



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

May 5, 2026 at 6:00 PM

City Hall Donahue Council Chambers
27215 Base Line, Highland CA 92346

Staff

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Senior Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Octavio Duran, Public Works Director/City Engineer

Brian Wolfe, Assistant Public Works Director

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

Mission Statement

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

In compliance with the Brown Act, any writings or documents provided to a majority of the legislative body regarding any item on this agenda, that are not exempt from disclosure under the California Public Records Act, will be made available for public inspection at City Hall, 27215 Base Line Highland, CA 92346, during normal business hours. Such documents will also be made available on the City's website at www.highlandca.gov.

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 accommodations, including interpreters.

Levine Act: Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council (or commission) in excess of \$500 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but no later than the beginning of the proceeding.

Call to Order

Pledge of Allegiance

Public Comment

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 3 minutes each. For those wishing to make public comments by email, please submit your comments by 5:00 p.m. on May 5, 2026, to publiccomment@highlandca.gov. If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number. Members of the public may submit comments on public hearing items at any time before the meeting, as well as during the meeting up until the close of the public hearing for the respective item.

Planning Commission Public Hearing

1. An Application by S-P Deerfield, LLC for a one-year Extension of Time (EXT 26-001) for Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), both related to the 137-unit "Blossom Trails" housing development in the East Highlands Ranch (EHR) Planned Unit Development (PUD) located on approximately 23 acres, southwest of the intersection of Greenspot Road and Church Street (Assessor's Parcel Numbers 1201-401-02 and 1201-431-61).
 1. Adopt Planning Commission Resolution No. 26 - ____, approving a one-year Extension of Time for Tentative Parcel Map No. 19958 (TPM 17-002); and
 2. Adopt Planning Commission Resolution No. 26 - ____, approving a one-year Extension of Time for Tentative Tract Map No. 20090 (TTM 17-001), subject to the Conditions of Approval and Findings of Fact.

Announcements

Adjourn

Certification

I, Camille Duarte, Administrative Assistant III, or my designee, hereby certify that the foregoing agenda was posted on our website at www.highlandca.gov and in the following designated areas: Highland Branch Library (7863 Central Avenue), Fire Station No. 1 (26974 Base Line), and City Hall (27215 Base Line) at least seventy-two (72) hours prior to the meeting per Government Code Section 54954.2.



Staff Report

to the Planning Commission

Agenda
Item
No. 1.

Date: May 5, 2026

From: Lawrence Mainez, Community Development Director

Reviewed By: Lawrence Mainez, Community Development Director

Prepared By: Kim Stater, Assistant Community Development Director

Subject: An Application by S-P Deerfield, LLC for a one-year Extension of Time (EXT 26-001) for Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), both related to the 137-unit "Blossom Trails" housing development in the East Highlands Ranch (EHR) Planned Unit Development (PUD) located on approximately 23 acres, southwest of the intersection of Greenspot Road and Church Street (Assessor's Parcel Numbers 1201-401-02 and 1201-431-61).

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

Recommendation:

1. Adopt Planning Commission Resolution No. 26 - _____, approving a one-year Extension of Time for Tentative Parcel Map No. 19958 (TPM 17-002); and
2. Adopt Planning Commission Resolution No. 26 - _____, approving a one-year Extension of Time for Tentative Tract Map No. 20090 (TTM 17-001), subject to the Conditions of Approval and Findings of Fact.

Fiscal Impact:

Staff time to review the application and prepare the staff report is covered by the application fee provided by the Applicant.

Agenda Posting:

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

Project Detail:

Public Notice:

On April 24, 2026, a legal advertisement was published in the SB Sun Newspaper. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site as well as those who previously requested notice. During the public review period, Staff received four (4) written comments. The nature of these are discussed below.

Description of the Site:

The Blossom Trails Planned Development (PD) comprises approximately 23 acres located along the south side of Greenspot Road, west side of Church Street (Attachment 1 – Project Location Aerial Map). The project site is currently undeveloped, containing a few trees, primarily on the eastern portion, with onsite vegetation predominantly consisting of non-native grasses. To the east of the site is a boxed and open flood control channel and along the west side is a storm drain outlet approximately 300 feet south of Greenspot Road. In February 2025, the San Bernardino County Flood Control Department deposited a significant quantity of earthen material onto the site that had been removed from the Elder Gulch flood control channel, washed downstream during a large storm, settling in nearby roads and yards. The stockpiled materials will be removed as necessary during grading for the project.

To the north of the site, across Greenspot Road, are two single-family tract developments constructed in 2005 and 2019, respectively. Both are within East Highlands Ranch. To the east of the proposed site is the "East Highland Village" residential community, a collection of small single-family homes constructed in the early 1900s by those employed in the local citrus industry. To the northeast, is a neighborhood shopping center anchored by a Stater Bros grocery store and neighborhood retail shopping center. To the west is vacant, undeveloped residentially zoned property. Along the southern boundary of the site is a 90-foot wide easement containing a major water line owned by the Metropolitan Water District (MWD) beyond which lies Plunge Creek waterway.

Land Use and Zoning Table

Location	Current Use	Zoning
Site	Vacant, undeveloped land	Planned Development (PD) East Highlands Ranch PUD, Residential
North	Single-Family Residential, TR 15252 and & TR 16448	Planned Development (PD) East Highlands Ranch PUD, Residential
South	Upper Santa Ana River Wash Basin	
East	Single-Family Residential	East Highlands Village (EHV)
West	Vacant, undeveloped land	Planned Development (PD)

Background:

The site has undergone several land use amendments over the past 20 years in an effort to capture the residential housing market trends and overcome environmental and economic constraints. On September 26, 2005, the owner, Spring Pacific Properties, LLC, submitted development applications to amend the “1999 East Highlands Ranch (EHR) Planned Unit Development, Development Standards Report”. The specific area applicable to the Blossom Trails application are Planning Areas 40 and 42 within the EHR. The applications proposed in 2005 included; 1) Amendments to the EHR Planned Unit Development Standards Report, which modified the Land Use Designation on Planning Areas 40 & 42 from Commercial Business Center to Medium Density Residential; 2) Amendments to the EHR Development Agreement; 3) Amendments to the EHR Development Impact Fees Agreement Revision to extend the deadline; and 4) Amendments to the EHR Planning Conditions of Approval. On February 28, 2006, the City Council approved these proposed amendments.

These amendments modified the Design Standards and provided a new Land Use Designation for Planning Areas 40 & 42, referred to as the "Blossom Trails Community", accommodating a

306-unit project. The adopted Blossom Trails Community – Multi-Family Neighborhood Design Standards provided design requirements along with a variety of project amenities.

However, those amendments to the EHR development for 306 potential multi-family dwelling units were approved in early 2006, at a time when the housing market was starting to crash with a subsequent wave of mortgage defaults and financial institution losses that triggered the Great Recession. On October 30, 2017, S-P Deerfield explained in a letter to the City of Highland that there were new interests for housing types and that the approved concept would no longer be marketable to the public. The Applicant then proposed: 1) Amendments to the Blossom Trails Community Detached and Attached Neighborhood Design Standards to establish a new land use category of the EHR development standards; 2) Amendments to the EHR Development Impact Fees Schedule to extend the deadline an additional five years; 3) Approval of Tentative Parcel Map No. 19958 (TPM 17-002) replacing the four lots approved in Tentative Parcel Map No. 17630 for four new phased lots within Planning Areas 40 & 42; and 4) Approval of Tentative Tract Map No. 20090 (TTM 17-001), reducing the 306 "multi-family" units to 137 "single-family" homes. On March 27, 2018, the City Council approved these proposed amendments.

In December 2020, the Applicant explained in an Extension of Time Request Letter submitted as part of the Extension of Time (EXT 20-002) application that while trapping for the San Bernardino Kangaroo Rat (SBKR), in compliance with the Mitigation Monitoring and Reporting Program, four (4) SBKRs were caught on the property. The Applicant started the process of securing an Incidental Take Permit (ITP) but justified to City Staff that securing this ITP would not be possible prior to the expiration of Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002). This process continues today.

Analysis:

The respective maps were originally approved on March 27, 2018, for a three (3) year span, with an original expiration of March 27, 2021. Each year following, for a total of five (5) years, the project received approval of Extensions of Time, bringing the expiration to of the Maps to March 27, 2026, and the Development Agreement to October 30, 2029. The applicant is now requesting approval of the final one-year Extension (March 27, 2027) available under the project's Development Agreement to allow additional time to address the Project's complicated environmental processing with the California Department of Fish and Wildlife (CDFW).

After that date, the property owner will no longer have assurance to proceed with development as authorized within the Development Agreement. In other words, if the Applicant does not final the Tentative Parcel and Tract Maps by the extension deadline, the maps will expire, and any approvals will be null and void. In that case, the Applicant will be required to start new map applications with no guarantee that the City will not change the zoning designation during its next review process.

Environmental Review:

On February 28, 2006, the City Council adopted Resolution No. 2006-007, approving a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the amendment to the EHR PUD and DA.

Subsequently, the Council adopted Resolution No. 2018-006, approving an Addendum to the 2006 MND to address changes to the original project including the reduced project scope from 306 multi-family residential units to 137 single-family homes. It was determined that no further detrimental effects would be triggered and that the anticipated impacts from the 2006 Mitigated Negative Declaration would continue to be addressed by the implemented mitigation measures

or by present day regulations. The MMRP is included in the Project Conditions of Approval. The current application for a one (1) year Extension of Time (March 27, 2027) does not constitute additional environmental action.

Public Comment:

As noted above, four (4) comment letters were received during public outreach (Attachment 2 - Comment Letters). The first was from Richard Perez, a resident adjacent to the Project at the southeast corner on Church Street and Merris Street. Mr. Perez objects to the Project due to increased traffic, negative effects on wildlife such as the Kangaroo rats and coyotes, and noise pollution. The second and third letters were received from the Kennedy-Ireland Family, residents near the project, north of Greenspot Road. The Family objects to additional congestion, noise, pollution, traffic, soil contamination, and displacing wildlife. They also object to construction impacts such as insect infestation.

The Project was required to address traffic, noise and environmental impacts in the IS/MND and Addendum. The 2017 Addendum noted that the *"Project-source air pollutant emissions would not exceed the applicable SCAQMD regional or local thresholds. Nor would the Addendum Project otherwise generate or result in air pollutant emission or air pollutant emissions concentrations that would result in potentially adverse impacts."* The project will be subject to all air quality regulations as monitored by the City's Public Works and Building & Safety Divisions including fugitive dust, vehicle idling, construction equipment, etc. Biological Resources were addressed in the MND and Addendum requiring the Applicant obtain the requisite SBKR incidental take permits, habitat management, heritage tree removal permit, sensitive species surveys such as the Burrowing owl and nesting birds. Noise mitigation including attenuation barriers and performance standards are required as well as conformance with the Acoustical Analysis. Traffic and Transportation mitigation measures are required including construction of roadway intersections, and traffic signal. Additional mitigation will address Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, Tribal Resources and Utilities.

The fourth comment letter was received from VONE Greenspot LLC, the property owner to the west. VONE commented on the design of the future traffic signal, storm drain design, circulation, and property access. VONE cited specific Engineering Division Conditions of Approval Nos. 18, 19, 38, 39, 49, 58, 73, and 82.

The Public Works Director responded to these concerns as follows:

"1. Engineering Conditions #18 & 19 - Although Blossom Way is not designed as shown on the tentative map, it is following an alternate option per COA #82. Furthermore, Vone Greenspot, LLC is not conditioned to participate in traffic signal costs at Greenspot and Blossom Way.

2. Engineering Conditions #38, 39, and 49 - Onsite storm drain as designed connects to Line "A" from Tract 16448 (north of Greenspot Road), which will continue to discharge at its current location. Surface drainage then flows west along the existing natural drainage course. Post-construction flows discharging from the Blossom Trails site will be 3.4 cfs less than existing condition due to storm water mitigation at the basin. Vone Greenspot would be required to route this discharge in the same manner as if they were developing its adjacent westerly property prior to the Blossom Trails project.

3. Drainage Condition #58 - Any applicability of off-site property interests pertaining to storm drainage will not be required as Condition #82 will be implemented, thereby keeping storm drain infrastructure within the Blossom Trails site.

4. Condition #73 - No offsite grading is proposed per grading plans that have been reviewed

by City staff. This Condition is not applicable.

5. Condition #82 - Correct, Condition #82 is being implemented and access to the western property owned by Vone is not currently conditioned for either the Blossom Trails project, or the Vone Greenspot project."

All commenters have received copies of this Staff Report and notice of the May 5, 2026, Public Hearing Notice.

Attachments:

1. Vicinity Map
2. Applicant's Extension Request
3. Comment Letters
4. Resolution for TPM 19958
5. Resolution for TTM 20090 including Conditions of Approval

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2
Applicant's Extension Request



10575 Oakdale Drive, Rancho Cucamonga, CA 91730 Phone: (951) 538-4140

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

February 2, 2026

RE: A one-year extension of Tentative Tract Map 20090 and Tentative Parcel Map 19958

Dear Kim,

The Blossom Trails project received its approvals from the City Council on March 13, 2018. With the most recent extension granted by the City of Highland, the current expiration date would be March 13, 2026.

As you are aware, the permitting process for the San Bernardino Kangaroo Rat and the processing through environmental agencies have delayed the implementation of this project. Yet there has been progress made and we are pleased to report that the California Department of Fish and Wildlife (CDFW) has advanced past the first of two phases in their mitigation land approval process. Also, with City Staff's assistance, we have advanced the final engineering and improvement plans to the point of approval.

Despite the significant milestones reached to date and the much-appreciated support from City leaders and Staff, we need additional time to start the development stage of the project.

The Development Agreement, Section 2.2.4 *Term of Tentative Maps*, allows a maximum life span of nine years for Tentative Tract and Parcel Maps, which started on March 14, 2018 and, upon approval of this last extension, will expire on March 13, 2027. For this, we respectfully request a final one-year extension to TTM 20090 and TPM 19958. Please find attached the application for the one-year extension along with 14 copies of TTM 20090 and TPM 19958.

Despite the costly delays the owner remains committed to the development of this last parcel of the East Highlands Ranch and kindly asks for your consideration of the requested Tentative Map extension.

I sincerely thank you for your assistance and am ready to answer any questions you may have.

Sincerely,

S-P Deerfield, LLC, owner

A handwritten signature in black ink, appearing to read "Camille G. Bahri".

Camille G. Bahri
Manager

ATTACHMENT 3
Comment Letters



City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861, x 204

Contact: Travis Trejo, Assistant Planner, ttrejo@highlandca.gov

RECEIVED

MAR 10 2026

CITY OF HIGHLAND

PROJECT NOTICE

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

FILE/INDEX: Extension of Time (EXT 26-001) – “Blossom Trails” Residential Subdivision.

APPLICANT: S-P Deerfield, LLC

LOCATION: Approximately 23 acres, currently undeveloped, on the south side of Greenspot Rd. west of Church St. within the Planned Community of East Highlands Ranch, Planning Areas 40 and 42 (APNs: 1201-401-02 & 1201-431-61).

PROPOSAL: The Applicant is seeking its final one-year extension of time for Tract Map 20090 and Tentative Parcel Map No. 19958. Parcel Map No. 19958 and Tentative Tract Map No. 20090 represent a residential project referred to as “Blossom Trails” (South) to subdivide 23 acres into 137 single-family lots and a 0.3 acre recreation center. Plans are attached.

COMMENTS:

Your comments must be received by this office no later than **March 26, 2026**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

I DON'T WANT THIS "BLOSSOM TRAILS" PROJECT BUILD
ACROSS THE STREET FROM MY HOUSE. IT WILL BRING MORE
TRAFFIC TO THIS AREA. TRAFFIC IS BAD ALREADY.
PLUS THE KANGAROO RATS, COYOTES AND OTHER WILDLIFE
WILL BE GONE.
ALSO IT WILL BRING MORE NOISE POLLUTION IN THIS
AREA.

I DON'T AGREE TO THIS
PROJECT CALL BLOSSOM
TRAILS

Richard Perez

PRINTED NAME

7 MARCH 26

DATE

SIGNATURE



City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861, x 204

Contact: Travis Trejo, Assistant Planner, trejo@highlandca.gov

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*We Object! No Building in ~~the~~ this specific area.
Too much added noise, pollution, displacing wildlife.
This specific area should become a preserve for wildlife.
Digging up the earth and all the issues that come
with it; rodents, more ant infestations!
Too much added traffic already. There are
plenty of areas already being developed.
This specific ^{area} used to be a shooting range?
Lead poisoning? We do not want the building.*

Jennifer Kennedy
JENNIFER KENNEDY

3/20/26



City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861, x 204

Contact: Travis Trejo, Assistant Planner, ttrejo@highlandca.gov

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COMMENTS:

Your comments must be received by this office no later than **March 26, 2026**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

*We do not want the Building.
No added congestion, noise and
pollution.*

*The Kennedy-Ireland Family 3/23/26
Jennifer Kennedy
Cary E. Ireland*

VONE GREENSPOT, LLC

4 Corporate Plaza Dr., Suite 210 Newport Beach, CA 92660
949.631.6620

Comments and Objections Regarding Conditions of Approval — Blossom Trails Project (EXT 26-001)

VONE Greenspot, LLC, (VONE) as the adjacent western property owner to the Blossom Trails Project (EXT 26-001), respectfully submits this letter to seek clarification and formally state our position regarding several conditions of approval that directly impact our property.

I. Traffic Signal - Mitigation Section 5.0 / 15.3 | Engineering Conditions #18 & #19

The applicant has deviated from the originally approved tentative map by redesigning interior roads in order to avoid potentially environmentally sensitive areas. As a direct consequence of this unilateral redesign, the connection to the western project boundary has been rendered inaccessible.

Given that the western property is no longer functionally connected to this project and VONE's main entry is off Orange Street, no participation in signal costs should be warranted under these revised circumstances.

II. Engineering Condition #38

Condition #38 requires the applicant to reconstruct and extend the existing storm drain and reconstruct and relocate the existing outlet structure to a location west of the west project boundary onto VONE's property. The plan we have recently been shown deviates from this condition. Additionally, VONE has not agreed, nor has it been proposed for any improvements on our property or taking responsibility for construction and mitigation of the Blossom Trails Project. The existing storm drain in question is located on Blossom Trails' property.

III. Engineering Conditions #39 & #49

No request has been made, and we have reached out and spoken with the Applicant. We have been told that they are not cooperating and they are deviating from the originally approved plan.

We have proactively reached out to the applicant, but no request has been made to VONE in connection with either of these conditions. As Condition #39 makes clear, if written permission cannot be obtained, the applicant is required to design and construct the drainage system so that post-development flows do not exceed pre-development flows to the adjoining property. We expect the applicant to comply with this alternative requirement.

VONE GREENSPOT, LLC

4 Corporate Plaza Dr., Suite 210 Newport Beach, CA 92660
949.631.6620

IV. Drainage Condition #58

We have made contact with the applicant however, no formal request has been presented to VONE in connection with this condition. We request that the City confirm what obligations or easements, if any, are expected of the western property owner under this condition, and that we be included in any discussions prior to any requirements being imposed upon our property.

V. Grading and/or Construction Easement Condition #73

To date, no such request has been made to VONE Greenspot, LLC.

VI. Circulation Condition #82 — Alternative #82 and Western Property Access

Condition #82 provides an alternative alignment for Blossom Way that could avoid the need to extend the existing storm drain and relocate the existing outlet headwall to the property west of the tentative map. Should Alternative #82 be implemented, however, access to the western property owned by VONE would require thorough review, and it is our assessment that such access would likely no longer be viable.

We appreciate the City's attention to these matters and respectfully request written responses addressing each of the conditions outlined above. VONE remains available and willing to participate in any meetings or discussions to resolve these concerns in a timely and cooperative manner.

Sincerely,

VONE Greenspot, LLC

Thomas N. Robinson II

**Thomas N. Robinson II
Manager**

ATTACHMENT 4

Resolution to Approve TPM 19958

- **Exhibit "A" Reduced Tentative Parcel Map**

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A ONE-YEAR EXTENSION OF TIME (EXT 26-001) FOR TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT “BLOSSOM TRAILS” HOUSING DEVELOPMENT WITHIN PLANNING AREAS 40 AND 42 OF THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT, AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162.

APPLICANT: S-P DEERFIELD, LLC

A. RECITALS

1. On February 7, 2006, the Planning Commission recommended that the City Council approve Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005).
2. On February 28, 2006, the City Council adopted Resolutions No. 2006-007, 2006-008, 2006-009, and 2006-010, approving the Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005).
3. On October 30, 2017, the Applicant submitted an application to replace Tentative Tract Map No. 16448 (SUB 05-003) with Tentative Tract Map No. 20090 (TTM 17-001), to replace Tentative Parcel Map No. 17630 (MS 05-005) with Tentative Parcel Map No. 19958 (TPM 17-002), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006) to the East Highlands Ranch Planned Unit Development (PUD 05-003).
4. On February 20, 2018, the Planning Commission recommended that the City Council approve Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006).
5. On March 13, 2018, the City Council adopted Resolutions No. 2018-006, 2018-007, 2018-008, approving Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), the Addendum to the Mitigated Negative Declaration and the amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006).
6. On April 20, 2021, the Planning Commission adopted Resolution No. 2021-004 and 2021-005, approving an Extension of Time (EXT 22-001) application for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and

Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2022.

7. On April 19, 2022, the Planning Commission adopted Resolution No. 2022-009 and 2022-010, approving an Extension of Time (EXT 22-001) application for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2023.
8. On February 21, 2023, the Planning Commission adopted Resolution No. 23-006 and 23-005, approving an Extension of Time (EXT 23-001) application for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2024.
9. Section 2.2.4 of the Development Agreement provides that any tentative parcel or tract map approved by City, for any portion of the Covered Property, shall have a term of five years with the option for the Owner to apply for two year extensions not to exceed an aggregate term of nine years. Tentative Tract Map No. 20090 (TTM 17-001) was approved on March 18, 2018 but only had a three year term instead of the five year term required by the Development Agreement. Tentative Tract Map No. 20090 (TTM 17-001) was subsequently granted three, one-year extensions for a total term of six years. The Development Agreement allows Tentative Parcel Map No. 19958 (TTM 17-002) to be valid for nine years and, as such, the City is permitted to extend Tentative Parcel Map No. 19958 (TTM 17-002) up until March 13, 2027.
10. On October 30, 2023, the Applicant submitted an Extension of Time (EXT (24-002) application to extend the expiration date of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001) an additional two (2) years. Concurrently, the Applicant submitted an Extension of Time application (EXT 24-001) to extend the term of the related East Highlands Ranch Planned Unit Development (EHR PUD) Development Agreement and Impact Fee Development Agreement for five (5) years.
11. On February 20, 2024, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or in opposition to, the Extension of Time Application (EXT 24-002). At the close of the public hearing, the Planning Commission adopted Resolution No. 24-004, recommending that the City Council approve Extension of Time Application (EXT 24-002) for Tentative Parcel Map No. 19958.
12. On March 12, 2024, the City Council adopted Resolution No. 2024-006 and 2024-007, approving an Extension of Time (EXT 24-002) application for a two (2) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2026.

13. On May 5, 2026, the Planning Commission held a duly noticed public hearing at which time interested parties had an opportunity to testify in support of, or opposition to Extension of Time Application (EXT 26-001) for Tentative Parcel Map 19958 attached as Exhibit "A".

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

B. RESOLUTION

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

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

Section 2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. On February 28, 2006, the City Council of the City of Highland adopted Resolution No. 2006-007 adopting a Mitigated Negative Declaration ("MND") and a Mitigation Monitoring and Reporting Program ("MMRP") for an amendment to the East Highlands Ranch Planned Development for the Blossom Trails community. An Addendum to the adopted MND addressed changes to the original project and was approved by the Highland City Council in 2018 (Resolution No. 2018-006). The Addendum discussed a revised proposal for the Blossom Trails development to be reduced from 306 multi-family residential units to 137 single-family homes. The Addendum determined that no further detrimental effects would be triggered and that the anticipated impacts from the MND would continue to be addressed by the implemented mitigation measures or by present day regulations.

Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), the Planning Commission has considered the potential environmental impacts of the Project. The Planning Commission has independently reviewed the MND, and the Addendum to the MND, and based upon the whole record before it, and based on its independent review and judgment, finds that that the Project, is not subject to further environmental review pursuant to the Guidelines because:

- 1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the MND or the Addendum to the MND;
- 2) All potential environmental impacts associated with the Project are adequately addressed by the MND, and the mitigation measures contained

in the MND will reduce certain impacts to a level that is less than significant; and

3) The Project has been evaluated against the previous analysis in the MND, to ensure that extending the approval time for the Tentative Tract Map and Tentative Parcel Map does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. It has been determined that the analyses and the conclusions in the MND remain valid and that the Project is “within the scope” pursuant to CEQA Guidelines Section 15162 (a).

Section 4. Tentative Parcel Map No. 19958 Findings of Fact covering EHR Planning Areas 40 and 42. Pursuant to California Government Code Section 66474 the Planning Commission hereby finds and determines that:

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

Response: The subdivision of 25.5 acres of land by TPM 19958 into four (4) parcels is intended to be a financing map defining the future phases of development for Tentative Tract Map 20090 which has proposed 137 single-family residential lots. This parcel map does not propose any development unto itself but aids developing the types of uses envisioned by the existing General Plan Planned Development of the East Highlands Ranch Planned Unit Development. This site is noted as a “Pipeline Project” in the City’s 6th Cycle Housing Element (2021-2029) as accommodating 137 “above moderate” housing units in the Planned Development Zone (Housing Element Section 4.3.1 Blossom Trails).

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

Response: The proposed configuration of the parcel map coincides with proposed phasing of development for Tentative Tract Map 20090 and is consistent with the General Plan. The configuration of lots accounts for the required improvements of Greenspot Road along the subdivision boundary and complies with the Circulation Element of the General Plan. The project is consistent with the General Plan including the 6th Cycle Housing Element. The project helps to achieve *Goal 1: A preserved and enhanced housing stock within high-quality Neighborhoods; Goal 2: A diverse range and adequate supply of housing types that align with the needs of all current and future Highland households; Policy 2.3: Ensure new residential and mixed-use developments are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities; and Policy 2.4: Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed-Use districts, special Policy Areas*

identified in the Land Use Element, and areas with access to resources and amenities.

Lawful Conditions of Approval have been applied to the project to ensure compliance with applicable General Plan and Development Code provisions. Implementation of the Development Standards within the EHR PUD will further ensure consistency with the General Plan and EHR PUD. There are no Specific Plans affecting the site.

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

Response: The site is fairly flat without any unusual features and is located within an urbanized area with existing services and infrastructure available to the Site. The proposed Tentative Parcel Map No. 19958 subdivides 25.5 acres into four (4) separate parcels for financing that defines the phases of development based on the configured lots and roadway within Tentative Tract Map 20090.

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

Response: Tentative Parcel Map No. 19958 is not intended for development but is intended to facilitate development in concert with Tentative Tract Map No. 20090 which will permit residential development with recreational amenities at a density of approximately 6 dwelling units per acre. The map is consistent with the proposed HER PUD for the property and permitted by the Planned Development Designation in the General Plan and Zoning Code. The site is physically suitable for the proposed density of development.

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

Response: The project site is adjacent to existing single-family residential development on two sides. The proposed Tentative Parcel Map No. 19958 does not propose or define development but rather defines phased development areas. It has been conditioned to comply with the City of Highland Municipal Code and EHR PUD Conditions of Approval and related Mitigation Measures. Subject to compliance with the Conditions of Approval, the design of the Subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

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

Response: The proposed Tentative Parcel Map No. 19958 acts as a development phasing map for Tentative Tract Map No. 20090 and does not propose any development, thus it will not cause public health problems.

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. No public access is currently taken over this project site. The proposed Tentative Parcel Map No. 19958 is a phasing map for Tentative Tract Map No. 20090 and does not propose any development.

Section 5. Based on the Findings of Fact and Conclusions set forth above, Planning Commission approves the Application, granting a one (1) year Extension of Time for Tentative Parcel Map No. 19958 (EXT 26-001/TPM 17-002).

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 5th day of May, 2026.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT "A"

Tentative Parcel Map No. 19958

IN THE CITY OF HIGHLAND
TENTATIVE
PARCEL MAP NO. 19958

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

AGUILAR CONSULTING INC.

OCTOBER, 2017

OWNER/APPLICANT:

S-P DEERFIELD, LLC
31806 CAMINO CARPSTRANO
SAN JUAN CAPISTRANO, CA 92675
(949) 426-1318

ENGINEER/MAP PREPARER:

AGUILAR CONSULTING INC.
2156 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA 92507
PH: (951) 300-1431

NOTES:

1. ASSESSOR'S PARCEL NUMBER: 1207-401-02 @ 1207-431-81
2. EXISTING ZONING IS MEDIUM DENSITY RESIDENTIAL.
3. EXISTING AND PROPOSED LAND USE DESIGNATION IS P.U.D.
4. GENERAL PLAN DESIGNATION IS P.D. (PLANNED DEVELOPMENT).
5. THERE ARE 4 PARCELS PROPOSED WITHIN THIS DEVELOPMENT AND A REMAINDER PARCEL WHICH CONTAINS APPROXIMATELY 25.38 GROSS ACRES.
6. THERE ARE APPROXIMATELY 5,102 LINEAL FEET OF PUBLIC STREET PROPOSED WITHIN THIS DEVELOPMENT.
7. THERE ARE 11 TREES TO BE REMOVED AND MITIGATED AS PART OF THIS DEVELOPMENT.
8. THERE ARE NO STRUCTURES TO BE REMOVED AS PART OF THIS DEVELOPMENT.
9. LETTERED LOT "H" IS A COMMUNITY RECREATION FACILITY AND LOT "F" IS A WATER QUALITY BASIN FACILITY LOT. ALL LETTERED LOTS WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
10. THIS PARCEL MAP IS INTENDED TO FACILITATE THE LAND SALE OF PHASES WITHIN EAST HIGHLANDS RANCH PLANNING AREA 40 AND 42.
11. REMAINDER PARCEL IS FOR WMO AREA.

EASEMENT NOTES:

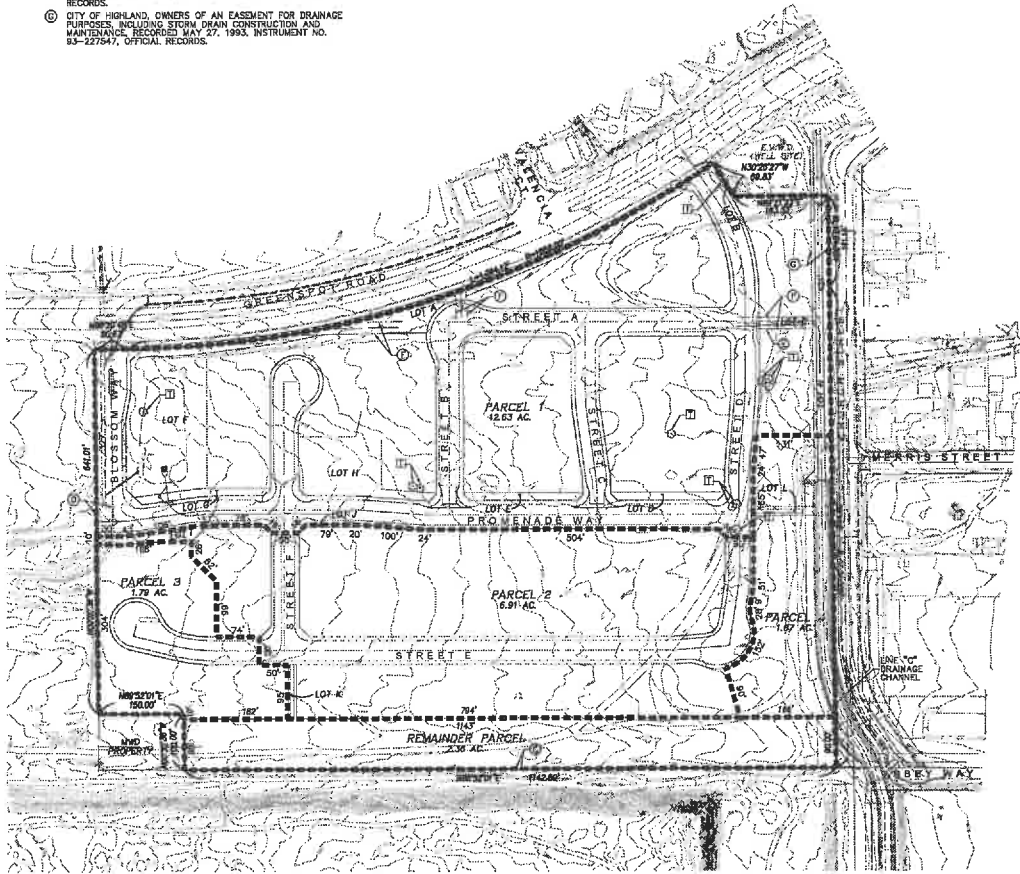
1. SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN 6 FEET OF ALL FRONT LINES, ALSO WITHIN 3 FEET OF ALL SIDE LOT LINES, RECORDED MARCH 6, 1993, INSTRUMENT NO. 93-106786, OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN THE FRONT 6 FEET OF ALL LOTS ADJOINING ALL STREETS, RECORDED MARCH 3, 1994, INSTRUMENT NO. 94-108163, OFFICIAL RECORDS.
3. SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF A 4' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED AUGUST 6, 1967, INSTRUMENT NO. 87-272976, OFFICIAL RECORDS.
4. CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227848, OFFICIAL RECORDS.
5. SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF A 15' WIDE EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 1997, INSTRUMENT NO. 97-080207, OFFICIAL RECORDS.
6. EAST VALLEY WATER DISTRICT, OWNER OF A 20' WIDE EASEMENT FOR PIPE LINE APPURTENANCES, RECORDED MARCH 18, 1997, INSTRUMENT NO. 97-091777, OFFICIAL RECORDS.
7. CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES, INCLUDING STORM DRAIN CONSTRUCTION AND MAINTENANCE, RECORDED MAY 27, 1993, INSTRUMENT NO. 93-227847, OFFICIAL RECORDS.

COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:	TELEPHONE:
EAST VALLEY WATER DISTRICT 3854 HIGHLAND AVE. SUITE 118 HIGHLAND, CA 92346 PH: (909) 888-8988	ATT 22388 E. CORONADO ST., 2ND FLOOR ANAHEIM, CA 92807 PH: (714) 666-5415
POWER:	CABLE:
SOUTHERN CALIFORNIA EDISON CO. 287 TENNESSEE STREET REDLANDS, CA 92373 PH: (909) 507-6787	TIME WARNER CABLE 1722 ORANGETREE LANE REDLANDS, CA 92374 PH: (909) 788-3588
GAS:	SCHOOL DISTRICT:
SOUTHERN CALIFORNIA GAS CO. 155 SOUTH "O" STREET SAN BERNARDINO, CA 92401 PH: (909) 335-7828	REDLANDS UNIFIED SCHOOL DISTRICT 20 WEST LUDOVIA AVENUE REDLANDS, CA 92373 PH: (908) 793-2301

TRACT DATA:

GROSS AREA = 25.38 ACRES
RESIDENTIAL AREAS = PARCELS 1 THRU 4 = 23.00 ACRES
OPEN SPACE = REMAINDER PARCEL = 2.38 ACRES



LEGEND

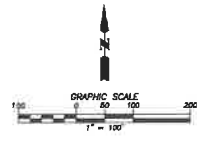
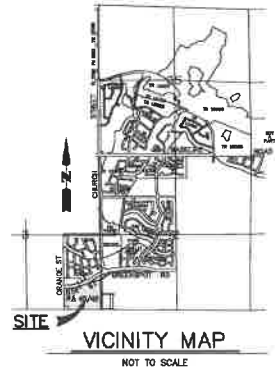
- - INDICATES EXISTING TREES.
- - INDICATES MASONRY WALL.
- - - - - INDICATES CHAIN LINK FENCE.
- — — — — INDICATES CONCRETE CURB ONLY.
- — — — — INDICATES CONCRETE CURB AND GUTTER.
- — — — — INDICATES PARCEL BOUNDARY.
- MH - INDICATES MANHOLE.
- FH - INDICATES FIRE HYDRANT.
- AV - INDICATES AIR VAC ASSEMBLY.
- BO - INDICATES BLOW-OFF.
- WV - INDICATES WATER VALVE.
- PP - INDICATES POWER POLE.
- GW - INDICATES POWER POLE GUY WIRE.
- GV - INDICATES GAS VALVES.

NOTE:

- 1) ALL PUBLIC AND PRIVATE STREETS ARE TO BE CONSTRUCTED AS PART OF THE FUTURE DEVELOPMENT OF EACH PARCEL.
- 2) ROADWAY EASEMENTS TO BE DEDICATED FOR PROPOSED PUBLIC STREETS AS PART OF THIS MAP.

TREE REMOVAL NOTE:

- EXISTING TREES TO BE REMOVED AND MITIGATED PER TREE SURVEY AND ARBORIST REPORT FOR BLOSSOM TRAILS PROJECT PREPARED BY: GOLDEN STATE LAND AND TREE ASSESSMENT GEORGE J. WIRTES, MS ISA CERTIFIED ARBORIST DATED MAY 1, 2017.



AGUILAR CONSULTING INC.
2156 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA 92507
PH: (951) 300-1431 FAX: (951) 300-1432

ATTACHMENT 5

Resolution to Approve TTM 20090

- **Exhibit "A" Reduced Tentative Tract Map**
- **Exhibit "B" Conditions of Approval**

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND APPROVING A ONE-YEAR EXTENSION OF TIME APPLICATION (EXT 26-001) FOR TENTATIVE TRACT MAP NO. 20090 (TTM 17-001) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT WITHIN PLANNING AREAS 40 AND 42 OF THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT, AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162.

APPLICANT: S-P DEERFIELD, LLC

A. RECITALS

1. On February 7, 2006, the Planning Commission recommended that the City Council approve Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005).
2. On February 28, 2006, the City Council adopted Resolutions No. 2006-007, 2006-008, 2006-009, and 2006-010, approving the Amendments to the East Highlands Ranch Planned Unit Development (PUD 05-003), Tentative Tract Map No. 16448 (SUB 05-003) and Tentative Parcel Map No. 17630 (MS 05-005).
3. On October 30, 2017, the Applicant submitted an application to replace Tentative Tract Map No. 16448 (SUB 05-003) with Tentative Tract Map No. 20090 (TTM 17-001), to replace Tentative Parcel Map No. 17630 (MS 05-005) with Tentative Parcel Map No. 19958 (TPM 17-002), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006) to the East Highlands Ranch Planned Unit Development (PUD 05-003).
4. On February 20, 2018, the Planning Commission recommended that the City Council approve Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), an Addendum to the Mitigated Negative Declaration and an amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006).
5. On March 13, 2018, the City Council adopted Resolutions No. 2018-006, 2018-007, 2018-008, approving Tentative Tract Map No. 20090 (TTM 17-001), Tentative Parcel Map No. 19958 (TPM 17-002), the Addendum to the Mitigated Negative Declaration and the amendment to the Mitigation Monitoring and Reporting Program (ENV-18-006).
6. On April 20, 2021, the Planning Commission adopted Resolution No. 2021-004 and 2021-005, approving an Extension of Time (EXT 22-001) application

for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2022.

7. On April 19, 2022, the Planning Commission adopted Resolution No. 2022-009 and 2022-010, approving an Extension of Time (EXT 22-001) application for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2023.
8. On February 21, 2023, the Planning Commission adopted Resolution No. 23-006 and 23-005, approving an Extension of Time (EXT 23-001) application for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2024.
9. Section 2.2.4 of the Development Agreement provides that any tentative parcel or tract map approved by City, for any portion of the Covered Property, shall have a term of five years with the option for the Owner to apply for two year extensions not to exceed an aggregate term of nine years. Tentative Tract Map No. 20090 (TTM 17-001) was approved on March 18, 2018, but only had a three year term instead of the five year term required by the Development Agreement. Tentative Tract Map No. 20090 (TTM 17-001) was subsequently granted three, one-year extensions for a total term of six years. The Development Agreement allows Tentative Parcel Map No. 19958 (TPM 17-002) to be valid for nine years and, as such, the City is permitted to extend Tentative Parcel Map No. 19958 (TPM 17-002) up until March 13, 2027.
10. On October 30, 2023, the Applicant submitted an Extension of Time (EXT 24-002) application to extend the expiration date of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001) an additional two (2) years. Concurrently, the Applicant submitted an Extension of Time application (EXT 24-001) to extend the term of the related East Highlands Ranch Planned Unit Development (EHR PUD) Development Agreement and Impact Fees Development Agreement for five (5) years.
11. On February 20, 2024, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or in opposition to, the Extension of Time Application (EXT 24-002). At the close of the public hearing, the Planning Commission adopted Resolution No. 24-004, recommending that the City Council approve Extension of Time Application (EXT 24-002) for Tentative Tract Map No. 20090.
12. On March 12, 2024, the City Council adopted Resolution No. 2024-006 and 2024-007, approving an Extension of Time (EXT 24-002) application for a two (2) year extension of Tentative Parcel Map No. 19958 (TPM 17-002) and Tentative Tract Map No. 20090 (TTM 17-001), with new expiration dates of March 13, 2026.

13. On May 5, 2026, the Planning Commission held a duly noticed public hearing at which time interested parties had an opportunity to testify in support of, or opposition to Extension of Time Application (EXT 26-001) for Tentative Tract Map 20090 attached as Exhibit "A" and its Conditions of Approval attached as Exhibit "B".

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

B. RESOLUTION

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

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

Section 2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. On February 28, 2006, the City Council of the City of Highland adopted Resolution No. 2006-007 adopting a Mitigated Negative Declaration ("MND") and a Mitigation Monitoring and Reporting Program ("MMRP") for an amendment to the East Highlands Ranch Planned Development for the Blossom Trails community. An Addendum to the adopted MND addressed changes to the original project and was approved by the Highland City Council in 2018 (Resolution No. 2018-006). The Addendum discussed a revised proposal for the Blossom Trails development to be reduced from 306 multi-family residential units to 137 single-family homes. The Addendum determined that no further detrimental effects would be triggered and that the anticipated impacts from the MND would continue to be addressed by the implemented mitigation measures or by present day regulations.

Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), the Planning Commission has considered the potential environmental impacts of the Project. The Planning Commission independently reviewed the MND, and the Addendum to the MND, and based upon the whole record before it, and based on its independent review and judgment, finds that that the Project, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the MND or the Addendum to the MND;

2) All potential environmental impacts associated with the Project are adequately addressed by the MND, and the mitigation measures contained in the MND will reduce certain impacts to a level that is less than significant; and

3) The Project has been evaluated against the previous analysis in the MND, to ensure that extending the approval time for the Tentative Tract Map and Tentative Parcel Map does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. It has been determined that the analyses and the conclusions in the MND remain valid and that the Project is “within the scope” pursuant to CEQA Guidelines Section 15162 (a).

Section 4. Tentative Tract Map Findings of Fact (TTM 17-001/TTM 20090), covering Planning Areas 40 and 42. Pursuant to California Government Code Section 66474 the Planning Commission hereby finds and determines that:

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

Response: The subdivision of 25.5 acres of land, comprised of Planning Areas 40 and 42, to create 137 single-family residential lots is desirable for the development of the community and consistent with the surrounding development and with the types of uses envisioned by the existing General Plan land use designation of Planned Development with a density equivalent to the Medium Density Residential land use designation. The subdivision also complies with the Planned Development Designation which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. In addition, the map is consistent with the proposed planned development of the East Highland Ranch Planned Unit Development. This site is noted as a “Pipeline Project” in the City’s 6th Cycle Housing Element (2021-2029) as accommodating 137 “above moderate” housing units in the Planned Development Zone (Housing Element Section 4.3.1 *Blossom Trails*).

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

Response: The proposed project subdivides 25.5 acres into 137 numbered lots, multiple lettered lots, water quality basins, and multi-purpose trails, and proposes street improvements, complies with the development standards specified within the PUD and is complimentary with the adjacent single-family neighborhoods to the north and east and ultimately to the west. In addition, the project site will provide on-site amenities in the form of a community recreational area, fitness stations, and HOA maintained landscape area. The project is consistent with the General Plan including the 6th Cycle

Housing Element. The project helps to achieve *Goal 1: A preserved and enhanced housing stock within high-quality Neighborhoods; Goal 2: A diverse range and adequate supply of housing types that align with the needs of all current and future Highland households; Policy 2.3: Ensure new residential and mixed-use developments are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities; and Policy 2.4: Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed-Use districts, special Policy Areas identified in the Land Use Element, and areas with access to resources and amenities.*

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

Response: The site is fairly flat without any unusual features and is located within an urbanized area with existing services and infrastructure available to the site. It is adjacent to existing single-family residential development to the north and east. In order to accommodate the development, the site will be cleared of a few trees and non-native plant. The site is comprised of 25.5 acres that can accommodate subdividing into 137 residential numbered lots, multiple lettered lots, and a community recreational area while ensuring the minimum building setbacks, parking, landscaping, and other development guidelines area met as require by the East Highlands Ranch Land Use standards for SFD-V.

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

Response: Tentative Tract Map 20090 will permit residential development with recreational amenities at a density of approximately 6 dwelling units per acre. Again, the Map is consistent with the proposed EHR PUD, and permitted by the site's Planned Development Designation in the General Plan and Zoning Code. The site is physically suitable for the proposed density of development.

The proposed planned development includes single-family residential and open space in the form of a community pool and recreation area, community landscape areas, multi-purpose trails, and fitness stations with an overall density of approximately 6 dwelling units per acre. As specified, the mapped lots meet the East Highlands Ranch Land Use standards for SFD-V which allows a minimum 3,600 square foot lot size for single-family detached dwelling units. The City's land use designation of Planned Development allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. Given that the proposed project density is approximately 6 units per acre, which falls within the allowed density

within the current land use and the type of development is compatible with the surrounding uses, the site is considered suitable for the density proposed.

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

Response: The project site is adjacent to property along its southern boundary with potentially sensitive habitat. Numerous biological assessments have been conducted on the project site with varying results over the past 15 years. Based on the results of a study in 2017, the applicant is working with the USFWS and CDFW to reconcile potential impacts to their satisfaction. The Mitigated Negative Declaration and Addendum for the project included 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 or substantially or avoidable injure fish or wildlife or their habitat.

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

Response: The proposed project has been reviewed by Planning Engineering, Building and Safety, the Fire Department and the Police Department and the subdivision map design and conditions of approval have been incorporated to ensure the development of the project will not cause serious public health problems.

- g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: The design of the subdivision will not conflict with easements for access through, or use of, property within the proposed subdivision. All points of access to this property can be taken from the adjacent streets. The proposed design of the subdivision is conditioned so as not to conflict with any easements of record.

Section 5. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves the Application, granting a one (1) year Extension of Time for Tentative Tract Map No. 20090 (EXT 26-001/TTM 17-001).

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 5th day of May, 2026.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT "A"

TTM 20090

IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE MAP - TRACT NO. 20090

IN THE CITY OF HIGHLAND
TENTATIVE TRACT MAP NO. 20090

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

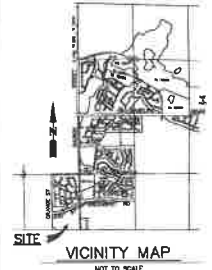
AGUILAR CONSULTING INC.

OCTOBER, 2017

DRAWN BY:
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 2160 CHAGAZ AVENUE, SUITE 501
 HIGHLAND, CA 92341
 P/E (907) 300-1617

- NOTES:**
- ASSESSOR'S PARCEL NUMBER 1201-01-02 & 1201-01-03
 - EXISTING ZONING IS MEDIUM DENSITY RESIDENTIAL.
 - EXISTING AND PROPOSED LAND USE DESIGNATION IS P.U.D.
 - GENERAL PLAN DESIGNATION IS P.U.D. (PLANNED DEVELOPMENT).
 - THERE ARE 137 LOTS & 14 LETTERED LOTS WITHIN THE DEVELOPMENT THAT CONTAINS APPROXIMATELY 26.36 GROSS ACRES FOR AN OVERALL RESIDENTIAL LOT DENSITY OF 8.60 LOTS PER GROSS ACRE. AVERAGE LOT SIZE: 4.078 S.F.; SMALLER: 3.600 S.F.
 - THERE ARE APPROXIMATELY 5,107 LINEAL FEET OF PUBLIC STREET PROPOSED WITHIN THIS DEVELOPMENT. ALL STREETS WITHIN THIS DEVELOPMENT ARE PUBLIC.
 - THERE ARE 11 TREES TO BE REMOVED AND NURSURED AS PART OF THIS DEVELOPMENT.
 - THERE ARE NO STRUCTURES TO BE REMOVED AS PART OF THIS DEVELOPMENT.
 - LETTERED LOT "T" IS A COMMUNITY RECREATION FACILITY. LOT "T" IS A WATER QUALITY BASIN FACILITY. LOT "T" IS FOR LAND AREA. ALL LETTERED LOTS WILL BE CONVERTED TO A HOMEOWNERS ASSOCIATION.
 - AREA OUTSIDE CURRENT FLOOD PLAN CAN BE ISSUED BUILDING PERMITS AND OCCUPANCY WITHOUT ANY FLOOD PROTECTION IMPROVEMENTS.
 - AREA WITHIN CURRENT FLOOD PLAN CAN BE ISSUED A DRAINING PERMIT WITH THE APPROVED CULVERT AND BUILDING PERMITS WITH A COVER.
 - THERE ARE 4 PHASES ON TENTATIVE MAP 20090.



COMPANIES AND AGENCIES INVOLVED THIS PROJECT ARE AS FOLLOWS:

WATER/SANITARY:
 EAST VALLEY WATER DISTRICT
 3634 MIDLAND AVE, SUITE 10
 HIGHLAND, CA 92341
 PH: (909) 938-9288

POWER:
 SOUTHERN CALIFORNIA Edison CO.
 287 TONKIN STREET
 HIGHLAND, CA 92341
 PH: (909) 307-8787

SEWER:
 SOUTHERN CALIFORNIA GAS CO.
 10 WEST LINDEN AVENUE
 HIGHLAND, CA 92341
 PH: (909) 333-7629

TELEPHONE:
 THE NUMBER CABLE
 1732 ORANGEVIEW LANE
 HIGHLAND, CA 92341
 PH: (909) 788-3888

SIGNAL:
 TRUCKE UNITED SIGNAL DISTRICT
 80 WEST LINDEN AVENUE
 HIGHLAND, CA 92341
 PH: (909) 783-2301

PHASES:
 PHASE I: LOTS 1-58 & LETTERED LOTS A-H
 PHASE II: LOTS 60-63, 78-128 & LETTERED LOT I-L
 PHASE III: LOTS 84-79
 PHASE IV: LOTS 129-137

TREE REMOVAL NOTE:
 (1) EXISTING TREES TO BE REMOVED.

- EASEMENT NOTES:**
- SOUTHERN CALIFORNIA Edison COMPANY, OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES WITHIN THE RIGHT-OF-WAY AND ADJACENT AREAS, SHALL MAINTAIN AND OPERATE ALL UTILITIES AND RECORDS.
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 - CITY OF HIGHLAND, OWNERS OF AN EASEMENT FOR DRAINAGE PURPOSES INCLUDING STORM SEWER CONSTRUCTION AND MAINTENANCE, DESCRIBED MAY 22, 1984, INSTRUMENT NO. 83-22388, OFFICIAL RECORDS.
 - EAST VALLEY WATER DISTRICT, OWNERS OF A 24" DIAMETER WATER MAIN WITHIN THE RIGHT-OF-WAY AND ADJACENT AREAS, DESCRIBED MAY 22, 1984, INSTRUMENT NO. 83-22388, OFFICIAL RECORDS.
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LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)
1	10,000	10,000
2	10,000	10,000
3	10,000	10,000
4	10,000	10,000
5	10,000	10,000
6	10,000	10,000
7	10,000	10,000
8	10,000	10,000
9	10,000	10,000
10	10,000	10,000
11	10,000	10,000
12	10,000	10,000
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132	10,000	10,000
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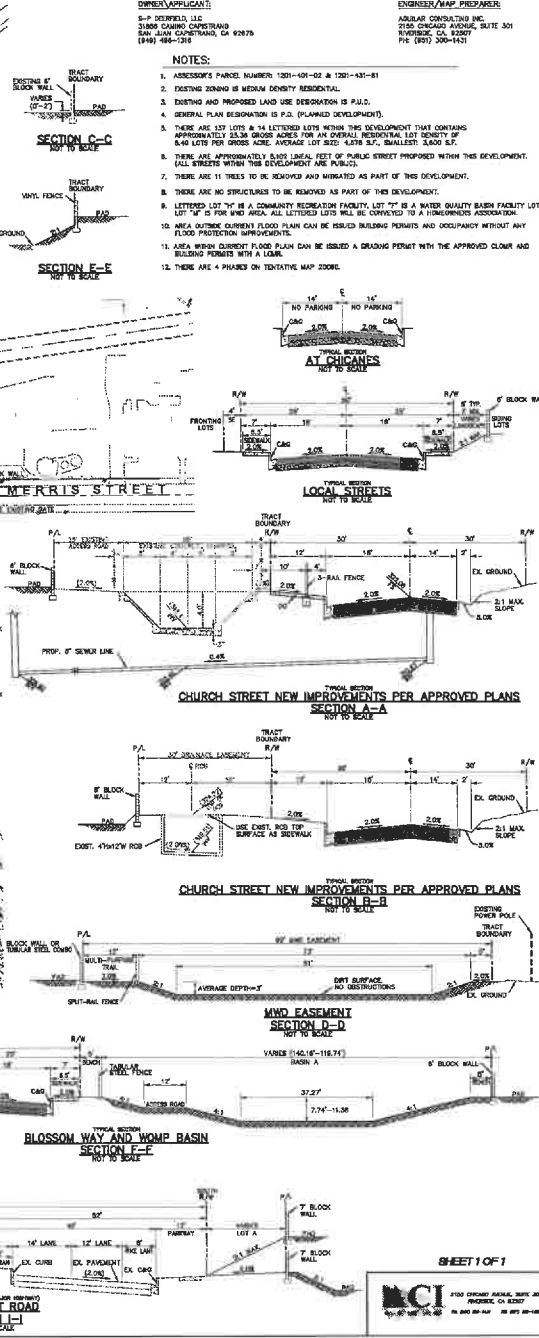
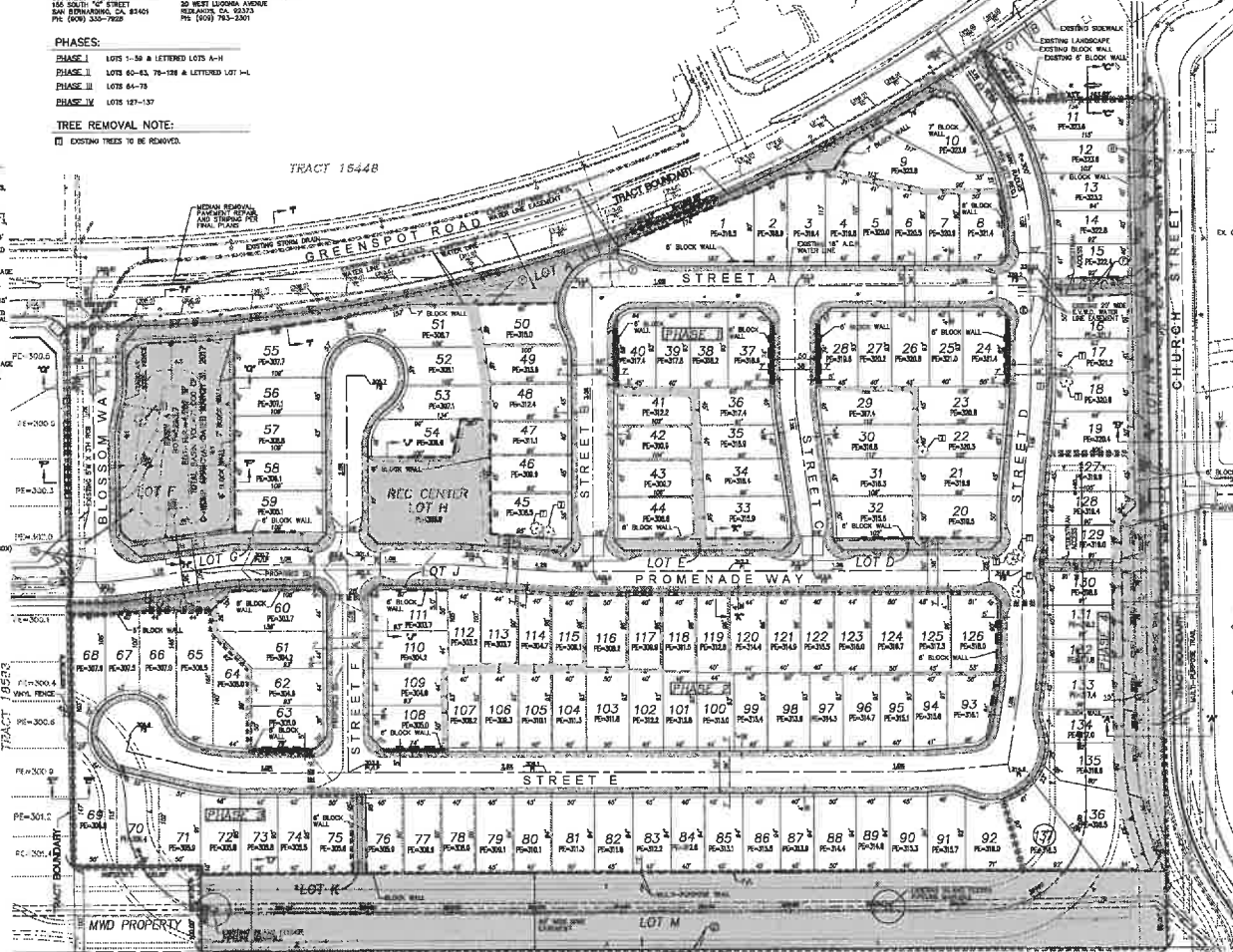


EXHIBIT "B"
Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: April 20, 2021

Owner: S-P Deerfield, LLC

File/Index: Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002)

Proposal: Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002) and amendments to the approved Tentative Tract Map Conditions of Approval related to the 137-unit Blossom Trails housing development in the East Highlands Ranch.

Location: Southwest corner of Church Street and Greenspot Road
Assessor's Parcel Numbers: 1201-401-02, 1201-431-61

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.

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

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

2. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
3. The subject property shall be developed in accordance with plans approved by the Planning Commission on February 6, 2018, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
4. 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.
5. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
6. No expansion of the project beyond the scope and nature described in the application, which would tend to increase the projected scale of the project, shall not be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.
7. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
8. Development standard not addressed in the East Highlands Ranch – Planned Unit Development shall comply with the Ordinances, Policy Resolutions, and Standards of the City, in effect at the time of development of this project site and shall be complied with as a condition of this approval.
9. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, multi-use trail connections, 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, and landscaping on all applicable lettered lots.

10. Design and construction of all subdivision improvements shall be completed in accordance with the approved plan.
11. No permanent building construction shall commence until the tract map is recorded and the final grading and improvement plans have been approved, rough grading certified, and a building permit issued by the Building Division.
12. Prior to recordation of the final map submit the proposed names for approval by the Planning Commission prior to designating street names on tentative tract maps or installing street signs.
13. Construction of improvements and structures shall occur substantially in sequence with the approved conceptual Phasing defined with Tentative Parcel Map 17640 as well as the approved construction phasing grading plan. Deviation from the phasing sequence, shall be approved by the Planning Commission.
14. 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.
15. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.

Easements

16. A minimum 12-foot wide multi-purpose community trail easement shall be labeled and all locations defined on Tentative Tract Map 20090 prior to final map approval.

Site Design

17. All future development with East Highlands Ranch Planning Areas 40/42 shall comply with EHR-PUD's Single Family Detached – 3,600 SF (SFC-V) development standards, as shown in the 2018 amended Development Standards Report for the EHR-PUD, as may be amended from time to time.
18. The Applicant / Developer shall be required to file a Design Review Application, with the required filing fee, for review and approval by the Planning Commission prior to the issuance of any permits. The review shall include, but is not limited to: rough and precise grading plans, retaining/boundary walls, housing product mix, all building elevations; privacy fences, all landscaping, hardscape, common recreational area related plans, and model home complexes.
19. The landscape buffer along Greenspot Road shall be no less than seven (7) feet behind the right-of-way.

20. Additional landscape area shall be provided on each corner of Street D where it intersects with Greenspot Road to provide for the installation of an enhanced subdivision entry statement.

21. Conceptual Landscape Plan shall be submitted for review by the City's Landscape Architect and Design Review Board. Said landscaping shall include the following:

- a. The type and location of the required street trees for each unit.
- b. A six foot (6') high split-face block or masonry wall (or as required by an acoustical analysis) shall be constructed, subject to Planning Commission review and approval along Greenspot Road. The boundary wall over drainage easements shall be designed and constructed in a way that drainage flow can be maintained at all times.

In addition, all walls or fences along street side yards shall be masonry fencing. If a wall should extend into any front yard setback area the maximum height shall be four feet (4'). On corner lots, the maximum wall height shall not exceed thirty inches (30") in the front yard setback (within the vision triangle).

All walls and fences shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-block face, columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence. Vinyl fencing shall be allowed at property lines between lots, at house returns, and crossing side yards as exhibited on the approved Tentative Tract Map.

- c. A Typical Front Yard Landscaping Plan shall be provided for each Floor Plan. The landscape material shall be appropriate for the design theme and architecture of each unit

22. In addition to the standard landscaping conditions listed above, the following items shall be incorporated into the final landscaping plans for review and approval by the Planning Commission:

- a. Greenspot Road streetscape and median planting shall match existing Greenspot Road streetscape and median.
- b. The use of turf in parkways and front yard is discouraged.
- c. Vines shall be planted at ten (10') feet on-center spacing along all exterior boundary block walls as designated through a Design Review Application. Consideration should be given to vine species and method of attachment with respect to the type of fence or wall.

23. Landscape and irrigation specifications shall adhere to the adopted Engineering/Public Works Standards as may be amended from time to time.

24. Modifications to approved landscape and irrigation plans, or landscaping requirements described in Specific Plan Section 8.2 Landscaping, resulting from federal, state or local mandates, shall be reviewed and approved by the City's Landscape Architect.

Grading

25. 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.

26. Prior to issuance of a grading permit any designated sensitive areas shall be fenced or protected as recommend by oversight agencies prior to any demolition, grubbing, or grading permit issuance on site.

27. Prior to issuance of a grading permit, a tree removal application shall be reviewed and approved for removal of any on-site trees.

28. If a residential tract 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.

29. In the event the diversion channel is installed across any portion of the site the disturbed area shall be hydro-seeded to limit wind and water erosion. If the diversion channel occurs within the MWD easement area, then the proposed seed mix shall be acceptable to Metropolitan Water District, the California Department of Fish and Wildlife, and or other agencies with oversite to control erosion.

Construction

30. The recreational center and fitness stations shall be installed prior to the issuance of the 50th building permit for production homes.

31. The multi-purpose trail along Church Street shall include a curb adjacent landscape buffer in the remaining area of the right-of-way. Development of this trail shall occur with development of Phase 1.

32. An access easement across the Metropolitan Water District's parcel to the benefit of the City shall be secured by the applicant/developer prior to development within Phase 2 for the dedication of a multi-purpose trail. No physical improvements will be required by the project within the MWD parcel or along any portion of Pole Line Road.

33. Prior to issuance of the 1st Certificate of Occupancy in each Phase, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.

34. Prior to the issuance of the 1st building permit, the applicant shall submit development plans for the multipurpose trails inclusive of amenities and signage to

be provided at trail entries, forks, and interpretive stations within those sites. The plans shall be reviewed by the City's Landscape Architect, Community Trails Committee and Public Facilities Subcommittee. Trails shall be designed and constructed consistent with the Highland General Plan, and the Highland Development Policies, Standards and Procedures. The existing trail within the MWD easement area shall remain as-is.

35. Prior to issuance of the 1st Certificate of Occupancy in each Planning Area, adjacent multipurpose and hiking trails shall be constructed and/or fully improved.
36. All trails shall be open and accessible to the general public.
37. The ultimate height and design of the perimeter walls and fences adjacent to undeveloped areas considered sensitive and critical habitat shall be determined after consultation with U.S. Fish and Wildlife Department and the California Fish and Wildlife Service.
38. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.
39. The Applicant shall construct the property boundary walls and fences prior to first occupancy in accordance with construction phasing plan, as approved by the Planning Commission in conjunction with the Design Review Application for home construction (if applicable).
40. Housing unit elevations visible from the public right-of-way shall be enhanced with architectural elements used on the front elevations as approved by the Planning Commission.

Environmental

41. The East Highlands Ranch Planned Unit Development Final Environmental Impact Report Mitigation Measures and "Mitigation Monitoring Requirements" with the 1999 amendments, as they relate to PAs 40/42 are incorporated herein and made a condition of approval (See "Attachment A-1, Mitigation Monitoring Reporting Program"). Comply with all mitigation measures identified in the Program, the time in which it will be implemented and the responsible party for monitoring its implementation.
42. 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.

43. The Applicant shall provide the Planning Division with a check for the appropriate fee, made payable to the Clerk of the Board of Supervisors, by 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.

44. Based on the *Acoustical Analysis* by Christopher Jean & Associates, Inc, dated February 4, 2014, further analysis may be required to bring the then current Greenspot Road way noise of 72 dBA to the City's required interior noise levels of 45 dBA. The report list additional construction methods that could reduce the noise level further but the final mitigation method needs evaluating when a development plan for homes is proposed.

45. Prior to commencement of project activities project applicant shall obtain either of the following: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project, or evidence of avoidance of impacts on jurisdictional areas through the final design of the project per Engineering Condition No. 84 and a statement from the project's biologist and California Department of Fish and Wildlife approval.

Declaration of Conditions, Covenants and Restrictions / Homebuyer Notification

46. Prior to first occupancy, two (2) copies of all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) or letters of advisement to future property owners shall be submitted to the Community Development Director for review and approved which identifies the following:

- a. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
- b. Provisions alerting the buyers of any lot that required construction of the dwelling to meet the City's interior noise standard for single-family residential development;
- c. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
- d. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts;
- e. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.

- f. Disclosures of surrounding land uses or activities having the potential to disturb purchaser shall be provided as defined in correspondences on file with the City of Highland. These include, but may not be limited to, the following:
- i. City of Redlands letter dated July 31, 2017, regarding the "Area of Special Compatibility Concern: the Redlands Municipal Airport;
 - ii. Located within the San Bernardino International Airport "Influence Area;"
 - iii. Cemex letter date May 30, 2017, regarding Tentative Tract Map 20090's close proximity to Property that is utilized for permitted quarry mining and processing operations;
 - iv. The existing gun club on the south side of the Santa Ana River.
 - v. Potential noise impacts associated with traffic along Greenspot Road;
 - vi. Disclosure of Metropolitan Water District's 144½ inch-diameter welded steel Inland Feeder Pipeline within its easement along the southern property boundary.

47. The approved CC&Rs or letters of advisement shall be recorded prior to the first occupancy and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation.

Fees

48. Pursuant to City Council Resolution, as may be amended from time to time, the Owner/Developer shall pay all applicable Development Impact Fees per the East Highlands Ranch Development Impact Fees Development Agreement. The Development Impact Fees are calculated from the fee schedule in affect at the time of issuance of Building Permits.

SECTION 5.0 MITIGATION SUMMARY

5.1 OVERVIEW

The following Table 5.1-1, *Mitigation and Implementation Summary Matrix*, comprehensively presents mitigation measures incorporated in the 2005 IS/MND, and associated with the development of the Addendum Project described herein.

Within the "Mitigation Measures" column, Mitigation Measures that are no longer required are indicated by ~~strikeout font~~, new Mitigation Measures are indicated by *bold italic text*. The "Remarks" column identifies status and applicability of Mitigation Measures. Retained or new mitigation measures presented at Table 5.1-1 will be implemented through Project Conditions of Approval or as otherwise deemed appropriate by the City.

At the discretion of the City Planning Director, any of the mitigation measures identified at Table 5.1-1 may be modified to respond to conditions and context as they may apply to development proposed by the Addendum Project. Any such discretionary modifications cannot result in any new significant environmental impacts; rather, modifications would ensure compliance and consistency with current City goals, policies, regulations, and development programs/plans.

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
Aesthetics		
1-1 All lighting within the project sites, including outdoor, houses, streets, and courtyard lighting, shall be shielded, directed downward, and shall use the minimum wattage required to properly illuminate the private and community areas.	Applicable to 2017 Addendum Project; incorporated in the 2017 Addendum as Mitigation Measure AES-1.	None.
Air Quality		
3-1 Traffic Control Plan. Prior to construction of the proposed improvements, the project proponent will provide traffic control plans that will describe in detail safe detours around the project construction sites and provide temporary traffic control (i.e., flag person) during construction related truck hauling activities. Construction workers will have designated parking illustrated within the traffic control plans.	The 2017 Addendum Project-source air pollutant emissions would not exceed applicable SCAQMD regional or local thresholds. Nor would the Addendum Project otherwise generate or result in air pollutant emissions or air pollutant emissions concentrations that would result in potentially adverse impacts. No mitigation measures are necessary. As such, Mitigation Measures 3-1 through 3-8, as presented within the 2005 IS/MND, are not applicable to the 2017 Addendum Project.	None.
3-2 Timing and Tuning of Construction Equipment. During construction of the proposed improvements, construction equipment will be properly maintained at an offsite location. This measure includes the proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction.		
3-3 Limit the Idling Time for All Construction Equipment. During construction of the proposed improvements, all contractors		

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
<p>will be advised to limit the onsite idling of construction equipment to no more than 10 minutes.</p> <p>3-4 Provide Onsite Meals. During construction of the proposed improvements, the project applicant will provide onsite meals to construction workers by arranging a lunch wagon to visit each of the construction sites during work breaks, including the lunch break.</p> <p>3-5 Fugitive Dust Plan. Prior to construction of the proposed improvements, the project proponent will provide a Dust Control Plan that will describe the application of standard best management practices to control dust during construction. Best management practices will include: application of water on disturbed soils and unpaved roadways a minimum of five times per day; using track-out prevention devices at construction site access points; stabilizing construction area exit points; covering haul vehicles; restricting vehicle speeds on unpaved roads to 15 miles per hour (mph); and replanting disturbed areas as soon as practical and other measures, as deemed appropriate to the site, to control fugitive dust. The Fugitive Dust Control Plan shall be submitted to the City and South Coast Air Quality Management District for approval.</p>		

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
<p>3-6 Use of Low Volatile Organic Compound Paints and High Volume Low Pressure Spray Equipment. During construction of the proposed improvements, only low volatility paints and coatings as defined in South Coast Air Quality Management District Rule 1113 shall be used. All paints shall be applied using either high volume, low pressure spray equipment or by manual application.</p>		
<p>3-7 Use of Aqueous Diesel Fuel. During construction of the proposed improvements, onsite diesel fueled construction equipment will utilize aqueous diesel fuel when such fuel is available and practical for use. If aqueous diesel fuel is unavailable or impractical, contractors shall reduce the hours of operation for each piece of onsite diesel fueled equipment by 1 hour, 15 minutes per day.</p>		
<p>3-8 Use of Temporary Construction Power. During construction of the proposed improvements, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.</p>		

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
Biological Resources		
<p>4-1 Prior to issuance of a grading permit for Planning Areas 40 and 42, the developer shall retain a qualified biologist to conduct a current assessment for San Bernardino kangaroo rat and Santa Ana River woolly star on the project site. If the assessment indicates that the site still contains suitable habitat for either of these species, focused surveys shall be conducted by a qualified biologist to determine the presence or absence of the species. The biologist shall coordinate with the United States Fish and Wildlife Service (USFWS) to mitigate the loss of suitable habitat by the purchase of offsite mitigation land at a minimum 2:1 ratio as permitted by the USFWS. The surveys shall be conducted prior to grading, and the offsite mitigation land (if required) shall be purchased and transferred to an appropriate conservation organization prior to grading. This measure shall be implemented to the satisfaction of the City Community Development Director in consultation with and under the permitting requirements of the USFWS.</p>	<p>Given the dated information presented in the 2005 IS/MND, an updated site-specific Habitat Assessment has been conducted to assess the potential for the Addendum Project to impact sensitive or special status species. New mitigation is incorporated to ensure compliance with applicable California Department of Fish and Wildlife incidental take permit requirements and to mitigate potential impacts to SBKR and SBKR habitat. The Santa Ana River woolly star is not considered to be present or potentially present within the Project site.</p>	<p><i>BIO-1 The Applicant shall obtain requisite SBKR incidental take permit(s) from CDFW and USFWS.¹ Documentation of the approved take permit(s) shall be provided to the City, prior to the issuance of the first Project development permit. Any required compensation for, or mitigation for, impacts to SBKR and SBKR habitat stipulated in the permit(s) shall be completed prior to issuance of the first Project development permit, or within timeframe(s) mutually agreed to by USFWS, CDFW, the City and the Applicant.</i></p>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<p><i>BIO-2 The loss of occupied on-site SBKR Critical Habitat shall be mitigated at a ratio agreed to by both CDFW and USFWS through an agreement with the San Bernardino Valley Water Conservation District Upper SAR HCP area. Additionally, the Applicant shall reserve and improve on-site SBKR habitat as required by CDFW and USFWS along the Project site southerly boundary. The proposed on-site SBKR habitat area shall be improved with Primary Constituent Elements (PCEs) determined appropriate by CDFW/USFWS and the City. The proposed on-site SBKR habitat area shall be protected from disturbance by humans, domestic pets, etc. as required by CDFW/USFWS and the City. Location, configuration, and improvement of proposed on-site SBKR habitat areas shall be approved by CDFW/USFWS and the City prior to the issuance of the first Project development permit. To the satisfaction of CDFW/USFWS and the City, the Applicant shall provide for, or shall otherwise ensure maintenance and long-term management of the proposed on-site SBKR habitat areas.²</i></p>

² The Applicant is in consultation with the San Bernardino Valley Municipal Water District to ensure maintenance and long-term management of the on-site conservation areas as one component of the Upper Santa Ana River Habitat Conservation Plan (Upper SAR HCP), Wash Plan HCP.

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<p>BIO-3 <i>The following additional measures shall be implemented to avoid or minimize potential direct and indirect impacts to SBKR and SBKR habitat:</i></p> <ul style="list-style-type: none"> • <i>Prior to the issuance of the first grading permit, a temporary SBKR Exclusionary Fence (Fence) shall be constructed along the westerly boundary of the Project site. Design of Fence shall comply with applicable USFWS standards. Precise location and orientation of the Fence shall be coordinated with the City. The Fence shall be inspected weekly and shall be repaired as necessary to preclude SBKR entry to the Project site;</i> • <i>To minimize potential inadvertent disturbance of off-site SBKR habitat, the Project site boundaries and construction limits shall be clearly identified and posted;</i> • <i>Construction staging areas shall be located outside critical habitat areas and as far away from occupied SBKR habitat as feasible;</i> • <i>The use of rodenticides, herbicides, insecticides, or other chemicals that could potentially harm SBKR is prohibited;</i>

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<ul style="list-style-type: none"> • <i>Construction personnel shall be informed of required SBKR habitat avoidance and conservation measures. Locations of SBKR habitat that must be avoided shall be identified on affected development plans;</i> • <i>Contractor pets are prohibited within and adjacent to construction areas;</i> • <i>To ensure compliance with the measures noted above, a biological monitor shall be present during clearing and grubbing of the Project site.</i>
None.	Given the dated information presented in the 2005 IS/MND, an updated site-specific Habitat Assessment has been conducted to assess the potential for the Addendum Project to impact sensitive or special status species. New mitigation is incorporated to ensure monitored compliance with the Migratory Bird Treaty Act (MBTA) ensuring impacts to migratory birds would be less-than-significant.	BIO-4 <i>To the extent practical, all vegetation removal associated with Project development activities shall be conducted outside of the nesting season (February 1 to August 31). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct nesting bird surveys of affected development sites no more than three (3) days prior to the removal of any vegetation with the potential to support nesting birds. If vegetation is not removed within three (3) days of a nesting bird survey, then the surveys shall be repeated. If no nests are found, the biologist conducting the clearance survey should document a negative survey with a report indicating that no impacts to active avian nests will occur. If active nests are identified, then the biologist shall establish an adequate buffer depending on the species and the</i>

**Table 5.1-1
Mitigation and Implementation Summary Matrix**

2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		location of the nest (to be determined in consultation with CDFW), which shall be avoided until the nests are no longer active as determined by the biologist. A monitoring report shall be prepared and submitted to the City of Highland for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.
None.	Given the dated information presented in the 2005 IS/MND, an updated site-specific Habitat Assessment has been conducted to assess the potential for the Addendum Project to impact sensitive or special status species. New mitigation is incorporated to ensure that potential impacts to the Burrowing Owl would be less-than-significant.	BIO-5 In accordance with CDFW's 2012 Staff Report on Burrowing Owl Mitigation, prior to any ground disturbing activities, two burrowing owl clearance surveys shall be conducted. One survey shall be conducted between 14 - 30 days prior to construction and the second 24 hours prior to the commencement of ground disturbing activities. These clearance surveys shall be conducted by a qualified biologist to document the continued absence of the burrowing owls from the Project site.
4-2 Prior to issuance of building permits on PAs 40, 42, and 45, and if the trees have survived the impacts from the Line "C" construction on PAs 40 and 42, the	Mitigation included within the Addendum is more specific, reflecting the current (May 1, 2017) Tree Survey and Arborist Report. Measure 4-2 is replaced by Addendum	BIO-6 All non-heritage living trees removed shall be replanted at a 1:1 ratio and heritage trees at a 2:1 ratio (or at the discretion of the City Planner). Any native species shall be

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
<p>developer shall coordinate with the City of Highland Community Planning Director to mitigate the removal of any "Heritage Tree" contained within the project boundary.</p>	<p>Mitigation Measure BIO-6.</p>	<p><i>replaced with native species. If feasible, removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from early February through August. Removal of all trees must be approved by the City's Planning Director.</i></p>
Cultural Resources		
<p>5-1 In the event that any sub-surface paleontological resource is uncovered during the course of construction activities on PAs 39, 40, 42, and 45, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified paleontologist. As applicable, specimens shall be collected, curated and provided to the San Bernardino County Museum.</p>	<p>Applicable to the 2017 Addendum Project; paraphrased and incorporated in the 2017 Addendum as Mitigation Measure CUL-1.</p>	<p><i>CUL-1 In the event that any subsurface paleontological resource is uncovered during the course of construction activities, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified paleontologist. As applicable, specimens shall be collected, curated, and provided to the San Bernardino County Museum.</i></p>
<p>5-2 Prior to the issuance of a grading permit for PAs 39, 40, 42, or 45, the developer shall retain a qualified archaeologist to monitor archeological resources during grading activities on these Planning Areas. In the event that any sub-surface archaeological artifacts are uncovered, ground-disturbing activities shall be redirected and the archeologist shall determine the nature and extent of the find. As applicable, specimens shall be collected, curated and provided to the San Bernardino County Museum. The</p>	<p>Applicable to the 2017 Addendum Project; paraphrased and incorporated in the 2017 Addendum as Mitigation Measure CUL-2.</p>	<p><i>CUL-2 Prior to the issuance of a grading permit, the developer shall retain a qualified archeologist to monitor archeological resources during grading activities within the Addendum Project site. In the event that any subsurface archeological artifacts are uncovered, ground-disturbing activities shall be redirected and the archeologist shall determine the nature and extent of the find. As applicable, specimens shall be collected, curated, and provided to the San Bernardino County Museum. The archeologist shall also coordinate with local</i></p>

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
archeologist shall also coordinate with local Native American groups as necessary if artifacts are found.		<i>Native American groups as necessary if artifacts are found.</i>
Geology and Soils		
6.1 Prior to issuance of a building permit for PAs 39, 40, and 42, the developer shall demonstrate that the proposed structures and foundations are consistent with the preliminary geotechnical evaluation and the soil engineering and geology investigation of the project site (LOR 2002 and LOR 2005). The developer shall implement the recommended appropriate foundation and other design criteria to effectively mitigate potential hazards as outlined in the two geologic studies mentioned herein. This measure shall be implemented to the satisfaction of the Public Works Director.	This Measure contains references to outdated studies. Pursuant to existing policy, the 2017 Addendum Project is required to implement recommendations of the final Project-specific Soil Engineering and Geology Investigation Update.	None.
6.2 Prior to issuance of a building permit for the single residence on PA 45, the developer shall demonstrate that the proposed structures and foundations are consistent with the preliminary geotechnical evaluation and the soil engineering and geology investigation of the project site (Cary S. Rasmussen and Associates). The developer shall implement the recommended appropriate foundation and other design criteria to effectively mitigate potential hazards as outlined in	Planning Area 45 is not located within the Addendum Project site. This Measure is therefore not applicable to the 2017 Addendum Project.	None.

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
<p>the geologic study mentioned herein. If the existing geotechnical studies are determined to be insufficient, the developer shall provide additional studies to adequately identify the location of the fault and appropriate building setbacks for PA 45. This measure shall be implemented to the satisfaction of the City Engineer in consultation with the County Geologist.</p>		
Hazards and Hazardous Materials		
<p>7-1 Prior to issuance of occupancy permits for PAs 39, 40 and 42, local homeowners and/or property owners, as appropriate, shall provide recorded deed notices and/or real estate disclosure statements to inform residents of their proximity to the SBLA and of any use or height restrictions related thereto. This measure shall be implemented to the satisfaction of the City Community Development Director.</p>	<p>Airport proximity disclosure is a mandated requirement pursuant to California Civil Code § 1103.4(c)(1), and should not be considered mitigation.</p>	<p>None.</p>
<p>7-2 Prior to issuance of a grading permit for PAs 40 and 42, the developer shall document the status and remediation of any underground storage tanks or other potential sources of contamination on the site. This measure shall be implemented to the satisfaction of the Public Works Director.</p>	<p>Current onsite assessments indicate that Mitigation Measure 7-2 should be revised/updated. Relevant Hazards/Hazardous Materials impacts are globally addressed through implementation of Addendum Mitigation Measure HAZ-1.</p>	<p><i>HAZ-1 Should evidence of septic systems, USTs, or the water well be observed during grading operations, site preparation in the vicinity shall be halted and an environmental geologist shall be contacted. The geologist shall provide specific recommendations and direction regarding the removal/abandonment of the septic system, UST, and/or the water well. Recommendations shall also include any necessary remediation of surrounding soils. The results of the analysis and</i></p>

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
Hydrology and Water Quality		
<p>8-1 Prior to issuance of a grading permit for PAs 39, 40, 42, and 45, the developer shall prepare and submit a Water Quality Management Plan (WQMP) to the Regional Water Quality Control Board for review and approval. The approved WQMP shall be submitted to the City Public Works Department, and the developer shall comply with all requirements of the plan, to the satisfaction of the Public Works Director.</p>	<p>Preparation of a WQMP is mandated, not considered mitigation.</p>	<p>None.</p>
<p>None.</p>	<p>New mitigation is included within the 2017 Addendum to address flood improvements requested by FEMA, subsequent to the approval of the 2005 IS/MND:</p>	<p><i>HYD-1 Prior to the issuance of a building permit within delineated flood hazard areas, all floodplain improvements, as outlined within the CLOMR, shall be completed. Upon completion of the improvements, all forms, plans, analyses, and fees requested by FEMA, as set forth in their CLOMR Comment Document, shall be provided so that a final determination for map revision can be approved.</i></p>
Land Use and Planning		
<p>9-1 Prior to issuance of a grading permit, the developer shall meet all the requirements and successfully process for a Planned Unit Development (PUD) Amendment for East Highlands Ranch to incorporate the</p>	<p>Land use amendments allowing for implementation of the 2017 Addendum Project are properly acknowledged as, and incorporated as Lead Agency Discretionary Actions. Please refer to 2017 Addendum,</p>	<p>None.</p>

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
proposed changes to PAs 28, 39, 40, 42, and 45.	Section 2.0 <i>Project Description</i> , 2.6.1 <i>Lead Agency Discretionary Actions and Permits</i> .	
Noise		
11-1 Prior to the final design stage, the project developer of PAs 39, 40, and 42 shall include into the project design sound barriers which are consistent with all specifications designated in the Acoustical Analysis report by Gordon Briken and Associates. In addition, all barriers shall meet the design standards for the PUD of the East Highlands Ranch, to the satisfaction of the City Engineer.	Off-site noise that may affect the Addendum Project is not a CEQA consideration, provided the Project does not substantively contribute to off-site noise sources – it does not. Noise attenuation barriers and noise attenuation performance standards are recommended as Project Conditions of Approval. Please refer to Addendum Checklist 12, <i>Noise</i> , and <i>Blossom Trails Acoustical Analysis</i> , City of Highland (Christopher Jean & Associates, Inc.) February 14, 2014; 2017 Addendum Appendix I.	None.
Public Services		
13-1 Prior to the issuance of occupancy permits for PAs 39, 40, 42, and 45, the developer shall pay all legally established development impact fees associated to public services as may be applicable to the East Highlands Ranch development. The developer shall also pay the applicable school fees to the East Highlands Ranch Development or be subject to the existing Community Facilities District established by the Redlands Unified School District with boundary covering the project site. The developer shall demonstrate payment of applicable fees prior to issuance of building or occupancy permits, as	Applicable to Addendum Project; incorporated in the 2017 Addendum as Mitigation Measure PS-1.	None.

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
appropriate. This measure shall be implemented to the satisfaction of the City Community Development Director.		
13-2 Prior to the issuance of building permits for PAs 39, 40, 42, and 45, the applicant will consult with California Department of Forestry and Fire Protection and the East Valley Water District to ensure that the water system constructed on the project site will provide adequate fire flow.	Applicable to Addendum Project; incorporated in the 2017 Addendum as Mitigation Measure PS-2.	None.
Transportation/Traffic		
15-1 The developer shall provide the appropriate fair share fee established for the East Highlands Ranch.	Applicable to Addendum Project; paraphrased and incorporated in the 2017 Addendum as Mitigation Measure TR-1.	<i>TR-1 Prior to issuance of the first Building Permit, the Project Applicant shall remit transportation/traffic Development Impact Fees (DIF) established under the EHR.</i>
15-2 Prior to issuance of occupancy permits, the project shall make all required improvements relative to roads and intersections on or adjacent to the project site, including signage, to the satisfaction of the Public Works Director.	Applicable to Addendum Project; paraphrased and incorporated in the 2017 Addendum as Mitigation Measure TR-2.	<i>TR-2 Prior to issuance of the first Certificate of Occupancy, and to the satisfaction of the Public Works Director, the Project Applicant shall construct all site adjacent intersection, roadway, signage, and other improvements required pursuant to the Project Conditions of Approval.</i>
15-3 Prior to final map recordation, the applicant shall prepare a Traffic Signal Warrant Analysis that addresses the need, if any, for controlled access onto and from Greenspot Road. The analysis shall address any onsite or offsite improvements necessary. In the event improvements are required, the applicant shall contribute the fair share and/or construct such	Paraphrased and incorporated in the 2017 Addendum as Mitigation Measure TR-3.	<i>TR-3 At the City Engineer's discretion, the Project Applicant shall prepare a Traffic Signal Warrant Analysis that addresses the need, if any, for controlled access onto and from Greenspot Road. The analysis shall address any on-site or off-site improvements necessary.</i>

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
improvements. The analysis shall include the development of the vacant parcel located immediately west of this development and shall be submitted and approved by the City Engineer.		
Tribal Resources		
None.	The topic of tribal resources is a recent addition to the CEQA checklist and was not evaluated as part of the 2005 IS/MND. New mitigation is included within the 2017 Addendum to address potential impacts in this regard.	<i>TB-1 In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians shall be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.</i>
None.		<i>TB-2 If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the Project archaeologist shall develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the</i>

Table 5.1-1 Mitigation and Implementation Summary Matrix		
2005 IS/MND Mitigation Measures	Remarks	Replacement Mitigation
		<p><i>finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).</i></p> <p><i>b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during Project development.</i></p>
Utilities & Service Systems		
<p>16-1 Prior to issuance of grading and building permits for PAs 39, 40, 42, and 45, the developer shall coordinate with the East Valley Water District (EVWD) to assure continued access to its facility on the project sites. This measure shall be implemented to the satisfaction of the City Public Works Director in consultation with the EVWD.</p>	<p>Applicable to Addendum Project; incorporated in the 2017 Addendum as Mitigation Measure US-1.</p>	<p>None.</p>

Sources: 2005 IS/MND; Applied Planning, Inc.

City of Highland

Engineering Department
Conditions of Approval
TTM 17-001; PDA 17-001; TPM 17-002
Blossom Trails
SWC of Greenspot Road and Church Street

03017-544

- 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

April 20th, 2021

SOILS/GRADING

- A 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.
- A 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 A at the northeast corner of Blossom Way and Promenade Way.
- E 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the Grading Plan Checklist.
- 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, sandbag 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,

Engineering Department

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

- C* 12. Prior to first occupancy in Phase 1, construct street improvements along the entire project frontage on Greenspot Road including, but not be limited to, 8" curbs and gutters, 5'-wide parkway sidewalk, streetlights, curb returns and handicap ramps at the intersections of Blossom Way and Street D. Align centerline of Blossom Way with that of the existing street on the north side of Greenspot Road.
- C* 13. Prior to first occupancy in Phase 1, reconstruct the existing landscaped median on Greenspot Road to accommodate a 75'-long westbound left turn pocket at Blossom Way. Construct pavement repairs as required by the City Engineer.
- C* 14. Prior to first occupancy in Phase 1, remove existing pavement and construct new street improvements along the entire project frontage on Church Street including the Church Street/Abbey Way intersection. Construct street improvements including, but no limited to: 6-inch curb and gutter located 18' west of the street centerline, asphalt concrete pavement from the lip of gutter to 14' east of centerline, class II aggregate base, redwood header at edge of pavement, and street lights.
- A* 15. Remove existing interim drainage inlets on the west side of Church Street and construct roadway drainage system to convey street flows on Church Street to the Line C Channel as required by the City Engineer.
- C* 16. Construct grading along both sides of the existing drainage box culvert located on the west side of Church Street north of Merris Street. Maintain grading with a maximum 2% slope between the east tract boundary wall and the west curb on Church Street. Construct drainage v-ditch to accommodate surface flow if necessary. Provide surface treatment on the top of the box culvert as necessary to accommodate pedestrian use over the box culvert.
- C* 17. Construct a public trail along both sides of the Line C Channel from Merris Street to the south boundary of the tentative map including a connection to the future trail along the south side of Abbey Way. Grade the trail with a maximum slope of 2% to drain toward the Line C Channel or Church Street. Remove existing chain-linked fence along the west side of the Line C Channel, and replace it with new vinyl split rail fencing decorative fencing, as approved by the City Engineer and the Community Development Director, a portion of which shall be removable as required by the City Engineer to accommodate City maintenance of the Channel. Improve the trail surface with decomposed granite along both sides of the Channel. Protect the existing chain-linked fence in place and construct a new vinyl split rail fencing along the east side of the Channel located at 4' from the proposed curb on Church Street. Install parkway landscaping and irrigation between the trail fencing and the curb as required by the City Planner. Install assess control to trail entrances. Construct an access between the existing concrete maintenance ramp and the east

Engineering Department

end of Lot M to facilitate City channel maintenance operations and temporary stockpiling and storage of debris removed from maintenance activities. (PC Amended 2/8/18)

- C* 18. Prior to first occupancy in Phase 1, submit to the City Engineer a signal warrant analysis to determine the number of dwelling units within the tentative map that will trigger the need of a new traffic signal to be constructed at the Greenspot Road/Blossom Way intersection. Construct the traffic signal within the time frame as required by the City Engineer.
- C* 19. If and when warranted, construct a traffic signal utilizing a video detection system at the Greenspot Road/Blossom Way intersection. Install a fiber optic interconnect between the new signal and the existing signals at Church Street and Orange Street, including any necessary hardware and software. Provide a coordinated timing analysis for the traffic signals on Greenspot Road at Boulder Avenue, Orange Street, the new signal, Church Street and the Greenspot Road entrance to the Village at East Highlands.
- D* 20. Construct street improvements within the tentative map necessary to provide proper circulation for each phase of the development. For Phase 1, construct Blossom Way, Promenade Way, Street F (north of Promenade Way), Street A, Street B, Street C and Street D (north of Promenade Way). For Phase 2, construct Street F (south of Promenade Way), Street E (to just west of Street F) and Street D (south of Promenade Way). For Phase 3, construct Street E (west of Street F). Street improvements shall include, but not be limited to: 6-inch curb and gutter, asphalt concrete pavement, class II aggregate base, 6-foot curb adjacent sidewalks, driveway approaches, and street lights in accordance with City of Highland Standards.
- C* 21. Construct traffic calming devices along Promenade Way and Street D including signage and bulb-outs at street intersections as approved by the City Engineer.
- C* 22. Construct walkways in Lots A, C, K, L, and N to provide connectivity with the proposed sidewalk on Greenspot Road and existing sidewalk on Church Street, and the proposed trail in Lot N.
- C* 23. Adjust the proposed alignment of Street D so that adequate parkway landscaping can be accommodated at the proposed Street D/Greenspot Road intersection adjacent to the northwest corner of the EVWD parcel located easterly of Street D.
- C* 24. Install during the first phase, City owned streetlights (LS-3) along Church Street using light emitting diode (LED) luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Coordinate with Southern California Edison to energize the streetlights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the streetlights.
- D* 25. Install during each phase, City owned streetlights (LS-3) on the local streets using light emitting diode (LED) luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Coordinate with Southern California Edison to energize the streetlights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the streetlights.
- A 26. 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.

Engineering Department

Comply with the City of Highland design standards as shown on the Street and Storm Drain Plan and Profile Checklist.

- A 27. 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.
- A 28. 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 29. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.

DRAINAGE/WATER QUALITY

- E 30. 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 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 31. 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* 32. Prior to first occupancy in Phase 1, 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 side slope of 4:1 or otherwise approved by the City Engineer. Construct a 12'-wide concrete maintenance access from Blossom Way to the basin bottom. Install fencing and landscaping along the top of, and within, the basin as required by the City Planner and the City Engineer.
- D* 33. Prior to issuance of building permits for Lot 58, Lot 59 and Lot H in Phase 1, and any lots in Phases 2, construct the overflow channel located within Lots 68 thru 71 in Phase 3, Lot M, and within Lots 127 thru 137 in Phase 4 or at an alternate location as approved by the City Engineer. Obtain from FEMA its final determination on revising the effective FIRM removing these lots from Flood Hazard Zone A.

Engineering Department

- D* 34. Prior to issuance of building permits for any lots in Phase 3, remove the westerly portion of the overflow channel from Lots 68 thru 71 in Phase 3, and extend the overflow channel along the south line of Lots 69 thru 71 within the MWD property, and connect the realigned overflow channel to the future overflow channel if it has been constructed as a part of development of Tentative Tract No 17604. An alternate alignment may be submitted by the applicant for approval by the City Engineer. If the future overflow channel has not been constructed by future development of Tentative Tract No. 17604 to allow for the realignment of the overflow channel, Phase 3 shall remain undeveloped.
- D* 35. Prior to issuance of building permits for any lots in Phase 4, remove the overflow channel from Lots 127 thru 137 in Phase 4 or as may have been approved the City Engineer, if San Bernardino County Flood Control District has completed construction of a project that improves drainage flows in the County's Elder Creek Channel and the City's Line "C" Channel, and FEMA has determined that an overflow channel is no longer needed for flood protection in Phase 4. Obtain written approval from FEMA prior to removal of the overflow channel.
- D* 36. Design the overflow channel in accordance with the approved FEMA Conditional Letter of Map Revision (CLOMR). Maintain a maximum side slope of 4:1. Construct additional improvements to the overflow channel as required by the City Engineer prior to acceptance by the City for maintenance. Alternatively, if the overflow channel is to be maintained by San Bernardino County Flood Control District, construct the overflow channel per District requirements.
- B* 37. Obtain a Letter of Map Revision from FEMA prior to issuance of any building permits in Lots 58, 59 and H within Phase 1 and any lots within Phase 2, 3 and 4.
- C* 38. Prior to first occupancy in Phase 1, reconstruct and extend the existing storm drain, and reconstruct and relocate the existing outlet structure to a location west of the west project boundary, and construct additional drainage improvements at the westerly end of Promenade Way as needed to accommodate construction of full street improvements along Blossom Way and the Blossom Way/Promenade Way intersection within the project boundaries.
- E 39. Obtain written permission from the owner of the adjoining property west of the tentative map to accept the post-development flows from the tentative map. In case such written permission could not be obtained, design and construct the proposed drainage system and the water quality basin to release flows to the adjoining property in an amount not higher than the pre-development flows.
- A* 40. Design project entrances to minimize the possibility of off-site flows entering the site from Greenspot Road. Submit hydraulic calculations to verify the project entrances design.
- A 41. Prepare and submit a hydrology study to determine storm runoff quantities tributary to and generated by the site. Include in the study hydraulic calculations to determine the extent, size and type of all drainage facilities.
- A 42. 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

Engineering Department

- A* 43. Apply to the City to annex the project into the City's drainage and trail maintenance districts for storm maintenance of the overflow channel in Lot M, and routine maintenance of public storm drains within the tentative map, and public trails within Lot M and along both sides of the Line C Channel. Sign ballots prepared by the City agreeing to the annexations and amounts of assessment.
- A* 44. Maintain through a homeowners association the water quality basin (Lot F) and the outlet pipe between the basin and the Line A storm drain in Blossom Way, all letter lots including non-storm maintenance of Lot M, and parkway landscaping along all public streets including Greenspot Road and Church Street. Grant all lettered lots to the homeowners association (HOA) for ownership and landscape maintenance. Provide written documentation from the HOA agreeing to accept the lettered lots including the water quality basin.
- A* 45. If applicable, dedicate to the City a drainage easement for City storm maintenance of the overflow channel located within Phase 3, Phase 4 and Lot M. Secure a drainage easement from MWD to be dedicated to the City for City storm maintenance of the overflow channel located within MWD property adjoining the southwest corner of the tentative map. Provide non-storm maintenance of the overflow channel through a homeowners association.
- A* 46. Dedicate to the City an easement for City maintenance of public trails located within Lot N. Provide trail and landscape maintenance in Lots C, L and K through a homeowners association
- A* 47. Dedicate to the City an easement for City maintenance of the Line C Channel, public trails, and parkway landscaping within Lot N along the Church Street frontage of the tentative map.
- A* 48. Dedicate to the City street rights-of-way along the project street frontage on Greenspot Road and Church Street, if not previously dedicated.
- A* 49. If the existing drainage improvements are modified as described in condition No. 38, acquire a drainage easement and an access easement from the property adjoining the west side of the tentative map to accommodate City maintenance of the public storm drain required to be reconstructed and relocated west of the Blossom Way/Promenade Way intersection. This condition No. 49 shall not be applicable if condition No. 82 is implemented.
- A* 50. Dedicate a landscape easement for potential City maintenance of landscaping along Greenspot Road and Church Street through the City's Landscape Maintenance District.
- A 51. Coordinate with the utility companies to eliminate easements not required for any utility facilities.
- A 52. 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 53. 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 54. Dedicate on the Final Map public street right-of-way and all drainage, landscaping and community trail easements within the project.
- A 55. Dedicate corner property line cutoffs on public streets in accordance with City Standards.

Engineering Department

- A 56. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.
- A 57. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- D 58. In the event the Applicant fails to acquire the required off-site property interests, the Applicant shall request the City acquire the off-site property interests. The Applicant shall provide evidence of attempts to acquire any required off-site property interests and shall enter into an agreement with the City committing to complete the improvements pursuant to Government Code Section 66462 after the City has acquired the property interests. Such agreement shall provide for payment by Applicant of all costs incurred by the City to acquire the off-site property interests. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the City, at the Applicant's cost.

FEES/PERMITS/BONDING

- E* 59. Obtain written permission from the Metropolitan Water District prior to any encroachment or construction within the District easement.
- B* 60. Pay traffic mitigation fees in the amount of \$252.71 per dwelling unit.
- A 61. 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 62. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- A 63. Post Faithful Performance, Labor and Material, and Warranty bonds for all required street, drainage, trail, and Landscape Maintenance District improvements. Post Faithful Performance, and Labor and Material bonds for all required grading, and private landscaping improvements.
- A 64. Enter into an agreement with the City of Highland for construction of public improvements using the adopted City form.
- D 65. 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.
- D 66. Obtain a permit from Engineering prior to any on-site construction or construction within the City's right-of-way.
- E 67. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/CONSTRUCTION

Engineering Department

- B* 68. Remove existing utility poles and overhead lines along the south side of Greenspot Road crossing the tentative map to the easterly side of Church Street, and on the west side of Church Street along the project frontage.
- C 69. 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.
- C 70. Construct an extension of the public sewer from Street D easterly to a proposed sewer manhole in Church Street to accommodate connection of a sewer system serving the East Highlands Village neighborhood. Design and construct the sewer extension per EVWD requirements. If construction of the sewer extension requires removal of a portion of the City's Line "C" Channel, reconstruct the Channel as required by the City Engineer.
- D 71. Provide all utility services to each unit, including sanitary sewers, water, electric power, cable television, gas, and telephone. All utilities are to be underground.
- D 72. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- D 73. Obtain written permission from the adjoining property owner(s) for off-site grading and/or construction work, if any.
- D 74. 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.
- C 75. 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 76. 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.
- E 77. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- B 78. 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.
- B 79. 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 80. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

Engineering Department

- D 81. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- C 82. As an alternative to constructing Blossom Way as shown on the tentative map, the developer may construct Blossom Way along an alignment that could avoid the need to extend the existing storm drain and relocate the existing outlet headwall to the property west of the tentative map. Include in the alternate design an 8'-wide median, full curb-to-curb width of 56' between Greenspot Road and the south end of the median, a minimum curb-to-curb width of 36" between the south end of the median and Promenade Way, 6' curbs and gutters on both sides, and 6'-wide sidewalks on the east side. Install roadway safety measures. Construct access to accommodate City maintenance of the existing storm drain and outlet on Blossom Way. Dedicate additional street right-of-way. Maintain capacity of the proposed water quality basin in Lot F and adjust the size of Lots No. 55 and 59 if necessary.

Building and Safety Division Conditions of Approval

Date: 5-26-17
Applicant: S-P Deerfield, LLC
Address of Applicant: 31866 Camino Capistrano, SJC, CA 92675
Site Location: Southwest of Greenspot and Church
Telephone: 949-496-1316
APN 1201-401-02, 1201-431-61

1. Please provide three (3) sets of the following construction plans and documents listed below for review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive a plan review number at the time plans are submitted for Building & Safety's plan review. This plan review number is needed to obtain information regarding your project.

- (3) Architectural Plans
- (3) Structural Plans
- (3) Structural Calculations
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (3) Roof and Floor Truss Plans
- (3) Title 24 Energy Calculations
- (3) Geology Report
- (3) Soils Report
- (3) Precise Grading Plans
- (3) Site Disabled Access Plan
- (3) Condition of Approval Packages
- (3) Temporary Fence Plan
- (1) Approved Health Department Plans
- (2) Commissioning Plan

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, basic wind speed 110 (ULT) MPH, at exposure "C."

3. Gas release is not provided until all final approvals are made and verified by City staff. Policy 295.
4. 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.
5. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances 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 back of the Building and Safety Job Card and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
6. Projects requiring County Health and/or San Bernardino Environmental Control, such as food services, need to obtain those permits prior to building permit issuance.
7. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.
8. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
9. Portable 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.
10. 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 Planning Division.
11. 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.

12. Fire Sprinklers are required by Ordinance 209. 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.
13. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
14. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety.
15. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
16. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
17. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
18. 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.
19. 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.

DATE: April 27, 2026

PAGE 1 OF 6

APPLICANT :S-P Deerfield, LLC / Aguilar Consulting, Inc.

SITE LOCATION: SW Corner of Greenspot & Church

FILE / INDEX No.: 17-001 17-002

THIS PROJECT IS PROTECTED BY THE CITY OF HIGHLAND FIRE DEPARTMENT / CAL-FIRE

Fire Prevention Department Review of all projects is required.

SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY** OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

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. #477).

Note: All weather access roads (CFC 503.2.3) 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 3 areas within the '**FIRE SAFETY OVERLAY DISTRICT**' designated as **FR-1, FR-2** and **FR-3** 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 Section 4905.4** 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 Chapter 49 & HMC**
2. **HF31:** APPROVED FIRE HYDRANT PAVEMENT MARKERS (BLUE DOTS) SHALL BE INSTALLED AT EVERY HYDRANT.
3. **HF51:** THE MAIN ELECTRICAL PANEL AND ALL SUB-PANEL(s) SHALL BE LABELED ON INSIDE COVER FOR ALL CIRCUITS. **CEC 408.4**
4. **HF52:** WATER HEATER (FUEL FIRED), SHALL BE PROPERLY VENTED TO EXTERIOR OF STRUCTURE. WATER HEATER SHALL BE SEISMIC STRAPPED TO WALL AND BE LOCATED 18" ABOVE A GARAGE FLOOR. **CBC**
5. **HF53:** A SELF-CLOSING AND LATCHING DOOR SHALL BE INSTALLED BETWEEN AN ATTACHED GARAGE AND LIVING SPACE. **CBC**

6. **HF55:** COMMERCIAL EXIT REQUIREMENTS:
 - A. REQUIRED EXIT DOORS SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES
 - B. REQUIRED EXIT DOORS SHALL SWING OUTWARD AND AWAY IN THE DIRECTION OF EXIT TRAVEL.
 - C. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF AN EXIT. EXITS SHALL NOT BE BLOCKED OR LOCKED SHUT OR OBSTRUCTED IN ANY MANNER DURING BUSINESS HOURS.
 - D. EXIT PATHS SHALL BE ILLUMINATED WHEN STRUCTURE IS OCCUPIED.
 - E. EXIT PATH ILLUMINATION SHALL BE SUPPLIED FROM TWO (2) SOURCES OF POWER WHEN OCCUPANT LOAD IS ONE HUNDRED (100) PERSONS OR MORE.
 - F. WHEN EXIT WAY/EXIT PATHWAY AND/OR EXIT DOORWAY IS NOT EASILY IDENTIFIED, ADDITIONAL EXIT SIGNS SHALL BE INSTALLED.
7. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO LAMPS OR SHALL BE OF THE SELF-LUMINOUS TYPE. **CFC CHPTR 10; CBC**
8. **HF47:** FOR EACH CHIMNEY, USED IN CONJUNCTION WITH ANY FIREPLACE OR HEATING APPLIANCE, IN WHICH SOLID OR LIQUID FUEL IS USED, AN APPROVED SPARK ARRESTER SHALL BE INSTALLED AND VISIBLE FROM THE GROUND. SPARK ARRESTER SHALL BE OF STAINLESS STEEL, COPPER OR BRASS, WOVEN GALVANIZED WIRE MESH, TWELVE (12) GAUGE, AND MINIMUM OF 3/8" TO 1/2" MAXIMUM OPENINGS. **CFC CHPTR 6; CBC; CMC**
9. **HF60:** ADDITIONAL PLANS FOR ACCESS, FIRE SAFETY SYSTEMS, FIRE LANES AND SIGNAGE, GATES, STORAGE, OR OTHER SPECIAL CONDITIONS MAY BE REQUESTED FOR REVIEW, CONDITIONING AND APPROVAL BY THE FIRE MARSHAL.
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 chapter 5, Sec 503**
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 503.2.1**
13. **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**
14. **HF10:** DRIVEWAYS EXCEEDING 150 FEET SHALL HAVE A FIRE DEPARTMENT APPROVED TURN-AROUND AT THE TERMINUS. **CFC 503.1.1 / APPENDIX D, D103.4**

15. **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 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 **44 FEET**. **CFC 503.1.1 / APPENDIX D, D103.4, SBCO TRANSPORTATION STD 120/121**
16. **HF12:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS SHALL NOT EXCEED 10% GRADE. **CBC 503.2.7 / APPENDIX D, D103.2 - HMC**
17. **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 503.1.1**
18. **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 503.1.2 - APPENDIX D, Sec D104.3**
19. **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. **CFC 506.6 – Appendix D 103.5 Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC Chapter 15.56**
20. **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 503.3 - APPENDIX D, D103.6**
21. **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 506**

WATER:

22. **HF25:** MINIMUM REQUIRED FIRE FLOW, AS DETERMINED BY I.S.O. FORMULA, IS AS FOLLOWS:
RESIDENTIAL; GPM =1500; AT 20 PSI RESIDUAL; FOR 2 HOUR DURATION.
COMMERCIAL; GPM = 3000; AT 20 PSI RESIDUAL; FOR 3 HOUR DURATION.
SYSTEM SHALL BE LOOPED WITH MINIMUM EIGHT (8) INCH MAINS; SIX (6) INCH LATERALS, SIX (6) INCH RISERS; SIX (6) INCH DIA. HYDRANTS WITH TWO 2 ½" OUTLET(S) AND ONE 4" OUTLET. **CFC APPENDIX B AND APPENDIX C**

Note: Hydrants shall meet EVWD standards.

23. **HF29:** FIRE HYDRANT SPACING SHALL BE:
SINGLE FAMILY RESIDENTIAL: 600 FEET MAXIMUM
CFC 507 / APPENDIX B AND APPENDIX C.

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

24. **HF26:** 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 501.3**
25. **HF27:** APPLICANT-DEVELOPER SHALL PROVIDE A LETTER FROM THE WATER COMPANY SERVING THE PROJECT-DEVELOPMENT, VERIFYING FINANCIAL ARRANGEMENTS HAVE BEEN MADE AND BONDED FOR THE REQUIRED WATER IMPROVEMENTS. **CFC 501.3**
26. **HF28:** FIRE HYDRANTS SHALL BE INSTALLED, INSPECTED AND OPERATIONAL AS PER APPROVED WATER SYSTEM DELIVERY PLANS **PRIOR** TO ANY FRAMING, CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. **CFC 501.4**
27. **HF38:** APPROVED FIRE HYDRANT(S) CAPABLE OF SUPPLYING REQUIRED FIRE FLOW, SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE CONSTRUCTED OR MOVED WITHIN THE JURISDICTION. WHEN ANY PORTION OF THE FACILITY OR BUILDING PROTECTED IS IN EXCESS OF 150 FEET FROM A FIRE HYDRANT ON A PUBLIC STREET, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ADDITIONAL FIRE HYDRANTS OR ON-SITE FIRE HYDRANTS, MEETING THE REQUIRED FIRE FLOW, SHALL BE PROVIDED. **CFC APPENDIX B, C**

ADDRESSING – IDENTIFICATION:

28. **HF21:** **COMMERCIAL AND MULTI-FAMILY RESIDENTIAL** ADDRESS NUMBERS SHALL BE DISPLAYED ON ALL **NEW AND EXISTING** STRUCTURES IN SUCH A MANNER AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ACCESS ROADWAY OR STREET. NUMERALS SHALL BE OF A CONTRASTING COLOR TO THE BUILDING AND PROVIDE ILLUMINATION.
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 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.
CFC 505.1

29. **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 505.2** **Note:** Permanent signage shall meet City standards as required by Planning.
30. **HF17:** THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE IDENTIFIED WITH CITY APPROVED NAMES. **CFC 505.2**
31. **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, 3/8" 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, 3/8" STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE. **CFC 505.1**

FIRE PROTECTION & ALARM SYSTEMS:

32. **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.
33. 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 CHPTR 9; CFC 903; CBC; & HMC 8.24; NFPA13D, CHAPT. 6 & 10**
34. **HF36:** AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED ACCORDING TO **NFPA 13** AND FIRE DEPT. REQUIREMENTS. SUBMIT SHOP PLANS WITH MATERIAL CUT SHEETS AND HYDRAULIC CALCULATIONS, INDICATING THE TYPE OF OCCUPANCY, TYPE OF MATERIALS TO BE STORED (if any), FOR FIRE DEPT. REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION. SUBMIT COPY OF CALIFORNIA C-16 LICENSE. **CFC CHPTR 9; CFC 903; CBC; & HMC 8.24**
35. **HF37:** AUTOMATIC FIRE SPRINKLER CONTROL DEVICES (P.I.V & O.S.&Y.) SHALL BE VISIBLE FROM FIRE DEPT. ACCESS ROADWAY, AND IDENTIFY SYSTEM BEING CONTROLLED AND ADDRESS OF STRUCTURE. FIRE DEPT. CONNECTION (FDC) SHALL BE LOCATED NO CLOSER THAN FORTY (40) FEET AND NOT TO EXCEED ONE HUNDRED FIFTY (150) FROM STRUCTURE. REQUIRED FIRE HYDRANT SHALL HAVE A MAXIMUM DISTANCE FROM FDC OF THIRTY (30) FEET. FDC SHALL IDENTIFY ADDRESS AND SYSTEM OF STRUCTURE BEING PROTECTED. **CFC 912, 912.2**
36. **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 SFM SERVICE TAG ATTACHED. FIRE EXTINGUISHERS ARE TO BE SERVICED EVERY TWO YEARS AND INSPECTED & TAGGED EVERY YEAR. **CFC 906; APPLICABLE NFPA STANDARDS.**
37. **HF43:** AN AUTOMATIC FIRE DETECTION AND ALARM SYSTEM MEETING THE REQUIREMENTS OF CFC 907, CBC AND NFPA 72 SHALL BE INSTALLED. THREE (3) SETS OF SHOP PLANS WITH MATERIAL CUT SHEETS AND CALCULATIONS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. **CFC 907; CBC; & NFPA 72**

38. **HF46:** SMOKE DETECTORS AND CARBON MONOXIDE 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. **CFC 907; CBC; CRC R310 R311**
39. **HF60:** CURRENTLY ADOPTED CALIFORNIA FIRE CODE, **FIRE SAFETY DURING CONSTRUCTION** AND DEMOLITION, SHALL APPLY TO THIS PROJECT. IT IS THE REPSONSIBILITY OF THE PROJECT MANAGER TO MEET WITH THE FIRE MARSHAL TO DISCUSS REQUIREMENTS SPECIFIC TO THIS PROJECT.
40. **HF63:** SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY** OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

City of Highland Fire Prevention Department
(909) 864-6861 X 248



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General Manager/CEO

3111 Greenspot Road
Highland, CA 92346

(909) 889-9501
www.eastvalley.org

January 30, 2024

Ms. Kim Stater
Assistant Community Development Director

City of Highland
27215 Baseline
Highland, CA 92346

Phone: 909-864-6861 x 204

Subject: Comment Response to Project Notice for "Blossom Trails" of East Highlands Ranch Planning Areas 40 & 42, aka TTM 20090 and PM 19958

Dear Ms. Stater,

Prior to the City of Highlands incorporation, the East Valley Water District (District) and past developers related to the East Highlands Ranch Development entered into an agreement under certain terms and conditions of the original Planned Unit Development (PUD). Due to the change of nature of the development, number of units, as well as other impacts affecting the terms and conditions of the original PUD, the District's performance under any previous agreements is excused. Through a new Development Agreement the District intends to serve water and sewer services to the above-mentioned project for domestic, fire protection, and sanitary sewer purposes.

All improvements necessary for water and sewer services are subject to approval by the District and must meet all District Standards. Developer must comply with all District rules, regulations, policies and procedures, including payment for all capital improvements, main lines, extensions, water/sewer capacity or commitments of the District's resources. The District will operate and maintain all water and sewer improvements upon their dedication to the East Valley Water District.

Sincerely,

Jason Wolf, P.E.
Senior Engineer
East Valley Water District



San Bernardino International Airport Authority
1601 E. Third Street, San Bernardino, CA 92408
(909) 382-4100 phone | (909) 382-4106 fax

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

January 18, 2024

Blossom Trails Residential Development Comment Letter – Avigation Easement

Ms. Stater:

This letter is a reply to your request for comments to the Project Notice of the proposed Blossom Trails Residential Subdivision & East Highlands Ranch Development Agreement – Extension of Time consisting of the subdivision of approximately 23 acres and the construction of 137 single-family homes and a .3 acre recreation center along the south side of Greenspot Road, within the planned community of East Highlands Ranch, Assessor's Parcel Numbers: 1204-401-02 & 1201-431-61.

The San Bernardino International Airport is a commercial airport operated in accordance with Federal Aviation Regulation Part 139. The Airport's infrastructure is designed to accommodate all aircraft types, up-to and including the largest aircraft operating in the world today. Currently, the Airport supports approximately 50,000 annual aircraft operations, a flight training center, business jet terminal, commercial airline passenger service, USFS aerial tanker activity, and is the 26th busiest air cargo airport in the United States.

The proposed project is located within the Airport Influence Area, Zone 6 as further defined in the California Airport Land Use Planning Handbook, and also within the extended runway approach and departure paths extensively used by general aviation, corporate jet, and large commercial aircraft. Housing located within the Airport Influence Area and extended runway centerline may negatively affect future residents with single event and cumulative aircraft noise impacts. The Airport respectfully requests that the City of Highland condition this project on the execution of an Avigation Easement in favor of San Bernardino International Airport, and consider noise attenuating materials into the project structures. A sample avigation easement and Airport Influence Area Map are attached for your reference. If you have any questions or would like to further discuss, please contact me at (909) 382-4100, ext 131.

Sincerely,
San Bernardino International Airport Authority

A handwritten signature in black ink, appearing to read "Mark Gibbs", is written over a horizontal line.

Mark Gibbs
Director of Aviation

cc: Mike Burrows



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

www.SBCounty.gov

Noel Castillo, P.E.
Director

Byanka Velasco, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

March 11, 2026

Transmitted Via Email

File: 10(ENV)-4.01

City of Highland
Planning Department
27215 Base Line
Highland, CA 92346
publiccomment@highlandca.gov

RE: PROJECT COMMENT – NOTICE OF PUBLIC HEARING FOR EXTENSION OF TIME (EXT 25-007) FOR DESIGN REVIEW APPLICATION (DRA-22-022), AND TENTATIVE PARCEL MAP NO. 20680 (TPM 22-011); APN: 1192-621-02 TO -08, 1192-621-20 TO -23, 1192-601-05, -09, & -43

To Whom It May Concern:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on February 13, 2026**, and pursuant to our review, we have the following comments for your consideration and inclusion into public record:

Flood Control Water Resources Division (Michael Fam, Engineering Manager, 909-387-8121):

1. This office has previously reported on this project to the City of Highland by Interoffice Memo dated December 13, 2022. A copy of our previous correspondence is attached for your reference. Our comments and recommendations remain the same.
2. We recommend that the August 31, 2001, Comprehensive Storm Drain Plan #6 for the San Bernardino County Flood Control District, prepared by Exponent Failure Analysis Associates, be utilized in the design of drainage facilities.
3. It is noted that the internal drainage is to be outflowed into City Creek Channel onto the north boundary of the proposed development. Prior to any activity in the Flood Control District right-of-way, a permit must be obtained from the District's Operations Division Permits/Operations/Support Section. At that time, the proposal will be reviewed with respect to specific requirements.
4. A 6-foot block wall, chain link fence, or other Flood Control District-approved barrier shall be constructed along the Flood Control District's right-of-way adjacent to the north of this site.

BOARD OF SUPERVISORS

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Vice Chair, Fifth District

Luther Snook
Chief Executive Officer

Flood Control Planning and Operations Support Division (Michael Fam, Engineering Manager, 909-387-8121):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the County's Comprehensive Storm Drain Plan No. 6, dated August 2001. It is to be used as a guideline for drainage in the area and is available in the County's Flood Control District offices. Any revision to the drainage should be reviewed and approved by the jurisdictional agency in which the revision occurs (city).
2. San Bernardino County Flood Control District (SBCFCD) right-of way and facilities are located within the proposed Project area (City Creek Channel 2-601-1A). Any encroachments including, but not limited to access for grading, utility crossings, fencing/block wall construction on the District's right-of-way or facilities will require a permit from the SBCFCD prior to start of construction. Please contact the San Bernardino County Flood Control Permit Section at (909) 387-7995 for further information regarding this process.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy Sansonetti
Supervising Planner
Environmental Management Division

NS:MMW:aa