

**MINUTES
CITY COUNCIL REGULAR MEETING
MARCH 13, 2018**

CALL TO ORDER

The regular meeting of the City Council of the City of Highland was called to order at 6:00 p.m. by Mayor McCallon at the Donahue Council Chambers, 27215 Base Line, Highland, California.

The invocation was given by Mayor McCallon and the Pledge of Allegiance was led by Councilman Timmer.

ROLL CALL

Present: Chavez, Lilburn, McCallon, Solano, Timmer
Absent: None

REPORT FROM CLOSED SESSION

No meeting.

SPECIAL PRESENTATIONS

None

PUBLIC COMMENT

None

CITY COUNCIL CONSENT CALENDAR

A MOTION was made by Councilwoman Lilburn, seconded by Councilwoman Solano, to approve the consent calendar as submitted. Motion carried on a roll call vote, 5-0.

1. Waive the Reading of All Ordinances
Waived the reading of all Ordinances in their entirety and read by title only.
2. Minutes – February 27, 2018 City Council Regular Meeting
Approved the Minutes as submitted.
3. Warrant Register
Approved Warrant Register No. 661 for March 13, 2018, in the amount of \$1,155,367.58 and Payroll of \$82,111.32.

4. Preparation of Annual Engineer's Reports for 2018/2019 Assessments
 1. Adopted Resolution No. 2018-004 ordering the preparation of an Engineer's Report for Consolidated Landscape and Lighting District No. 96-1; and
 2. Adopted Resolution No. 2018-005 ordering the preparation of an Engineer's Report for Street and Drainage Maintenance District 96-1.

RESOLUTION NO. 2018-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE PREPARATION OF ENGINEER'S REPORT FOR CONSOLIDATED LANDSCAPE & LIGHTING DISTRICT NO. 96-1 FOR FISCAL YEAR 2018/2019

RESOLUTION NO. 2018-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR STREET AND DRAINAGE MAINTENANCE DISTRICT 96-1 FOR FISCAL YEAR 2018/2019

5. Notice of Completion – Project No. str16001, “Base Line & Tuolumne Lane Improvements” (Bid No. 2017-03)
 1. Accepted Project No. str16001, “Base Line & Tuolumne Lane Improvements” (Bid No. 2017-03) as complete;
 2. Authorized the Mayor to sign the Notice of Completion; and
 3. Directed the City Clerk to file the Notice of Completion.

CITY COUNCIL PUBLIC HEARING

6. Blossom Trails – Planned Unit Development Amendment (SPR 17-001), Tentative Tract Map 20090 (TTM 17-001), Tentative Parcel Map 19958 (TPM 17-002), and Addendum to an Initial Study/Mitigated Negative Declaration (ENV 017-006): Applications to Amend a Previously Approved Set of Development Standards, a Time Extension for the East Highlands Ranch Planned Unit Development (EHR-PUD) Development Agreement and the Impact Fees Development Agreement, a Tentative Parcel Map, and a Tentative Tract Map, and an Environmental Evaluation for the 25.5 Acre Site.

Mayor McCallon opened the public hearing.

Associate Planner Thornsley stated before us tonight is Blossom Trails II project. Back in 2005, this particular area of East Highland's Ranch was comprised of two planning areas, Planning Area 40 and 42, and at the time it was commercial and the City was in the process of working on the Golden Triangle. The decision was made that it would be better to keep our commercial areas concentrated and this area was then considered for a conversion to residential use. That conversion was to allow these two planning areas to have a total of 306, 307 units on there, primarily it would be something like a condo complex, some detached, some

attached units. It had a variety of design features and amenities built into it, but as the economy waned, tastes changed. The desire for a different type of product seems to be the new trend, so the applicant proceeded to come back about two years ago discussing this and then a year ago made a formal submittal to do single family detached homes on small lots. This proposal came in and all departments on staff looked at it and worked through the various changes. As you can see on the screen behind me, this is the landscape plan just giving you an idea of some of the lay of the property. It's an internally circulated neighborhood coming in and off of Greenspot Road into locations, internal traveling. There is intent for an internal paseo through the main artery through that community. There is going to be a rec area, primarily it's going to be a lap pool. The applicant has coordinated with East Highlands Ranch as to best amenity for this, that's what they chose to bring forward. The project area is also within the City's boundaries for community trails, so they have a trail proposed as shown on the site here, it goes along the southern boundary of the property, or the southern boundary of the developed area of the property. Also, it goes up and around the open drainage channel on the east side of the property. The project that you received in the packet here I have to make note of a correction for you. The Resolution No. 3, going to be on page 2 of the staff report. Forgive me I have picked up my Commission report. City Clerk Hughes if I may impose on which condition number it is or that resolution number?

City Clerk Hughes stated if you look at the staff report it's Item #2. The resolution, I believe, is included in the ordinance if Assistant Community Development Director Stater can clarify.

Associate Planner Thornsley stated that resolution has to do with the details of the development standards for the project and they are all part of what needs to go into the, they should be in the ordinance, not a resolution. I mistakenly thought that it was adopted via resolution but in reality it's an ordinance.

Councilwoman Lilburn stated so it's an ordinance instead of a Resolution?

Associate Planner Thornsley stated correct. So that Resolution was simply struck.

Assistant Community Development Director Stater stated it becomes part of Number 5, and the recommendations, it's actually exhibit D, already included in Number 5. So it's covered under the action you'll take further down. It's unnecessary, so you won't need to take action on Number 2.

Associate Planner Thornsley stated in discussing the design standard they did provide us with a set of standards that are found in the first ordinance, Number 5, excuse me, Number 4 and it outlines the size of the lots, the depths of the driveways, all of the particulars that planning would be looking for to create a good buildable product on those parcels. Staff really had no other critical things to deal with the project. There are still some things to be worked out with Flood

Control and Metropolitan Water District along the southern boundaries. Some issues with the style of the exact location of the trail which will be worked out when we take the trail portion of this back to the Trails Committee. We initially chose a location, but there was discussion of possibly going in another location based on how Flood Control has to work across the MWD easement. Too many little unknowns that we couldn't finalize as we were trying at least to get an entitlement for the use, but they're all changes that staff thought could be worked through as long as everybody involved with this is okay with staff finalizing some of those elements.

Councilman Timmer inquired will it still be located within the MWD area?

Associate Planner Thornsley stated that is what the intent is. It may not be right up against the back fence, but it may wander somewhere in that 90 foot easement area. But ultimately we have to have discussions with something that can be approved by MWD. With that, staff is pretty much done with anything I would want to present to you. I know the applicant would like to make a presentation too.

Councilman Timmer inquired on the map, we have the little one which is the smaller copy, and it shows some of the street names as A, B, C and D. Is that going to the Street Naming Committee for names or are those the names being designated?

Associate Planner Thornsley responded good question. It will go to the Street Naming Committee. Those names were working names from 12 years ago, but there were no other streets in the previous design so now we'll have to go back and do that before final map can be recorded.

Councilman Timmer inquired can you explain the phasing program and how that lays out and some of the triggers that hit some of the infrastructure that is required based on phasing?

Mayor McCallon stated some of that might be better heard after we have heard the applicant. But if you want to...

Associate Planner Thornsley stated the applicant will probably address that as he gives his presentation.

Councilman Timmer stated I will pass that question onto him then.

Councilwoman Lilburn stated there are little stars on that map but we don't have them on our map. What is that for?

Associate Planner Thornsley stated it's because I've pulled up the old map. Those were indicated, I believe, indicating parking spaces that were available around the area of the rec center.

Mr. Camille Bahri, Property Owner of Blossom Trails, stated this is the last planning area of East Highlands Ranch. This is a great community and I have been very, very proud to be a part of it. This is the last piece of the East Highlands Ranch; it's called Blossom Trails. The location is the southwest corner of Church Street and Greenspot Road. So 20 years ago is when I came to Highland. This is the map that shows all of East Highlands Ranch and some of the surrounding area. We don't take credit for all of this, but that has been a great catalyst for this wonderful community. Some of the existing pictures have wonderful, retail centers, great neighborhoods that we have been a part of and really proud every time good housing in this whole region is talked about references to the East Highlands Ranch. The very brief history of East Highlands Ranch started in 1978 so that's been 40 years and the original approval over 1,776 acres with a maximum of 3,856. I think the Ranch will execute at 3,700 maximum and that's a reduction of 1,101 units at least from the maximum approved number of units back in the 70's and 80's. PA 40 & 42, we call it Blossom Trails because we wanted to capture the theme and the heritage of Highland having that deep citrus heritage and that's where the name came from. Back in 2006 we had approvals for a medium density concept that allows a maximum of 12 units per acre which is 306 units all together. Of course since 2006, there has been more than just 12 years that have passed. I'm a lot wiser, I'm a lot older and I think my accent is a heck of lot better than then, so a lot has changed and a lot of the fundamentals that we need to go back and look at and see how that vision we had back in 2006 does it still apply or what part of it applies? And after much research, looking into the needs and desires of the community, what people are looking for when they come to buy in Highland and make it their home. What is it that they are looking for? What is the level of affordability? What kind of demographic profile are we looking at? What we have seen consistently is that there is a lot of demand for move down, downsizing like from East Highlands Ranch and other areas where people are no longer in need of the 4,000 square foot house. There is maybe a stronger demand for the millennials. They are growing, they are getting for the past couple of years in the household formation, they are getting married, some of them are having kids and a lot of them want to come back, live close to family and have that kind of community feel. So we bundled all of that together and figured out how we figure out a project that's not only compatible with its surroundings but becomes an asset and an added value. With that, we came up with up with the single family detached, so there is a major departure from the median density of 12 units per acre. The closest you are going to see being implemented in the City of Highland is what's being built by Richmond American. It's slightly over 9 units per acre so that would have been a little bit denser. Twelve years ago that was very desirable. We felt that that's no longer desirable and we knocked down the number of units down to 137 units which is about a 56 percent reduction in number of units. We wanted rather than just a cookie cutter approach, we wanted to retain the advantage of a planned development concept. What that means is to provide amenities for these lots that either are missing from the lots themselves, like create your own swimming pool and the like or create something that any other tract without the advantage of a planned development can provide

and this community can, with a gathering place and an area where the community residents can gather meet and get to know each other and take ownership of the community. With that we came up with that product of 137 units. Now it used to be more number of units but having the background in home building I took a product from a couple of friends in the industry, some of the largest builders around like Lennar and Standard Pacific, and they told me that these products, these footprints that you see on that site plan in your hand or on the screen there, is a product that has been built on multiple locations because it is very successful. The reason for that is that it is very efficient and a lot of these floor plans they have a downstairs bedroom, so I researched these and I came up with tentative map kind of around that product. So I had to go down from 160 lots plus or minus because it wasn't efficient enough and it wasn't, it didn't provide the kind of product that I think would meet the demands from our demographics profile. What the buyer would see here is the frontage along Greenspot Road which is the only area that exists for a number of years. I came 20 years ago and these improvements were there and it's because it is part of a master planned community and this is the advantage that you get from a master planned community. So there is a beautiful edge along the frontage and also that WQMP which is becoming kind of a burden, an infrastructure burden on the new developments. There is an advantage to take out there from that facility and do some maybe additional landscaping, make it a part of the landscape treatment and the welcome statement to the project. We have also kept from the old concept the Blossom Trails and the paseo and the idea back then, even with 12 units per acre we didn't collapse the streets to 28 foot curb to curb, we just wanted to work with the public standards. So we have kept, not only the 50 foot right of way but we've also added 17 to 18 feet in the paseo setting, and of course we changed the design since then because the City desire is no longer in it to have just the three foot parkway, so we moved the sidewalk close to curb. So we ended up with a 17 to 18 foot greenbelt along the whole thing with exercise stations along the whole stretch. That goes along Blossom Promenade Way, the whole thing, and then crosses over to Church Street. Along with that, as Tom mentioned, there is the multi-purpose trail that's in the back. Our vision is to have it wide open and dedicate to the City a trail easement over the whole 90 feet or whatever you find appropriate, rather than confine that trail within a 10 foot width between the fence and the block wall for the community. We prefer this. This is from 2004 when I brought my seven and nine year old kid to a trails day; that was 14, 15 years ago. Of course the whole thing that you wanted to keep from the original vision and the concept of the Blossom Trails medium density, we wanted to keep the recreation center. This is kind of the anchor of where the community is going to gather, get to know each other, and this is what allows the community, the residents not only to take ownership and pride of their dwellings but also the whole community. You have something that you own, that you pay for, that you use, you're going to care about it, you can take ownership of it and you're going to protect it. That rec center is exactly the same size if not a little bit bigger than we had envisioned for the 306 units, so it has its typical pool and all of the support facilities around it. As Tom mentioned, we had the opportunity to talk to the East Highlands Ranch Master HOA and they said if you

can do a lap pool that would be wonderful. We'll take over the maintenance and it would be available for the whole community. Sometimes they have a swim team that could meet early in the morning so we looked into that and we expanded the pool to twice the size that it used to be and of course all of the facilities, like the rest of the building had to be expanded as well, and all of the facilities that make it for the good local neighborhood center is still there. Overall, if you access all of these amenities between the lap pool, the exercise stations and the trails, it is an amenity package that kind of rises to an outdoor gym. It's really inviting. If you really want to get out, it's in your face all the time. If you go back to how the layout of the community is regardless where you live, and in every instance, you have to drive by the recreation center if you're taking the main entrance of the project which is on the west side. Every single lot would have to drive by that center and this is by design, not only by coincidence. I wanted to make sure that the location is advantageous to the community residents in that respective. This is the edge with the East Highland's Village on Church Street and we wanted to make sure that this is well taken care of. We know the vision for Greenspot Road, we know the edge on the south side, we know the west side is going to be implemented by the Woodbridge project but on this edge we are fortunate enough to have a wide enough parkway where we can extend that Blossom Trails paseo and this is going to be a very nice edge on the west side of Church Street from the Village. This is back from 2006 and I wanted to admit that, but since Councilman Timmer hasn't seen this, I remember Councilman Timmer telling me never show me again with a tie, so I don't think I've seen you since that drawing with a tie. I believe that we have come up with a plan honestly that truly meets the needs and the desires of the community. It is going to be an added value with all of the amenities that is able to provide; it's going to be what the home buyer is looking for in terms of affordability and we are very proud of what we have come up with. This is what we call Blossom Trails. Before I finish I just want to say thank you to all of you and all of your staff for the number of years that I have been here. You have had a just tremendous staff whether they're still with you or gone, and from the bottom of my heart this is a wonderful community I love. I want to thank you for this in case I never get the chance to address you again in the same capacity. The only thing I wish is, as we have been very welcomed in the East Highlands area, that someday, if the day comes, that we're welcomed on the west side in the same manner.

Mayor McCallon inquired will you address Councilman Timmer's question about phasing?

Mr. Camille Bahri responded the phasing is for multiple reasons. One of them is for financing purposes as we say. So the first phase always has to stand on its own. It has to have the fire protection, it has to have minimum two points of access, it has to have the drainage, etc. So our conditions of approval reflect that and the first phase includes all of Promenade Way and everything to the north. With that, you get the main access, you get the secondary access, you get the two points of access, the looping water system, the sewer system connects this way, and the drainage for the whole project would already be included. The

recreation center would be finished, so if the builder needs to move forward on the first 50 lots alone they can close escrow on the first phase and move forward and the infrastructure that supports that is there. Then we build on that infrastructure by the next phase which is right here and the other phase is built on it as well. And part of the need for that phasing is because there is a need for that FEMA channel on a temporary basis that goes around here and goes across all the way and while that channel is not built we can develop the property. So if it's there, phases three and four at least cannot move forward until the need for that channel is gone and what I mean by channel is only a depression of about two feet over 80 feet wide just for the overflow.

Councilman Timmer stated that's why I asked the question because in the report it talks about storm drain C, which is what you're talking about, is going to take the overflow from that facility and put it down the MWD area in a channel. My question is what kind of channel are we talking about? Are we talking about using that for recreational access? MWD has to maintain it for access for their pipeline and now we're going to put another channel in there somewhere and how do all those relate together? That was the main focus on why I asked about the phasing part.

Mr. Camille Bahri stated there is a cross section on the tentative map that shows that channel so in essence what we are talking about, you're aware of the under capacity of the storm drain facilities in the Village. When that overflows which is the Elder Creek channels, that overflows it overcomes Church Street and it flows to the west. What we have done is we've gone through a process with FEMA to get what they call the CLOMR which is the conditional letter of map revision. That says if you do the following improvements then this project will be protected from flooding. Meanwhile the Flood Control District is working on the improvements needed in the East Highlands Village so that the overflow never occurs again. Before they are done with their improvements there is a potential for overflow into this project. To protect it there'd be a depression because it's not feet to call it the channel, it's a two foot depression over 80 feet width. So when that channel is built here these lots cannot be built, but when the channel is built here in the MWD easement it will stay like that forever. You will never notice that it has been lowered by a couple of feet; then the trail could go on the maintenance road and all that as it exists today.

Councilman Timmer inquired is that going to be a dirt channel or a concrete channel?

Mr. Camille Bahri responded it's just dirt, it's just for overflow. It's for overflow only in the event of a 100 year flood.

Councilman Timmer stated the whole part of that question is in the report it says that water will continue to go the west of the project which is adjacent to it and they have to accept that.

Mr. Camille Bahri stated so that flow when it is diverted this way, okay, instead of continuing that way that alters the flow, instead what we need to do is divert it this way for different reasons and it would go here and it mimics the way it used to flow if our project didn't exist. With that said, when Woodbridge moves forward with their development, they would mimic exactly what we're doing within the MWD easement and they would continue that depression or that channel all the way down to Orange Street where it crosses and it goes under Boulder Avenue. That again is a temporary condition until the Flood Control District, I talked to Irwin just a couple of days ago and he confirmed that the condition would go away once the improvements are done. Their target is at the end of 2020 to be done with improvements within the Village. Now of course when there are environmental issues like we say in our business, it always takes longer and costs more, but it may be a few months more. Once these improvements are done that depression would no longer work as an overflow, it would not be needed as an overflow. At that time we have the trails, whichever way the Trails Committee would have decided to go whether it's the cross section that you have on the tentative map or simply the wide open 90 foot wide trail easement.

Councilman Timmer stated but that Flood Control facility is not dependent on the construction project to the west as an alternative and would make it work without that project being built. Is that what this means?

Mr. Camille Bahri stated yes, absolutely.

Councilman Timmer stated I would hate to get halfway through the project and find out that they're not going to develop for another 100 years.

Mr. Camille Bahri stated absolutely. What we tried to do, which is very hard, as you can imagine, we've tried to make ourselves independent of what happens in the Village with the Flood Control District, and the lack of capacity has been there forever so they've been studying that for a while. Unfortunately, we have people that have the intent not to get it done, but our project will work independent of what happens on the east and independent of what happens on the west.

Councilman Timmer stated I have been working with East Highlands Ranch developers for a long time and started with the beginning of the slides which shows you how the density and the numbers of units is managed over time. As the market conditions have changed, product has changed and that's what we are here talking about today. That product has changed to something which is significantly less dense from what we've had before. My personal feeling is anytime you can reduce density and still maintain the quality and the amenities that East Highlands Ranch has, I think that's a bonus for the City.

Mr. Camille Bahri stated I hope that I have managed to achieve that.

Mayor McCallon stated my understanding is that the floor plans will be potentially a master bedroom on the first floor?

Mr. Camille Bahri stated the floor plans I used here do have that. Not all of them but at least some of them. I cannot promise what the builder will do. This is a marketing issue. I think any builder that knows what they're doing will listen to their audience and their audience will be demanding that. Also, the asterisks on that map are to show Associate Planner Thornsley and the HOA Board all of the non-frontage street areas or length where you could park.

Councilwoman Lilburn stated but you're not going to use that as parking for the actual units.

Mr. Camille Bahri stated no, every unit has its own frontage but the design, the current design of Promenade Way is to be loaded on one side only.

Councilwoman Lilburn stated I do have a suggestion for one of your streets. You can call it Penny Lane, just an FYI. How are you going to enter the project from to the east?

Mr. Camille Bahri stated this is right in, right out only. So if you're heading eastbound on Greenspot Road, you can make a right, turn in and if you're exiting the project you can only make a right turn out.

Councilwoman Lilburn stated and you have to develop that right, because what's there right now, just the project and what separates you from the Village next door?

Mr. Camille Bahri stated right now there is the East Valley Water District well site here and then there's Church Street. We decided not to take access to Church but this will be created and the median right here that is existing for people who want to head westbound; it makes it dangerous without a traffic signal, so that's how we committed to a traffic signal there.

Councilman Timmer stated however if you want to go to Church Street from the project there are some pedestrian aisles that you can do that.

Mr. Camille Bahri stated at least two locations.

Councilwoman Lilburn stated I saw that you had proposed landscape on, are you calling it Blossom Trail or Promenade Way, some trails there as well as to the south, the multipurpose trails. You're still going to include all that?

Mr. Camille Bahri stated yes, we didn't know what to include for the multipurpose trail. There are different approaches and somebody has approached me to possibly plant trees there if MWD allows us to do so, we will. Also, the configuration of the trail where it would go, but practically the picture I showed you with my kids 14 years ago, this is practically how it is going to look.

Councilwoman Lilburn stated I think I was walking trails with you on that day as well. On something like this do DIF fees stay the same as when we approved it and the extension?

Mr. Camille Bahri stated they escalate as per the agreement. So the agreement allows an escalation and they will escalate based on that. So it's a percentage, what the East Highlands Ranch gets charged is a percentage of the citywide fee. So when the citywide fee increases that percentage remains the same so the portion that the East Highlands Ranch pays increases as well.

(Inaudible conversation)

Mayor McCallon called for any speakers in favor or in opposition of this project. Seeing none, the public hearing is now closed.

Mayor McCallon stated on page 8 of the staff report, the second to the last paragraph talks about the PUD 0503 amendment amending the agreements for five years, and those amended agreements were subsequently extended by City Council on October 30, 2019. Or maybe should be "to" or the date should be changed, one or the other.

Associate Planner Thornsley stated that should have said 14 which extended it to 2019.

Mayor McCallon stated on the resolutions, let me find it, on the resolution that deals with, maybe that's one we've taken off. Attachment A City of Highland Planning Division Conditions of Approval, excuse me. It says, on page 8 of 9, on the conditions of approval, under the paragraph F4, it says they need to disclose to the new residents the existing gun club on the south side of Santa Ana River. There is no existing gun club now.

Councilman Timmer stated yes there is. The one on the north side is closed. The one on the south side is still open. It's in the City of Redlands.

Mayor McCallon stated okay, I'm sorry. I misread that. Thank you.

Councilwoman Lilburn inquired do they need to disclose the airport as well?

Mayor McCallon responded yes, that's one of the things that are in there also.

Associate Planner Thornsley stated they need to disclose both airports per the conditions.

Mayor McCallon stated on the resolutions, it talks about based on substantial evidence presented to City Council during the March 13, 2018 public hearing, including public testimony and written and oral staff reports the Planning Commission finds as follows. Shouldn't that be the City Council?

Associate Planner Thornsley stated yes, this will be the first. This will be the first resolution you're talking about.

Mayor McCallon stated well it's in both, under the resolution there, now therefore it is hereby found, determined and resolved by the City Council etc.

Associate Planner Thornsley inquired in what portion of the resolution, in the bold print or in the text in the document?

Mayor McCallon responded well the resolution I'm looking at is 206, on page 310, which is 374 of the staff report.

City Manager Hughes stated yes, it should be changed to City Council.

Mayor McCallon stated yes, I think that if there's only one resolution, both resolutions had that problem.

A MOTION was made by Councilman Timmer, seconded by Councilwoman Lilburn, to:

1. Adopt Resolution No. 2018-006 approving an addendum to the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for PUD 05-0036 pursuant to the California Environmental Quality Act (ENV 017-006);
2. Adopt Resolution No. 2018-007 to approve Tentative Tract Map 20090 (TTM 17-002);
3. Adopt Resolution No. 2018-008 to approve Tentative Parcel Map No. 19958 (TPM 17-002);
4. Introduce Ordinance No. 423 to amend the East Highland Ranch Development Agreement or the Planned Unit Development standards; and
5. Introduce Ordinance No. 424 to grant a five-year time extension to the East Highland Ranch Development Agreement for Development Impact Fees. Motion carried, 5-0.

RESOLUTION NO. 2018-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING THE ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION (ENV 017-006) WITH THE AMENDED MITIGATION MONITORING AND REPORTING PROGRAM RELATED TO PUD 05-003 WITHIN PLANNING AREAS 40 & 42 ONLY FOR APPLICATIONS TO: 1) THE AMENDMENTS TO THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT (SPR 17-001) STANDARDS REPORT; 2) AMENDMENTS TO THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT, DEVELOPMENT AGREEMENT; 3) REVISION TO EXTEND THE TERM OF THE DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT IMPACT FEES AGREEMENT; 4) APPROVAL OF TENTATIVE TRACT MAP 20090 (TTM 17-001); AND 5) APPROVAL OF TENTATIVE PARCEL MAP 19958 (TPM17-002), LOCATED ON THE SOUTHSIDE OF GREENSPOT ROAD WEST OF CHURCH STREET (APNS: 1201-401-02, 1201-431-61).

RESOLUTION NO. 2018-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING TENTATIVE TRACT MAP 20090 (TTM 17-001), A SUBDIVISION OF 137 RESIDENTIAL LOTS ON 25.5 ACRES WITHIN THE EAST HIGHLANDS RANCH PUD PLANNING AREA NOS. 40 & 42, SUBJECT TO THE FINDINGS OF FACTS AND CONDITIONS OF APPROVAL, LOCATED ON THE SOUTHSIDE OF GREENSPOT ROAD WEST OF CHURCH STREET (APNS: 1201-401-02, 1201-431-61).

RESOLUTION NO. 2018-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING TENTATIVE PARCEL MAP 19958 (TPM 17-002) IN CONJUNCTION WITH PROPOSED AMENDMENTS IN SPECIFIC PLAN REVISION (SPR 17-001) TO THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT'S PLANNING AREAS NO. 40 AND 42, SUBJECT TO THE FINDINGS OF FACTS AND CONDITIONS OF APPROVAL, LOCATED ON THE SOUTHSIDE OF GREENSPOT ROAD WEST OF CHURCH STREET (APNS: 1201-401-02, 1201-431-61).

City Clerk Hughes introduced Ordinance No. 423:

ORDINANCE NO. 423

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AN APPLICATION FOR SPECIFIC PLAN AMENDMENT (SPR 17-001) TO AMEND THE DEVELOPMENT AGREEMENT WITH S-P DEERFIELD, LLC AND THE CITY OF HIGHLAND WITHIN THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT

which title was read.

City Clerk Hughes introduced Ordinance No. 424:

ORDINANCE NO. 424

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AN APPLICATION FOR SPECIFIC PLAN AMENDMENT (SPR 17-001) TO AMEND THE IMPACT FEE DEVELOPMENT AGREEMENT WITH S-P DEERFIELD, LLC AND THE CITY OF HIGHLAND WITHIN THE EAST HIGHLANDS RANCH PLANNED UNIT DEVELOPMENT

which title was read.

CITY COUNCIL LEGISLATIVE

7. Second Reading of Development Impact Fee Ordinance No. 422

Public Works Director/City Engineer Wong gave a brief review of the staff report.

A MOTION was made by Councilwoman Lilburn, seconded by Mayor Pro Tem Chavez, to approve the second reading of Ordinance No. 422 to clarify timing and amount of Development Impact Fee payments. Motion carried, 5-0.

City Clerk Hughes introduced Ordinance No. 422:

ORDINANCE NO. 422
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND,
CALIFORNIA, AMENDING ORDINANCE NO. 309 TO CLARIFY THAT
DEVELOPMENT IMPACT FEES SHALL BE CALCULATED AND PAID AT THE
TIME BUILDING PERMITS ARE ISSUED, SUBJECT TO CERTAIN PERMITTED
DEFERRALS AND EXEMPTIONS

which title was read.

8. League of California Cities (LOCC) Request to Support Proposition 69 and Oppose SB 1 Repeal

City Clerk Hughes gave a brief review of the staff report.

A MOTION was made by Mayor McCallon, seconded by Councilwoman Lilburn, to approve the request made by the League of California Cities to support Proposition 69 but take no action on the SB1 appeal. Motion carried, 5-0.

9. League of California Cities (LOCC) Request to Support Proposition 68 Water and Parks Bond

City Clerk Hughes gave a brief review of the staff report.

City Council will take no action regarding the League of California Cities request to support Proposition 68 Water and Parks Bond.

10. City Manager Report and Comments (Work Program, Regional/Legislative/Development Issues, Subcommittees, etc.)

None

11. Council Member Comments (Agency/Committee/AB 1234 Reports, District Updates, etc.)

Councilwoman Lilburn stated she recently attended Jody Scott's Neighborhood Watch Program 25 year anniversary meeting.

ANNOUNCEMENTS

March 17
March 24
April 7

H.I.T. Annual Clean Up
22nd Annual Citrus Harvest Festival
24th Annual Community Trails Day

CLOSED SESSION

None

ADJOURN

There being no further business, Mayor McCallon adjourned the meeting at 7:01 p.m.in memory of Juanita Cardoza.

Submitted By:

Approved By:

Betty Hughes, MMC
City Clerk

Larry McCallon
Mayor