the project be consistent with the land use planning strategies set forth by SCAQMD air quality planning efforts?

The 2022 AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project would not have the potential to result in or cause NAAQS or CAAQS violations. Although the Project's proposed uses are not consistent with the General Plan land use and zoning designation, as the Project would not exceed the regional or localized construction and operational thresholds, the Project's development intensity is consistent with the development intensities allowed within the General Plan.

In conclusion, the determination of AQMP consistency is primarily concerned with the long-term influence of a project on air quality. The Proposed Project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards as it is not projected to exceed SCAQMD regional thresholds. The Proposed Project's long-term influence would also be consistent with the goals and

policies of the SCAQMD 2022 AQMP. As the Project would be consistent with the emission-reduction goals of the 2022 AQMP, no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Less Than Significant Impact.

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulative considerable.

Air pollutant emission impacts were assessed in accordance with methodologies recommended by the SCAQMD. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2022.1.1.26. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Project construction-generated air pollutant emissions were calculated using CalEEMod model defaults for San Bernardino County (Urban Crossroads 2024a; Appendix A). Operational air pollutant emissions were based on the Project Site plans and traffic trip generation rates from Urban Crossroads (2024d; Appendix L).

4.3.1.2 Construction Impacts

Regional Construction Significance Analysis

Construction-generated emissions are temporary and short-term but have the potential to represent a significant air quality impact. Three basic sources of short-term emissions will be generated through construction of the Proposed Project: operation of the construction vehicles (i.e., excavators, trenchers, dump trucks), the creation of fugitive dust during clearing and grading, and the use of asphalt or other oil-based substances during paving activities. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. Construction activities would be subject to SCAQMD Rule 403, which requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water or chemicals, where possible, for control of dust during the clearing of land and other construction activities.

Construction-generated emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Attachment A for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in Table 4.3-1. Construction-generated emissions are short-term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Table 4.3-1. Construction-Related Emissions (Regional Significance Analysis)						
Construction Year	Pollutant (pounds per day)					
	ROG	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Summer						
Construction Year One	1.34	11.13	17.16	0.03	1.02	0.53
Winter						
Construction Year One	55.67	36.08	33.08	0.10	7.66	4.36
Construction Year Two	54.21	1.17	1.93	0.00	0.14	0.05
Maximum Daily Emissions	55.67	36.08	33.08	0.10	7.66	4.36
<i>SCAQMD Regional Significance Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod version 2022.1.1.26. Refer to Urban Crossroads 2024a (Appendix A), for Model Data Outputs.

As shown in Table 4.3-1, emissions generated during Project construction would not exceed the SCAQMD's regional thresholds of significance. Therefore, criteria pollutant emissions generated during Project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard.

Localized Construction Significance Analysis

As shown in Figure 6, the nearest sensitive receptors to the Project Site include residences located to the north and east. In order to identify localized air toxic-related impacts to sensitive receptors, the SCAQMD recommends addressing Localize Significance Thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4).

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Figure 6. Sensitive Receptor Locations

2023-095 Diversified Pacific - Highland Project

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The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized project-specific level impacts associated with proposed projects.

In order to estimate localized pollutant concentrations resulting from Project construction, the SCAQMD-approved American Meteorological Society/EPA Regulatory Model (AERMOD) dispersion model was utilized. The SCAQMD's methodology clearly states that "offsite mobile emissions from a project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "onsite" emissions outputs were considered. Table 4.3-2 presents the results of localized emissions. Emissions during the peak construction activity will not exceed the SCAQMD's localized significance thresholds at the maximally exposed receptor location, as illustrated in Table 4.3-2. All other modeled locations in the study area would experience a lesser concentration and consequently experience a lesser impact.

Table 4.3-2. Construction-Related Emissions (Localized Significance Analysis)					
Peak Construction	CO		NO₂	PM₁₀	PM_{2.5}
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	24-Hours
Peak Day Localized Emissions	0.10	0.02	6.65E-02	0.97	0.93
Background Concentration ¹	1.6	1.2	0.056	N/A	
Total Concentration	1.70	1.22	0.12	0.97	0.93
<i>SCAQMD Localized Significance Threshold</i>	20	9	0.18	10.4	10.4
Exceed SCAQMD Localized Threshold?	No	No	No	No	No

Source: AERMOD California Energy Emissions Model (CalEEMod) version 2022.1.1.26. Refer to Urban Crossroads 2024 for Model Data Outputs.

Notes: ¹Highest Concentration from the last three years of available data.

PM₁₀ and PM_{2.5} concentrations are expressed in µg/m³. All others are expressed in ppm. Based on SCAQMD's LST Methodology, background concentrations are considered only for CO and NO₂.

Table 4.3-2 shows that the emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative. The SCAQMD Environmental Justice Enhancement Initiative program seeks to ensure that everyone has the right to equal protection from air pollution. The Environmental Justice Program is divided into three categories, with the LST protocol promulgated under Category I: Further-Reduced Health Risk. Thus, the fact that onsite Project construction emissions would be generated at rates below the LSTs for NO_x, CO, PM₁₀, and PM_{2.5} demonstrates that the Project would likely not adversely impact the neighboring receptors in the vicinity of the Project. This impact is less than significant, and no mitigation is required.

4.3.1.3 Long-Term Operational Impacts

Regional Operational Significance Analysis

Implementation of the Project would result in long-term operational emissions of criteria air pollutants such as PM₁₀, PM_{2.5}, CO, and SO₂ as well as O₃ precursors such as ROGs and NO_x. Project-generated increases in emissions would be predominantly associated with motor vehicle use. As previously described, operational air pollutant emissions were based on the Project Site plans and traffic trip generation rates from Urban Crossroads (Urban Crossroads 2024a; Appendix A). Long-term operational emissions attributable to the Project are identified in Table 4.3-3 and compared to the operational significance thresholds promulgated by the SCAQMD.

Table 4.3-3. Operational-Related Emissions (Regional Significance Analysis)						
Emission Source	Pollutant (pounds per day)					
	ROG	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Summer Emissions						
Mobile Source	3.89	3.41	32.93	0.08	7.44	1.93
Area Source	5.57	1.94	7.21	0.01	0.15	0.15
Energy Source	0.05	0.89	0.38	0.01	0.07	0.07
Total:	9.51	6.24	40.52	0.10	7.66	2.15
<i>SCAQMD Regional Significance Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Regional Threshold?	No	No	No	No	No	No
Winter Emissions						
Mobile Source	3.63	3.66	27.69	0.08	7.44	1.93
Area Source	5.01	1.87	0.80	0.01	0.15	0.15
Energy Source	0.05	0.89	0.38	0.01	0.07	0.07
Total:	8.68	6.43	28.87	0.10	7.66	2.15
<i>SCAQMD Regional Significance Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Regional Threshold?	No	No	No	No	No	No

Source: California Energy Emissions Model (CalEEMod) version 2022.1.1.26. Refer to Urban Crossroads 2024a for Model Data Outputs.

As shown in Table 4.3-3, the Project's emissions would not exceed any SCAQMD thresholds for any criteria air pollutants during operation.

The San Bernardino County portion of the SoCAB is listed as a nonattainment area for federal O₃, PM_{2.5} standards and is also a nonattainment area for the state standards for O₃, PM_{2.5} and PM₁₀ (Urban Crossroads 2024a). O₃ is a health threat to people who already suffer from respiratory diseases and can cause severe ear, nose and throat irritation and increases susceptibility to respiratory infections. PM can adversely affect the human respiratory system. As shown in Table 4.3-3, the Proposed Project would result in increased emissions of the O₃ precursor pollutants ROG and NO_x, PM₁₀, and PM_{2.5}, however, the correlation between a project's emissions and increases in nonattainment days, or frequency or severity of related illnesses, cannot be accurately quantified. The overall strategy for reducing air pollution and related health effects in the SCAQMD is contained in the SCAQMD 2022 AQMP. The AQMP provides control measures that reduce emissions to attain federal ambient air quality standards by their applicable deadlines such as the application of available cleaner technologies, best management practices, incentive programs, as well as development and implementation of zero and near-zero technologies and control methods. The CEQA thresholds of significance established by the SCAQMD are designed to meet the objectives of the AQMP and in doing so achieve attainment status with state and federal standards. As noted above, the Project would increase the emission of these pollutants but would not exceed the thresholds of significance established by the SCAQMD for purposes of reducing air pollution and its deleterious health effects.

Localized Operational Significance Analysis

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project only if the project includes stationary sources (e.g., smokestacks) or attracts heavy-duty trucks that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Proposed Project does not include such uses. Therefore, in the case of the Proposed Project, the operational LST protocol is not applied. This impact is less than significant, and no mitigation is required.

Would the Project:				
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Less Than Significant Impact.

As previously described, sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over age 65, children under age 14, athletes, and persons with cardiovascular

and chronic respiratory diseases such as asthma, emphysema, and bronchitis. The location of nearest residences assessed as sensitive receptors relative to the Project Site are shown on Figure 6.

Construction-Generated Air Contaminants

Construction-related activities would result in temporary, short-term Proposed Project-generated emissions of diesel particulate matter (DPM), ROG, NO_x, CO, and PM₁₀ from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); soil hauling truck traffic; paving; and other miscellaneous activities. The portion of the SoCAB which encompasses the Project area is designated as a nonattainment area for federal O₃ and PM_{2.5} standards and is also a nonattainment area for the state standards for O₃, PM_{2.5}, and PM₁₀ standards (Urban Crossroads 2024a; Appendix A). Thus, existing O₃, PM₁₀, and PM_{2.5} levels in the SoCAB are at unhealthy levels during certain periods. However, as shown in Table 4.3-1 and Table 4.3-2, the Project would not exceed the SCAQMD regional or localized significance thresholds for emissions.

The health effects associated with O₃ are generally associated with reduced lung function. Because the Project would not involve construction activities that would result in O₃ precursor emissions (ROG or NO_x) in excess of the SCAQMD thresholds, the Project is not anticipated to substantially contribute to regional O₃ concentrations and the associated health impacts.

CO tends to have a localized impact associated with congested intersections. In terms of adverse health effects, CO competes with oxygen, often replacing it in the blood, reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can include dizziness, fatigue, and impairment of central nervous system functions. The Project would not involve construction activities that would result in CO emissions in excess of the SCAQMD thresholds. Thus, the Project's CO emissions would not contribute to the health effects associated with this pollutant.

Particulate matter (PM₁₀ and PM_{2.5}) contains microscopic solids or liquid droplets that are so small that they can get deep into the lungs and cause serious health problems. Particulate matter exposure has been linked to a variety of problems, including premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms such as irritation of the airways, coughing, or difficulty breathing. For construction activity, DPM is the primary TAC of concern. Based on the emission modeling conducted, the maximum onsite construction-related daily emissions of exhaust PM₁₀, considered a surrogate for DPM and includes emissions of exhaust PM_{2.5}, would be 4.36 pounds per day for construction activities associated with the Proposed Project (Urban Crossroads 2024a; Appendix A). PM₁₀ exhaust is considered a surrogate for DPM as all diesel exhaust is considered to be DPM. As with O₃ and NO_x, the Project would not generate emissions of PM₁₀ or PM_{2.5} that would exceed the SCAQMD's thresholds. Accordingly, the Project's PM₁₀ and PM_{2.5} emissions are not expected to cause any increase in related regional health effects for these pollutants.

In summary, Project construction would not result in a potentially significant contribution to regional concentrations of nonattainment pollutants and would not result in a significant contribution to the adverse health impacts associated with those pollutants.

Operational Air Contaminants

Operation of the Proposed Project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the Project; nor would the Project attract additional mobile sources that spend long periods queuing and idling at the site. Onsite Project emissions would not result in significant concentrations of pollutants at nearby sensitive receptors. The Project would not have a high carcinogenic or non-carcinogenic risk during operation.

Carbon Monoxide Hot Spots

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Concentrations of CO are a direct function of the number of vehicles, length of delay, and traffic flow conditions. Under certain meteorological conditions, CO concentrations close to congested intersections that experience high levels of traffic and elevated background concentrations may reach unhealthy levels, affecting nearby sensitive receptors. Given the high traffic volume potential, areas of high CO concentrations, or "hot spots," are typically associated with intersections that are projected to operate at unacceptable levels of service during the peak commute hours. It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. However, transport of this criteria pollutant is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Furthermore, vehicle emissions standards have become increasingly more stringent in the last 20 years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SoCAB is designated as in attainment. Detailed modeling of Project-specific CO "hot spots" is not necessary and thus this potential impact is addressed qualitatively.

A CO "hot spot" would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur. The analysis prepared for CO attainment in the South Coast Air Quality Management District's (SCAQMD's) 1992 Federal Attainment Plan for Carbon Monoxide in Los Angeles County and a Modeling and Attainment Demonstration prepared by the SCAQMD as part of the 2003 AQMP can be used to demonstrate the potential for CO exceedances of these standards. The SCAQMD is the air pollution control officer for much of southern California, including the Project Site. The SCAQMD conducted a CO hot spot analysis as part of the 1992 CO Federal Attainment Plan at four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. Despite this level of traffic, the CO analysis concluded that there was no violation of CO standards (SCAQMD 1992). In order to establish a more accurate record of baseline CO concentrations affecting the Los Angeles, a CO "hot spot" analysis was conducted in 2003 at the same four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not predict any violation of CO standards. The highest one-hour concentration was measured

at 4.6 ppm at Wilshire Boulevard and Veteran Avenue and the highest eight-hour concentration was measured at 8.4 ppm at Long Beach Boulevard and Imperial Highway. Thus, there was no violation of CO standards.

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD), the air pollution control officer for the San Francisco Bay Area, concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact.

The Proposed Project is anticipated to result in 1,066 daily traffic trips (Urban Crossroads 2024a; Appendix A). Thus, the Proposed Project would not generate traffic volumes at any intersection of more than 100,000 vehicles per day (or 44,000 vehicles per day) and there is no likelihood of the Project traffic exceeding CO values. This impact is less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Less than Significant Impact.

Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).

With respect to odors, the human nose is the sole sensing device. The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; in fact, an odor that is offensive to one person (e.g., from a fast-food restaurant) may be perfectly acceptable to another. It is also important to note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity. Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word "strong" to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the

concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

Construction

During construction, the Proposed Project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. Therefore, the Project would have less than significant construction-related odor impacts.

Operations

The SCAQMD CEQA Air Quality Handbook (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Proposed Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would have less than significant operational-related odor impacts.

4.3.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.4 Biological Resources

This section is based on the analysis and recommendations presented in the Biological Technical Report (BTR) prepared by ECORP Consulting, Inc. (ECORP) for the Proposed Project (ECORP 2025a, Appendix B). Reconnaissance-level surveys of the 11.98-acre Project Site were conducted as part of the BTR to identify plant communities and to assess the presence of suitable habitat for special-status plant and wildlife species. The BTR assessed the Proposed Project's potential impacts to biological resources identified within the Project's Biological Study Area (BSA). The BSA is composed of the Proposed Project's impact area plus a 500-foot buffer. The buffer was identified to determine potential indirect Project effects on sensitive biological resources that may not be present within the Proposed Project's impact area but may be indirectly affected by Project activities if located in adjacent areas.

4.4.1 Environmental Setting

The Project Site consists of two adjacent parcels which are surrounded by roadways, residential developments, and open undeveloped land. The Project Site is located within an alluvial valley area of the San Bernardino Mountains, upstream of the confluence of Plunge Creek and the Santa Ana River. Soil types within the Project Site consist of Greenfield sandy loam, 2 to 9 percent slopes; Hanford coarse sandy loam, 2 to 9 percent slopes; Psammments, Fluvents, and frequently flooded soils; Soboba gravelly loamy sand, 0 to 9 percent slopes; and Soboba stony loamy sand, 2 to 9 percent slopes (ECORP 2025a). The Project Site is located north of Greenspot Road and is detached from the Santa Ana River floodplain and has been disconnected from periodic flooding and scouring, typical of an alluvial area, due to flood control improvements in the area.

4.4.1.1 Vegetation Communities

The Project Site contained two vegetation communities and three land cover types, including scale broom scrub (*Lepidospartum squamatum* shrubland alliance), wild oats and annual brome grasslands (*Avena* spp. – *Bromus* spp. herbaceous semi-natural alliance), fallow agriculture, developed land, disturbed land, and disturbed land (ECORP 2025a). The Project Site contained large areas of disturbed and developed land, and fallow agriculture, which typically do not provide suitable habitat for the special-status species that could occur in the vicinity of the Project Site. However, the Project Site did contain a large patch of scale broom scrub that could provide habitat for special-status plant and wildlife species.

Scale Broom Scrub

Scale broom scrub is characterized by scale broom as a dominant or codominant with cheese bush (*Ambrosia salsola*), California sagebrush (*Artemisia californica*), California cholla (*Cylindropuntia californica*), Brittlebush (*Encelia farinosa*), and/or California buckwheat (*Eriogonum fasciculatum*) in an open to continuous shrub layer and variable or grassy herbaceous layer. It is found in intermittently or rarely flooded, low-gradient alluvial deposits along streams, washes, and fans, at elevations ranging from 164 to 4,921 feet (50 to 1,500 meters) above mean sea level (ECORP 2025a). Within the Project Site, scale broom scrub was dominated by scale broom and California buckwheat but was also degraded by heavy infestations of nonnative plants such as cheatgrass (*Bromus tectorum*), mustard species (*Brassica* spp.), foxtail chess (*Bromus madritensis*), and redstem filaree (*Erodium cicutarium*). Scale broom scrub was documented throughout most of the central portion of the Project Site. Approximately 4.98 acres of scale broom scrub habitat were mapped within the Project Site.

Wild Oats and Annual Brome Grassland

Wild oats and annual brome grasslands are described as having wild oats and brome species as the dominant or co-dominant species with other nonnatives in the herbaceous layer. This vegetation community is typically composed of annual grasses which originated in the Mediterranean region, which is climatically like southern California, making it easy for them to thrive. Characteristic species include wild oats, foxtail chess, cheatgrass, and ripgut brome. This vegetation community can occur in all topographic settings but is often associated with abandoned fields, eroded washes, overgrazed rangeland, road verges, foothills, waste places, and lower montane slopes. Associated plant species within this community on the Project Site included wild oat, foxtail chess, mustard, and cheatgrass in the north central portion of the Project Site. Approximately 2.41 acres of Wild oats and annual brome grasslands habitat were mapped within the Project Site (ECORP 2025a).

Fallow Agriculture

Areas designated as fallow agriculture have previously contained agriculture but are no longer actively being farmed and contain either escaped cultivars or nonnative species. Fallow agriculture is not a vegetation community classification, but rather a land use type that is not restricted to a known elevation. Within the Project Site, fallow agriculture usually consisted of recently disced areas that contained emergent nonnative grasses and forbs, such as cheatgrass, ripgut brome, and doveweed (*Croton setiger*).

Fallow agriculture was documented along the western border of the Project Site. Approximately 1.20 acres of fallow agriculture were mapped within the Project Site (ECORP 2025a).

Disturbed

The disturbed classification includes areas where the native vegetation community has been heavily influenced by human actions, such as grading, trash dumping, and off-road use, but lacks development. Disturbed is not a vegetation classification, but rather a land cover type and is not typically restricted to a known elevation. Disturbed areas located throughout the Project Site included an area previously used for storing agricultural equipment along the northwest border of the Project Site and a recently graded area south and east of Alta Vista. In areas classified as disturbed, vegetation was absent or sparse and consisted primarily of nonnative species, such as red brome, redstem filaree, and Mediterranean grass. Approximately 3.93 acres of disturbed land cover were mapped within the Project Site (ECORP 2025a).

Developed

Areas designated as developed will have infrastructure present and any vegetation in the immediate surroundings represents ornamental landscaping. Developed is not a vegetation classification, but rather a land cover type and is not restricted to a known elevation. The developed area within the Project Site was associated with the Alta Vista ROW which accounts for approximately 1.02 acres of developed land cover were mapped within the Project Site (ECORP 2025a).

4.4.1.2 Plants

Plant species observed on the Project Site were generally characteristic of scale broom scrub and wild oats and annual brome grasslands. Common plants identified on the Project Site included ripgut grass, common mediterranean grass, California buckwheat, scalebroom, and brittlebush. A full list of plant species observed on the Project Site is included in Appendix B (ECORP 2025a).

4.4.1.3 Wildlife

Wildlife species observed on the Project Site were generally characteristic of the vegetation communities mapped onsite. Vegetation communities that provide wildlife habitat onsite include scale broom scrub, wild oats, annual brome grasslands, and disturbed areas. Some of the wildlife species present on the Project Site at the time of the survey included side-blotched lizard (*Uta stansburiana*), California scrub jay (*Aphelocoma californica*), California quail (*Callipepla californica*), Anna's hummingbird (*Calypte anna*), and house finch (*Haemorhous mexicanus*). A full list of wildlife species observed on and adjacent to the Project Site is included in Appendix B (ECORP 2025a).

4.4.1.4 Potential Waters of the U.S.

ECORP prepared an Aquatic Resource Delineation (ARD) for the Proposed Project (ECORP 2025b; Appendix C). As part of the ARD, ECORP mapped a total of 0.008-acres of potential California Department of Fish and Wildlife (CDFW) jurisdiction, and approximately 0.001-acres of aquatic resources (Non-Wetland waters – Intermittent Drainage) within the Study Area. However, ECORP identified that no

wetlands are located within the area of development, Furthermore, none of the aquatic features present support wetland characteristics (ECORP 2025b).

4.4.1.5 *Special-Status Plants*

There were 32 special-status plant species that appeared in the literature review and database searches that could occur on and/or near the Project Site (ECORP 2025a). A list was generated from the results of the literature review and the Project was evaluated for suitable habitat that could support any of the special-status plant species on the list. Of the 32 special-status plants identified in the literature review, five species were found to have a high potential to occur, two have a moderate potential to occur and nine have a low potential to occur. The remaining 16 species are presumed absent from the Project Site. A table outlining each species, their designations, and the potential for these species to occur on the Project Site can be found in Appendix B (ECORP 2025a).

4.4.1.6 *Special-Status Wildlife*

The literature search documented 48 special-status wildlife species that occur within the vicinity of the Project Site. A list was generated from the results of the literature review and the Project Site was evaluated for suitable habitat that could support any of the special-status wildlife species on the list. The Project Site's disturbed nature, proximity to commercial development, and the presence of anthropogenic influences on the site likely preclude many of these species from occurring. A complete list of the 48 special-status wildlife species, with details regarding habitat requirements and potential for occurrence designations, is included in Appendix B (ECORP 2025a).

4.4.1.7 *Wildlife Movement Corridors*

Although the Project Site is undeveloped, it is surrounded by development to the north, east, and west and isolated from large, contiguous blocks of native habitat. The Project Site is bordered by Santa Ana Canyon Road to the north, Greenspot Road to the south, and Aurantia Park to the west. Alta Vista Road bisects the southeast section of the Project Site. These features isolate the habitat that is present within the Project Site from its surrounding area and provide potential barriers to wildlife movement. Additionally, the lack of consistent vegetative cover within the Project Site, the urban nature of the site, and the high level of disturbance on and in the vicinity of the site would likely deter wildlife from using the Project Site for movement opportunities. Although wildlife could pass through the site while moving about their home range, it would not be considered a movement corridor, linkage, or significant ecological area.

4.4.2 Biological Resources (IV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated

The Project Site contained two vegetation communities and three land cover types, including scale broom scrub, wild oats and annual brome grasslands, fallow agriculture, developed land, and disturbed land. The areas of disturbed and developed land, and fallow agriculture typically do not provide suitable habitat for the special-status species that could occur in the vicinity of the Project Site. The literature review and database searches identified 32 special-status plant species that could occur in the vicinity of the Project Site. Of the 32 special-status plant species, five species (Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, and salt spring checkerbloom) were determined to have a high potential to occur on the Project Site, two species (Nevin's barberry and white bracted spineflower) were determined to have a moderate potential to occur on the Project Site, and nine species (chaparral sand-verbena, Jaeger's milk-vetch, thread-leaved brodiaea, smooth tarplant, mesa horkelia, Parish's desert-thorn, Parish's bush-mallow, chaparral ragwort, and San Bernardino aster) were determined to have a low potential to occur on the Project Site based on the habitat present and documented species records within five miles of the Project Site. Sixteen species were also presumed absent from the Project Site due to the lack of suitable habitat (including elevation, soils, and vegetation communities) or because the Project is located outside of the known range for the species. A focused protocol-level rare plant survey conducted in 2016 was negative and no special-status plant species were observed (LSA 2016c). Additionally, no special-status or rare plants were identified during the biological survey conducted in 2023 or 2024. Nonetheless, four special-status plant species with potential to occur on the Project Site are federally or state-listed species (slender-horned spineflower, Santa Ana River woollystar, Nevin's barberry, and thread-leaved brodiaea) and any direct impacts associated with Project implementation to these species would be considered significant under CEQA. If special-status plants are present on the Project Site, direct impacts in the form of ground disturbance, vegetation removal, habitat loss, and mortality may occur. Impacts to special-status plants would be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2.

The literature review and database searches identified 48 special-status wildlife species that could occur in the vicinity of the Project Site, and although no special-status wildlife species were documented during the biological reconnaissance surveys, one special-status species (San Diego desert woodrat) was captured during focused San Bernardino kangaroo rat (SBKR) trapping surveys (LSA 2016a; ECORP 2023). Additionally, the Project Site contained suitable habitat for 13 special-status wildlife species with varying

levels of potential to occur. Of those 13 species, five species were determined to have a high or moderate potential to occur: California glossy snake, red-diamond rattle snake, coastal California gnatcatcher, Crotch bumble bee, and Los Angeles pocket mouse. California glossy snake, red-diamond rattlesnake, and Los Angeles pocket mouse are all CDFW SSC, and if present on the Project Site, these species could be subject to direct impacts through ground disturbance and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. However, due to the lack of high-quality habitat within the Project Site, the site's history of anthropogenic disturbances, and the presence of urban development immediately adjacent to the Project Site, if present on the Project Site, these three species are only expected to occur in low density and Project-related impacts would not be expected to contribute to the overall decline of populations for these species. Therefore, impacts to California glossy snake and red-diamond rattlesnake would not be considered significant under CEQA, and additional surveys and mitigation are not necessary.

Suitable habitat for coastal California gnatcatcher was present within the scale broom scrub vegetation on the Project Site. Focused protocol-level presence/absence surveys conducted in 2016 were negative and no gnatcatchers were detected during the survey (LSA 2016b). Although this species is not expected to occur on the Project Site, if present, this species could be subject to direct impacts through ground disturbance and vegetation removal and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. Coastal California gnatcatchers are a federally listed (endangered) species and any direct or indirect impacts to coastal California gnatcatchers associated with Project implementation would be considered significant under CEQA. However, impacts to coastal California gnatcatcher would be less than significant with the implementation of Mitigation Measures BIO-2 and BIO-5.

Crotch bumble bee (candidate species for listing [endangered] under the California Endangered Species Act) was determined to have a moderate potential to occur on the Project Site based on the presence of marginally suitable habitat and recent species records, but not within five miles of the Project Site. No Crotch bumble bees were observed during the 2023 and 2024 biological surveys. However, if present on the Project Site, this species could be subject to direct impacts through ground disturbance and vegetation removal and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. Any direct impacts to Crotch bumble bee associated with Project implementation would be considered significant under CEQA. However, implementation of Mitigation Measures BIO-2 and BIO-3 would reduce impacts to Crotch bumble bee to a level that is less than significant.

Eight species were determined to have a low potential to occur due the presence of marginally suitable habitat for the species occurring on site and a known occurrence has been reported in the database, but not within five miles of the site; or a historic documented observation (more than 20 years old) was recorded within five miles of the Project Site; or suitable habitat strongly associated with the species occurs on site, but no records were found in the database search. Of these eight species, two are listed or proposed for listing, including burrowing owl (state candidate for listing [endangered/threatened]) and San Bernardino kangaroo rat (federally listed [endangered], state listed [endangered]). Focused protocol level surveys conducted for these two species in 2016, and an additional focused protocol-level San

Bernardino kangaroo rat survey conducted in 2023 were negative and no burrowing owl or San Bernardino kangaroo rat were observed or detected (LSA 2016a; LSA 2016d; ECORP 2023). Additionally, no burrowing owls or burrowing owl burrows were observed or detected during the 2023 and 2024 biological surveys. Although these species are not expected to occur on the Project Site, if present, they could be subject to direct impacts through ground disturbance and vegetation removal and indirect impacts from construction noise, vibrations, and increased human activity related to the development of the Project Site. Any direct or indirect impacts to San Bernardino kangaroo rat and/or direct impacts to burrowing owl associated with Project implementation would be considered significant under CEQA. However, impacts to burrowing owl would be less than significant with the implementation of Mitigation Measures BIO-2, BIO-4, BIO-5 and impacts to San Bernardino kangaroo rat would be less than significant with the implementation of Mitigation Measures BIO-2 and BIO-6.

The remaining 34 special-status wildlife species are presumed absent from occurring on or adjacent to the site due to the lack of suitable habitat; proximity to the surrounding residential, commercial, and industrial development; and the presence of anthropogenic disturbances associated with the commercial and industrial development surrounding the site. No significant impacts to the 34 special-status wildlife species that are presumed absent are anticipated to result from the development of this Project, and additional surveys and mitigation measures are not required at this time.

The trees and large shrubs on the Project Site, as well as the trees adjacent to the Project Site, could provide nesting habitat for nesting birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Furthermore, the Project Site could provide nesting habitat for ground-nesting bird species. If construction of the Proposed Project occurs during the bird breeding season (typically February 1 through August 31), ground-disturbing construction activities could directly affect birds protected by the MBTA and their nests through the removal of habitat on the Project Site, and indirectly through increased noise, vibrations, and increased human activity. However, impacts to nesting birds would be less than significant with the implementation of Mitigation Measure BIO-2 and BIO-5.

Therefore, with the implementation of Mitigation Measures BIO-1 through BIO-6 all potential Project related impacts to candidate, sensitive, or special-status species would be reduced to a less than significant level.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

The Project Site contained two vegetation communities and three land cover types, including scale broom scrub, wild oats and annual brome grasslands, fallow agriculture, developed land, and disturbed land

(ECORP 2025a; Appendix B). The Project Site does not contain any riparian habitat and the removal of the remnant area of scale broom scrub would not be significant if determined to be devoid of listed species, since it is a fragmented habitat area separated from Plunge Creek watershed. With the implementation of Mitigation Measures BIO-1, BIO-3, BIO-4, BIO-5, and Bio-6, the potential Project related impacts to other sensitive natural communities would be reduced to a less than significant threshold.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

No Impact.

The BTR identified features that required further investigation, as such, ECORP prepared an Aquatic Resource Delineation (ECORP 2025b; Appendix C). No wetlands are located within the Study Area. None of the aquatic features present within the ARD Study Area supported wetland characteristics. ECORP mapped a total of 0.008-acre of potential CDFW jurisdiction within the Study Area across Plunge Creek, which consisted of a partially vegetated streambed. No riparian vegetation communities are present within the Study Area. One intermittent drainage was mapped within the Project Site, Plunge Creek, a small portion flows across the southeastern portion of the Study Area.

The placement of dredged or fill material into Waters of the U.S. would require a permit pursuant to Section 404 of the Clean Water Act (CWA) and certification or waiver in compliance with Section 401 of the CWA. The placement of dredge or fill material into Waters of the State that are not Waters of the U.S. would require issuance of a Waste Discharge Requirement by the State or Regional Water Quality Control Board. Impacts to CDFW-regulated resources would require a Section 1600 Lake and Streambed Alteration Agreement by the CDFW.

ECORP mapped a total of 0.001-acre of intermittent drainage (Plunge Creek) within the Study Area. Approximately 0.008-acre of streambed (Plunge Creek) within the Study Area would likely be regulated under California Fish and Game Code Section 1600 (ECORP 2025b; Appendix C). These acreages represent a calculated estimation of the extent of aquatic resources within the Study Area and are subject to modification following an agency review and/or verification process. Plunge Creek would be completely avoided and development of the Project would not impact Waters of the U.S., Waters of the State, or streambeds regulated under Section 1600 of the California Fish and Game Code. Therefore, regulatory agency permits for impacts to aquatic resources will not be necessary. As the Project would avoid impacts to state and federal wetlands no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

Less than Significant Impact.

The Project Site is located adjacent to areas containing existing disturbances (e.g., paved roads and residential developments). The Project Site could provide wildlife movement opportunities because it consists of open and unimpeded land. The Project Site is exposed and does not contain any large drainages that likely support wildlife movement through the area and the site's value as a corridor is lessened by the fact that it borders residential developments to the north and the busy Greenspot Road to the south. The study area is separated from the pending Santa Ana River Wash Habitat Conservation Plan by Greenspot Road. No migratory wildlife corridors or native wildlife nursery sites were identified within the Project Site. No impacts to these resources are expected to occur during the development of the Project Site

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Less than Significant Impact.

The BTR notes that there are an estimated 25 non-native Peruvian pepper trees on the study area, which may or may not be considered "heritage trees." There is a cluster of multiple trunk native sycamore trees in the agricultural area of the property, which may meet criteria for City "heritage tree." Also, the laurel sumac shrubs are large specimens that may also be considered "heritage trees" (ECORP 2025a: Appendix B). City ordinance (Ord. 103 § 4, 1990), defines a "heritage tree" as:

Any native, non-native, or ornamental live tree, shrub or woody plants in excess of 15 feet in height and having a single trunk circumference of 24 inches or more, as measured four and one-half feet above ground level; or multi-trunk tree(s) having a total circumference of 30 inches or more, measured four and one-half feet from ground level; or a stand of trees, the nature of which makes each dependent upon the others for survival; or any other tree as may be deemed historically or culturally significant by the community development director or designee because of size, condition, location, or aesthetic qualities. No person, firm, or corporation shall remove, relocate or destroy any heritage tree within the city limits, including an applicant for a building permit, without first obtaining a tree removal permit from the community development director or designee or reviewing authority. An

application for a tree removal permit shall be filed, together with any required fee as set by resolution of the city council, with the community development director on forms provided for the purpose.

Therefore, prior to issuance of a construction permit, the Project Proponent would be required by the City to apply for a tree removal permit with payment of all applicable fees prior to issuance of a building permit. With the payment of all applicable fees, and City approval, the Project would comply with local policies regarding the preservation of biological resources. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

No Impact.

San Bernardino Valley-Wide Multiple Species Habitat Conservation Plan

The proposed San Bernardino Valley-wide Multiple Species Habitat Conservation Plan (MSHCP) encompasses approximately 500 square miles containing six unlisted species, six State-listed as endangered or threatened species, 13 federally listed as endangered threatened species, and 53 species of special concern. The schedule for completion and adoption of the San Bernardino Valley-wide MSHCP is uncertain at this time. Completion of the plan is not expected anytime within the near future. The City participated in previous planning efforts, with the intent of being a Local Permittee upon adoption of the plan.

Upper Santa Ana River Wash Land Management and Habitat Conservation Plan

The Project Site is located outside of, but adjacent to areas covered by the finalized Upper Santa Ana River Wash Land Management and Habitat Conservation Plan (HCP) for the Upper Santa Ana Wash. This HCP involves an area of approximately 4,365 acres located in the upper Santa Ana River Wash area. The HCP was completed in July 2020 following Federal approval, marking the culmination of a two-decade planning process. The plan facilitates the enhancement of facilities planned for the Wash area. It should be noted that activities related to all utilities belonging to Southern California Edison within the Project footprint and the East Branch Extension (EBX) Foothill Pipeline, also located within the Project footprint, are excluded from the covered activities described in the HCP. The Project Site is separated from the Santa Ana River Wash Habitat Conservation Plan by Greenspot Road.

Covered Species are those species addressed in the finalized HCP for which conservation actions will be implemented and for which the applicants have received incidental take authorizations for a period of up to 30 years. These include two federally listed endangered plants (Santa Ana River woollystar and slender-horned spineflower), the federally listed endangered San Bernardino kangaroo rat, the federally listed

threatened coastal California gnatcatcher, and the cactus wren (*Campylorhynchus brunneicapillus*), which is not currently listed under the Federal Endangered Species Act.

The Project Site is not located in a species habitat conservation plan and the Proposed Project is not a Covered Activity. No action is necessary for compliance with the proposed Santa Ana River Wash Land Management and Habitat Conservation Plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan and no impact would occur.

4.4.3 Mitigation Measures

BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each

monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible

and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project

impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced

approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

4.5 Cultural Resources

ECORP Consulting, Inc. (ECORP) prepared a Cultural Resources Inventory and Evaluation Report (ECORP 2025c; Appendix D) for the Proposed Project to determine if cultural resources were present in or adjacent to the Project Area and assess the sensitivity of the Project Area for undiscovered or buried cultural resources. Cultural resources include prehistoric archaeological sites, historic archaeological sites, and historic structures, and generally consist of artifacts, food waste, structures, and facilities made by people in the past. Prehistoric archaeological sites are places that contain the material remains of activities carried out by the native population of the area (i.e., Native Americans) prior to the arrival of Europeans in Southern California. Places that contain the material remains of activities carried out by people during the period when written records were produced after the arrival of Europeans are considered historic archaeological sites. Historic structures include houses, garages, barns, commercial structures, industrial facilities, community buildings, and other structures and facilities that are more than 50 years old. Historic structures may also have associated archaeological deposits, such as abandoned wells, cellars, privies, refuse deposits, and foundations of former outbuildings.

The information provided below is an abridged version of the Cultural Resources Inventory and Evaluation Report and is included here to provide a brief context of the potential cultural resources in the Project Area. Due to the sensitive nature of cultural resources and their records and documentation, which are restricted from public distribution by state and federal law, the IS/MND appendices do not include the cultural resources report; however, all pertinent information necessary for impact determinations is included in this section. A redacted version of the cultural resources report that does not include site records or locations may be obtained by contacting the City of Highland.

4.5.1 Environmental Setting

The records search results indicate 39 previously recorded historic-era cultural resources are located within one mile of the Project Area. However, these resources are primarily associated with infrastructure and water conveyance systems. None of the 39 resources are located within the Project Area. The nearest resource to the Project Area is the historic-era Greenspot Road Bridge over Plunge Creek. This resource was previously evaluated as not eligible for listing on the Caltrans Historic Bridge Inventory. It was relocated within close proximity to Aurantia Park and replaced in 1992.

ECORP contacted the California Native American Heritage Commission (NAHC) on April 9, 2024, to request a search of the Sacred Lands File for the Area of Potential Effect (APE) (Appendix D). This search was to determine whether Sacred Lands have been recorded by California Native American tribes within the APE, because the Sacred Lands File is populated by members of the Native American community with knowledge of the locations of tribal resources. In requesting a search of the Sacred Lands File (SLF),

ECORP solicited information from the Native American community regarding TCRs, but the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable state and federal law. The results of the Sacred Lands File search by the NAHC were positive for the presence of Native American Cultural Resources within the Project Area.

ECORP was not delegated authority by the lead agency to conduct tribal consultation.

4.5.2 Cultural Resources (V) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

An Archaeological Resources Inventory and Evaluation Report was prepared by ECORP in 2025 (ECORP 2025c; Appendix D) for the Project to determine if cultural resources were present in or adjacent to the Project Area and assess the sensitivity of the Project Area for undiscovered or buried cultural resources. ECORP surveyed the Project Area for archaeological resources in 2024. As a result of the field survey, ECORP recorded five cultural resources within the Project Area: EH-01, EH-02, EH-03, EH-04, and EH-05-I. EH-01 is a historic-period refuse deposit, EH-02 is a historic-period foundation, EH-03 and EH-04 are pre-contact bedrock milling features, and EH-05-I is a granite mano.

ECORP then conducted subsurface testing at resource EH-01 through EH-04 in 2025, under the supervision of a tribal monitor from the Yuhaaviatam of San Manuel Nation. Resource EH-05 was not tested, as isolated artifacts do not have associated cultural materials that can be excavated. Further discussion of resource testing results is provided in Appendix D.

ECORP evaluated the significance of all five historic-period resources using the National Register of Historic Places and California Register of Historical Resources eligibility criteria. ECORP evaluated resources EH-01, EH-02, EH-03, and EH-05-I, and recommends that they are not eligible for inclusion in the NRHP and CRHR and, therefore, are not Historical Resources under CEQA or Historic Properties under National Historic Preservation Act (NHPA) Section 106. ECORP evaluated EH-04, and concludes this resource has sufficient integrity given the presence of in situ subsurface resources to yield important information. Additionally, the Sacred Lands File search by the NAHC was positive, indicating the presence of Native American resources within the Project Area. Therefore, ECORP recommends site EH-04 be considered eligible for inclusion in the NRHP and CRHR under Criterion D/4; therefore, site EH-04 is considered a Historical Resource as defined by CEQA or Historic Property under NHPA Section 106. As EH-04 is considered a Historical Resource as defined by CEQA, the Project has the potential to result in a substantial adverse change in the significance of a historical resource. Implementation of Mitigation Measure CUL-1, would ensure that impacts to resource EH-04 would be reduced to a less than significant level.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

Due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites. If previously unrecorded historical resources are encountered during construction, implementation of Mitigation Measures CUL-2, CUL-3, and CUL-4 would reduce potential impacts to a less than significant threshold.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

No formal cemeteries are located in or near the Project Area. However, the possibility exists that human remains could be uncovered during construction of the Proposed Project. Additionally, most Native American human remains are found in prehistoric and archeological sites. Due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites (ECORP 2025c Appendix D). Implementation of Mitigation Measure CUL-2, CUL-3, and CUL-4 would ensure that impacts to human remains are less than significant.

4.5.3 Mitigation Measures

CUL-1: Monitoring and Treatment Plan. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
 - If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the

lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

4.6 Energy

This section is based in part on the results of the Energy Analysis prepared by Urban Crossroads in September 2024 (Urban Crossroads 2024b; Appendix E). This IS/MND analyzes energy consumption due to the potential direct and indirect environmental impacts associated with the Project. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal) and emissions of pollutants during the construction and operational phases.

4.6.1 Environmental Setting

Energy relates directly to environmental quality. Energy use can adversely affect air quality and other natural resources. The vast majority of California's air pollution is caused by burning fossil fuels. Consumption of fossil fuels is linked to changes in global climate and depletion of stratospheric ozone. Transportation energy use is related to the fuel efficiency of cars, trucks, and public transportation; choice of different travel modes (auto, carpool, and public transit); vehicle speeds; and miles traveled by these modes. Construction and routine operation and maintenance of transportation infrastructure also consume energy. In addition, residential, commercial, and industrial land uses consume energy, typically through the usage of natural gas and electricity.

4.6.1.1 Energy Types and Sources

California relies on a regional power system comprised of a diverse mix of natural gas, renewable, hydroelectric, and nuclear generation resources. Natural gas provides California with a majority of its electricity followed by renewables, large hydroelectric and nuclear (California Energy Commissions [CEC] 2021). Southern California Edison (SCE) provides electrical services to Highland through state-regulated public utility contracts. Southern California Edison, the largest subsidiary of Edison International, is the primary electricity supply company for much of Southern California. It provides 15 million people with electricity across a service territory of approximately 50,000 square miles.

The California Public Utilities Commission (CPUC) regulates SCE. The CPUC has developed energy efficiency programs such as smart meters, low-income programs, distribution generation programs, self-generation incentive programs, and a California solar initiative. Additionally, the CEC maintains a power plant database that describes all of the operating power plants in the state by county.

SoCalGas provides natural gas services to the Project Area and services approximately 5.9 million customers, spanning roughly 20,000 square miles of California.

4.6.1.2 Existing Transmission and Distribution Facilities

The components of transmission and distribution systems include the generating facility, switching yards and stations, primary substation, distribution substations, distribution transformers, various sized transmission lines, and the customers. The United States contains over a quarter million miles of

transmission lines, most of them capable of handling voltages between 115 kilovolts (kV) and 345 kV, and a handful of systems of up to 500 kV and 765 kV capacity. Transmission lines are rated according to the amount of power they can carry, the product of the current (rate of flow), and the voltage (electrical pressure). Generally, transmission is more efficient at higher voltages. Generating facilities, hydro-electric dams, and power plants usually produce electrical energy at fairly low voltages, which is increased by transformers in substations. From there, the energy proceeds through switching facilities to the transmission lines. At various points in the system, the energy is “stepped down” to lower voltages for distribution to customers. Power lines are either high voltage (115, 230, 500, and 765 kV) transmission lines or low voltage (12, 24, and 60 kV) distribution lines. Overhead transmission lines consist of the wires carrying the electrical energy (conductors), insulators, support towers, and grounded wires to protect the lines from lightening (called shield wires). Towers must meet the structural requirements of the system in several ways. They must be able to support both the electrical wires, the conductors, and the shield wires under varying weather conditions, including wind and ice loading, as well as a possible unbalanced pull caused by one or two wires breaking on one side of a tower. Every mile or so, a “dead-end” tower must be able to take the strain resulting if all the wires on one side of a tower break. Every change in direction requires a special tower design. In addition, the number of towers required per mile varies depending on the electrical standards, weather conditions, and the terrain. All towers must have appropriate foundations and be available at fairly regular spacing along a continuous route accessible for both construction and maintenance.

A right-of-way is a fundamental requirement for all transmission lines. A right-of-way must be kept clear of vegetation that could obstruct the lines or towers by falling limbs or interfering with the sag or wind sway of the overhead lines. If necessary, land acquisition and maintenance requirements can be substantial. The dimensions of a right-of-way depends on the voltage and number of circuits carried and the tower design. Typically, transmission line rights-of-way range from 100 to 300 feet in width. The electric power supply grid within San Bernardino County is part of a larger supply network operated and maintained by SCE that encompasses a large portion of the Southern California region. This system ties into yet a larger grid known as the California Power Pool that connects with the San Diego Gas and Electric and Pacific Gas and Electric Companies. These companies coordinate the development and operation, as well as purchase, sale, and exchange of power throughout the State of California. Within San Bernardino County, SCE owns most of the transmission and distribution facilities.

The California Independent System Operator (CAISO) manages the flow of electricity across the high-voltage, long-distance power lines (high-voltage transmissions system) that make up 80 percent of California’s and a small part of Nevada’s grid. This nonprofit public benefit corporation keeps power moving to and throughout California by operating a competitive wholesale electricity market, designed to promote a broad range of resources at lower prices, and managing the reliability of the electrical transmission grid. In managing the grid, CAISO centrally dispatches generation and coordinates the movement of wholesale electricity in California. As the only independent grid operator in the western U.S., CAISO grants equal access to 26,000 circuit miles of transmission lines and coordinates competing and diverse energy resources into the grid where it is distributed to consumers. Every five minutes, CAISO forecasts electrical demand and dispatches the lowest cost generator to meet demand while ensuring enough transmission capacity for delivery of power.

4.6.2 Energy (VI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☒	☐

Less Than Significant Impact.

Construction

Based on CalEEMod estimations within the modeling output files used to estimate GHG emissions associated with the Project, construction-related vehicle trips would result in approximately 231,729 VMT and consume an estimated 13,986 gallons of diesel fuel during the construction phases. Additionally, on-site construction equipment would consume an estimated 49,800 gallons of diesel fuel. Limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings. California Code of Regulations, Title 13, Sections 2449 and 2485, limit idling from both on-road and off-road diesel-powered equipment and are enforced by CARB. Additionally, given the cost of fuel, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

Due to the temporary nature of construction and the financial incentives for developers and contractors to use energy-consuming resources in an efficient manner, the construction phase of the Proposed Project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, the construction-related impacts related to electricity and fuel consumption would be less than significant.

Operations

Operation of the Proposed Project would consume energy as part of building operations and transportation activities. Building operations would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics. Based on CalEEMod energy use estimations, operations for the Project would result in approximately 959,825 kWh/year of electricity and 3,535,738 kBtu/year of natural gas annually.

Development of the Project would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

Operational energy would also be consumed during vehicle trips associated with the Project envisioned under the Proposed Project. Fuel consumption would be primarily related to vehicle use by residents and visitors associated with the Project. Based on CalEEMod energy use estimations, Project-related vehicle trips would result in an approximately 3,725,967 VMT and consume an estimated 147,418 gallons of gasoline and diesel combined, annually.

The Project would provide parking and EV infrastructure that would further reduce fuel consumption demand. For these reasons, operational-related transportation fuel consumption would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. For these reasons, this impact would be less than significant.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Less Than Significant Impact

The Project would be designed in a manner that is consistent with relevant energy conservation plans designed to encourage development that results in the efficient use of energy resources. The Project would be built to the *Energy Efficiency Standards for Residential and Nonresidential Buildings*, as specified in Title 24, Part 6, of the CCR (Title 24). Title 24 was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years. The most recent Title 24 updates went into effect on January 1, 2020 (2019 Standards). The 2019 Standards focuses on several key areas to improve the energy efficiency of newly constructed and remodeled or altered buildings and are a major step toward meeting Zero Net Energy. Buildings permitted on or after January 1, 2020, must comply with the 2019 Standards. Additionally, in January 2010, the State of California adopted the California Green Building Standards Code (CalGreen) that establishes mandatory green building standards for all buildings in California. The code was subsequently updated in 2013. The code covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. Furthermore, the Project would also be consistent with the City's General Plan Conservation and Sustainable Communities Element, which strives for energy efficient design in new development. For these reasons, this impact would be less than significant.

4.6.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.7 Geology and Soils

4.7.1 Environmental Setting

The Project Site is relatively flat with a low gradient generally towards the west-northwest, with elevations ranging from approximately 1,467 feet above mean sea level (MSL) in the southeast corner to 1,445 feet above MSL in the northwest corner. The surficial soils across the site are generally loose and dry with some cobbles and boulders exposed on the ground surface.

4.7.1.1 Geomorphic Setting

A Preliminary Geotechnical Evaluation Report was prepared by Petra Geosciences Inc. in August 2024 (Petra 2024; Appendix F). The report presents data from background review, field exploration, and laboratory testing, providing conclusions regarding the geotechnical conditions at the Project Site, and provides recommendations regarding the design and construction of the proposed improvements.

Regionally, the Project Site is located within the northmost portion of the Peninsular Ranges Geomorphic Province (PRGP), near the boundary with the Transverse Ranges Geomorphic Province on a portion of a large alluvial fan that extends southwest from the adjacent San Bernardino Mountains to the northeast. The PRGP is composed of a series of ranges, separated by northwest trending valleys, subparallel to faults and extends south to Baja California, east to the Colorado Desert, and west into the Pacific Ocean.

Locally, the Project Site is located on an alluvial fan and active wash deposits emanating from Oak Creek, located less than one mile to the northeast. The alluvial-fan deposits in the vicinity of the site are on the order of hundreds of feet thick, and composed of silty sands, sands, gravel, cobble, and boulders.

4.7.1.2 Regional Seismicity and Fault Zones

The California Department of Conservation, Division of Mines and Geology, defines an *active fault* as one that has been subjected to surface displacement within the last 11,000 years. A fault is considered *inactive* if it has not shown geologic evidence of surface displacement in the last 11,000 years.

4.7.1.3 Soils

The Preliminary Geotechnical Report prepared by Petra Geosciences encountered five soil units during the excavation of twelve exploratory test pits: Artificial Fill (af), Alluvium (Qal), Silty Sand (SM), Sand with Silt (SP-SM), and Sand (SP) (Petra 2024; Appendix F).

4.7.1.4 Paleontological Resources

The Society for Vertebrate Paleontology (SVP) defines four categories of paleontological sensitivity for rock units: High Potential, Low Potential, Undetermined Potential, and No Potential. The County of San Bernardino General Plan EIR identifies the Project Site as within an area of Low-to-High Paleontological Sensitivity (SB County 2019). The Cultural Resource Section of the County's 2019 General Plan EIR, and CGS's geologic map of California identify the Project Site is underlain by Pleistocene-Holocene Age

Alluvium Sediments (Q: Younger Alluvium) GCS identifies surficial deposits at the Project Site include Qal (Alluvial Valley Deposits), and Qw (Alluvial Wash Deposits) (SB County 2019; CGS 2025).

4.7.2 Geology and Soils (VII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐

Less than Significant Impact (i, ii)

The Project Site is not located in an Alquist-Priolo Earthquake Fault Zone and no known faults cross the Project Site. However, the Project Site is located in a seismically active region of Southern California, where several fault systems are considered to be active or potentially active. Nearby active faults are present in the San Andreas Fault Zone, located approximately 0.4-miles north of the Project Site (DOC 2025). The Project Site may be subject to ground shaking in the event of an earthquake originating along one of the faults designated as active or potentially active in the Project vicinity. This hazard is common throughout California. Additionally, the Project would be constructed in compliance with the California Building Code as well as City development standards, and the recommendations presented within the site-specific geotechnical report. Therefore, the proposed development on the Project Site would pose no greater risk to public safety or destruction of property than is already present for the region. A less than significant impact would occur.

Less than Significant Impact (iii)

Liquefaction is a phenomenon where water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 feet of the ground surface. The loss of soil strength occurs when cyclic pore water pressure increases below the groundwater surface. Potential hazards due to liquefaction include the loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements.

The Project Site is located within a San Bernardino County Liquefaction Zone, generally susceptible to medium liquefaction. However, due to the gravelly to cobbly nature of the underlying alluvial-fan materials, as well as the depth to groundwater (expected to be deeper than 100 feet bgs), the potential for liquefaction is considered to be very low (Petra 2024; Appendix F). Thus, neither liquefaction nor dynamic settlement were identified as major geotechnical concerns for site development. Additionally, the Project would be constructed in compliance with the California Building Code as well as City development standards, and the recommendations presented within the site-specific geotechnical report. A less than significant impact would occur, and no mitigation is required.

Less than Significant Impact (iv)

The Project Site is relatively flat and is located outside of a general landslide susceptibility zone (SB County 2025). The City of Highland General Plan identified the Project Site as being located within Landslide Zone 1, the Lowest Susceptibility zone (Highland 2006). As such, the Project Site is not located in an area that would be highly susceptible to landslides.

Secondary effects of seismic activity normally considered as possible hazards to a site include several types of ground failure. Various general types of ground failures, which might occur due to severe ground shaking at the site include ground subsidence, ground lurching, and lateral spreading. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from faults, topography, subsoil, and groundwater conditions, among other factors. The potential for ground lurching and lateral spreading are considered very low. Additionally, the Project would be constructed in compliance with the California Building Code as well as City development standards, and the recommendations presented within the site-specific geotechnical report. Therefore, a less than significant impact would occur, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Less than Significant Impact.

Implementation of the Proposed Project would require ground-disturbing activities, such as grading, which could potentially result in soil erosion or loss of topsoil. Erosion is a condition that could adversely affect development on any site. Site grading could temporarily exacerbate erosion conditions, but implementation of erosion control measures would limit such effects. Construction of the Proposed Project would be required to comply with the Construction General Permit, which would require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) are included as part of the SWPPP prepared for the Proposed Project and would be implemented to manage erosion and the loss of topsoil during construction-related activities (see Section 10., Hydrology and Water Quality of this Initial Study). The Proposed Project's grading plan would also

ensure that the proposed earthwork is designed to avoid soil erosion. Impacts associated with soil erosion or the loss of topsoil would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Less than Significant Impact.

Please refer to the responses to Section 4.7 question a), above. The Project would comply with the California Building Code. Impacts related to an unstable geological unit or soil resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

Less than Significant Impact.

Expansive soils can shrink and swell with drying and wetting. The shrink-swell potential of expansive soils can result in differential movement beneath foundations. Two soil units or types were encountered within the Project Site: Artificial Fill, and Alluvial Fan Deposits (Petra 2024; Appendix F). Laboratory testing conducted by Petra found soils within the Project Site are very sandy and have a very low expansion potential. Furthermore, with implementation of the Conclusions and Recommendations of the Final Site-Specific Geotechnical Report, near-surface compacted fill soils within the site are expected to exhibit an expansion index of 0 to 20, or non-expansive. As such, a less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

No Impact.

The Proposed Project would be connected to the local wastewater treatment system. The Project does not include septic tanks or alternative wastewater disposal systems. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

The Proposed Project would be located near Oak Creek, and along existing Roadways. As stated previously, the San Bernardino County General Plan identifies the Project Site as being located within an area of Low-to-High Paleontological Sensitivity (SB County 2019). Artificial fill was observed overlaying two of the twelve test pits excavated as part of the Preliminary Geotechnical Report at a depth of 1.5 to 2.5-feet. Alluvial fan deposits were noted at all twelve of the test pit locations (Petra 2024; Appendix F). Excavation required during construction would generally be limited to less than five feet below the existing ground level to accommodate recommended over excavations. However, the actual depths and horizontal limits of removals and over-excavations would be evaluated during grading by the Project’s geotechnical consultant (Petra 2024; Appendix F). Excavation in sediments below the level of previous disturbance has the potential to encounter unknown paleontological resources. With the implementation of Mitigation Measure GEO-1 impacts from the unanticipated discovery of paleontological resources would be less than significant.

4.7.3 Mitigation Measures

GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

4.8 Greenhouse Gas Emissions

This section is based in part on the results of the Greenhouse Gas Analysis conducted for the Project (Urban Crossroads 2024c; Appendix G). This analysis was prepared using methods and assumptions recommended in the rules and regulations of the South Coast Air Quality Management District (SCAQMD). This section presents regional and local existing conditions in addition to pertinent Greenhouse Gas (GHG) emissions-related standards and regulations. The purpose of this assessment is to estimate Project-generated GHG emissions and to determine the level of impact the Project would have on the environment.

4.8.1 Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Less Than Significant Impact.

The City of Highland has not adopted its own numeric threshold of significance for determining impacts with respect to GHG emissions. A screening threshold of 3,000 MTCO₂e/yr to determine if additional analysis is required is an acceptable approach for small projects. This approach is a widely accepted screening threshold used by the City of Highland and numerous cities in the SCAB and is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required.

4.8.1.1 Project Construction-Generated Greenhouse Gas Emissions

Construction-related activities that would generate greenhouse gas (GHG) emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project Site, and off-road construction equipment (e.g., tractors, graders, dozers). Construction-generated GHG emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Construction is anticipated to last approximately 12 months. Construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. Please refer to Appendix G for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Table 4.8-1. Construction-Related Greenhouse Gas Emissions

Year	CO₂e (Metric Tons / Year)
2026	475.93
2027	0.81
Total	476.74
<i>SCAQMD Threshold</i>	<i>3,000</i>
Exceed Threshold?	No

Source: CalEEMod version 2022.1.1.26. Refer to Appendix G for Model Data Outputs.

As shown in Table 4.8-1, Project construction would result in the generation of approximately 476.74 metric tons of carbon dioxide equivalents per year (MTCO₂e/yr) over the course of construction. Once construction is complete, the generation of these GHG emissions would cease. Consistent with SCAQMD recommendations, Project construction GHG emissions have been amortized of the expected life of the Project, which is considered to be 30 years per the SCAQMD. The amortized construction emissions are added to the annual average operational emissions (see Table 4.8-2).

As such, the Project would not exceed the SCAQMD's numeric bright-line threshold of 3,000 metric tons of CO₂e annually. Therefore, the impact is less than significant.

4.8.1.2 Project Operational Greenhouse Gas Emissions

Operation of the Project would result in an increase in GHG emissions primarily associated with mobile sources. Long-term operational GHG emissions attributed to the Project are identified in Table 4.8-2.

Table 4.8-2 Operational-Related Greenhouse Gas Emissions

Emissions Source	CO₂e (Metric Tons/ Year)
Construction Emissions (amortized over the 30-year life of the Project)	15.89
Area Source	28.96
Energy	339.73
Mobile	1337.21
Waste	34.09
Water	13.12
Refrigerants	0.22
Total:	1,769.22

Source: Urban Crossroads 2024c; Appendix G, CalEEMod version 2022.1.1.26 Refer to Appendix 3.1 of Urban Crossroads 2024c; Appendix G for Model Data Outputs.

As shown in Table 4.8-2, The Project would result in approximately 1,769.22 MTCO₂e/yr; the proposed Project would not exceed the SCAQMD's numeric threshold of 3,000 MTCO₂e/yr. Additionally, the Project

would be consistent with the CARB 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), as described in Section 8, Response b), below, Thus, the Project would result in a less than significant impact with respect to GHG emissions.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Less than Significant Impact.

The City of Highland does not currently have an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. However, the State of California promulgates several mandates and goals to reduce statewide GHG emissions, including the goal to reduce statewide GHG emissions to 1990 levels by the year 2020 (Assembly Bill 32), and the goal to reduce statewide GHG emissions to 40 percent below 1990 levels by the year 2030 (Senate Bill 32). As previously stated, pursuant to 15604.4 of the *CEQA Guidelines*, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions (54). As such, the Project’s consistency with the 2022 Scoping Plan, is discussed below. It should be noted that the Project’s consistency with the 2022 Scoping Plan also satisfies consistency with AB 32 since the 2022 Scoping Plan is based on the overall targets established by AB 32 and SB 32. Consistency with the 2008 and 2017 Scoping Plan is not necessary since both of these plans have been superseded by the 2022 Scoping Plan. For reasons outlined herein, the proposed Project would result in a less than significant impact with respect to GHG emissions.

4.8.1.3 2022 Scoping Plan Consistency

The Project would not impede the State’s progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project will comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, Off-Road Zero-Emission Targeted Manufacturer Rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. As such, the Proposed Project would not conflict with an adopted plan, policy, or regulation pertaining to GHGs Therefore, this impact would be less than significant. No mitigation is required.

4.8.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.9 Hazards and Hazardous Materials

4.9.1 Environmental Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined by the California Health and Safety Code, Section 25501 as follows:

"Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A hazardous material is defined in 22 CCR Section 662601.10 as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

Transporters of hazardous waste in California are subject to several federal and state regulations. They must register with the California Department of Health Services (DHS) and ensure that vehicle and waste container operators have been trained in the proper handling of hazardous waste. Vehicles used for the transportation of hazardous waste must pass an annual inspection by the California Highway Patrol (CHP). Transporters must allow CHP or DHS to inspect their vehicles and must make certain required inspection records available to both agencies. The transport of hazardous materials that are not wastes is regulated by the U.S. Department of Transportation through national safety standards.

Other risks resulting from hazardous materials include the use of these materials in local industry, businesses, and agricultural production. The owner or operator of any business or entity that handles hazardous material above threshold quantities is required by state and federal laws to submit a business plan to the local Certified Unified Program Agency (CUPA). The San Bernardino County Fire Department is designated by the State Secretary for Environmental Protection as the CUPA for San Bernardino County in order to focus the management of specific environmental programs at the local government level. The CUPA program is designed to consolidate, coordinate, and uniformly and consistently administer permits and conduct inspection and enforcement activities throughout San Bernardino County. This approach strives to reduce overlapping and sometimes conflicting requirements of different governmental agencies independently managing these programs. The County will refer large cases of hazardous materials contamination or violations to the Santa Ana Regional Water Quality Control Board (SARWQCB) (Region 6) and the California Department of Toxic Substances Control (DTSC). It is not uncommon for other agencies, such as federal and state Occupational Safety and Health Administrations, to become involved when issues of hazardous materials arise.

Under Government Code Section 65962.5, both the DTSC and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. The Project Site is not listed by the DTSC as a hazardous substances site on the list of hazardous waste sites compiled pursuant to Government Code § 65962.5 (Cortese List). Per the SWRCB Cortese List, the nearest hazardous site is a LUST Cleanup Site located approximately 1-mile from the Project Site at 7000 Club View Drive. The cleanup status is complete, and the case was closed in October 1994.

4.9.2 Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less than Significant Impact.

Construction

The construction phase of the Project may include the transport, storage, and short-term use of petroleum-based fuels, lubricants, pesticides, and other similar materials. The transport of hazardous materials by truck is regulated by federal safety standards under the authority of the U.S. Department of Transportation. Additionally, the implementation of BMPs stipulating proper storage of hazardous materials and vehicle refueling would be implemented during construction as part of the Stormwater Pollution Prevention Plan (SWPPP). All transport, handling, use, and disposal of substances such as petroleum products, paints, and solvents related to the operation and maintenance of the Project would comply with all federal, state, and local laws regulating management and use of hazardous materials. Therefore, the use of such material would not create a significant hazard to the public and impacts would be less than significant.

Operation

The operation phase of the Project would involve the operation of the proposed residential Project. The types and amounts of hazardous materials that would be used in connection with the occupancy of the Proposed Project would be typical of residential uses, such as cleaning solutions, solvents, pesticides for landscaping, painting supplies, and petroleum products used in normal vehicles operations. These substances can be hazardous in high concentrations; however, the routine and proper use of these standard construction and household products would not result in significant hazards due to small quantities of use. Impacts would be less than significant.

Would the Project:

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☒	☐

Less than Significant Impact.**Construction**

Construction personnel would maintain supplies on-site for containing and cleaning small spills of hazardous materials such as diesel and gasoline fuels, paints, solvents cement, and asphalt. Furthermore, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the National Pollution Discharge Elimination System (NPDES) permit. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non stormwater discharges from the construction site. BMPs for hazardous materials may include, but are not limited to, off- site refueling, placement of generators on impervious surfaces, establishing cleanout areas for cement, etc.

Operation

While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with the Project and the potential for accident or upset is less than significant.

Would the Project:

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☐	☒

No Impact.

There are no schools located within a one-quarter mile radius of the Project Site (Google Earth 2025). The closest school to the Project Site is Cram Elementary, approximately 0.35-miles northwest of the Project Site at 29700 Water Street. Therefore, no impact would occur in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

No Impact.

Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, the State Water Resources Control Board (SWRCB), and the California Integrated Waste Management Board to compile and annually update lists of hazardous waste sites and land designated as hazardous waste property throughout the State.

The California Environmental Protection Agency's (CalEPA) Cortese List Data Resources records were reviewed to help determine whether hazardous materials have been handled, stored, or generated on the Project Site or the adjacent properties and businesses (CalEPA 2025). The list, although covering the requirements of Section 65962.5, has always been incomplete because it does not indicate if a specific site was at one time included in the abandoned site program.

The list is a compilation of five separate websites that includes:

1. DTSC's EnviroStor – identifies waste or hazardous substances sites.
2. SWRCB's GeoTracker – identifies underground storage tanks for which an unauthorized release report was filed, cleanup sites, and all solid waste disposal facilities from which there is a mitigation of hazardous waste for which a regional board has notified DTSC.
3. A pdf of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit.
4. A list of cease-and-desist orders and clean up and abatement orders.
5. A list of hazardous waste facilities subject to corrective action.

Results of the records search indicate the following:

- DTSC's EnviroStor indicated that that Project Site was not identified as a hazardous waste or substances site (DTSC 2023).
- GeoTracker did not identify the Project Site as having an underground storage tank for which an unauthorized release report was filed, a cleanup site, or a solid waste disposal facility from which there is a mitigation of hazardous waste for which a regional board has notified DTSC (SWRCB 2023). The database indicates that the nearest hazardous site is a LUST Cleanup Site located approximately 1-mile from the Project Site at 7000 Club View Drive. The cleanup status is complete, and the case was closed in October 1994.

- A list of solid waste disposal sites with waste constitutes above hazardous waste levels outside the waste management unit was also checked. No records were listed.
- The list of cease-and-desist orders and clean up and abatement orders did not include the Project Site.
- The list of hazardous facilities subject to corrective action does not include the Project Site.

As the Project Site is not listed on one of the five websites provided to fulfill the Cortese List, the Project would not create a significant hazard to the public or the environment. Furthermore, as part of the Phase I ESA prepared by RMA Group, a search of governmental records pertaining to hazardous materials and wastes was made by EDR, an environmental records search firm. The search encompassed federal, state, regional, and local records. Environmental concerns were searched within a radius of 0.25- to 1-mile of the Project Site, or limited to the target property, depending on the record searched. The record search did not identify any environmental issues at the Project Site.

A total of three sites were identified within a one-mile radius of the Project Site, and no violations were reported for any of the three sites.

Two of the three sites, 29906 and 2996 Santa Ana Canyon Road, are listed as having underground storage tanks. 29906 Santa Ana Canyon Road is listed on the CA FID UST and SWEEPS UST lists and 29996 Santa Ana Canyon Road is listed on the historic underground storage tank (UST) list. Both sites are listed as being under the same ownership, and both addresses list two tanks, one 280-gallon and one 550-gallon. This appears to be the same site, the citrus orchard north of the site and Santa Ana Canyon Road. The closest structures on the orchard site is about 150-feet from the site. Neither address is listed on the GeoTracker website. The third site is listed is a Verizon Wireless property at 29700 Greenspot Road listed as San Bernardino County permitted hazmat handler. The orphan sites identified by EDR appear to be sufficiently distant so as not to be a concern with respect to the subject site. The results of the EDR record search are presented in the Phase I Environmental Site Assessment (ESA), included as Appendix H (RMA 2014).

In conclusion, there are no hazardous waste facilities and sites with known contamination, or sites where there may be reasons to investigate further located on the Project Site or in its vicinity. Therefore, no impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project Area?	☐	☐	☐	☒

No Impact.

The Redlands Municipal Airport and San Bernardino International Airport (SBD) are the two closest Airports to the Project Site. SBD does not have an adopted Airport Land Use Compatibility Plan (ALUCP) and is located approximately 3.5-miles west of the Project Site, beyond I-210. The closest airport is Redlands Municipal, located approximately 1.7-miles south of the Project Site. As depicted on the Redlands Municipal ALUCP Noise Contour Figure, the Project Site is located outside of the 60 dBA CNEL noise contour, and outside of common flight tracks (Redlands 2003). Additionally, as noted in the City of Highland's General Plan Public Health, Safety and Environment Section, the Project Site is located outside of the Redlands Municipal and SBD influence areas, and Redlands Municipal Airport Area of Special Compatibility Concern (Highland 2006). Although the Project Site is located within the vicinity of two airports, it is not located within an airport land use planning area. As such, no impact would occur.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than Significant Impact.

The City of Highland General Plan identifies Greenspot Road as an east-west evacuation route for the City. Additionally, the general plan notes that population impacts on emergency response services are currently evaluated on a project-by-project basis through the development review process (Highland 2006). During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City. The Proposed Project would require construction within the Greenspot Road ROW and require temporary lane closures for the construction of a new 48-inch storm drain within the Greenspot Road ROW (Figure 3). As the Proposed Project would require improvements within an emergency evacuation route identified by the City of Highland, the Project would require the preparation and implementation of a Traffic Control Plan (TCP) prior to any lane closures to ensure proper access to residences by emergency vehicles during construction and to maintain traffic flow on Greenspot Road. With the implementation of a TCP, Project construction impacts to emergency access would be reduced to a less than significant level.

Site access for operations would be subject to approval of the Site Plan by the City. Development facilitated by the Project would accommodate future population growth and would increase vehicle miles travelled in the City. This could lead to increased congestion during emergency evacuations. However, the City reviews and approves projects to ensure that emergency access meets City standards. This Project would comply with road standards and would be reviewed by the City to ensure development would not interfere with evacuation routes and would not impede the effectiveness of evacuation plans. Therefore, the Project would not impair implementation of or physically interfere with evacuation or emergency response plans. Therefore, the Project would have a less than significant impact.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Less than Significant Impact.

The Project Site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), and Local Responsibility Area (LRA). The City of Highland requires development review for projects located within a VHFHSZ. The Proposed Project's site plan has been reviewed by the City's Fire Marshall, Craig Sanchez. The Proposed Project would be developed in compliance with the requirements of the City of Highland's Municipal Code, California Fire Code, and California Building Code. These standards include building requirements that increase wildfire resilience, including require home hardening and defensible space in accordance with state standards within Very High Fire Hazard Severity Zones.

As the Project would comply with all applicable codes and standards, including compliance with the most current Fire Safe Regulations and Fire Hazard Reduction around Buildings and Structures Regulations. Additionally, the Project would require the preparation of a Fire Protection Plan that describes Project-specific fuel modification shall be required. A less than significant impact would occur.

4.9.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.10 Hydrology and Water Quality

4.10.1 Environmental Setting

4.10.1.1 Site Hydrology and Onsite Drainage

The existing Project Site is currently vacant, generally flat, and vegetation consists primarily of grasses, flowering plants, large bushes, small trees on the north half of the site, and grasses, shrubs, and small trees on the south end of the site. The preliminary Hydrology Report prepared by Kimley-Horn and Associated (Kimley-Horn 2024a; Appendix I) identified two drainage areas (DA) on the Project Site. The first drainage area, DA-1 flows drain west of the site where the stormwater flows currently experience some localized ponding onsite before continuing downstream through the natural drainage course. The second, DA-2, sheet flows west towards Alta Vista and ultimately onto the street continuing westerly on Greenspot Road along curb and gutter until it is conveyed to an existing public storm inlet located on Weaver Street.

Under existing conditions, the Project Site not only conveys onsite flows, but it also accepts offsite flows from the north from a low point in Santa Ana Canyon Road. Offsite flows sheet flow onsite and mix with onsite flows. The combined onsite and offsite flows will ultimately discharge west, as described above.

The Project Site also accepts flows from an existing 36-inch reinforced concrete pipe (RCP) storm drain at the northern boundary of the Project Site. The existing 36-inch RCP storm drain conveys to an existing outlet headwall into a rock swale, which ultimately discharges into the site. The existing 36-inch RCP storm drain discharging into the Project Site does not have any direct connections from the Project Site.

4.10.2 Hydrology and Water Quality (X) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

Less than Significant Impact.

Potential water quality impacts associated with the Proposed Project include short term construction-related erosion/sedimentation and construction related hazardous materials discharge. Because the area of disturbance affected by the construction of the Proposed Project would exceed one acre, the Proposed Project would be subject to the requirements of the statewide National Pollutant Discharge Elimination System (NPDES) stormwater permit for construction activity (Order 98-08 DWQ), and as such would prepare a SWPPP in accordance with the Statewide Construction General Permit. Impacts associated with construction-related water quality impacts would be avoided or reduced to a less than significant level through implementation of standard construction BMPs and conformance with the NPDES requirements.

During Project operations a Water Quality Management Plan (WQMP) would be implemented to comply with the State Water Resources Control Board (SWRCB) MS4 permit requirements. The Conceptual WQMP prepared by Kimley-Horn details the Proposed Project's stormwater management system to address post-construction runoff quality and quantity (Kimley-Horn 2024b; Appendix J). The Project's stormwater management system would include two detention basins along the Project Site's southern boundary along Greenspot Road within Lots C and P (Figure 3) as well as permanent post-construction BMPs for water quality control to allow for onsite stormwater infiltration. Therefore, impacts to surface or ground water quality during Project operation would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project would include both pervious (detention basin and landscape areas) and impervious (hardscapes, building footprints) surfaces. The Project would not involve the withdrawal of groundwater.

Water supply for the residential uses would be provided by the East Valley Water District (EVWD). The Proposed Project's stormwater management system includes the use of two detention basins, which would allow for groundwater recharge. Therefore, the Project is not anticipated to substantially affect groundwater recharge. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation onsite or offsite;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐

Less than Significant Impact.

- i) The Proposed Project would be subject to City review and approval which would ensure that the proposed grading plan and stormwater management system meet City development standards. As such, implementation of an approved grading plan is not anticipated to result in the substantial alteration of existing drainage patterns in a manner that could result in substantial erosion or siltation on- or off-site. Furthermore, the site is relatively flat and there are no streams or rivers on the Project Site that would be affected. Impacts would be less than significant.
- ii) As stated previously, the Proposed Project's stormwater management system would manage surface runoff originating from the Project Site. The Proposed Project's stormwater management system includes the use of two new water retention basins, and an offsite storm drain connection to the existing box culverts approximately 0.3-mile west of the Project Site traversing underneath Greenspot Road. Surface runoff would be primarily conveyed to these facilities via surface flows. Water retention facilities are designed to allow stormwater to infiltrate into the ground, reducing the velocity and volume of stormwater that is discharged

from the Project Site. As such, the potential for flooding on- or off-site is reduced. Impacts would be less than significant.

- iii) The Proposed Project's stormwater management system was designed by a registered civil engineer to ensure that the system's components are sized to treat the runoff volumes that are anticipated for the post-development condition. The system has also been designed to treat polluted runoff that is typical for residential development. Additionally, as detailed in the Conceptual WQMP for the Proposed Project, Permanent and Operational Source Control Measures for the Project include maintaining landscape using minimum or no pesticides and sweeping sidewalks regularly to prevent accumulation of litter/debris (Kimley-Horn 2024b). Impacts would be less than significant.
- iv) The proposed grading plan and stormwater management system are designed to prevent flooding conditions. Runoff from the proposed development would be conveyed to the Project Site's detention basin for on-site infiltration. Impacts would be less than significant.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	☐	☐	☒	☐

Less than Significant Impact.

Flood Hazard

The site is located in Zone A and Zone X per the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) panel 06071C8707J, dated September 2, 2016 (FEMA 2016). Zone A, special flood hazard areas subject to inundation by the 1% annual chance flood, is defined by FEMA as the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The section of the Project Site located in Zone A will be rezoned through a Letter of Map Revision based on Fill (LOMR-F), from Zone A to Zone X. According to FEMA, LOMR-F is applicable under the following circumstances;

*"small areas where **earthen fill** may have been placed during construction, thereby elevating a small area within the SFHA to an elevation that is at or above the BFE. This construction may have taken place during the time the engineering study was being performed or subsequent to that study. Because of the limited extent of the elevated area and the limitations of the map scale, it may not have been possible for FEMA to show this area as being outside the SFHA and so these areas have been incorrectly included in the SFHA on the FIRM" (FEMA 2025).*

Pending review of Project Site conditions and approval of LOMR-F by FEMA, the Project Site would be located wholly within FEMA Zone X, or areas determined to be outside the 0.2% annual chance flood. With the approval of LOMR-F, a less than significant impact would occur.

Tsunami / Seiche

The potential for seismically induced flooding due to tsunami, seiche (i.e., a wave-like oscillation of the surface of water in an enclosed basin), is considered negligible due to the sites distance from the Pacific Ocean and closed bodies of water, respectively. As such, risk of pollutant release as a result of tsunami or seiche is unlikely. A less than significant impact would occur.

Seven Oaks Dam Failure

Extrapolation of the County of San Bernardino Flood Control District, Seven Oaks Dam, Dam Inundation Based on Dam Breach Map 2 of 7, failure of the Seven Oaks Dam, located approximately 3 miles to the east, would result in inundation in roughly 15 minutes from the breach, with water encompassing the entire site, ranging from approximately 5 feet in the north to 20 feet in the south (Petra 2024). These numbers are based on the dam failing while at capacity. To date, the dam has only ever been filled to one-third of its capacity, and the dam was built to withstand a magnitude 8.0 earthquake (Petra 2024). Based on the dam’s design and limited actual storage, the probability of the site becoming inundated is considered very low (Petra 2024). As the risk of Project inundation as a result of dam failure at Seven Oaks Dam is considered very low, the release of pollutants as a result of Project inundation is unlikely. Therefore, a less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project would comply with the NPDES stormwater permit for construction activity (Order 98-08 DWQ), and as such would prepare a SWPPP. Furthermore, operation of the Project would comply with the requirements of the final approved WQMP. Therefore, construction and operation of the Proposed Project would not interfere with any groundwater management or recharge plan. Impacts would be less than significant.

4.10.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.11 Land Use and Planning

4.11.1 Land Use and Planning (XI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project would construct 113 single-family residential units on approximately 12 gross acres north of Greenspot Road, along either side of Alta Vista in the City of Highland. The Project Site is currently undeveloped and is surrounded by residential uses, radio towers, and vacant land. The Proposed Project would not physically divide an established community, as the Project would be completely located within an undeveloped lot and all associated development would be confined to the Project Site. Although the Proposed Project would require a General Plan Amendment and Zone Change, the Project would not cause a separation of uses, disrupt access between land uses, nor divide an established community. Therefore, a less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project would have a gross density of 9.42 du/ac. The Project would require both a General Plan Amendment and Zone Change as the Project's proposed density would not comply with the adopted land use plan. As such, the Project proposes to amend the General Plan land use designation of the assessor's parcel numbers (APNs) 1210-371-16 and 1210-371-14 from Low Density Residential: Max 6 du/ac LDR to Planned Development: Max 9.42 du/ac (PD). Densities for Planned Development areas vary and typically range from 4.6 to 12.0 dwelling units per acre.

Additionally, a zoning designation amendment is proposed for APNs 1210-371-16 and 1210-371-14 to change them from Single-Family Residential R-10,000 to PD. With the land use designation and zoning amendments, the Proposed Project would conform with the City's General Plan and zoning designations. The Project, under the City's Project/Design Review Procedure, would be reviewed for approval by City Staff or Planning Commission. Therefore, with adoption of the proposed General Plan and Zoning amendments, the Proposed Project would be consistent with the applicable land use plans, policies, and regulations. Impacts would be less than significant.

4.11.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.12 Mineral Resources

4.12.1 Environmental Setting

Minerals are defined as any naturally occurring chemical elements or compounds formed by inorganic processes and organic substances. Minalable minerals are defined as a deposit of ore or minerals having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the project area. The conservation, extraction, and processing of mineral resources is essential to meeting the needs of society.

The Surface Mining and Reclamation Act of 1975 (SMARA) states that cities and counties shall adopt ordinances "...that establish procedures for the review and approval of reclamation plans and financial assurances and the issuance of a permit to conduct surface mining operations..." (PRC Section 2774). The intent of this legislation is to ensure the prevention or mitigation of the adverse environmental impacts of mining, the reclamation of mined lands, and the production and conservation of mineral resources are consistent with recreation, watershed, wildlife, and public safety objectives (PRC Section 2712).

SMARA requires the State Geologist to classify land into Mineral Resource Zones (MRZs) according to the known or inferred mineral potential of that land. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral potential of land is recognized by local government decision makers and considered before land use decisions, which could preclude mining, are made. Areas subject to California mineral land classification studies are divided into the following MRZ categories that reflect varying degrees of mineral potential:

- MRZ-1: Areas of no mineral resource significance
- MRZ-2: Areas of identified mineral resource significance
- MRZ-3: Areas of undetermined mineral resource significance
- MRZ-4: Areas of unknown mineral resource significance

4.12.2 Mineral Resources (XII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

Less than Significant Impact.

The Project Site is located in an area classified by the California Geological Survey as Mineral Resource MRZ-2 (Highland 2006), where significant deposits are likely to be present. As noted in the City’s General Plan, more than half of the City is underlain by MRZ-2 rated mineral resources. The nearest active mining operation to the Project Site is the CEMEX Highland Redlands Aggregates Quarry, approximately 1-mile southwest of the Project Site. The City contains approximately 6,052-acres of land classified as MRZ-2, with 2,345-acres remaining undeveloped (Highland 2006).

The Proposed Project would result in the loss of 12-acres of a known mineral resource that would be of value to the region and the residents of the state, or less than one percent (0.51-percent) of the remaining undeveloped MRZ-2 area within the City of Highland. However, the Project Site is located within an area characterized by residential land uses and is not zoned for mineral resource production. Therefore, the Project would result in a less than significant impact on mineral resources.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Less than Significant Impact.

As stated previously, although the 12-acre Project Site is located within an area containing known mineral resources, the Project Site is located within an area characterized by residential land uses and is not zoned for mineral resource production. Further, more than half of the City is underlain by MRZ-2 rated mineral resources attributed to the large washes and stream channels located in the City. The Project would result in the loss of less than one percent of the MRZ-2 area within the City of Highland. As such, a less than significant impact would occur.

4.12.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.13 Noise

This section documents the results of a Project Noise Impact Assessment, prepared by Urban Crossroads in January 2025 (Urban Crossroads 2025a; Appendix K), as a comparison of predicted Proposed Project noise levels to noise standards promulgated by the City of Highland Municipal Code. The purpose of this section is to estimate Project-generated noise levels and determine the level of impact the Proposed Project would have on the environment. This section describes the existing environmental and regulatory conditions specific to noise and addresses the potential impact posed by the Proposed Project.

4.13.1 Environmental Setting

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include the average hourly noise level (in L_{eq}) and the average daily noise levels/community noise equivalent level (in L_{dn} /CNEL). The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows:

- **Equivalent Noise Level (L_{eq})** is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- **Day-Night Average (L_{dn})** is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn} .
- **Community Noise Equivalent Level (CNEL)** is a 24-hour average L_{eq} with a 5-dBA weighting during the hours of 7:00 pm to 10:00 pm and a 10-dBA weighting added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations.

Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dB for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2011). Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed (FHWA 2011).

4.13.1.1 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60- to 70-dBA range, and high, above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in dBA, the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1.0 dBA cannot be perceived by humans.
- Outside of the laboratory, a 3.0-dBA change is considered a just-perceivable difference.
- A change in level of at least 5.0 dBA is required before any noticeable change in community response would be expected. An increase of 5.0 dBA is typically considered substantial.
- A 10.0-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

4.13.1.2 Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as hospitals, historic sites, cemeteries, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The nearest existing noise-sensitive land uses to the Project Site are residential properties adjacent to the northern Project Site boundary, and a residence to the east on Greenspot road. Sensitive receptor locations are depicted in Figure 6.

4.13.1.3 Vibration Fundamentals

Ground vibration can be measured several ways to quantify the amplitude of vibration produced, including through peak particle velocity (PPV) or root mean square velocity. These velocity measurements measure maximum particle at one point or the average of the squared amplitude of the signal, respectively.

Vibration impacts on people can be described as the level of annoyance and can vary depending on an individual's sensitivity. Generally, low-level vibrations may cause window rattling but do not pose any threats to the integrity of buildings or structures.

4.13.1.4 Existing Ambient Noise Environment

The most common and significant source of noise in the City of Highland is mobile noise generated by transportation-related sources. Other sources of noise are the various land uses (i.e., residential and commercial) that generate stationary-source noise. The Project Site is bound by residences to the north, radio towers to the west, undeveloped land and Greenspot Road to the south, and San Bernardino County Flood Control District owned lands including Oak Creek to the east. As shown in Table 4.13-1 below, the ambient recorded daytime noise levels range from 55.1 to 70.7 dBA L_{eq} near the Project Site. Nighttime ambient noise levels ranged from 44.3 to 66.7 dBA L_{eq} .

4.13.1.5 Existing Ambient Noise Measurements

The Project Site is currently undeveloped land surrounded mainly by residences and vacant land. To quantify existing ambient noise levels in the Project Area, Urban Crossroads conducted a 24-hour noise measurement. This 24-hour noise measurement site is representative of typical existing noise exposure on the Project Site during a typical 24-hour day (Urban Crossroads 2025a; Appendix K). The average noise levels and sources of noise measured at each location are listed in Table 4.13-1.

Table 4.13-1. Existing (Baseline) Noise Measurements			
24 Hour Noise Measurement			
Location Number	Location	Energy Average Noise Level (L_{eq} dBA)	
		Daytime	Nighttime
1	Located west of the site near the residence at 7914 Calle Del Rio St.	70.7	66.7
2	Located north of the site near the residence at 7796 Alta Vista	58.9	54.5
3	Located northwest of the site near the residence at 29894 Santa Ana Canyon Rd.	51.1	44.3
4	Located northeast of the site near the residence at 7735 Henslee Dr.	55.2	49.4

Source: Urban Crossroads 2025a; Appendix K

Notes: ¹ See Figure 6 for the noise level measurement locations.

² Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Table 4.13-1 provides the (energy average) noise levels used to describe the daytime and nighttime ambient conditions. These daytime and nighttime average noise levels represent the average of all hourly noise levels observed during these time periods expressed as a single number. The ambient recorded

daytime noise levels range from 51.1 to 70.7 dBA L_{eq} over the course of the 24-hour noise measurements taken in the Project vicinity. The most common noise in the Project vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on nearby roadways, primarily Greenspot Road.

4.13.2 Noise (XIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporated.

Noise impacts can occur from construction operations and long-term operations of a project, which for residential projects consist of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, East Highland Ranch – Alta Vista Noise Impact Analysis, prepared by Urban Crossroads, dated January 8, 2025, and included in Appendix K.

Construction Noise

To describe the temporary Project construction noise level contributions to the existing ambient noise environment, the Project construction noise levels were combined with the existing ambient noise level measurements at the nearest off-site receiver locations. The difference between the combined Project-construction and ambient noise levels is used to describe the construction noise level contributions. Temporary noise level increases that would be experienced at sensitive receiver locations when Project construction-source noise is added to the ambient daytime conditions are presented in Table 413-2. A temporary noise level increase of 20 dBA is considered a potentially significant impact.

Table 4.13-2 Daytime Construction Noise Level Increases						
Receiver Location	Total Project Construction Noise Level	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Increase Criteria Threshold	Threshold Exceeded?
R1	46.5	70.7	70.7	0.0	20	No
R2	61.6	58.9	63.5	4.6	20	No
R3	57.2	51.1	58.2	7.1	20	No
R4	53.3	55.2	57.4	2.2	20	No

Source: Urban Crossroads 2025a; Appendix K

Notes: See Figure 6 for the noise level measurement locations.

As indicated in Table 4.13-2, the Project would contribute construction noise level increases ranging from less than 0.1 to 7.1 dBA L_{eq} during the daytime hours at the nearest receiver locations. The unmitigated construction noise analysis shows that the nearest receiver locations would not exceed the Caltrans substantial 20 dBA L_{eq} noise level increase significance threshold during Project construction activities. The temporary construction noise level increase analysis shows that the noise impacts due to Project construction noise are considered less than significant.

Operational Noise

Operational noise impacts can occur from stationary sources and mobile sources. The operation of a residential neighborhood is not considered a significant noise generator. The Noise Impact Analysis (Urban Crossroads 2025a; Appendix K) identified the Project's primary source of noise is parking lot vehicle movements, and ground mounted air conditioning units. Daytime Project operational noise levels at offsite sensitive receptors are expected to range from 19.3 to 36.6 dBA L_{eq} , and nighttime Project operational noise levels at sensitive receptors are expected to range from 16.5 to 33.8 dBA L_{eq} . As such, the noise levels associated with Project Operations would satisfy the City of Highland's day and nighttime exterior noise level standards at all nearest sensitive receptor locations. Therefore, operational noise impacts are considered less than significant at the nearest noise-sensitive receivers.

The addition of vehicle trips on surrounding roadways can also be an operational noise source. The Noise Impact Analysis (Urban Crossroads 2025a; Appendix K) includes an analysis of the change in noise levels on surrounding roadways with and without the Project. The threshold of significance is an increase in noise levels 3 dB and greater, which is the typical noise level perceptible by the human ear. The Project would result in a small increase in regional and local traffic volumes. The Project is located along Greenspot Road and is anticipated to result in a maximum of 1,066 two-way trip-ends per day, or a 5.3-percent increase in traffic volumes. This increase in traffic volumes is anticipated to result in less than a 1 dBA CNEL increase, which is not expected to generate a perceptible noise level increase at nearby sensitive receptors. Therefore, offsite traffic noise generated by the Project is considered less than significant.

The Proposed Project would be consistent with the noise policies and land use compatibility standards contained in the City of Highland General Plan. The Project includes 6-foot-high walls along Greenspot Road at Lots 103 through 109, and Lot 8. The Noise Impact Study demonstrates with the inclusion of this Project design feature, the exterior noise levels at these lots will range from 47.3 to 64.8 dBA CNEL, which would be considered conditionally acceptable, and below the 65 dBA CNEL threshold.

The Noise Impact Study further demonstrates that the future interior noise levels for first and second-floor receptors will range from 46.5 to 72 dBA CNEL, and that the 45 dBA CNEL interior noise standard can be satisfied at all first-floor locations with the implementation of NOI-1. The Noise Impact Study found that the 45 dBA CNEL interior noise threshold can be satisfied at all second-floor receptors with standard construction, except for Lot 8. With the implementation of mitigation Measure NOI-2, Lot 8 would comply with the State interior noise level standard.

Impacts to ambient noise levels in the Project vicinity would be reduced to a less than significant threshold with the implementation of interior mitigation measure NOI-1, NOI-2, and the Project would satisfy the City of Highland's 45 dBA CNEL interior noise level standard for residential developments.

Would the Project:

- b) Result in generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact

Excessive groundborne vibration impacts result from continuously occurring vibration levels. Increases in groundborne vibration levels attributable to the Project would be primarily associated with short-term construction-related activities. Construction on the Project Site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. It is noted that pile drivers would not be necessary during Project construction. Vibration decreases rapidly with distance and it is acknowledged that construction activities would occur throughout the Project Site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with construction equipment at 25 feet distant are summarized in Table 4.13-4.

Table 4.13-4. Representative Vibration Source Levels for Construction Equipment	
Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration (FTA) 2018; California Department of Transportation (Caltrans) 2020a

The City does not regulate vibrations associated with construction. However, a discussion of construction vibration is included for full disclosure purposes. For comparison purposes, the Caltrans (2020b) recommended standard of 0.2 inches per second PPV with respect to the prevention of structural damage for older residential buildings is used as a threshold. This is also the level at which vibrations may begin to annoy people in buildings.

Based on the representative vibration levels presented for various construction equipment types in Table 4.13-4 and the construction vibration assessment methodology published by the FTA (2018), it is possible to estimate the potential Project construction vibration levels. The FTA provides the following equation:

$$[PPV_{\text{equip}} = PPV_{\text{ref}} \times (25/D)^{1.5}]$$

Table 4.13-5 presents the expected Project-related vibration levels at the nearest receiver locations. At distances ranging from 118 to 2,036 feet from Project construction activities, construction vibration velocity levels are estimated to range from less than 0.01 to 0.01 PPV (in/sec). Based on the maximum acceptable continuous vibration threshold of 0.30 PPV (in/sec) for older residential buildings, the typical Project construction vibration levels will satisfy the building damage thresholds at all receiver locations. In addition, the typical construction vibration levels at the nearest sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project Site boundaries.

Table 4.13-5. Construction Equipment Vibration Levels								
Receiver¹	Distance to Const. Activity (Feet)²	Typical Construction Vibration Levels PPV (in/sec)³					Thresholds	
		Small bulldozer	Jackhammer	Loaded Trucks	Large bulldozer	Highest Vibration Level	PPV (in/sec)⁴	Exceeded?⁵
R1	2,036	0.00	0.00	0.00	0.00	0.00	0.30	No
R2	118	0.00	0.00	0.01	0.01	0.01	0.30	No
R3	334	0.00	0.00	0.00	0.00	0.00	0.30	No
R4	652	0.00	0.00	0.00	0.00	0.00	0.30	No

¹ Receiver locations are shown in Figure 6.

² Distance from receiver location to Project construction boundary.

³ Based on the Vibration Source Levels of Construction Equipment (Appendix K: Table 11-4).

⁴ Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Tables 19, p. 38.

⁵ Does the peak vibration exceed the acceptable vibration thresholds? "PPV" = Peak Particle Velocity

Project operations would not include the use of any stationary equipment that would result in excessive vibration levels. Therefore, the Project would not result in groundborne vibration impacts during operations. This impact is less than significant.

Would the Project:

- c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project Area to excessive noise levels?

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less than Significant Impact No Impact



Less than Significant Impact.

The Redlands Municipal Airport and San Bernardino International Airport (SBD) are the two closest Airports to the Project Site. SBD does not have an adopted Airport Land Use Compatibility Plan (ALUCP) and is located approximately 3.5-miles west of the Project Site, beyond I-210. The closest airport is Redlands Municipal, located approximately 1.7-miles south of the Project Site. As depicted on the Redlands Municipal ALUCP Noise Contour Figure, the Project Site is located outside of the 60 dBA CNEL noise contour, and outside of common flight tracks (Redlands 2003). Additionally, as noted in the City of Highland's General Plan Public Health, Safety and Environment Section, the Project Site is located outside of the Redlands Municipal Airport and SBD influence areas, and Redlands Municipal Airport Area of Special Compatibility Concern.

Although the Project Site is located within the vicinity of two airports, it is not located within a special hazard or high noise zone. Due to its distance from either airport, it can be assumed that those working or residing on the Project Site could be exposed to occasional overflights from small single engine private aircrafts, and distant noise from southbound flights departing SBD, Project occupants and those working within the Project Site would not be exposed to excessive noise levels. A less than significant impact would occur, and no mitigation is required.

4.13.3 Mitigation Measures

NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
 - Walls:
 - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
- Roof Construction:
 - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
 - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.
 - Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
- Ventilation & Mechanical Systems
 - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:

- A forced air circulation system (e.g., HVAC system or air conditioning unit), or
- An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
 - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
 - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

4.14 Population and Housing (XIV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project would involve the construction of 113 single-family dwellings. The Project Site consists of vacant land south of existing residential development. The January 1, 2024, population in the City of Highland was 55,676 residents (DOF 2024). The SCAG 2016-2040 RTP/SCS Growth Forecasts for the City of Highland estimates a 2035 population of 65,700 (SCAG 2016). However, the City of Highland experienced a 0.1-percent increase in population growth from January 1, 2023, through January 1, 2024, with an increase of 64 residents (DOF 2024). During 2019-2023, the City of Highland had an average household size of 3.44 persons per household (U.S. Census Bureau 2025). The anticipated population growth from the Proposed Project is less than 389 new residents [$113 \times 3.44 = 388.72$], or a 0.7-percent increase in population growth. As such, the Proposed Project would not exceed SCAG growth Projections for the region, and as stated previously, the Project is requesting a zone change and general plan amendment to PD (Planned Development) to allow for the proposed housing density. With approval of the request of zone change, the Project would not induce substantial unplanned population growth. Population growth as a result of Project implementation would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact.

The Project Site consists of vacant land. No persons or housing would be displaced as a result of Project development. Therefore, no impact would occur.

4.14.1 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.15 Public Services**4.15.1 Public Services (XV) Environmental Checklist and Discussion**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

4.15.1.1 Fire Protection**Less than Significant Impact.**

The Project Site is served by the City of Highland Fire Department (HFD). HFD provides fire protection and emergency medical services within the City of Highland's planning area through a cooperative agreement

that provides City owned facilities and apparatus for Cal Fire employees to staff. The City also has fire protection service agreements with other agencies, including CalFire, the U.S. Forest Service, the San Manuel Band of Mission Indians, and the Cities of Redlands and Yucaipa.

HFD operates three fire stations within the City's planning area: Station 541 located at 26974 Base Line; Station 542 located at 29507 Base Line; and Station 543 located at 7649 Sterling Avenue. Station 542 is the closest Fire Station to the Project Site, located approximately 0.7-miles northwest at the southeast corner of Base Line and Weaver Street.

Implementation of the Proposed Project would not affect the City's ability to provide fire protection services. An additional 113 units and approximately 389 residents would change the demand on fire protection services. However, as part of the development review process, Cal Fire would review the Project Site Plans for defensible space, site access, turn arounds, fire hosing pull lengths, fire hydrant placement, and response times to determine if the Project meets all fire safety requirements.

Due to the small increase in population (approximately 389-residents) anticipated by from the Proposed Project, it is not anticipated that the Project would result in the need for additional new or altered fire protection facilities, and the Project would not alter acceptable service ratios or response times. Pending approval of Project design by Cal Fire, the Project would result in a less than significant impact.

4.15.1.2 Police Services

Less than Significant Impact.

The City of Highland contracts with the San Bernardino County Sheriff's Department for its law enforcement and police protection services. The Sheriff's department has one patrol station in the City of Highland, located at 26985 East Base Line near City Hall. The City also operates under a mutual aid agreement with the City of San Bernardino and San Bernardino County for law enforcement services (Highland 2006).

The additional 41 residential units and approximately 141 residents above General Plan projections would place additional demands on the Sherrif Department not previously planned.

[Proposed 113-du x 3.44-residents/du = 388.72-residents; Maximum under R-1: 6-du x 3.44-residents/du = 247.68-residents; difference 388.72 - 247.68 = 141.04]

Due to the small increase in population (approximately 389residents) anticipated by from the Proposed Project, it is not anticipated that the Project would result in the need for additional new or altered law enforcement facilities, and the Project would not alter acceptable service ratios or response times for police services. Pending approval of Project design by the City, the Project would result in a less than significant impact.

4.15.1.3 Schools

Less than Significant Impact.

The Project Site is located within the boundaries of the Redlands Unified School District (RUSD). RUSD provides sixteen elementary schools, four middle schools, and three comprehensive high schools (RUSD 2025).

The additional 41 residential units and approximately 141 residents above General Plan projections would place additional demands on the public school system not previously planned. However, the additional number of students generated by the Proposed Project would be a small fraction of the overall student population of RUSD.

In compliance with standard conditions of approval, the Project Proponent would be required to pay development impact fees to RUSD per Senate Bill 50 (SB 50). The fees would be collected by the school district at the time of building permit issuance, as stated in Government Code Section 65995(h):

"The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization ...on the provision of adequate school facilities."

Payment of applicable developer impact fees would offset potential impacts resulting from an increase in demand for school services associated with the Project. Therefore, payment of development impact fees would ensure that impacts would be less than significant.

4.15.1.4 Parks

Less than Significant Impact.

The Project would construct 113 single-family residences with small, enclosed backyards, the Project would also include two private open space areas for Project residents. As the Proposed Project would result in an additional 41 residential units and approximately 141 residents above General Plan projections the Project would place additional demands on public recreational facilities. This unplanned population growth represents 0.25-percent of the City's current population.

The City of Highland General Plan Conservation and Open Space Element states the City's park objective is 2.5-acres per 1,000 residents (Highland 2006).

The open space ratio established for the Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland. Although the Project would provide private open space, additional park obligations would be met through payment of developer impact fees. Therefore, impacts would be less than significant.

4.15.1.5 Other Public Facilities

Less than Significant Impact.

The scale of the Proposed Project (which is anticipated to result in a population increase of 389 residents) is not anticipated to result in a significant increase in demand for Public Facilities within the City of Highland. However, the Project would result in an increase in demand for City facilities, including streets, storm drains, the Highland Branch library, and other public infrastructure. To offset the impact of new residential development on public facilities, City of Highland collects the following development impact fees (Highland 2019):

- Law Enforcement Facilities
- Fire Suppression Facilities, Vehicles and Equipment
- Local Circulation System
- Regional Circulation System
- Regional Flood Control Facilities
- General Facilities, Vehicles, and Equipment
- Library Facilities and Collection
- Public Use (Community Center Facilities)
- Park Land Acquisition and Park Facilities Development

Through payment of the applicable developer fees, potential impacts to library services and other government services would be less than significant.

4.15.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.16 Recreation

4.16.1 Environmental Setting

Aurantia Park is a 10-acre passive park located approximately 0.12-mile west of the Project Site at 29700 Greenspot Road (Google Earth 2025). The City maintains a joint-use agreement with the San Bernardino City Unified School District and Redlands Unified School District for park use outside of school hours. Highland Grove Middle School and Beattie Middle School located approximately 1.7-mile north of the Project Site are public schools with recreation facilities open to the public (Highland 2006).

4.16.2 Recreation (XVI) Materials Checklist

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such	☐	☐	☒	☐

that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact.

The Proposed Project would include two primary open space amenities, one on either side of Alta Vista. The total area of planned private open space is approximately 35,000-sf. Although the Project would include the provision of private open space areas, the Project would also be required to contribute its fair share in contribution towards the City's open space goals, as they relate to new development and service standards. As stated previously, the City of Highland General Plan Conservation and Open Space Element states the City's park objective is 2.5-acres per 1,000 residents (Highland 2006).

The open space ratio established for the City of Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland. Although the Project would provide private open space, additional park obligations would be met through payment of developer impact fees. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Less than Significant Impact.

As discussed previously, the Project Proponent would be required to pay all applicable fees for parks. The City of Highland uses these fees to maintain, acquire, and develop new parkland by residents of the City. The Project would provide private open space to its residents, and additional park obligations would be met through payment of developer impact fees. Therefore, impacts would be less than significant.

4.16.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.17 Transportation

4.17.1 Transportation (XVII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system,	☐	☐	☒	☐
	☐	☐	☒	☐

including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact.

A Project-specific traffic analysis was prepared by Urban Crossroads (Urban Crossroads 2025b; Appendix L) to evaluate potential circulation system deficiencies that may result from the development of the proposed Project and, where necessary, recommend improvements to achieve acceptable operations consistent with General Plan level of service goals and policies (Urban Crossroads 2025b). The Traffic Analysis was based on a scoping agreement with the City of Highland, and was prepared in accordance with San Bernardino County Congestion Management Program (CMP) Guidelines for CMP Traffic Impact Analysis Reports, and focused on the following study scenarios:

- Existing: Year 2024
- Opening: Year 2027 Without Project
- Opening: Year 2027 With Project
- Cumulative: Year 2050 Without Project
- Cumulative: Year 2050 With Project

Along with the five study scenarios, the scoping agreement includes the following intersections:

- Boulder Avenue and Greenspot Road
- Church Street and Greenspot Road
- Weaver Street and Greenspot Road
- Street B and Santa Ana Canyon Road
- Alta Vista and Santa Ana Canyon Road
- Alta Vista and Street A/F
- Alta Vista and Greenspot Road

All study intersections currently operate at a Level of Service "(LOS) D or better for AM, Mid-Day, and PM peak hours. The City of Highland General Plan states LOS D is the minimum acceptable condition that should be maintained during the peak commute hours. The City's General Plan defines the quality of LOS D traffic flow as "High-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience (Highland 2006). Small increases in traffic flow will generally cause operational problems at this level.

Trip Generation Rates for passenger vehicle trips related to the Proposed Project were estimated using rates and methodologies outlined in Trip Generation 11th Edition, Published by the Institute of Transportation Engineers (ITE). Trip Generation rates are shown in Table 4.17-1.

Table 4.17-1. Trip Generation Rate

Land Use ¹	Units ²	ITE Land Use Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	DU	210	0.18	0.52	0.70	0.59	0.35	0.94	9.43

Source: Urban Crossroads 2025b, Appendix L.

Notes: ¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).² DU = dwelling units

The projected trips associated with the Proposed Project are shown in Table 4.17-2. The Proposed Project has a net trip generation of 21 inbound and 59 outbound trips in the AM peak hour, 67 inbound and 39 outbound trips in the PM peak hour, and 1,066 daily trips.

Table 4.17-2. Project Trip Generation

Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Detached Residential	113 DU	21	59	80	67	39	106	1,066

Source: Urban Crossroads 2025b, Appendix L.

Notes: ¹ DU = dwelling units

As shown in Table 4.17-3 all study intersections will maintain a LOS of "D" or better for the year 2027 Without-Project Scenario.

Table 4.17-3. Opening: Year 2027 Without Project

Study Intersection	Traffic Control ²	Opening: Year 2027 Without Project					
		Delay ¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	33.9	52.5	54.7	C	D	D
2. Church Street & Greenspot Road	TS	16.7	14.2	13.8	B	B	B

Table 4.17-3. Opening: Year 2027 Without Project

Study Intersection	Traffic Control ²	Opening: Year 2027 Without Project					
		Delay ¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
3. Weaver Street & Greenspot Road	TS	8.0	7.2	6.8	A	A	A
4. Street B & Santa Ana Canyon Road	CSS	Future Intersection					
5. Alta Vista & Santa Ana Canyon Road	CSS	14.6	10.7	10.7	B	B	B
6. Alta Vista & Street A/Street F	CSS	Future Intersection					
7. Alta Vista & Greenspot Road	CSS	21.2	12.8	12.2	C	B	B

Source: Urban Crossroads 2025b, Appendix L.

Notes: * **BOLD** = Level of Service does not meet the applicable jurisdictional requirements.

1 Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

2 TS = Traffic Signal; CSS = Cross-street Stop

As shown in Table 4.17-4, all study intersections will maintain a LOS of "D" or better for the year 2027 conditions plus Project Scenario. Therefore, the Proposed Project's combined traffic impacts for the year 2027 would have a less than significant impact. No mitigation is required.

Table 4.17-4. Opening: Year 2027 With Project

Study Intersection	Traffic Control ²	Opening: Year 2027 With Project					
		Delay ¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	34.5	54.0	55.0	C	D	D
2. Church Street & Greenspot Road	TS	20.9	14.3	14.5	C	B	B

Table 4.17-4. Opening: Year 2027 With Project

Study Intersection	Traffic Control ²	Opening: Year 2027 With Project					
		Delay ¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
3. Weaver Street & Greenspot Road	TS	8.1	7.2	6.8	A	A	A
4. Street B & Santa Ana Canyon Road	CSS	9.5	9.1	8.9	A	A	A
5. Alta Vista & Santa Ana Canyon Road	CSS	14.8	10.8	10.8	B	B	B
6. Alta Vista & Street A/Street F	CSS	11.3	10.9	11.0	B	B	B
7. Alta Vista & Greenspot Road	CSS	25.7	14.1	13.1	D	B	B

Source: Urban Crossroads 2025b, Appendix L.

Notes: * **BOLD** = Level of Service does not meet the applicable jurisdictional requirements.

¹Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

² TS = Traffic Signal; CSS = Cross-street Stop

As shown in table 4.17-5 below, all study intersections would maintain a LOS D or better for the Cumulative Year 2050 Without-Project scenario, except the following intersections:

- Intersection 1. Boulder Avenue and Greenspot Road (LOS E Mid-Day and PM Peak Hours)
- Intersection 7. Alta Vista and Greenspot Road (LOS F AM Peak Hour)

Table 4.17-5. Cumulative: Year 2050 Without Project

Study Intersection	Traffic Control ²	Cumulative (2050) Without Project					
		Delay ¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	38.0	59.3	60.9	D	E	E

Table 4.17-5. Cumulative: Year 2050 Without Project							
Study Intersection	Traffic Control²	Cumulative (2050) Without Project					
		Delay¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
2. Church Street & Greenspot Road	TS	21.4	14.4	13.8	C	B	B
3. Weaver Street & Greenspot Road	TS	12.6	8.4	9.7	B	A	A
4. Street B & Santa Ana Canyon Road	CSS	Future Intersection					
5. Alta Vista & Santa Ana Canyon Road	CSS	19.4	11.3	11.3	C	B	B
6. Alta Vista & Street A/Street F	CSS	Future Intersection					
7. Alta Vista & Greenspot Road	CSS	>100	28.5	24.4	F	D	D

Source: Urban Crossroads 2025b, Appendix L.

Notes: * **BOLD** = Level of Service does not meet the applicable jurisdictional requirements.

¹Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

²TS = Traffic Signal; CSS = Cross-street Stop

As shown in Table 4.17-6 below, all study intersections would maintain a LOS D or better for the Cumulative Year 2050 With Project scenario, except the following intersections:

- Intersection 1. Boulder Avenue and Greenspot Road (LOS E Mid-Day and PM Peak Hours)
- Intersection 7. Alta Vista and Greenspot Road (LOS F AM Peak Hours; LOS E Mid-Day Peak Hour)

Table 4.17-6. Cumulative: Year 2050 With Project							
Study Intersection	Traffic Control²	Cumulative (2050) With Project					
		Delay¹ (Seconds)			Level of Service		
		AM	MD	PM	AM	MD	PM
1. Boulder Ave & Greenspot Road	TS	39.0	63.3	66.0	D	E	E
2. Church Street & Greenspot Road	TS	33.2	14.6	15.0	C	B	B
3. Weaver Street & Greenspot Road	TS	16.5	8.4	9.7	B	A	A
4. Street B & Santa Ana Canyon Road	CSS	10.0	9.3	9.1	B	A	A
5. Alta Vista & Santa Ana Canyon Road	CSS	19.8	11.4	11.4	C	B	B
6. Alta Vista & Street A/Street F	CSS	11.8	11.4	11.4	B	B	B
7. Alta Vista & Greenspot Road	CSS	>100	41.1	31.7	F	E	D

Source: Urban Crossroads 2025b, Appendix L.

Notes: ***BOLD** = Level of Service does not meet the applicable jurisdictional requirements.

¹ Per the Highway Capacity Manual (7th Edition), overall average Intersection Delay and LOS are shown for intersections with a traffic signal, or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

² TS = Traffic Signal; CSS = Cross-street Stop

As shown in table 4.17-7, the LOS for study intersections are expected to worsen in the long-term, cumulative scenario, and two study intersections are predicted to operate at LOS E and F in the year 2050 plus Project conditions scenario.

Table 4.17-7. Year 2050 Project Impact Analysis							
Study Intersection	Pre-Project Conditions		Post-Project Conditions		Below LOS D	Delay Increase	Significant Impact
	LOS	Delay	LOS	Delay			
AM Peak							
1. Boulder Ave & Greenspot Road	D	38.0	D	39.0	No	1	No
2. Church Street & Greenspot Road	C	21.4	C	33.2	No	11.8	No
3. Weaver Street & Greenspot Road	B	12.6	B	16.5	No	3.9	No
4. Street B & Santa Ana Canyon Road	Future Intersection		B	10.0	No	10.0	No
5. Alta Vista & Santa Ana Canyon Road	C	19.4	C	19.8	No	0.4	No
6. Alta Vista & Street A/Street F	Future Intersection		B	11.8	No	11.8	No
7. Alta Vista & Greenspot Road	F	>100	F	>100	Yes		Yes
MD Peak							
1. Boulder Ave & Greenspot Road	E	59.3	E	63.3	Yes	4	Yes
2. Church Street & Greenspot Road	B	14.4	B	14.6	No	0.2	No
3. Weaver Street & Greenspot Road	A	8.4	A	8.4	No	0	No
4. Street B & Santa Ana Canyon Road	Future Intersection		A	9.3	No	9.3	No

Table 4.17-7. Year 2050 Project Impact Analysis							
Study Intersection	Pre-Project Conditions		Post-Project Conditions		Below LOS D	Delay Increase	Significant Impact
	LOS	Delay	LOS	Delay			
5. Alta Vista & Santa Ana Canyon Road	B	11.3	B	11.4	No	0.1	No
6. Alta Vista & Street A/Street F	Future Intersection		B	11.4	No	11.4	No
7. Alta Vista & Greenspot Road	D	28.5	E	41.1	Yes	12.6	Yes
PM Peak							
1. Boulder Ave & Greenspot Road	E	60.9	E	66.0	Yes	5.1	Yes
2. Church Street & Greenspot Road	B	13.8	B	15.0	No	1.2	No
3. Weaver Street & Greenspot Road	A	9.7	A	9.7	No	0	No
4. Street B & Santa Ana Canyon Road	Future Intersection		A	9.1	No	9.1	No
5. Alta Vista & Santa Ana Canyon Road	B	11.3	B	11.4	No	0.1	No
6. Alta Vista & Street A/Street F	Future Intersection		B	11.4	No	11.4	No
7. Alta Vista & Greenspot Road	D	24.4	D	31.7	No	9.9	No

Source: Urban Crossroads 2025b, Appendix L.

The Project Proponent would be subject to the City's Developer Impact Fee (DIF) program and would pay the requisite City DIF at the rates then in effect. The Project Proponent's payment of the requisite DIF at the rates then in effect pursuant to the DIF Program would mitigate its impacts to DIF-funded facilities, including study intersection 1 (Boulder Avenue and Greenspot Road) and intersection 7 (Alta Vista and

Greenspot Road). With payment of all applicable DIF, Study Intersections 1 and 7 would operate at LOS D or better for the year 2050 plus Project scenario, and Project impacts would be reduced to a less than significant.

Fair share contribution represents the percentage of construction cost that the Proposed Project is expected to contribute toward traffic improvements at intersections affected by the Project, through the payment of DIF. The fair share contribution is calculated based on the sum of Project trips during each of the peak hours at study intersections for the year 2050 plus Project as a percentage of total trips during the same period, as shown in Table 4.17-8.

Study Intersection	Peak Hour	Existing (2024)	Project	2050 With Project	Total New Traffic	Project % of New Traffic¹
1. Boulder Aven & Greenspot Road	AM	2,858	60	4,114	1,256	4.8%
	MD	2,448	79	4,115	1,667	4.7%
	PM	2,789	79	4,513	1,724	4.6%
7. Alta Vista & Greenspot Road	AM	963	68	2,103	1,140	6.0%
	MD	787	90	1,899	1,112	8.1%
	PM	934	90	2,214	1,280	7.0%

Source: Urban Crossroads 2025b, Appendix L.

Notes: ¹ **BOLD** = Highest fair share percentage is highlighted

Based on this calculation, the Proposed Project should contribute a fair share estimates at 4.8-percent for the future improvements at Boulder Avenue and Greenspot Road, and 8.1-percent for the future improvements at Alta Vista and Greenspot Road.

For the long-term Cumulative (Year 2050) scenario, the Proposed Project is anticipated to result in potential impacts to queue lengths at two of the study intersections. With the payment of all applicable DIF to the City, Project impacts would reduce to a less than significant impact threshold.

Would the Project:

- b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☒	☐

Less than Significant Impact.

CEQA Guidelines Section 15064.3 subdivision (b) addresses the criteria for analyzing transportation impacts and establishes the vehicle miles traveled (VMT) metric as the most appropriate measure of transportation impacts in a CEQA document.

Urban Crossroads prepared a vehicle miles travelled (VMT) analysis for the Proposed Project (Urban Crossroads 2024d; Appendix M). As the City has yet to formally adopt City VMT guidelines and impact thresholds. As such the VMT analysis was conducted in accordance with San Bernardino County Transportation Authority (SBCTA) Guidelines.

As required by the SBCTA Guidelines, the Project has been analyzed using the San Bernardino Transportation Analysis Model (SBTAM) screening tool. The following threshold was used to determine if the Project would result in a significant VMT impact: The baseline and cumulative Project-generated VMT per service population exceeds the City of Highland future General plan buildout VMT per service population (Urban Crossroads 2024d; Appendix M). As shown in Table 4.17-9, City of Highland General Plan Buildout VMT per service population value of 33.5 VMT per service population.

Table 4.17-9. City of Highland Buildout VMT per Service Population	
City of Highland	
Service Population	78,248
VMT	2,618,828
VMT per Service Population	33.5

Source: Urban Crossroads 2024d (Appendix M)

Table 4.17-10 presents the Project's population (Service Population), Project-generated VMT, and the resulting VMT per service population under baseline and cumulative conditions.

Table 4.17-10. Project Generated VMT		
	Baseline	Cumulative
Households	113	113
Service Population	362	309
VMT	10,956	9,807
VMT per Service Population	30.3	31.7
City Threshold	33.5	33.5
Does Project Exceed Threshold?	No	No

Source: Urban Crossroads 2024d (Appendix M)

As shown in Table 4.17-10, the results of the screening tool found the Project is estimated to generate origin/destination VMT per service population below the City's threshold of 33.5 VMT per service population for baseline and cumulative conditions (Urban Crossroads 2024d; Appendix M).

Therefore, the Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Although the Project would generate new VMT, the Project would not exceed the City's VMT threshold, as such, the Project would result in a less than significant impact.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project includes multiple access points to the Project Site from Santa Ana Canyon Road via "Street B," and Alta Vista via "Street A" and "Street F." Project improvements have been designed by a registered civil engineer to meet the City of Highland's development standards. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses. The Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in inadequate emergency access?	☐	☐	☒	☐

Less than Significant Impact.

The Project Site is located on both sides of Alta Vista, between Greenspot Road, and Santa Ana Canyon Road. As stated previously, Greenspot Road is identified as an emergency access route in the City of Highland General Plan (Highland 2006). The Proposed Project would require construction within the Greenspot Road right-of-way ROW and require temporary lane closures for the construction of a new 48-inch storm drain within the Greenspot Road ROW (Figure 3). As the Proposed Project would require improvements within an emergency evacuation route identified by the City of Highland, the Project would require the preparation and implementation of a Traffic Control Plan (TCP) prior to any lane closures to ensure proper access to residences by emergency vehicles during construction and to maintain traffic flow on Greenspot Road. With the implementation of a TCP, Project construction impacts to emergency access would be reduced to a less than significant level.

The Proposed Project would not modify the alignment of Greenspot Road, or adjacent roadways that connect with Greenspot Road that could be used for evacuation in the event of an emergency. While the Project would construct interior roadways, the alignments of Alta Vista, Santa Ana Canyon and Greenspot Road would remain unchanged by the Proposed Project. Additionally, Station 542 is the closest Fire Station to the Project Site, located approximately 0.7-miles northwest at the southeast corner of Base Line and Weaver Street. As the Proposed Project would include the construction of habitable structures, and new private roadways, the City of Highland and the Highland Fire department would determine if the Proposed Project would provide sufficient on-site emergency access as part of site plan review. Upon approval, and a determination that the Project provides sufficient on-site emergency access, impacts would be less than significant.

4.17.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.18 Tribal Cultural Resources

4.18.1 Environmental Setting

Elevations within the Project Area range from 1,440 to 1,480 feet above mean sea level. North Fork Canal is located 0.26 mile north of the Project Area; Plunge Creek is located immediately to the south and intersects with the southeastern corner of the Project Area. The Project Area is also approximately 0.7 mile southwest of the foothills of the San Bernardino Mountains and 13 miles southwest of Big Bear Lake (ECORP 2025c).

The geology throughout most of the Project Area consists of Quaternary young axial-valley deposits of Unit 5 (Qya5) from the mid-Holocene, with channels of Quaternary very young wash deposits (Qvyw) from the very latest Holocene in washes near Plunge Creek (ECORP 2025c). The main portions of the Project Area, therefore, are in a geological context that is contemporaneous with Native American occupation of the area. (ECORP 2025c).

Assembly Bill 52

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include tribal cultural resources, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines tribal cultural resources for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
 - b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or

- c. a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a) and b) also meet the definition of a historical resource under CEQA, a tribal cultural resources may also require additional consideration as a historical resource. Tribal cultural resources may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies provide tribes that requested notification an opportunity to consult at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is used to develop appropriate avoidance, impact minimization, and mitigation measures.

4.18.2 Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

On September 5, 2024, the City of Highland formally initiated consultation and notified all the tribes on the contact list of California Native American Tribes which have requested formal notification from the City. The City received a response from the Gabrieleno Band of Mission Indians - Kizh Nation on September 5, 2024, indicating the desire to consult, but later deferred the Project on October 16, 2024. San Manuel Band of Mission Indians on September 16, 2024, indicating the desire to consult regarding potential impacts to Tribal Cultural Resources, that the Project Site is located within their ancestral territory, and requesting additional information regarding the Proposed Project. As of the date of this IS/MND AB 52 consultation is ongoing, the final conclusions and recommendations provided by San Manuel Band of Mission Indians will be included in the Final IS/MND and MMRP.

As stated previously in Section 4.5.2, ECORP evaluated EH-04, and concludes this resource has sufficient integrity given the presence of in situ subsurface resources to yield important information. Potential impacts to resource EH-04 would be less than significant with the implementation of TCR-1.

Significant impacts may occur from the discovery of unknown Tribal Cultural Resources (TCRs) during ground disturbing activities from Project construction. Additionally, the Sacred Lands File search by the NAHC was positive, indicating the presence of Native American resources within the Project Area. Due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites (ECORP 2025c; Appendix D). Potential impacts to previously undiscovered tribal cultural resources would be less than significant with the implementation of TCR-1 and TCR-2.

Furthermore, due to the presence of alluvium along Plunge Creek and the likelihood of pre-contact archaeological sites located along perennial waterways, combined with the positive results from a search of the NAHC Sacred Lands File, and the presence of subsurface resources determined by the testing program, the Project Area has a moderate-to-high potential for buried pre-contact archaeological sites (ECORP 2025c; Appendix D). As such, implementation of TCR-3 would reduce potential impacts related to the inadvertent discovery of human remains to a less than significant threshold.

In summary, Project impacts to TCRs would be reduced to a less than significant threshold with the implementation of Mitigation Measures TCR-1, TCR-2, and TCR-3.

4.18.3 Mitigation Measures

TCR-1 Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive

thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the

collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

4.19 Utilities and Service Systems

4.19.1 Utilities and Service Systems (XIX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Less than Significant Impact.

The Proposed Project would result in the development of 113 residential lots, which would require connections to the City’s water and wastewater systems. Due to the scale of the Proposed Project, it is not anticipated that 113 new connections for single-family homes would require the construction or expansion of water or wastewater treatment facilities. Additionally, a Will Serve Letter for both water and sewer was issued by EVWD on September 17, 2024, offering water and sewer service to the Project Site through existing EVWD water and sewer systems adjacent to the site (EVWD 2024; Appendix N).

The Proposed Project also includes stormwater drainage improvements. Improvements include the construction of two water detention basins. Runoff from the Proposed Project would be conveyed to the basin, through curb and gutter and storm drain improvements, and have been designed to capture the volume of a post development 100-year flood event (Kimley-Horn; Appendix I).

The Proposed Project would require connections to electric power, natural gas, and telecommunication utilities. Electric power would be provided by Southern California Edison (Edison). Natural gas service

would be provided by the Southern California Gas Company (SoCalGas). Telecommunications service would be provided by Verizon. The Proposed Project is located adjacent to existing streets and existing development of residential land uses. As such, utilities are available in the immediate Project area to serve the Project Site. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Less than Significant Impact.

EVWD provides water to the City of Highland, including the Project Site. Highland's water supply sources include local groundwater, surface runoff from natural watershed and drainage areas, and imported water from the State Water Project (SWP). The most cost-effective and main source of water for Highland is the Bunker Hill Groundwater Basin located under the San Bernardino Valley. Another water source is the Santa Ana River, originating in the San Bernardino Mountains. During dry years or times of limited supply, the EVWD obtains a supplemental supply of water from the State Water Project (SWP) through the San Bernardino Valley Municipal Water District.

As stated previously, potable water would be supplied by EVWD. The EVWD issued a Will Serve letter on September 17, 2024, offering water services from existing infrastructure adjacent to the Project Site (EVWD 2024; Appendix N). EVWD's commitment to serve the Project is consistent with the City's Urban Water Management Plan (UMWP), including normal, dry, and multiple dry years. Therefore, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Less than Significant Impact.

The EVWD maintains Highland's sewer system and has a joint powers agreement with the City of San Bernardino to accept all sewage generated within the City's boundaries. As such, wastewater generated by the Proposed Project would be treated by EVWD. Sewage generated within the City of Highland is conveyed through the City's sanitary sewer system towards the Sterling Natural Resource Center (SNRC),

located at 25318 5th Street in the City of San Bernardino. The SNRC has a maximum processing capacity of 8-million-gallons/day (MGD) the SNRC recharges the local Bunker Hill Groundwater Basin.

EVWD issued a Will-Serve letter on September 17, 2024, offering sewage services from existing infrastructure adjacent to the Project Site. As such, the Project's anticipated demand for wastewater service would not exceed the permitted capacity of the SNRC. A less than significant impact would occur, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Less than Significant Impact.

The City of Highland contracts with Burrtec Waste Industries for solid waste and recycling services. Waste is transferred primarily to the Mid-Valley Landfill in Rialto, CA. However, the City's trash haulers may also access other landfills in the area, including the San Timoteo Canyon Landfill. All landfills used by the City of Highland are permitted to accept both construction and residential waste that would be generated by the Project. Burrtec operates the East Valley Recycling and Transfer center, a large volume transfer and processing facility in San Bernardino, CA (CalRecycle 2025a). The Mid-Valley Landfill has a maximum permitted capacity of 101,300,000 cubic yards, and a remaining capacity of 54,219,377 cubic yards as of December 31, 2023. The landfill's anticipated ceased operation date is April 1, 2045 (CalRecycle 2025b).

Construction Waste Generation

Waste would be temporarily generated during Project construction, primarily from discarded construction materials and packaging. Utilizing the proposed building area of 305,316-SF and a construction waste generation factor of 4.39 pounds per square foot (USEPA 2003), it is anticipated that the Project would generate approximately 670-tons of waste during the construction phase $[(305,316\text{-SF} \times 4.39\text{-lbs/SF}) \div 2,000\text{-lbs/ton} = 670.16862\text{-tons}]$. AB 939 requires a minimum of 50% of all solid waste be diverted from landfills in compliance with California's solid waste reduction goals. Thus, based on the Project's compliance with AB 939, the Proposed Project would generate an estimated 335-tons of waste during the construction phase.

Operational Waste Generation

According to CalRecycle, the generation rate of solid waste in the residential sector (detached single-family) is 12.23-pounds per household unit per day (Cal Recycle 2023). The Proposed Project would construct 113 units, therefore estimated solid waste generated by the Project would be approximately 1,382-pounds per day, or 0.69-tons per day. Based on the current permitted daily throughput of 7,500-tons per day at the Mid Valley Landfill, the waste generated by the Proposed Project would make up a

fraction (approximately 0.0001-percent) of the Mid-Valley Sanitary Landfill's daily capacity. Based on their current and future capacities, landfills serving the City could accommodate the incremental solid waste demands of the Proposed Project. Therefore, the Project would have a less than significant impact in this regard.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Less than Significant Impact.

The California Integrated Solid Waste Management Act requires that local jurisdictions divert at least 50 percent of all solid waste from landfills through waste reductions and/or recycling programs. Additionally, compliance with SB 1383 would greatly reduce the amount of organic waste generated by the Proposed Project. Residential uses proposed by the Project would abide by these regulations, in addition to Citywide source reduction and recycling programs. Therefore, a less than significant impact to federal, state, and local statutes and regulations related to solid waste would occur.

4.19.2 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.20 Wildfire

4.20.1 Environmental Setting

The Office of the State Fire Marshall (OSFM/CAL FIRE), and the City of Highland General Plan identifies the Project Site as being within a Very High Fire Hazard Severity Zones (VHFHSZ) in a Local Responsibility Area (Highland 2006; CAL FIRE 2008).

4.20.2 Wildfire (XX) Environmental Checklist and Discussion

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than Significant Impact.

The Project Site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), and Local Responsibility Area (LRA). The City of Highland requires development review for projects located within a VHFHSZ. The Proposed Project's site plan has been reviewed by the City's Fire Marshall, Craig Sanchez. The Proposed

Project would be developed in compliance with the requirements of the City of Highland's Municipal Code, California Fire Code, and California Building Code. These standards include building requirements that increase wildfire resilience, including requirements for home hardening and defensible space in accordance with state standards within Very High Fire Hazard Severity Zones. Therefore, the Proposed Project would comply with the City's requirements for the provision of adequate site access for fire and emergency response vehicles and would allow for evacuation in the event of an emergency.

Construction Impacts

During Construction, the Project is required to comply with all applicable local, state, and federal regulations governing emergency access and internal circulation. The Project is required to comply with the Municipal Code Chapter 16, Section 16.08.050.e Conditional Use Permits, Findings, which assures conformance to the City's General Plan,, that there are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety and the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. Furthermore, Project construction would comply with the requirements of Municipal Code Section 15.06, California Fire Code, which governs the minimum conditions and standards for fire safety within the City.

Operational Impacts

The Project is not anticipated to impair an adopted emergency response plan or emergency evacuation plan. Access to the proposed Project Site is planned along Alta Vista, and Santa Ana Canyon Road, which provide access to Greenspot Road, an east-west traversing emergency evacuation route identified by the City of Highland, thereby facilitating emergency response and access. As stated previously, the City's Fire Marshall has reviewed the Project Site plans to assess emergency response capabilities. As the Project would be developed in compliance with the City's regulations, a less than significant impact would occur.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from, a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

Less than Significant Impact

Implementation of the Proposed Project would not heighten wildfire risks because the Project would incorporate fire prevention measures outlined in the City of Highland General Plan and Safety Element, California Building Standards Code, and California Fire Code. Therefore, the Proposed Project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and impacts related to exposing Project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire would be less than significant.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

Less than Significant Impact.

The Project includes new roads on site to facilitate circulation of vehicles as well as utility hookups for the proposed residences. The Project would be required to comply with the California Fire Code, and City of Highland Municipal Code Section 15.06, California Fire Code which stipulates the standards for access, fire hydrants, water pressure, and fire lanes. The Project would remove existing fire hazards such as overgrown brush and vegetation and debris piles. Therefore, impacts associated with the installation or maintenance of Project-related infrastructure are considered less than significant.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Less than Significant Impact.

As stated previously, the Project Site is located outside of a general landslide susceptibility zone (SB County 2025). The City of Highland General Plan identified the Project Site as being located within Landslide Zone 1, the Lowest Susceptibility zone (Highland 2006). As such, the Project Site is not located in an area that would be highly susceptible to landslides. However, the northern, and eastern portions of the City of Highland which abut the San Bernardino Mountains, and its foothills are located within areas of general landslide susceptibility (SB County 2025). Furthermore, the City was recently affected by the Line Fire which consumed nearly 44,000-acres of land in San Bernardino County including areas near the City of Highland (CAL FIRE 2025). That following winter, in February 2025 San Bernardino County Sheriff issued an evacuation warning for communities in the City of Highland downslope of the Line Fire burn scar for potential mud and debris flow (CBS News 2025; SB County Sheriff 2025). The Project Site is located approximately 0.5-mile south of the Line Fire burn scar (CAL FIRE), separated by contiguous residential development.

The Project Site is relatively flat, and is bordered by residential development to the north, radio towers to the west, San Bernardino Flood Control District facilities and Oak Creek to the east, and undeveloped land to the south beyond Greenspot Road. Furthermore, the Project Site is separated from the Line Fire burn

scar by approximately 0.5-miles of residential development. As such, the Project Site is not located adjacent to any large hillsides that could cause flooding, mudflows, landslides, or significant erosion after a fire. Impacts would be less than significant.

4.20.3 Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

4.21 Mandatory Findings of Significance

4.21.1 Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

Project related impacts to Biological Resources, Cultural Resources, Geology and Soils (including Paleontological Resources), Noise, and Tribal Cultural Resources are discussed in the respective sections of this Initial Study. Impacts would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, NOI-1, NOI-2, and TCR-1 through TCR-3.

Impacts from the Proposed Project on Hydrology, Hazardous Materials, and Wildfire are discussed in the corresponding sections of this Initial Study. No significant impacts associated with hydrology, hazardous materials, and wildfire have been identified. Impacts from the Proposed Project would not be cumulatively considerable with the implementation of the mitigation measures listed in this Initial Study.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

Less than Significant with Mitigation incorporated.

The analysis within this Initial Study demonstrates that the Project would not have any individually limited, but cumulatively considerable impacts. As presented in the analysis provided in this Initial Study, the Project has no impact, a less than significant impact, or a less than significant impact with implementation of mitigation with respect to all environmental issues. Due to the limited scope of direct physical impacts to the environment associated with this development Project, the Project's impacts are Project-specific in nature. With implementation of the proposed mitigation measures found throughout this document, the Project would not result in significant, unavoidable, adverse environmental impacts. Impacts from the Proposed Project would not be cumulatively considerable.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Less than Significant with Mitigation Incorporated.

As identified within this Initial Study, the only potential adverse impact to human beings associated with the Proposed Project is the noise impact generated during Project construction, and onsite noise from traffic on Greenspot Road. These impacts would be reduced to a less than significant level with implementation of Mitigation Measures NOI-1, and NOI-2.

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LIST OF APPENDICES

- Appendix A – Air Quality Impact Analysis
- Appendix B – Biological Technical Report
- Appendix C – Aquatic Resources Delineation
- Appendix D – Cultural Resource Inventory and Evaluation Report
- Appendix E – Energy Analysis
- Appendix F – Preliminary Geotechnical Report
- Appendix G – Greenhouse Gas Analysis
- Appendix H – Phase I ESA
- Appendix I – Preliminary Hydrology Report
- Appendix J – Conceptual WQMP
- Appendix K – Noise Analysis
- Appendix L – Traffic Analysis
- Appendix M – VMT Analysis
- Appendix N – EVWD Will Serve Letter

APPENDIX A

Air Quality Impact Analysis

APPENDIX B

Biological Technical Report

APPENDIX C

Aquatic Resources Delineation

APPENDIX D

Cultural Resource Inventory and Evaluation Report

APPENDIX E

Energy Analysis

APPENDIX F

Preliminary Geotechnical Report

APPENDIX G

Greenhouse Gas Analysis

APPENDIX H

Phase I ESA

APPENDIX I

Preliminary Hydrology Report

APPENDIX J

Conceptual WQMP

APPENDIX K

Noise Analysis

APPENDIX L

Traffic Analysis

APPENDIX M

VMT Analysis

APPENDIX N

EVWD Will Serve Letter

APPENDIX B

Summary of AB 52 Consultation

September 4, 2024

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resources Director
P.O. Box 487
San Jacinto, CA 92581

RE: Native American Consultation Pursuant to AB 52 and SB 18
Tentative Tract Map No. 20721 for 113 Single Family Homes, Greenspot Road & Alta Vista, Highland CA
APNs 1201-371-14 and 16

Dear Mr. Ontiveros:

The City of Highland is the Lead Agency under the California Environmental Quality Act (CEQA) for a proposed development project currently referred to as "Tentative Tract Map No. 20721." The project requires a General Plan Amendment from Low Density Residential to Planned Development. The proposal includes the development of 113 single-family residential lots on approximately 12 acres with associated residential landscaping, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.3.1 subdivisions (b), (d) and (e), also known as Assembly Bill (AB) 52, please consider this letter with map exhibit showing the project location, and the Lead Agency contact person as formal notification. The City is requesting to consult with you in order to identify tribal cultural resources that may impact your project.

Additionally, the City is requesting consultation under Senate Bill (SB) 18, which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a General Plan amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. Please consider this letter as notice of the project, and an invitation to request consultation with the City regarding the proposed project.

In accordance with Public Resources Code Section 21080.3.1(d) for AB 52, please respond in writing within 30 days if you would like to consult on this project. For consultation under SB 18, a request must be made within 90 days of the date of this notice, however, earlier consultation is appreciated. Thank you for your consideration on this matter, and please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,

Kim Stater

Assistant Community Development Director

Tentative Tract Map No. 20721

- Project Location:** The project includes 2 parcels totaling approximately 11.98 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, in the City of Highland. Assessor's Parcel Numbers 1201-371-14 and 1201-371-16.
- Project Description:** An application by East Highland Land, LLC / Diversified Pacific to develop 113 single-family residential lots with associated landscaping, recreation, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires a General Plan Amendment from "Low Density (LD)" Residential to "Planned Development (PD)" and a Zone Change from "Single Family (R-1)" Residential to "Planned Development (PD)" to permit customized development standards, including, but not limited to, reduced lot sizes, widths and depths.
- Property Owner:** East Highland Land, LLC
- File Index Nos:** General Plan Amendment (GPA 24-002)
Zone Change (ZC 24-002)
Tentative Tract Map No. 20721 (TTM 24-003)
Conditional Use Permit (CUP 24-006)
Design Review Application (DRA 24-009)
- Lead Agency Point of Contact:**
Kim Stater, Assistant Community Development Director
City of Highland
27215 Base Line
Highland, California 92346
kstater@cityofhighland.org
Phone: (909) 864-6861 Extension 204
Fax (909) 862-3180



September 5, 2024

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians
P.O. Box 393
Covina, CA 91723

RE: Native American Consultation Pursuant to AB 52 and SB 18 for Tentative Tract Map No. 20721 for 113 Single Family Homes at Greenspot Road & Alta Vista, Highland CA. APNs 1201-371-14 and 16

Dear Mr. Salas,

The City of Highland is the Lead Agency under the California Environmental Quality Act (CEQA) for a proposed development project commonly referred to as "Tentative Tract Map No. 20721." The proposal includes the development of 113 single-family residential lots on approximately 12 acres with associated residential landscaping, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires the concurrent processing of a General Plan Amendment, changing the site's designation from "Low Density (LD)" Residential to "Planned Development (PD)".

Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.3.1 subdivisions (b), (d) and (e), also known as Assembly Bill (AB) 52, please consider this letter with map exhibit showing the project location, and the Lead Agency contact person as formal notification. The City is requesting to consult with you in order to identify tribal cultural resources that may impact your project.

Additionally, the City is requesting consultation under Senate Bill (SB) 18, which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a General Plan amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. Please consider this letter as notice of the project, and an invitation to request consultation with the City regarding the proposal.

In accordance with Public Resources Code Section 21080.3.1(d) for AB 52, please respond in writing within 30 days if you would like to consult on this project. For consultation under SB 18, a request must be made within 90 days of the date of this notice, however, earlier consultation is appreciated. Thank you for your consideration on this matter, and please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,

Kim Stater

Assistant Community Development Director
kstater@cityofhighland.org
(909) 864-6861, ext. 204

Mayor Penny Lilburn	Mayor Pro Tem Larry McCallon	City Council Jesse Chavez-Cordova	City Council Anaeli Solano	City Council John P. Timmer	City Manager Carlos Zamano
27215 Base Line • Highland, CA 92346					
Tel: 909.864.6861 • Fax: 909.862.3180 • www.cityofhighland.org					



Tentative Tract Map No. 20721

Project Location:	The project includes 2 parcels totaling approximately 11.98 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, in the City of Highland. Assessor's Parcel Numbers 1201-371-14 and 1201-371-16.
Project Description:	An application by East Highland Land, LLC / Diversified Pacific to develop 113 single-family residential lots with associated landscaping, recreation, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires a General Plan Amendment from "Low Density (LD)" Residential to "Planned Development (PD)" and a Zone Change from "Single Family (R-1)" Residential to "Planned Development (PD)" to permit customized development standards, including, but not limited to, reduced lot sizes, widths and depths.
Property Owner:	East Highland Land, LLC
File Index Nos:	General Plan Amendment (GPA 24-002) Zone Change (ZC 24-002) Tentative Tract Map No. 20721 (TTM 24-003) Conditional Use Permit (CUP 24-006) Design Review Application (DRA 24-009)
Lead Agency Point of Contact:	Kim Stater, Assistant Community Development Director City of Highland 27215 Base Line Highland, California 92346 kstater@cityofhighland.org Phone: (909) 864-6861 Extension 204 Fax (909) 862-3180

Website Link to Plans:

Project Plans may be viewed on the City's website at
<https://www.cityofhighland.org/DocumentCenter/Index/699>

From: [Gabrieleno Administration](#)
To: [Kim Stater](#)
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA
Date: Wednesday, October 16, 2024 10:12:13 AM

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Hello Kim

We are sorry for the inconvenience after further review of the location of the project we are going to defer the project.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived."

On Thu, Sep 5, 2024 at 1:25 PM Gabrieleno Administration <admin@gabrielenoindians.org> wrote:

Sounds good. Here is our dial in number (626)343-5588 Passcode 1234.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393

Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 12:34 PM Kim Stater <kstater@cityofhighland.org> wrote:

No worries, October 17th is fine. My entire day is open.

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, September 5, 2024 12:33 PM
To: Kim Stater <kstater@cityofhighland.org>
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

I am sorry for the confusion. We are not available on September 24th. I meant to put down October 24th we are available. Does this time work for you?

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived."

On Thu, Sep 5, 2024 at 12:30 PM Gabrieleno Administration
<admin@gabrielenoindians.org> wrote:

Thank you Kim sounds good. Here is our dial in number (626)343-5588 Passcode 1234.
Please let us know if you would like to call in.

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived."

On Thu, Sep 5, 2024 at 12:01 PM Kim Stater <kstater@cityofhighland.org> wrote:

September 24th at 3pm would be great. I'll put it on my calendar. Should I send a meeting invite or would you prefer to?

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, September 5, 2024 11:15 AM
To: Kim Stater <kstater@cityofhighland.org>
Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Hello Kim

Thnak you for your email. The next time Chairman Salas is available for a phone call will be on October 17th at 1pm or September 24th at 3pm. Please let us know which times will work for you.

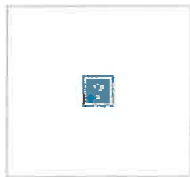
Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



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On Thu, Sep 5, 2024 at 10:40 AM Kim Stater <kstater@cityofhighland.org> wrote:

Hello Brandy,

Good to hear from you. I hope all is well. Would you mind sending me a date and time

that the Chairman is available for consultation? Would this be a remote/Zoom/Teams meeting and will he require additional plans in advance?

Kim Stater

Assistant Community Development Director

City of Highland

27215 Base Line

Highland, CA 92346

(909) 864-6861, x 204

kstater@cityofhighland.org

From: Gabrieleno Administration <admin@gabrielenoindians.org>

Sent: Thursday, September 5, 2024 10:08 AM

To: Kim Stater <kstater@cityofhighland.org>

Subject: Re: SB 18 & AB 52 Notice for Housing Project in Highland, CA

EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.

Hello Kim Stater

Thank you for your email. Please see the attachment below.

Thank you

Brandy Salas

Admin Specialist

Gabrieleno Band of Mission Indians - Kizh Nation

PO Box 393

Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Sep 5, 2024 at 8:14 AM Kim Stater <kstater@cityofhighland.org> wrote:

Good Morning,

Please find attached a CEQA notice for Tentative Tract Map No. 20721 inclusive of a General Plan Amendment and Zone Change. Would you mind confirming receipt? Please let me know if you prefer a hard copy via USPS. Thank you.

Best Regards,

Kim Stater

Assistant Community Development Director

City of Highland

27215 Base Line

Highland, CA 92346

(909) 864-6861, x 204

kstater@cityofhighland.org



September 5, 2024

Alexandra Mc Cleary
Sr Mgr Cultural Resource Management
26569 Community Center Dr
Highland, California 92346

RE: Native American Consultation Pursuant to AB 52 and SB 18 for Tentative Tract Map No. 20721 for 113 Single Family Homes at Greenspot Road & Alta Vista, Highland CA. APNs 1201-371-14 and 16

Dear Alexandra,

The City of Highland is the Lead Agency under the California Environmental Quality Act (CEQA) for a proposed development project commonly referred to as "Tentative Tract Map No. 20721." The proposal includes the development of 113 single-family residential lots on approximately 12 acres with associated residential landscaping, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires the concurrent processing of a General Plan Amendment, changing the site's designation from "Low Density (LD)" Residential to "Planned Development (PD)".

Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.3.1 subdivisions (b), (d) and (e), also known as Assembly Bill (AB) 52, please consider this letter with map exhibit showing the project location, and the Lead Agency contact person as formal notification. The City is requesting to consult with you in order to identify tribal cultural resources that may impact your project.

Additionally, the City is requesting consultation under Senate Bill (SB) 18, which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a General Plan amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. Please consider this letter as notice of the project, and an invitation to request consultation with the City regarding the proposal.

In accordance with Public Resources Code Section 21080.3.1(d) for AB 52, please respond in writing within 30 days if you would like to consult on this project. For consultation under SB 18, a request must be made within 90 days of the date of this notice, however, earlier consultation is appreciated. Thank you for your consideration on this matter, and please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,

Kim Stater

Assistant Community Development Director

kstater@cityofhighland.org

(909) 864-6861, ext. 204

Mayor	Mayor Pro Tem	City Council	City Council	City Council	City Manager
Penny Lilburn	Larry McCallon	Jesse Chavez-Cordova	Anaeli Solano	John P. Timmer	Carlos Zamano
27215 Base Line • Highland, CA 92346					
Tel: 909.864.6861 • Fax: 909.862.3180 • www.cityofhighland.org					



Tentative Tract Map No. 20721

Project Location:	The project includes 2 parcels totaling approximately 11.98 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista, in the City of Highland. Assessor's Parcel Numbers 1201-371-14 and 1201-371-16.
Project Description:	An application by East Highland Land, LLC / Diversified Pacific to develop 113 single-family residential lots with associated landscaping, recreation, concrete hardscape and asphalt paved community streets. Work will include, but is not limited to offsite grading, domestic water service, sanitary sewer service, storm drain infrastructure, street improvements, concrete and asphalt pavement, landscaping and irrigation. The project requires a General Plan Amendment from "Low Density (LD)" Residential to "Planned Development (PD)" and a Zone Change from "Single Family (R-1)" Residential to "Planned Development (PD)" to permit customized development standards, including, but not limited to, reduced lot sizes, widths and depths.
Property Owner:	East Highland Land, LLC
File Index Nos:	General Plan Amendment (GPA 24-002) Zone Change (ZC 24-002) Tentative Tract Map No. 20721 (TTM 24-003) Conditional Use Permit (CUP 24-006) Design Review Application (DRA 24-009)
Lead Agency Point of Contact:	Kim Stater, Assistant Community Development Director City of Highland 27215 Base Line Highland, California 92346 kstater@cityofhighland.org Phone: (909) 864-6861 Extension 204 Fax (909) 862-3180

Website Link to Plans:

Project Plans may be viewed on the City's website at
<https://www.cityofhighland.org/DocumentCenter/Index/699>

plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following procedures.

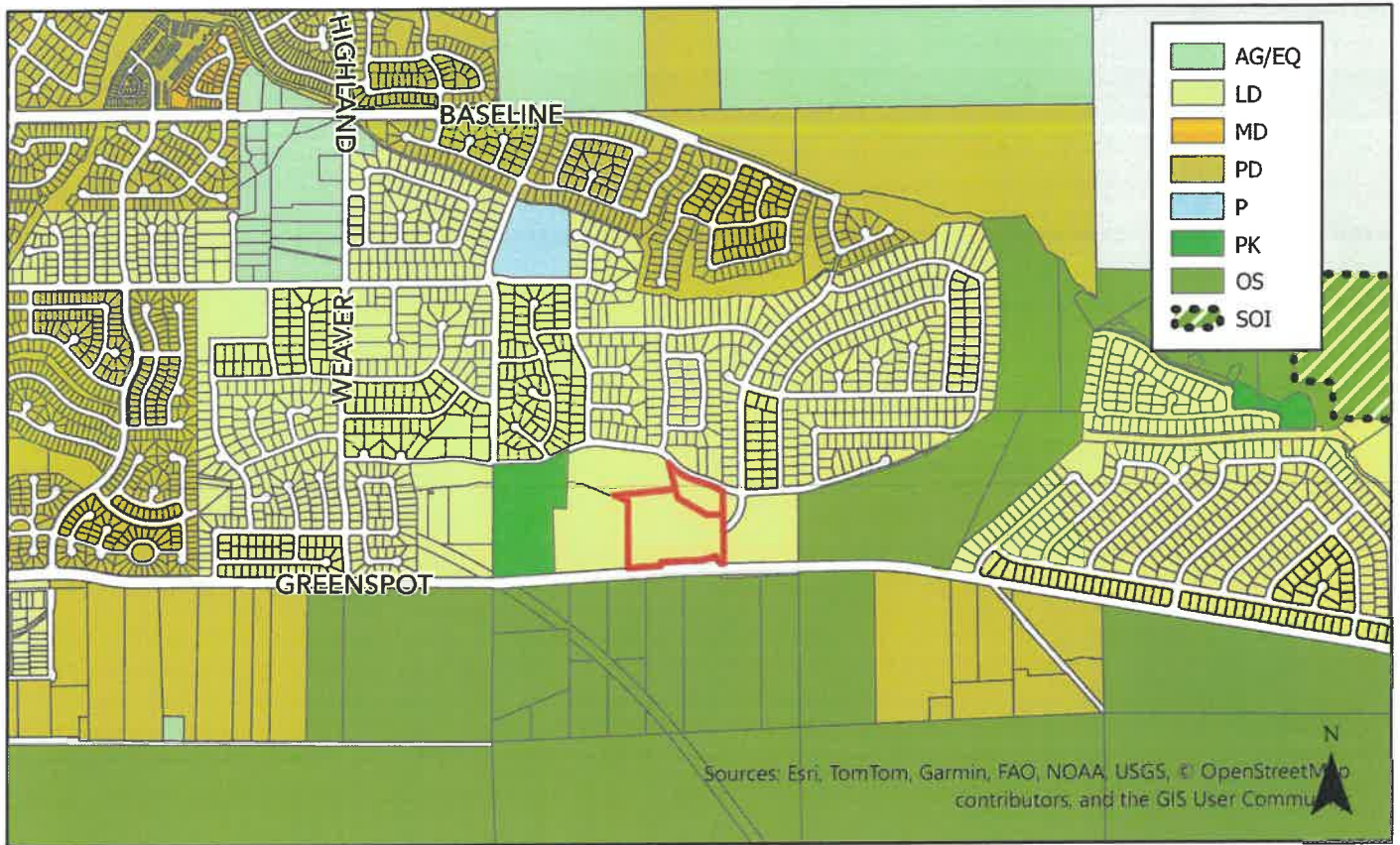
- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the

significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist [in consultation with the Tribal monitor/representative for YSMN](#) determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist [in consultation with the Tribal monitor/representative for YSMN](#) determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the [Consulting Tribes](#) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the

Exhibit B – General Plan Amendment Figure

Existing General Plan Land Use



Proposed General Plan Land Use

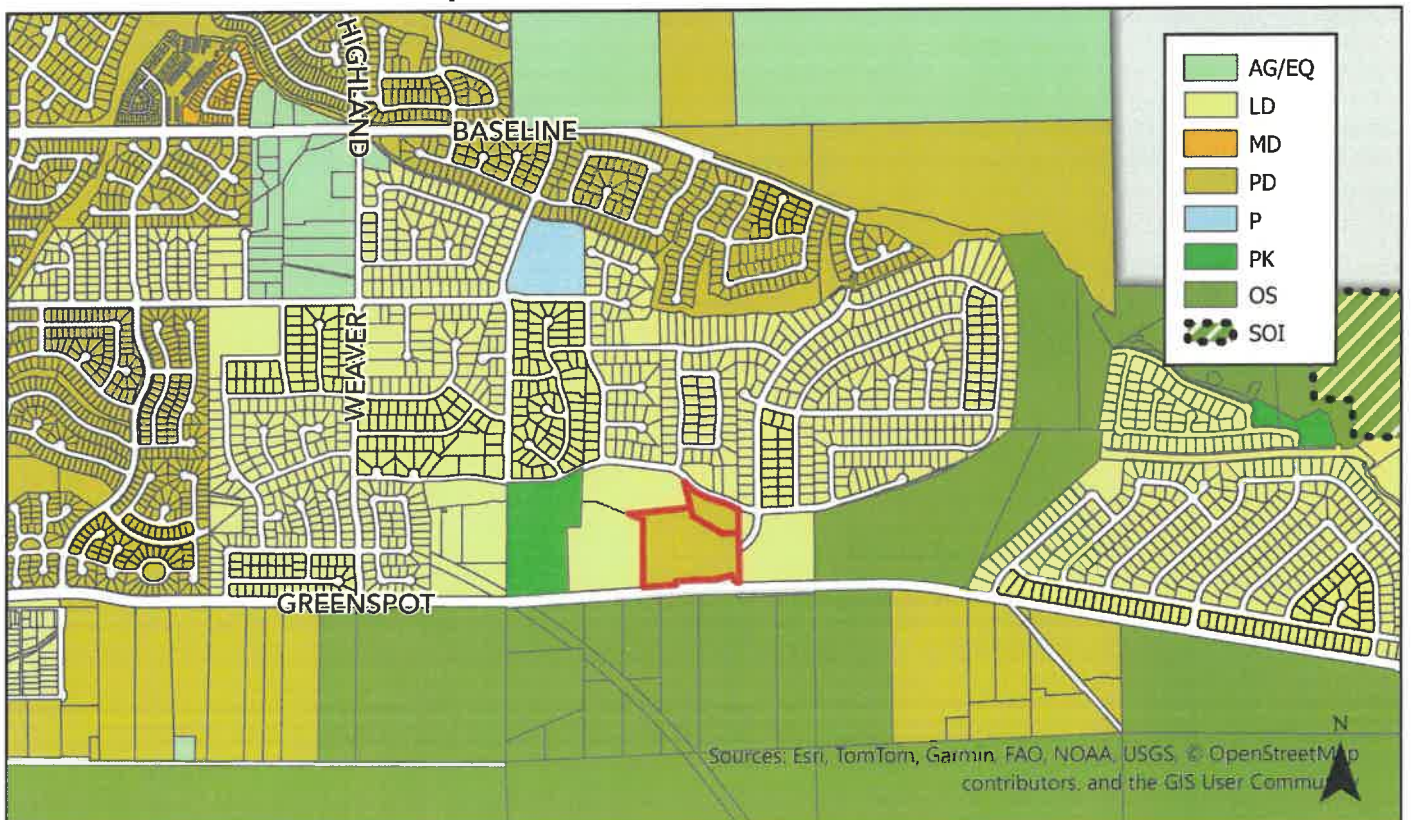
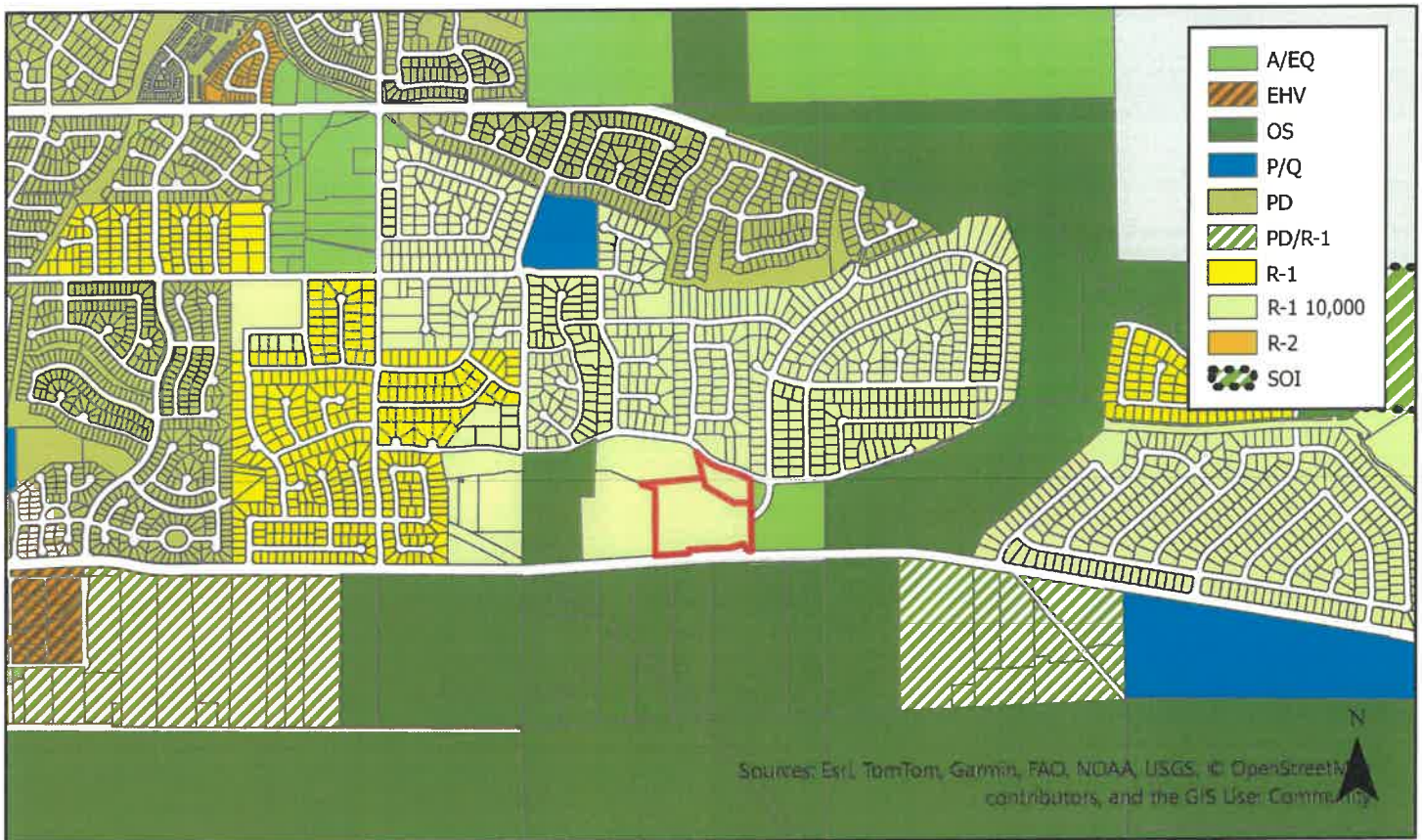


Exhibit C – Zone Change Figure

Existing Zoning



Proposed Zoning



Exhibit D – Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: August 12, 2025 (tentative City Council adoption date)
Owner/Applicant: East Highland Land, LLC
Representative: Diversified Pacific
File/Index Nos.: **Conditional Use Permit (CUP 24-006);
Design Review (DRA 24-009); and
Tentative Tract Map No. 20721 (TTM 24-003)**

Proposal: Development of a 113-unit single-family residential Planned Development; entitlements include Conditional Use Permit (CUP 24-006) for the adoption of a Planned Development, Design Review Application (DRA 24-009) for the related Site Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan, and Tentative Tract Map No. 20721 (TTM 24-003) for the subdivision of two parcels into 113 residential lots and common areas.

Location: Two vacant parcels comprised of approximately 12 acres, located north of Greenspot Road, south of Santa Ana Canyon Road, east and west of Alta Vista. Assessor's Parcel Numbers: 1210-371-14 and 1210-371-16.

Related Entitlements: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003), 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).

PLANNING CONDITIONS OF APPROVAL

These conditions of approval represent the Planning Division's conditions of approval and are meant to be one part of overall conditions of approval that include, Engineering, Building and Safety, Fire Department, and other agency's 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 may result in the revocation of this permit granted to use the subject property.

1. This entitlement shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this Conditional Use Permit, Design Review Application and Tentative Tract Map have occurred within thirty-six (36) months from the approval date of this entitlement, they shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limit established in this Section, the City Council, the original approving authority, may grant an extension in accordance with the Subdivision Map Act. The Applicant/Owner may request an extension by written application to the Community Development Director in accordance

with the provisions of the Subdivision Map Act. Approved entitlements associated with a tentative map shall remain effective concurrently with the period of time the tentative map is in effect. If an extension of time is granted for the associated tentative map, including requested extensions and state mandated automatic extensions, a similar extension of time for all associated entitlements shall be granted (HMC 16.08.200.B.*Extensions of Time*).

2. Pursuant to provisions of California Public Resources Code Section 21089 (b), this Application shall not be operative, vested or final, nor will building permits be issued or a map recorded, until: (1) the Notice of Determination (NOD) regarding the associated environmental action is filed and posted with the Clerk of the Board of Supervisors of the County of San Bernardino, and; (2) any and all required filing fees assessed pursuant to California Fish and Game Code Section 711.4, together with any required handling charges, are paid to the Clerk of the Board of Supervisors of the County of San Bernardino.
 - a. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, no later than 24 hours after receiving approval of the project. The City will file the NOD and fee payment with the County/State and will provide the Applicant with a copy of the receipt and filed NOD.
 - b. The Owner/Applicant shall comply with all applicable mitigation measures specified within the Mitigated Negative Declaration for the project which are outlined within the Mitigation Monitoring and Reporting Program.
3. The subject property shall be developed in accordance with Conditions of Approval, Plans and Materials approved by the City Council, as referenced. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Community Development Director, Planning Commission, and/or City Council.
4. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
5. The Development Impact Fees and Inclusionary Housing Fees shall be paid in accordance with City Ordinance and are subject to change by action of the City Council as may be amended from time to time. Fees are set upon submission of application to the Building & Safety Division for plan check.
6. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without

limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit the said amount with the City within thirty days of being notified of the estimate cost or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

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

Conditional Use Permit (CUP 24-006) Conditions of Approval

8. Conditional Use Permit (CUP 24-006) establishes a Planned Development of 113 two-story, single family homes with private streets, open space, recreational amenities, water quality management facilities and associated improvements.
9. The project shall be developed in accordance with Tentative Tract Map No. 20721 dated December 17, 2024, attached hereto (Exhibit 1 – TTM 20721, Sheets 1-3 including Preliminary Grading Plan, Sections and Plot Plan) and Floor Plans & Elevations attached hereto dated June 7, 2024 (Exhibit 2 - Floor Plans & Elevations) as approved by the City Council on August 12, 2025.
10. Development Standards established by the Conditional Use Permit are as follows:

TTM 20721 Development Standards	
Maximum density	9.5 du/ac
Minimum lot size (net area)	1,900 sq. ft.
Minimum lot width	40'
Minimum lot depth	50'
Minimum front yard setback	3'
Minimum interior side yard setback	5'
Minimum street side yard setback	3'
Minimum rear yard setback	10' flat usable

Maximum lot coverage	65%
Maximum height for structures	35'
Minimum distance between structures (accessory and/or main structures)	As required by the Uniform Building Code
Minimum dwelling unit size	1,500 sq. ft.
Total Open Space (Active & Passive Usable)	35,143 square feet / 6.7 %
Parking (293 total spaces)	2 garage spaces/unit (226), 59 designated uncovered guest spaces and 8 on-street spaces.
Number of residential units	113

Design Review (DRA 24-009) Conditions of Approval

11. Design Review (DRA 24-009) is comprised of the project's site plan, unit plotting, building elevations, conceptual landscape plan, conceptual grading plan, fences and walls, building color palette and materials related to the Planned Development of 113 two-story, single family homes and its private streets, open space, recreation amenities, water quality management facilities and associated improvements.
12. The Approved plans in association with DRA 24-009 include Tentative Tract Map No. 20721 dated December 17, 2024, attached hereto (Exhibit 1 – TTM 20721, Sheets 1-3 including Preliminary Grading Plan, Sections and Plot Plan), Floor Plans & Elevations attached hereto dated June 7, 2024 (Exhibit 2 - Floor Plans & Elevations), and Conceptual Landscape Plan dated January 28, 2025 (Exhibit 3 – Landscape Concept), as approved by the City Council on August 12, 2025.
13. A wall-mounted Neighborhood Identification Sign(s) shall be designed and submitted to the Planning Division for approval by the Community Development Director in compliance with Highland Municipal Code Section 16.56.100 *Neighborhood identification signs* prior to the issuance of a Grading Permit. The sign(s) shall be installed concurrent with the associated tract boundary wall.
14. Include the enhanced pavement treatment details for the project's Alta Vista entries (east and west) on the projects Tentative Tract Map Grading Plan and the Landscape Plan. The details shall include dimensions, colors and materials as approved by the Community Development Director and City Engineer prior to the issuance of Grading Permits.
15. The development's larger park, designated as Lot "L" on Tentative Tract Map No. 20721, shall be fully constructed and available for use by the project's residents prior to the issuance of the seventieth (70th) residential Building Permit.
16. The development's smaller park, designated as Lot "R" on Tentative Tact Map No. 20721, shall be fully constructed and available for use by the project's residents prior to the issuance of the one-hundred and first (101st) residential Building Permit.

17. Perimeter tract boundary walls and contiguous landscaping shall be installed concurrently with the adjoining residential unit. This includes the landscaping designated as on the Conceptual Landscape Plan as "HOA Planter Area", "HOA Planter Area", "Alta Vista LMD" and "Homeowner Maintained" landscaping.
18. The area designated as "Not a Part, City of Highland" on Tentative Tract Map No. 20721 and "Offsite Landscaping City of Highland" on the Landscape Concept Plan, shall be fully improved with landscaping, a decomposed granite trail and 3-rail vinyl fencing prior to the issuance of the first (1st) residential occupancy. The total width of improvements from back of sidewalk to the tract boundary wall shall not exceed 18 feet and the excess property can be added to the private rear yards. The improvement plans for this area shall be submitted to the Community Development Director and Public Works Director/City Engineer for review and approval.

Conditions from the City's Landscape Architect's Office

19. Shrubs and groundcovers vulnerable to frost damage shall be avoided due to the Highland's seasonal temperatures that can result in frost and freeze events in the winter months.
20. Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structures and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental causes.
21. A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, that shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or large swaths of planting in dormancy or in need of severe pruning.
22. Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the parked cars from public view from Alta Vista and Lot S (southern open space area).
23. On center spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.
24. All planted areas shall have a minimum of a 3" layer of organic mulch or inorganic mulch to retain moisture and reduce evaporation
25. Vines and screening planting shall be used on broad expanses of walls or other utility structures. For areas with limited planting areas, structural fabricated screens shall be used- the style of which shall complement the architecture of the project.
26. No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that

are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.

27. Any updates to the state and or local ordinance for MWELo that are more stringent shall take precedence in all cases.
28. Install a concrete mow curb or other form of separation deemed acceptable by the City at property boundaries to clearly identify where landscape maintenance responsibilities end.
29. The maximum coverage of gravel or rock used as groundcover/ mulch shall be 50% of planting areas and be a minimum of 3" thick.

Tentative Tract Map No. 20721 (TTM 24-003) Conditions of Approval

30. The project shall be in compliance with all conditions of approval contained herein and as defined on the Tentative Tract Map 20721 dated December 17, 2024, attached hereto (Exhibit 1 – TTM 20721, Sheets 1-3 including Preliminary Grading Plan, Sections and Plot Plan) as approved by the City Council on August 12, 2025. Proposed revisions, modifications and/or deletions to the scope of work or plans may require additional review by the Planning Commission as determined by the Community Development Director.
31. The approval of Tentative Tract Map 20721 (TTM 24-003) is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction of single-family residences on Lots 1 through 113 and water quality basin prior to the sale of any individual lot or lots. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, landscaping in areas designated to be within a landscape maintenance districts and open space.
32. No further subdivision of any lot shall be permitted unless otherwise determined by the Community Development Director as necessary to effectuate the proposed development as presented during public hearing, or its Conditions of Approval or Planning Commission/City Council Directives.
33. All slopes shall be limited to a maximum ratio of 2 to 1 and shall be a part of the downhill lot when located within or between individual lots.
34. Prior to recordation of the final map, the Applicant/Owner shall obtain approval from the Street Naming Committee for Street 'A' and Street 'B'.
35. Prior to recordation of the final map, all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) shall be submitted and approved by the Planning Division. The approved CC&R's shall be recorded concurrently with the

recordation of the final map and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation. This document shall include, but not be limited to, the following:

- a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
- b. Provisions alerting the buyers of any applicable Community Facility District or assessment districts;
- c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City; and
- d. Provisions alerting the buyers of residential lots with slopes over ten (10) feet in height that it is their responsibility to maintain the slope and any landscaping on the slope.

36. Prior to recordation of the final map, the Applicant/Owner shall submit to the Planning Division for review and approval a homebuyer notification document that includes, but is not limited to, the notifications listed below and within the project's Mitigation Monitoring and Reporting Program. The notification shall be signed by each buyer at the time of sale.

- a. A notice indicating the proximity of San Bernardino International Airport and Redlands Municipal Airport;
- b. A notice indicating the proximity of the Santa Ana River mining operations;
- c. A notice indicating proximity to the Redlands Shooting Park at 2125 Orange Street, Redlands, CA 92374.
- d. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.

37. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

San Bernardino Valley Municipal Water District (SBVMWD) Conditions

38. Any construction encroaching on SBVMWD-owned property or easements must be approved by the District. (per correspondence with SBVMWD dated 9/8/2024)

- a. No portions of the District Easements or pipelines shall extend into backyard (private) areas of the residential housing.
- b. There shall be no trees within 15 feet of the centerline of the pipeline.
- c. All landscape trees within the District's easement shall be approved by the District in the Encroachment Permit Process.
- d. All parallel utilities shall be a minimum of 10 feet outside the centerline of the pipeline.
- e. All perpendicular crossings shall be protected from the District's active cathodic protection of the Foothill pipeline.

- f. All perpendicular crossings shall be a minimum of 2 feet clear of the pipeline
- g. All perpendicular crossings of the sewer lines shall be in casing pipe, with no open joints, a minimum of 10 feet outside the sidewall of the Foothill pipeline.
- h. No dry utility structures, conduits, or appurtenances shall be located within 15 feet of the centerline of the Foothill pipeline.

Exhibit “1” Tentative Tract Map No. 20721 dated December 17, 2024
(Sheet 1 – Title Sheet & Preliminary Grading Plan, Sheet 2 – Sections,
and Sheet 3 – Plot Plan) by Kimley Horn

Exhibit “2” Floor Plans and Elevations dated June 7, 2024
(Sheets A-1 through A-12) by Mark Gross & Associates Inc (MGA)

Exhibit “3” Landscape Concept dated January 28, 2025
(Sheet 1 – Landscape Concept, Sheet 2 – Concept Images) by RHA
Landscape Architects Planners, Inc.

City of Highland

Engineering Department
DRAFT Conditions of Approval
CUP 24-006, TTM #20721
NWC of Greenspot Road and Alta Vista

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

SOILS/GEOLOGY/GRADING

- D 1. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereto as approved by the City Engineer.
- A 2. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.
- E 3. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the Grading Plan Checklist.
- A 4. Design grading and on-site improvements to drain the entire site to the proposed Basin 1 and 2 respectively.
- E 5. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 6. The grading and landscaping plans must comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- A 7. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- A 8. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the site perimeter, and straw bale barriers, sand bag

barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.

- D 9. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- C 11. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENTS

Prior to first occupancy construct following improvements as approved by City Engineer:

- C 12. Santa Ana Canyon Road (Northerly Subdivision Boundary)
 - 12.1. Construct street improvements per City of Highland Standard Drawing No. 102 –Collector Street, including installation of ADA-compliant curb ramps at all applicable locations.
 - 12.2. Construct street half-width improvements, consisting of roadways, curb and gutter, sidewalk and landscaping as approved by City Engineer. Construct 6" curb and gutter per City of Highland Standard Drawing 202.
 - 12.2.1 Provide full-width pavement maintenance and striping. Pavement treatment as approved by City Engineer.
 - 12.3. Install landscaping in accordance with landscape plans approved by the City Engineer and the Community Development Director.
 - 12.4. Install new streetlights along the project frontage as approved by City Engineer. The new streetlights, electrical conduits, wiring and meters etc. will be owned and maintained by the City. The streetlights shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the locations specified by the City Engineer. Pay the City Street lighting energy and maintenance charges for the initial 12 months.
 - 12.5. Submit street improvement plans to the City Engineer for review and approval. Comply with City design standards as shown on the street and storm drain improvement checklist.
 - 12.6. Comply with horizontal and vertical sight distance requirements in accordance with the Caltrans Highway Design Manual.
- C 13. Santa Ana Canyon Road (Santa Ana Canyon Rd and Alta Vista to approx 135-ft to the East - Subdivision Boundary)
 - 13.1. Complete the sidewalk gap in accordance with City of Highland Standards. Installation of curb ramps to be compliant with current ADA standards. Note: Landscaping not required
 - 13.2. Provide full-width pavement maintenance and striping. Pavement treatment as approved by City Engineer.

- C 14. Alta Vista (Between Santa Ana Canyon Road and Greenspot Road)
14.1. Full width pavement improvements and striping. Pavement treatment to be determined by City Engineer.
- C 15. Greenspot Road (Project Frontage)
15.1. Design a traffic signal at the Greenspot Road/Alta Vista intersection and pay a fair share towards the construction and delivery of a new traffic signal per the approved traffic study. Fee estimate shall be provided for review and approval by the City Engineer. The cost of the traffic signal design and plan check fees will be credited to the applicant's fair share contribution, but will not result in a refund if costs exceed total fair share.
15.2. ADA-compliant curb ramp improvements shall be provided at the intersection of Greenspot Road and Alta Vista.
15.3. Install landscaping in accordance with landscape plans approved by the City Engineer and the Community Development Director.
15.4 Design and construct raised landscaped median. Alternatively, developer may pay an in-lieu fee as determined by the City Engineer
15.5 Pave half-width along project frontage.
15.6 The area designated as "Not a Part, City of Highland" on Tentative Tract Map No. 20721 and "Offsite Landscaping City of Highland" on the Landscape Concept Plan, shall be fully improved with landscaping, a decomposed granite trail and 3-rail vinyl fencing prior to the issuance of the first (1st) residential occupancy. The total width of improvements from the back of sidewalk to the tract boundary shall not exceed 18 feet and the excess property can be added to the private rear yards. The improvement plans for this area shall be submitted to the Community Development Director and Public Works Director/City Engineer for review and approval.
- C 16. Private Streets
16.1. Construct street improvements on all interior streets including, but not limited to, curb and gutter, asphalt concrete pavement, streetlights, sidewalk and driveways per approved TTM per City of Highland, per City standards and as approved by City Engineer
- C 17. Design private streets to drain to Basin 1 and 2. Design existing Santa Ana Canyon Road drainage culverts to bypass or drain to Basin 1 and 2 and to likewise discharge downstream into storm drain Line B, located south of Greenspot Road, approximately 550 feet east of Weaver Street and as shown on Tentative Tract Map No. 20721. The improvement plans for this area shall be submitted to the Public Works Director/City Engineer for review and approval.
- C 18. Submit street improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City of Highland design standards as shown on the Street and Storm Drain Plan and Profile Checklist.
- C 19. Submit a thorough evaluation of the structural road section, for the private and public streets, from a soil engineer to the City Engineer. Include a recommended street structural section, designed for a service life of 20 years as outlined in

Section 600 of the Caltrans Highway Design Manual. The minimum section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes.

- C 20. Design public improvements including sidewalk, drive approaches, and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Truncated domes shall be dark gray Armor-Tile Cast in Place System manufactured by Engineered Plastics, Inc.
- C 21. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.

DRAINAGE/WATER QUALITY

- E 22. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for commercial development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- E 23. Submit two (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state: "I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C* 24. Prior to first occupancy, construct a water quality basin with the size, extent and scope of improvement in conformance with the F-WQMP and as required by the City Engineer. Maintain a maximum slopes or otherwise approved by the City Engineer. Install fencing and landscaping along the top of, and within, the basin as required by the City Planner and the City Engineer.
- C* 25. Prior to first occupancy, extend the existing storm drain (Line B) to proposed outlet storm drain structures from Basin's 1 and 2 as approved by City Engineer. This drainage facility is included in the City's Development Impact Fee Project List and is eligible for partial fee credits subject to calculation as determined by the City Engineer.
- E* 26. Design project entrances to minimize the possibility of off-site flows entering the site from Santa Ana Canyon Road and Alta Vista. Submit hydraulic calculations to verify the project entrances design.
- E 27. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated by the site and approval by the City Engineer. Include in the study

hydraulic calculations to determine the extent, size and type of all drainage facilities. Design the on-site improvements to drain 100-year storm flows generated with the entire project to the proposed on-site water quality system. Construct a storm drain system to convey overflows including the construction of a new line to Weaver.

- D 28. Prepare and submit drainage improvement plans to the City Engineer for review and approval. Indicate on final plans and profiles the location of any existing utility/facility which would affect construction. Comply with City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ANNEXATION

- A* 29. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private streets, private parks, the landscaping/hardscaping/ streetscaping and lighting within the tract, medians and parkway areas at the side of the lots adjacent to the gated entry, the water quality basin, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the private drainage, sewer and water system.
- A* 30. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private streets, private parks, landscaping/hardscaping/ streetscaping and lighting within the tract, and parkway areas at the side of the lots adjacent to the gated entries, the water quality BMPs, private storm drain, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable.
- B* 31. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.
- A* 32. Establish a maintenance funding mechanism acceptable to the City for City's potential City maintenance of parkway and frontage landscaping along Alta Vista , Santa Ana Canyon Road, and Greenspot Road. The City will maintain parkway and frontage landscaping utilizing CFD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- A* 33. Prior to final map recordation, Applicant shall annex into a community service district for public safety services. The agreement to annex to a CFD for Public Safety Services shall be in a manner to be approved by the City Engineer and City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such levels of service at the standards established in the City's General Plan. If one has not been established, project is required to form.

- A* 34. Dedicate to the City Street rights-of-way along the project street frontage on Santa Ana Canyon Road.
- A* 35. Dedicate to the City Street right-of-way along the project street frontage Alta Vista.
- A 36. Dedicate an on-site storm drain easement through the private roadways to the satisfaction of the City Engineer.
- A* 37. Process a partial summary vacation of City's right-of-way along the project frontage from Greenspot & Alta Vista towards the easterly frontage limit along Greenspot. This area is currently designated as "Not a Part, City of Highland"
- A 38. Dedicate a landscape easement for potential City maintenance of landscaping along Santa Ana Canyon Road, Alta Vista, and Greenspot Road through the CFD.
- A 39. Coordinate with the utility companies to eliminate easements not required for any utility facilities.
- A 40. Record a Parcel Map and a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 41. Submit, at the time of Parcel Map and Final Map submittal: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculations will not be acceptable for plan check review.
- A 42. Dedicate on the Final Map public street right-of-way and all drainage, and landscaping easements within the project.
- E* 43. Dedicate corner property line cutoffs on public streets in accordance with City Standards.
- E 44. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.

FEES/PERMITS/BONDING

- E 45. Obtain written permission from the San Bernardino Valley Metropolitan Water District prior to any encroachment or construction within the District easement.
- A 46. Post a deposit for monumentation which shall not be released prior to completion of all on-site construction and submittal of written verification from the project engineer or land surveyor that the monuments have been set and payment for the work has been received. Submit an estimate of the deposit amount prepared by the project land surveyor.

- E 47. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- D 48. Post Faithful Performance, Labor and Material, and Warranty bonds for all required street, and drainage. Post Faithful Performance, and Labor and Material bonds for all required grading, and private landscaping improvements.
- D 49. Enter into an agreement with the City of Highland for construction of public improvements using the adopted City form the adopted City form.
- E* 50. Pay appropriate engineering fees for bond processing, plan check, hydrology report review, WQMP review, structural calculation review, traffic report review, assessment district annexations, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees
- C 51. Obtain a permit from Engineering prior to any on-site construction or construction within the City's right-of-way.
- C 52. Pay fair share fees in accordance to the approved traffic study.

UTILITIES/CONSTRUCTION

- C 53. Design and construct above ground and flush mount utility structures at locations where retaining walls are not necessary in accordance with the requirements of the utility companies. Prepare a Composite Utility Plan indicating locations of slopes and all above ground and flush mount utility structures, and submit the plan to the City for review prior to City issuance of utility permits. Utilize underground utility structures if necessary to avoid construction of retaining walls.
- E 54. Provide all utility services to each unit, including sanitary sewers, water, electric power, cable television, gas, and telephone. All utilities are to be underground.
- C 55. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- D 56. Obtain written permission from the adjoining property owner(s) for off-site grading and/or construction work, if any.
- C 57. Street pavement shall be constructed in lifts as directed by the City inspector. Final asphalt lifts shall be placed after all houses are built or within 12 months of the completion of each construction phase. Repair any pavement damage to the satisfaction of the City Engineer if the final asphalt cap is done before the completion of all house construction.
- B 58. After all houses are constructed, slurry seal the streets within the tract prior to final bond release or submit cash payment in lieu of slurry seal.

- E 59. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of existing pavement as determined by the City Engineer.
- B 60. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- D 61. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.
- D 62. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- D 63. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 64. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

Building and Safety Division Conditions of Approval

Date: 10/16/2024
Applicant: Diversified Pacific/ East Highland Land LLC
Address of Applicant: UNK.
Site Location: North side of Greenspot Road, South of Santa Ana Canyon Road, East and West of Alta Vista
Project Numbers: **TTM** 23-002, **GPA** 24-002, **ZC** 24-002, **CUP** 24-006, **DRA** 24-009
APN: 1201-371-14, 1201-371-16

General Conditions:

1. Please provide the following number of construction plans and documents listed below for the Building & Safety's first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.
 - (3) Architectural Plans
 - (3) Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal.
 - (3) Plot/Site Plans
 - (3) Electrical Plans
 - (3) Plumbing Plans/Isometrics
 - (3) Mechanical plans
 - (3) HVAC Duct Layout Plans
 - (3) Precise Grading Plans
**Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
 - (3) Roof and Floor /Truss Plans
 - (3) Structural Plans
 - (2) Structural Calculations
 - (2) Title 24 Energy Calculations, or include in each of the (3) plan sets
 - (2) Soils Reports
 - (3) Temporary Construction Fence Plan as applicable
2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.

3. Structures constructed within designated Very high Fire hazard Severity Zone shall comply with the requirements for California Residential Code section 337 "Materials and Construction Methods for Exterior Wildfire Exposure.
4. All onsite utilities are to be underground. Where approved by the Planning Division, utility cabinets and transformers are exempt.
5. Fire Sprinklers are required for all newly constructed Single-Family Dwellings. Submit fire sprinkler plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248. Please list the Fire sprinklers on the plans as a differed submittal. R313
6. All deferred plan items are to be identified on the plans cover sheet.
7. Deputy inspections are to be identified on the plans cover sheet. Deputy inspectors shall register with the City's Building Official.
8. Identify within the plans where all new utility services (gas meter, electric, and/or water & Sewer service connections) are to be installed. The address assignment should be obtained for each structure and utility meters prior to permit issuance. Please contact the Planning Division for addressing.
9. 2022 CRC 319.1/ HMC 15.14.050 New structures of all occupancies shall provide address identification with illumination during the hours of darkness. Illumination shall be of the high efficiency type meeting provisions of the energy code. Address for Occupancy Group R-3 shall be provided with internal illumination.
10. Please obtain a demolition permit prior to demolition of any structures on these lots prior issuance of a building permit. Verify the termination of utility and proper abatement of any onsite underground storage tanks prior to grading activities. Planning should be consulted for compliance with the City of Highland Development code.
11. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
12. The building is to be connected to the public sewer system, when provided or within 250 feet of the nearest sewer main
 - a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer not available letter from East Valley Water District (EVWD) and an approved septic

system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902. An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

13. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
14. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. This project is located in the (Redlands Unified School District)
15. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety.
16. Prior to the issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department or existing hydrants and flows shall be approved by Fire Prevention. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approval by the Fire Department. All streets and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
17. Prior to issuance of a building permit, provide Building and Safety with a sewer and water availability letter from East Valley Water District. (909) 888-8986
18. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
 - a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.
19. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.

20. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
21. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a. Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
22. On-site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.
23. All construction projects shall comply with the NPDES Stormwater Best Management Practices.
24. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
25. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
26. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearance from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
27. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.



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

DATE : September 26, 2024

Page 1 of 8

APPLICANT : Diversified Pacific

APN : 1201-371-14-0000 1201-371-16-0000

SITE LOCATION: North of Greenspot Rd / South of Sana Ana Canyon East and West of Alta Vista

FILE / INDEX No.: CUP 24-006 DRA 24-009 ZC 24-002 GPA 24-002

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

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

Fire Department Review of all projects is required.

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

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

Note: The City of Highland has 2 areas within the '**FIRE SAFETY OVERLAY DISTRICT**' designated as **FR-1, FR-2, or FR-3**. All areas may border or overlap areas identified by the State/CalFire as '**High Fire Severity Zone**' or '**Very High Fire Severity Zone**'. See **HMC** for construction requirements.

GENERAL.

1. **HF1:** This project is in **fire safety review area 1**. This is a 'very high fire hazard' area. The project shall comply with the construction and development standards for a **FR-1 area**. Contact the city building & safety division for construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**
2. **HF2:** This project is located within **fire safety review area 2**. This is a 'high fire hazard area'. This project shall comply with the construction and development standards for a **FR-2 area**. Contact the city building & safety division for **FR-2 area** construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**
3. **HF3:** This project is located within **fire safety review area 3**. This is a 'high fire hazard area'. This project shall comply with the construction and development standards for a **FR-3 area**. Contact the city building & safety division for **FR-3 area** construction and development standards. A minimum 30' clearance is required around any structure(s). **CFC / CBC**
4. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**
5. **HF4:** An additional fuel modification zone of 100 feet shall be provided on all side(s) of the proposed lot(s). Fuels in this zone are to be thinned and/or removed or otherwise modified to provide a reasonable level of fire defense protection to the proposed structure(s). **CFC & HMC**
6. **HF5:** A greenbelt or fuel modification zone plan is required for this project. Fuel modification plan requirements shall be site specific to this project. The applicant shall submit a fuel modification plan to the fire department for review and comments or approval. Maintenance of the fuel modification zone, located in designated open space, and enforcement of the fuel modification zone, within the property of individual property owners, shall be the responsibility of a homeowners' association or other approved maintenance authority. **CFC / CBC / HMC**
7. **HF6:** Prior to delivery of combustible building materials, the entire fuel modification zone, as approved by the fire department shall be completed. Any phased implementation of the fuel modification zone shall be done only with **prior** approval of the fire department. **CFC / CBC / HMC**
8. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

9. **HF49:** An alternative type of construction may be considered, if it provides an equivalent level of fire resistance. Contact the fire department or city building official for more information. **CFC, CBC**
10. **HF50:** High fire hazard areas FR-1, FR-2, and FR-3: One-hour fire resistive construction is required for exterior(s) wall(s). **HMC / CBC**
11. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
12. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
13. **HF53:** A one-hour, solid core, self-closing and latching door (minimum 1-3/8 inch) shall be installed between an attached garage and living space. **CBC**
14. **HF55:** Commercial exit requirements:
- A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
15. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
16. **HF47:** For each chimney, used in conjunction with any fireplace or heating appliance, in which solid or liquid fuel is used, an approved spark arrester shall be installed and visible from the ground. Spark arrester shall be of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8" to 1/2" maximum openings. **CFC; CBC; CMC**
17. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

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

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

ACCESS:

20. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1, 2, & 3 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

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

22. **HF9:** Residential driveways shall be paved (asphalt/concrete) and shall provide a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 10% in grade. **HMC**

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

24. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

25. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 10% grade. **CBC / APPENDIX D, HMC**

26. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.

Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**

27. **HF14:** In **FR-1/FR-2/FR-3** areas, streets ending in a cul-de-sac shall not exceed **350** feet, in all other areas, non-circulating streets shall not exceed **600** feet in length and shall provide an approved cul-de-sac. **HMC**
28. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
29. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "**KNOX**" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "**KNOX BOX**" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**
30. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**
31. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. Location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**
32. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

33. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:

RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.

COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.

System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet.

CFC APPENDIX B AND C

Note: Hydrants shall meet EVWD standards.

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

Single family residential: 600 FEET

Multi-family residential: 300 FEET

High density residential: 300 FEET

Commercial retail: 300 FEET

CFC / APPENDIX B AND C.

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

35. **HF26:** Water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**

36. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**

37. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**

38. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet.
CFC / APPENDIX B AND C

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

ADDRESSING – IDENTIFICATION:

40. **HF21:** Commercial and multi-family residential address numbers shall be displayed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be 8" height, 3/4" stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC
41. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, 4" in height, 1/2" stroke, on contrasting background. **CFC**
42. **HF23: Directory map.** An illuminated directory map shall be installed at each driveway entrance where the total number of units exceeds fifteen, (15) **CFC / HMC. FIRE AND PLANNING DEPARTMENTS SHALL APPROVE SIGNAGE PLAN.**
43. **HF18:** Street name signs shall be installed prior to construction on any roadway or phase. Temporary signs may be used as approved by the fire marshal. **CFC**
Note: Permanent signage shall meet City standards as required by Planning.
44. **HF17:** The public and/or private roadways serving this project shall be identified with city approved names. **CFC**
45. **HF20: Residential** address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of 4" height, 1/4" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 1/4" stroke, on contrasting background shall be displayed at property access entrance. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

46. **HF34:** Residential automatic fire sprinklers shall be installed according to **NFPA 13D** and fire department requirements. Submit three **(3)** sets of shop plans with material cut sheets and hydraulic calculations for fire dept. review and approval prior to any installation. Submit copy of California C-16 license.
47. The water meter supplying a 13D system shall be of sufficient size (usually 1-inch) to provide the calculated flow requirements of the 13D fire sprinkler system. Minimum pipe size beyond the water meter shall be 1-inch. **CFC; CBC; HMC; NFPA**
48. **HF46: SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors **CFC; CBC**
49. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
50. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
51. **HF63:** Submit to fire marshal's office: building and/or structure plans for fire department review.

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



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: July 15, 2025

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Octavio Duran, Public Works Director/City Engineer *OD*

SUBJECT: 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).

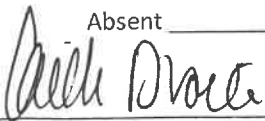
RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2025 - ____ recommending that the City Council:

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).

FISCAL IMPACT: None.

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

BACKGROUND: The Federal Emergency Management Agency (FEMA) has conducted a review of Chapter 16.76 *Floodplain Management* of the City's Municipal Code to ensure compliance with California Department of Water Resources along with flood provisions of the California Building Standards Code (CCR Title 24). This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County.

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

Upon receiving new or revised flood hazard data from FEMA and recommended amendments to Chapter 16.76 Floodplain Management, the City of Highland is obligated to ensure that the floodplain management regulations are in compliance with California Department of Water Resources along with flood provisions of the California Building Standards Code (CCR Title 24) and are legally enforceable by the effective date, October, 30, 2025, of the FIRM and FIS report.

ANALYSIS: Upon a meticulous review of Chapter 16.76 *Floodplain Management*, FEMA has observed that certain areas require attention to ensure full compliance with the National Flood Insurance Program (NFIP) minimum development standards.

The utilization of the model ordinances developed by the California Department of Water Resources along with flood provisions of the California Building Standards Code (CCR Title 24) for buildings and structures in Special Flood Hazard Areas (SFHA) served as a resource in aligning City regulations with state and federal floodplain management requirements. By incorporating these model ordinances, recommendations were made to the City of Highland to update the Chapter 16.76 *Floodplain Management* to meet compliance, enhance its resilience to flood hazards, and ensure the protection of lives and property within Special Flood Hazard Areas.

Collaboration between FEMA, California Department of Water Resources, and the City of Highland has been essential to swiftly address any compliance issues and facilitate the adoption of legally enforceable floodplain management regulations before the impending effective date of the new FIS and FIRMs: October 30, 2025. A review of the FEMA recommended revisions to Chapter 16.76 has been completed, and the attached recommended ordinance includes those revisions

ENVIRONMENTAL DETERMINATION: The proposed Municipal Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that the project is only to update the City's Municipal Code related to Floodplain Management and is not associated with a specific project. The Code Amendment will not have a significant effect on the environment. It is an activity not subject to CEQA.

Attachment: 1. Resolution No. 2025 - _____
 - Exhibit A. Draft City Council Ordinance

ATTACHMENT 1
Resolution No. 2025 - ____

RESOLUTION NO. 2025 - ____

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).

A. RECITALS

1. The Federal Emergency Management Agency ("FEMA") has reviewed the City's floodplain ordinance. This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County.
2. Upon receiving new or revised flood hazard data from FEMA, the City of Highland is obligated to ensure that the floodplain management regulations comply fully, are adopted by the City Council, and are legally enforceable by the effective date of the FIRM and FIS report, which is October 30, 2025. As such, the City is amending Chapter 16.76, Floodplain Management, of the Municipal Code to comply with the new FEMA requirements ("Municipal Code Amendment 25-002").
3. Government Code Section 65854 provides that the Planning Commission shall hold a public meeting on the proposed amendment to a zoning ordinance.
4. Government Code Section 65855 provides that after the public meeting, the Planning Commission shall render its decision in the form of a written recommendation to the legislative body (City Council). Such a recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the General Plan and shall be transmitted to the City Council.
5. The City of Highland Planning Commission held a public meeting at the Highland City Hall Council Chambers in Highland, California, on July 15, 2025 at 6:00 p.m. Notice of said public meeting having been duly given as required by law, and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Land Use and Development Code Amendments and Notice of Exemption, and investigate and make findings and recommendations in connection therewith.
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. Based upon substantial evidence presented to the Planning Commission during the July 15, 2025, Public Meeting, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:
 - a. All necessary Public Meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Environmental Findings, California Environmental Quality Act (CEQA):
 - a. A Notice of Exemption was prepared for the proposed project Pursuant to the General Rule (14 C.C.R. Section 15061(b)(3)) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment since the Code Amendment is not proposing development of a project.
4. Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council adopt a Notice of Exemption and direct Staff to file a Notice of Exemption with the County Clerk of the Board; Introduce an Ordinance to amend section 16.76 (Floodplain Management) of Title 16 (Land Use and Development Code) of the Highland Municipal Code as attached hereto and incorporated by reference as Exhibit A.

Exhibit A – Draft Administrative Ordinance No. _____

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 15th day of July 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

Exhibit A
Draft City Council Ordinance

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND AMENDING THE CITY'S MUNICIPAL CODE, TITLE 16 LAND USE AND DEVELOPMENT, CHAPTER 16.76 FLOODPLAIN MANAGEMENT AND MAKE A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) (MUNICIPAL CODE AMENDMENT MCA 25-002)

THE CITY COUNCIL OF THE CITY OF HIGHLAND ORDAINS AS FOLLOWS:

Section 1. Findings and Intent

WHEREAS, The Federal Emergency Management Agency ("FEMA") has reviewed the City's floodplain ordinance. This review was deemed imperative due to the impending implementation of the new Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) in San Bernardino County. Upon receiving new or revised flood hazard data from FEMA, the City of Highland is obligated to ensure that the floodplain management regulations comply fully, are adopted by the City Council, and are legally enforceable by the effective date of the FIRM and FIS report, which is October 30, 2025. As such, the City is amending Chapter 16.76, Floodplain Management, of the Municipal Code to comply with the new FEMA requirements ("Municipal Code Amendment 25-002");

WHEREAS, Sections §65302, §65560, and §65800 in accordance with Government Code, the Legislature of the State of California conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Highland does hereby adopt floodplain management regulations;

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Highland and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare;

WHEREAS, Sections 59 and 60 of Title 44 Code of Federal Regulations, the City of Highland was accepted for participation in the National Flood Insurance Program on August 28, 2008, and the City desires to continue to meet the requirements necessary for such participation;

WHEREAS, Government Code Section 65854 provides that the Planning Commission shall hold a public meeting on the proposed amendment to a zoning

ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090;

WHEREAS, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether to approve the Project;

WHEREAS, the City of Highland Planning Commission held a public hearing at the Highland City Hall Council Chambers in Highland, California, on July 15, 2024, at 6:00 P.M., and, notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Highland Municipal Code, heard and considered evidence for and against said Municipal Code Amendment, and investigated and made findings and recommendations in connection herewith. At the conclusion of the public hearing, the City of Highland Planning Commission adopted Resolution No. 2025-XXX recommending that the City Council adopt this Ordinance; and

WHEREAS, the City of Highland City Council did hold a public hearing at the Highland City Hall Council Chambers in Highland, California, on August 12, 2025, at 6:00 P.M. with a second reading held on September 9, 2025 and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Municipal Code Amendment.

WHEREAS, consistent with the Highland Municipal Code Section 16.08.040.D.1-4. *Amendments to zoning districts and other provisions. Findings*, the City Council has found and determined as follows:

1. The proposed change of zone or revision is consistent with the goals, objectives, policies, and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan;

Response: The proposed revision will ensure compliance with the General Plan, specifically its Public Health, Safety and Environmental Justice Element in the areas of "Emergency Events" and "Flooding". The revision will assist in the implementation of Goal 3 to "Minimize risks, such as loss of life, injury. Property damage, and natural resource destruction from natural and human-caused hazards" and Policy 3.2 to "Build and maintain public infrastructure that collects and conveys stormwater and enhances water quality."

2. The proposed change of zone or revision will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern;

Response: The proposed revision (MCA) will improve public health, safety and welfare related to floodplain management. It will ensure the proper review of new construction and substantial improvements within the 100-year floodplain. It will disapprove projects that cannot minimize the flood risks to acceptable levels in areas mapped by FEMA or as determined by site-specific hydrologic

studies for areas not mapped by FEMA. It will prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood. It will require development within the floodplain to be capable of withstanding flooding and to minimize use of fill. It will ensure the City continues to assess and upgrade inundation risk and protection, and it will encourage periodic reevaluation of the 500-year, 100-year, and 10-year flood hazard zones by state, federal, county, and other sources and use such studies to improve existing protection, review flood protection standards for new development and redevelopment, and update emergency response plans.

3. The proposed change of zone or revision is consistent with the purpose and intent of the remainder of this title not under consideration; and

Response: The proposed revision is in compliance with the remainder of Title 16 Land Use and Development including the remainder of Chapter 16.76 *Floodplain Management*, as well as Chapter 16.08 *Definitions*, 16.64 *Environmental Management*, and 16.68 *Land Divisions*.

4. The potential environmental impacts of the proposed change of zone or revision are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: There is no possibility that the Municipal Code Amendment will have a significant effect on the environment and is thus exempt from the requirements pursuant to CEQA Guidelines Section 15061(b)(3).

Section 2. Amendment to Section 16.76.020. Definitions.

Definitions for “Area of shallow flooding,” “floodway,” and “floodproofing” in Section 16.76.020 (**Definitions**) of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code are hereby amended in its entirety to read as follows with additions shown in underlined text and deletion shown in strikethrough text:

Area of shallow flooding

“Area of shallow flooding” means in areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified. (CA Residential Code R322.2.1)

~~“a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.”~~

Floodproofing

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Guidance on dry and wet floodproofing can be found in FEMA NFIP Technical Bulletin 3 (2021) Non-Residential Floodproofing – Requirements and Certification and FEMA NFIP Technical Bulletin 7 (2022) Wet Floodproofing Requirements.

~~“For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93.”~~

Floodway

“Floodway” means to require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. NFIP Regs 60.3(C)(10)

~~“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as “regulatory floodway.”~~

Section 3. Amendment to Section 16.76.020. Definitions.

Add definitions for “regulatory floodway” and “recreational vehicle” in Section 16.76.020 (**Definitions**) of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code are hereby amended in its entirety to read as follows with additions shown in underlined text and deletion shown in strikethrough text:

Regulatory Floodway

“Regulatory Floodway” means the channel of a river or other watercourse and the

adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

Recreational Vehicle

Recreational vehicle means a vehicle which is: (1)Built on a single chassis;(2)Four hundred square feet or less when measured at the largest horizontal projection;(3)Designed to be self-propelled or permanently towable by a light-duty truck; and(4)Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Section 4. Amendment to Section 16.76.030 B. Basis for Establishing the Areas of Special Flood Hazard. Section 16.76.030 B (Basis for Establishing the Areas of Special Flood Hazard) of Chapter 16.76 (Floodplain Management) of Title 16 (Land Use and Development) of the Highland Municipal Code is hereby amended to read as follows with additions shown in underlined text and deletion shown in strikethrough text, with all other provisions of Section 16.76.030 remaining unchanged:

“The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the “Flood Insurance Study (FIS) for San Bernardino County, California, and Incorporated Areas” dated August 28, 2008, with accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), dated August 28, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter.”

“The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the “Flood Insurance Study (FIS) for San Bernardino County, California, and Incorporated Areas” dated ~~September~~ 28, 2008, with accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), dated August 28, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter.”

Section 5. Environmental Exemption. The City Council of the City of Highland hereby finds that under the California Environmental Quality Act (“CEQA”), and the CEQA Guidelines promulgated thereunder, the Municipal Code Amendment is exempt from the requirements pursuant to CEQA Guidelines Section 15061(b)(3). This determination is

based on the fact that it can be seen with certainty that there is no possibility that the Municipal Code Amendment will have a significant effect on the environment because this amendment will only amend the Highland Municipal Code to require that applicants for building permits comply with the flood restraint construction requirements of the Building Code if the work constitutes a substantial improvement, require that certain studies be performed, require that certain information be submitted to FEMA, establishing building standards, and make other technical amendments to the Municipal Code. The Community Development Director is hereby directed to file a Notice of Exemption with the County Clerk.

Section 6. Severability. If any sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining provisions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 7. Execution. The Mayor is hereby directed to attest to the adoption of this Ordinance by signing where indicated below and the City Clerk shall publish and/or post this ordinance according to applicable law.

PASSED, APPROVED, AND ADOPTED this 9th Day of September, 2025.

Penny Lilburn
Mayor

ATTEST:

Alondra Munoz
City Clerk