

**MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
March 31, 2016**

**1.0 CALL TO ORDER**

The Special meeting of the Planning Commission of the City of Highland was called to order at 6:12 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chairman	Randall Hamerly
	Vice Chairman	John Gamboa
	Commissioners	Trang Huynh Marc Shaw

Absent:	Commissioner	Milton Sparks
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Staff Present: Lawrence A. Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
Ernest Wong, City Engineer and Public Works Director  
Jim Godfredsen, Project Manager  
Craig Steel, City Attorney  
Brandy Littleton, Community Development Administrative Assistant III

The pledge of allegiance was led by Chairman Hamerly.

**2.0 COMMUNITY INPUT**

There were none.

**3.0 NEW BUSINESS**

**3.1 Adoption of the Harmony Specific Plan to Facilitate the Development of a Master Planned Community within the Seven Oaks Community Policy Area. Land Use Entitlements Include Certification of an Environmental Impact Report, Adoption of a General Plan Amendment, Zone Change, Specific Plan, Development Agreement, and Two Tentative Tract Maps**

Assistant Community Development Director Stater presented an overview of the project.

City Engineer Wong presented the Staff Report pertaining to transportation, grading, drainage, and some special roadway features unique to this development.

Eliza Laws, Albert A. Webb Associates, presented the CEQA process that the project has been through.

Pat Loy, Lewis Community Developers and Orange County, stated they have read the agreement, negotiated, and are in agreement to those terms.

Community Development Director Mainez presented the Staff Report pertaining to the Development Agreement and the role of the Planning Commission.

Bernie Cavanaugh, Assistant Superintendent of Business Services with the Redlands Unified School District, introduced Ken Morris, Coordinator of Operations and Facility Planning and Michael Ogburn, California Financial Services, who addressed the Commission on the School Facility Needs Analysis.

John Miura, General Manager/CEO for East Valley Water Department (EVWD), addressed the Commission on the role of EVWD in the Harmony development and the Sterling Water Facility.

Mr. Loy introduced the project and the representatives of Lewis Community Developers.

Randy Jackson, Placeworks, presented a summary of the project and land design.

Mr. Loy presented the financial benefits the Harmony project will provide.

Patrick Sanford, Highland resident, presented a PowerPoint in opposition to the project. Mr. Sanford stated there needs to be a complete traffic study done to address the growing traffic impact on Greenspot from the Harmony project and other projects, outside of Highland. For about ten (10) years he has been addressing various entities, often alone, of the growing traffic impact, but was told in the responses his concerns are hypothetical and do not pertain to the project. After using the data for the traffic study for Harmony, it shows 10 cars will become 22.5 cars, not 11. It is a 125% increase rather than a 10% increase.

Wendy Rea, representing Greenspot Residents Association, David Jaracz, Raelynn Rea, and Theresa Lozano, presented a PowerPoint in opposition to the project. Ms. Rea stated her concerns over the annexation history, traffic flow, cultural and historical resources, flooding, and issues with General Plan, CEQA, and other foreseeable projects not included in the EIR. In 1970, the land was dedicated under the Williamson Act in an attempt to keep the area rural. Second and third generations are there to ask that it remains zoned, as-is; rural. There is contention surrounding this project. In saying that the reason that it was annexed by Highland was due to East Valley's capability to develop it, undermines the direct statement from Supervisor Hansburger, "I intend the rezoning to be a

message so that the County wants it to remain a rural area.” She hears traffic will go through Greenspot but states the demographics show that it makes no sense because the amenities are closer in Redlands, for the early residents. Ms. Rea continued that presumably, future homeowners of this development would be working at Esri, again using HWY 38 to travel into town, and yet the City does not use Esri’s data and modeling system. Anyone traveling will be routed to use HWY 38 and feels the Traffic Study lacks validity. In an 1882 survey, it can be seen that the Sankey, in front of Mary A. Brown’s house and the project, traveled the Serrano Trail, which goes through the project area. Ms. Rea is baffled claiming the City does not believe there were prehistoric activities there, when HWY 38 runs along the Zanja. Ms. Rea stated there is a need for adequate research in prehistoric activity in the area. Ms. Rea found a 1977 survey, through the San Bernardino Valley Municipal Water District, within the project area, which was not reflected in the historic documentation. Shells, broken glass, and dish fragments were all found, between pipeline sections 120 to 138, but were not mentioned. Ms. Rea argues that since most prehistoric resources are found twelve feet (12’) below the surface and can be damaged by earthmoving activities. Ms. Rea presented the history of Mary A. Brown and would like to see the chute at her ranch preserved and included in the EIR. Ms. Rea stated that Dr. Rudolph Shiffman, of the Robertson Ranch, a patent medicine expert and naturalist, his retirement home is now being developed. The 1969 flood destroyed HWY 38, which is compelling because alluvial fans fall into an uncertain flow path which requires special mitigation. Ms. Rea discredits a General Plan if it is not consistent. CEQA must examine the cumulative impacts and she finds it interesting that the Fish Hatchery Bridge is seen as reasonable foreseeable project, but is not included. Ms. Rea states she would like to see how traffic will be impacted and the environmental concerns with the second bridge.

Chairman Hamerly stated that the Public Hearing continues to be open.

Dr. Pamela Miller, Highland resident, spoke in opposition to the item. Dr. Miller finds it disturbing that the environment is unstable and questions if the appropriate protective measures are being taken to protect the public and the City of Highland. Dr. Miller is concerned for traffic and the number of openings to the development. It may add to the number of deaths in an emergency, not only for people but for animals, as well. There are protective habitats in the area, like the kangaroo rat and coyotes who are forced to come into the community from the hills. Dr. Miller feels there is an obligation to the ‘four-footed friends’ as well as the ‘two-footed friends’. Please adhere to the General Plan and conserve what we have here.

Nanette Peykani, Highland Area Chamber of Commerce, spoke in favor of the item. Ms. Peykani supports growth which brought East Highlands Ranch, new schools, shopping, and business opportunities. Despite seeing the second highest job growth in the state for 2015, the Inland Empire has gone almost ten

(10) years with minimal housing development. There is pent up demand from those entering the job market and those whose credit has improved over the past five (5) years. Higher levels of new housing construction have been a missing ingredient in the missing economy. The Harmony project will complete Highland's eastern border, attracting new home buyers who will also contribute to Highland's local economy. The Lewis Company has an excellent track record in their industry. They are local and deeply rooted in their communities in which they serve. Letters of support have been written in support from the Highland Area Chamber of Commerce and it is with that, the Chamber of Commerce is urging approval of the project.

John Jaquess, Highland resident, spoke in favor of the item. Mr. Jaquess believes it is being prepared a premier developer and the planners are the best in the western United States. The story the EIR tells, suggests that there is a lot of impact, but it is important to know that it will not happen all at once. The East Highlands Ranch was approved in 1982 and was not substantially built until 2012 and is still not fully developed, to this day. The impacts will be gradual and long term, not overnight.

Fred Yauger, Highland resident, spoke in favor of the item. Mr. Yauger has no problem with development and knows that without development, they would not be in this fine City. Mr. Yauger is pleased with Lewis Group's reputation and projects. Being on the East Highlands Ranch Board of Directors, he wrote a letter expressing concerns about traffic patterns, particularly on Greenspot. The number of vehicles on Greenspot will impact other streets within the East Highlands Ranch, especially when traffic is heavy going to the freeway and will cause the intersection to operate no worse than LOS D, a fair traffic pattern. If the benchmark is set at fair, then that's where we ought to be at. The Traffic Study needs another look.

Jane Slamer, resident, submitted a speaker slip but did not approach to speak.

Bill Cunningham, San Geronio Chapter of The Sierra Club, spoke in opposition to the item and requested the comments submitted earlier be a part of the record.

Jennifer McLeod, Mentone resident, spoke in opposition to the item. Ms. McLeod's concerns are traffic circles causing Yucaipa resident to avoid this area and continue to travel through her area. Ms. McLeod worries not all issues have been mitigated concerning the traffic pattern and irrigation; containing natural drainage, may impact the water table and irrigation.

Ileene Anderson, Center for Biological Diversity, spoke in opposition to the item. Ms. Anderson found the EIR to be unresponsive to their comments on the Draft EIR and Revised Draft EIR. The bridge over Mill Creek is requisite to the project moving forward to safeguard the residents from fire. Without the bridge, the residents will be forced to use Greenspot, putting them in harm's way, or worse,

capturing them on the peninsula, without an escape route. Because it was not included as part of the project, there was no environmental analysis, which could affect a number of rare and endangered species, it is piece milling, under CEQA. Ms. Anderson expressed her concern for worsening air quality. She appreciates the newest additions to the EIR, providing solar ready houses, but developers committed to reducing their environmental footprint propose houses with solar included. Documents show there are special status species in the area. Ms. Anderson was upset with the inadequate mitigation ratios for the impacts to the project and is concerned for the failure to evaluate the impact on the San Bernardino Kangaroo Rat and other species.

Ed Marrah, Highland resident, submitted a speaker slip in opposition of the item but did not approach to speak.

Erik McMullen, Highland resident, spoke in opposition to the item. Mr. McMullen stated in 2016, he created a Facebook page to create awareness for the residents. Most Highlands residents love it here because the area, where the development is proposed, is one of the last spots of native California that is unpolluted and disturbed, for the most part. Let us not develop ourselves until we have another concrete jungle like Los Angeles. Let us focus our efforts to preserve it, not burry it with houses.

Angie DeLaRosa, Mentone Area Community Association, is sad she has not heard that Mentone was not consulted with, in regards to HWY 38. The traffic is congested from Wabash to Opal, in the mornings when children are going to school. This is a gateway for mountain communities which will create more congestion, making it harder just to get in and out of their homes.

Michelle Skiljan, Mentone Resident, echoed what Mr. McMullen stated. Ms. Skiljan asked what the City of Highland has done to notify all of the residents that this project is coming. Ms. Skiljan asked if the properties that will be required for road widening, have been purchased and will this be a stipulation for approval. As a property and grove owner, she echoes Ms. McLeod's comments and shared the concern for the wells which provides water to her groves and home. Ms. Skiljan has not read anything to address hers, or many of the concerns of others. Air quality and traffic will be impacted for the worst. Fire hazards need to be mitigated. Wildlife disruption and endangered species habitat destruction, light pollution, noise pollution, dust, and increased heat index are all concerns. Ms. Skiljan is very worried her property value will decrease due to the project. She believes Harmony will not only diminish her quality life, but the community's quality of life. She understands the development will happen, she just asks that it be reduced in scale that it better fit the community that it will reside within.

Joni Martin, Redlands Residents, spoke in opposition to the item. The traffic reports were done on intersections rather than the roads themselves. The traffic patterns have monopolized people's lives and they need to be looked at, a little

better.

Shelly Zias-Roe, speaking for Dr. Tim Krantz, Crafton Hills Open Space Conservancy, spoke in opposition to the item. The Harmony Specific Plan DEIR and FEIR fail to evaluate potential impacts on the wildlife corridor between the Crafton Hills and the San Bernardino Mountains. Comments have been submitted although his initial concerns have not been adequately addressed or responded to in the FEIR. He met with the applicant and project representatives in July of 2014, to discuss widening and maintaining parts of the wildlife corridor. At the time, the Specific Plan called for low and high-density residential with a neighborhood commercial node. The Conservancy is pleased to see the revised Specific Plan has contracted the Specific Plan areas that used to be PA39 through 42 to enable part of the natural corridor. They remain concerned about the large, high-density, residential PA40 and the retention of a neighborhood commercial overlay for a corner of that plan area. Previously, they expressed their concern for the Traffic Circulation Plan, indicating a future connection of Newport Ave. to the southeast across Mill Creek to Lugonia Ave. or HWY 38. This connection is indicated on the Revised Specific Plan map with a road stub towards HWY 38 from PA 40 and by the retention of neighborhood commercial, at that location. One would not otherwise find such high density development at the eastern most portion of the Specific Plan area, the most remote portion of the property, truly to be served only by the western points of access or egress from the project site. The high density residential neighborhood commercial and even the indication of the road stub all remain the same as in the revised and recirculated DEIR. The applicant has stated that they do not require connection to HWY 38 from the east end of the project based on their own traffic studies but they intend to do so. The connection to HWY 38 would have to be relocated further to the east as the section of HWY 38, south of the road stub would intersect at a point close to the a hill obstructing adequate line of site for motorists on the highway on what would have to be a signalized intersection. Connection to HWY 38 would have to be further to the East, if not at all, of Bryant and HWY 38. This would affect the wildlife corridor that the Harmony would establish across its eastern property with the extension of an arterial roadway. The DEIR and FEIR fail to analyze these adverse impacts. The DEIR and FEIR fail to analyze offsite impacts of project traffic westbound through Redlands or eastbound an easterly connection to HWY 38. Total daily average traffic from the project will be on the order of 25,000 to 30,000. With inadequate commercial to sustain its resident's needs, residents will have to drive out of the project area for commerce. The nearest freeway access to the project is at University St. on the I-10, which is severely compacted, or further west through Redlands at intersections at Orange or Tennessee, both congested. The project site is characterized by extreme natural hazards like the Mill Creek Wash and the San Andreas fault. Evacuation response times by emergency personnel will be greatly impaired due to the project only having two (2) or three (3), with the connection to HWY 38 and Bryant, points of access/egress to the site. There are frequent fires over the past 30 years, the most significant and recent fire appears

to be the Emerald fire in 2006 with other fires including the Old Fire in 2003 and the Hatchery Fire in 2005. Gov. Schwarzenegger convened an alluvial fan task force in the mid-2000s, which has a multi-agency document, which was never mentioned. He strongly urges the Planning Commission to deny the project, as submitted.

Dave Goodword, San Bernardino Valley Audubon Society, spoke in opposition to the item. Mr. Goodword stated there are far too many negative impacts from the project and they are opposed to its approval. The FEIR did not adequately address their concerns and they continue to worry about air quality, water supply, hydrology, greenhouse gasses, traffic and cultural resources, electrical resources, safety, and fire. The City of Highland and the Eastern Municipal Water District see this project as money making venture. In the long term, he believes the project will not live up to economic expectations, creating more demand for services than will be paid for and will create long term impacts that are rarely factored into economic analysis. Simply increasing the size of Highland will not make everything better, only bigger. The focus should be on quality of life, not quantity. The development is not needed, it will only continue the trend of ignoring global warming and habitat destruction. Orange County has gotten its value out of the land in terms of flood protection, please do not budget Orange County's budget on the backs of the people and the wildlife of Mentone, Redlands, Highland and surrounding areas.

Lisa Skidmore, Highland resident, submitted a speaker slip in opposition of the item but did not approach to speak.

Sue Vollar, Highland resident, spoke in opposition to the item. Ms. Vollar is concerned about traffic since her experience with the Greenspot flooding. They could not get out of the community over Highland, Base Line, or Greenspot. If they wanted to get out, they had to go down Greenspot to Mentone. Ms. Vollar questioned if the traffic from the houses being built between Water and Santa Ana Canyon were taken into consideration in the Traffic Study. They may build the fire station but the residents will be the ones to pay for it. EVWD stated current residents will be paying 60% of their water. What do the residents that live here now, get out of the whole thing? Headaches. She moved from LA and knows traffic; has seen a lot of traffic in the last 8 years. We have a project that is supposed to go across from Lowes and they have built the whole Citrus Plaza while Highland just talks about it. She lives here, she loved Highland but it is becoming another big city.

Curtis Toovey, Residents for Responsible Development, spoke in opposition to the item. Mr. Toovey stated LA has won the prize as being the most traffic impacted city in the United States and worries that developments like this will lead to the same. We do not have the infrastructure to support these kinds of traffic and populations, that developments like this will bring. With this development, we are looking at 3,632 homes, 12,500 additional residents, and

34,000 additional vehicle trips per day. Looking at all the developments proposed by the City of Highland, we are looking at 18,812 additional residents, and 51,128 additional vehicle trips per day. For schools, there will be an additional 1,889 students going to the Redlands Unified School District; serving Redlands, Loma Linda, Mentone, Forrest Falls, portions of Highland, and portions of San Bernardino. The developments in those communities need to be taken into consideration, as well. Utilizing the figures the City of San Bernardino and the state of California uses, we are looking at 2,338 new students. With all the developments, the figure jumps to 3,612. Factoring in other cities and their developments, it is now 5,512 additional students for the RUSD. He does not believe we have considered sufficiently what this will do the school district, the impacts, and the costs.

Anthony Serrano, Highland resident, spoke in opposition to the item. Mr. Serrano stated there are two contaminants, chromium-6 and selenium, which will begin to be regulated as of January 2015. His problem is that it is a result of cement. Centex and Robertsons will be providing all the cement for the Harmony project and his problem is that those companies monitor themselves and provide their own equipment. The EIR had no mention of chromium-6 or selenium. There are a lot of non-disclosures because we live in a contaminated area. Mr. Serrano mentions a list of environmental items not disclosed in the EIR including costs and public resources code items, lawsuits, the Lockheed propulsion area at Mill Creek has no disclosure of the two (2) plumes with contamination. We still have no control of the perchlorate or the TCEs. Plumes are in the Mid Valley Sanitary Landfill with perchlorite in Rialto. Senate Bill 88 consolidates water agencies but the EIR does not discuss ways to mitigate rate payer increases on water. The financing involving the CFD where the Mello Roos are, was not covered on the Developers Agreement. The Highland tax payer will pay for the entire project. The value of the bond is not disclosed. Let Lewis pay for it. The City of Highland has done nothing to protect the local tax payer on the Bunker-Hill Basin Water when Nestle took water out of the basin, without a permit, since 1988. The City Council is so out of touch with the local people, the courts handed to your fannies on the voting rights act. That is how bad it is. I've known the mayor since I moved out here, I don't get any council members walking in my neighborhood and I live in a nice neighborhood, in a cul-de-sac, with a lot of trees, an acre; I don't get any council members or anyone from the City coming to my community on a Saturday asking him how he is doing and how the city can help him. Instead, City staff makes presentations on the Developers Agreement and will not tell this community that we are on the hook for the bond because the Lewis Group, cannot get the financing from the private sector. Unless we have Ms. Anderson's law firm to protect the local tax payer from Nestle stealing water from our Bunker-Hill Basin and East Valley Water District telling everyone they are going to get \$126 million. He works with the director and they don't even have the money, it's been over a year. They have filed an application for the funding but EVWD has never submitted the Economic Analysis Report.

Stephen Rogers, Mentone Area Community Association, spoke in opposition to the item. The document is inadequate and deficient in its analysis concerning proposed project impacts pertaining to traffic and transportation, utility services, and biological resources. Depending upon the direction given by the City's Planning Commission, as a result of tonight's public hearing on the subject Harmony Project, Environmental Certification Entitlement documents, additional correspondence pertaining to the subject responses to comments may be forthcoming. It is hereby requested that the Planning Commission table, the subject Harmony Specific Plan, and FEIR documents to allow more time for the Mentone Area Community Association and other stakeholder groups to meet with the City staff as well as the project proponents, Orange County Flood Control District, and the Lewis Group in order to attempt to resolve these perceived project inadequacies prior to the project moving forward to Highland City Council for consideration of the Development Application final approval. He would like to also indicate a couple areas in response to comments that he got that sheds light on how poorly and inadequate the traffic study it is. One response indicates "The SCAG RTP models for the base year 2008 and future year 2035 were modified within the City of Highland and surrounding areas to reflect the zone structure and circulation network." We are talking about a future here of 2035. The project is going to be built out over 20 years, that's 2036. The Traffic Report is inadequate and the comments received by the City of Redlands also support the same observations. Mr. Rogers states the Traffic Report indicates "The TIA dated March 17, 2014, is a final report prepared by registered engineers. The City of Highland does not require a Traffic Impact Analysis to be stamped by a licensed engineer." A roadway segment analysis is not required for the project. That means that none of the area between intersections was even analyzed as whether or not they were adequate for this project.

Lynette Smilac, Highland resident, spoke in opposition to the project. She agrees with all the concerns that have been brought to this Planning Commission tonight, some of which she had not known about like Chromium-6. East Highland Ranch is not done and there are times she cannot cross Base Line or Highland/Weaver, there are so many cars. Ms. Smilac is concerned for traffic from the Harmony project. There are not many jobs in Yucaipa and Mentone where Harmony residents will work. She hopes Lewis Homes are quality. Highland dropped the ball with the Golden Triangle. Now Redlands has Mountain Grove and Citrus Grove. That is what we should have been concentrating on. Ms. Smilac talks to people who feel why bother when its already been approved. She challenged the Planning Commission and City Council to listen to the people and prove them wrong.

Vanessa Register, spoke in opposition to the item. The Land Use document states that the Developmental Code ZC 011-003 Exhibit D Proposed Land Use and Development Code Amendment will not adversely affect public health, safety, welfare, or result in an illogical land use pattern. The current land was designated for 300 estates and is now being changed to over 3,400 high density

homes, which is not consistent with the General Plan. She has three findings in opposition to the project. This project adversely affects public health. The quality of water, if available, dependability is less than 48% since they ruled on the Delta Smelt. The basin is good for recharging water but it does not mean it can be pumped up and used without penalties. EVWD does not have a good sustainability plan. Just because you put in a recycle plant, does not mean the infrastructure is there to get it there. Traffic is not safe. Data from 2008 is not good for decision making. The phasing will only continue if they build. With the economy unstable, nobody knows what can happen. It is within the Commissions jurisdiction to not allow phasing and require all improvements first to make sure there is enough ingress/egress to leave during a fire or flood. 3,400 homes, with 9 trips per home, is over 30,000 trips per day. The proposed project will not ensure public health. The EIR said Air Quality is significant and not mitigatable. Zoning from 311 to over 3,400 homes, that impact is great, causing increased density, increased asthma, and congested heart failure. The Planning Commission is responsible for this. It will have illogical land use patterns. The surroundings are citrus groves, rural homes with agriculture and livestock. That does not fit in with the Planned Development of high-density homes. The neighbors are going to be angry at the flies and dirt on the road. The Commissions role is advisory to the City Council, consider their findings.

The Planning Commission recessed until 9:45 pm.

Leonette DiMuiro, Mentone Resident, spoke in opposition to the item. Ms. DiMuiro asked if the Commission cared what the people think and desire. How would that be polled; on a ballot or survey? What she hears from the Highland residents is we don't want this project that will affect the quality of life. She lives off HWY 38 in Mentone and the traffic is a two-lane road. How is the Harmony project going to widen that; steal people's property? That seems dishonest to her. Honesty is a big issue. She called her friends in Highland to let them know about the project and they knew nothing. It bothered her that the city did not disclose it. She drove on Greenspot Rd. and did not see a sign. She drove down New Port and saw a sign; where people do not drive. She does not see that as honest. She does not believe that Lewis Construction is honest. A project was built across the street from her house and she spoke with the project manager to ensure the manager understood that the lights need to be low, as it affects her quality of life. For the parking lot, they did, the lights were facing down but then they put bright lights on the side of the building, lighting up her bedroom, affecting her quality of life. She urged the Commission not to suggest the City Council approve this plan and find a way to poll the population in Highland, and surrounding communities that it will affect.

Steve Loe, Yucaipa resident, spoke in opposition to the project. As a wildlife biologist who has worked for the forest service for 35 years, was involved in the Harmony project in his job. Mr. Loe commented on the Sunrise Ranch project and his family has used and recreated in the forest for many years. His main job

was to project the plants and animals on the forest, as a forest biologist. This land was very important as the animals need the national forest and the valley to survive. Rivers and streams are very important and this project has a huge impact on Mill Creek, as it is currently proposed. On the south end, the project encroaches on the Mill Creek Wash. There are flooded areas in the Mill Creek Wash that can be seen in the aerial photos, some of those are planned to be developed in this project, the bridge crossing that's shown with the node, and the City says it is not needed for this project, but will make the project show it and make the proponent buy and dedicate the land. It is part of this project. That project will completely negate most of the value with the wildlife corridor that has been left. Lewis Homes in Orange County did a great job working with them to expand that wildlife corridor, which was nice but with a bridge, lights, and traffic, and people in the corridor, it will have a huge effect. The City needs to pull that out of the deal with their need to have more routes in the future, but not hold Lewis and Orange County hostage for that. Leave the main road up on top but get away from the wash and protect it. It is the most unique river system left in Southern California. It is one of the only streams and rivers that is not dammed in Southern California. It needs to act as it currently does. If commercial development and a bridge goes down there, they will need to protect these things that you are going to have to raise up out of the 100 year flood plane, you are going to have to harden these things, then they will affect the flows, it will concentrate the flows more on Mill Creek, and destroy a lot of the wildlife values that we are trying to protect. On the Northwest side of the project, the wildlife moves from the National forest to the Santa Ana river, which is important. There was discussion of improving the connection down Morton Canyon and underneath the new bridge. For maybe \$50,000 you can do a lot of improvement there that would make up for the loss of this movement.

Ron Van Voorthuysen, Mentone resident, spoke in opposition to the item. The thing that bothers him is the benefit that Orange County has already owned with the dam and the property used to build the dam. There is benefit already to the County of Orange, and now they want to turn the property and impact all of the valley, and none of it is positive. There is advantage for the builder and the City for development fees. The people who live around here and are impacted by this monstrous project, their quality of life, the traffic, any movement, is going to be severely impacted. The benefit is already there, this is not necessary, at all. Speaker after speaker has told us of the impacts of that many people in that location, so far away from infrastructure, and everyone in between is going to get nailed. If this goes through, the egress on two ends has to be complete all the way to the 38 and to the freeway. You cannot put that many more people on our roads, as the impact will be immediate. Lastly, Newport Rd. walls are being destroyed with a temporary two-lane road. After the 500<sup>th</sup> permit a road will be built through someone's property that you don't even own. Egress safety, in an emergency, how will you get 3,000 households out with the rest of us. Please think deeply about approving this as it affects more people than what you think.

Laura Farmer, Redlands resident, spoke in opposition to the project. Ms. Farmer is concerned that the beauty of the hills and last wide-open space, will be destroyed by this monstrous development. She wished everyone could see the beauty of those hills and not the revenue to be generated by its development. In closing, she read a Native American quote.

Sonja Bates, Highland resident, submitted a speaker slip but did not approach to speak.

Mike Volpone, resident, was insulted by the arrangement of the agenda to allow more people speak because they could not stay any longer. PowerPoints could have been done at the end since they have seen it and know it. College students were very concerned with traffic going through the University of Redlands and did not get to hear any of the things. Everybody has talked about traffic, schools, and water; but people talk about the benefits of shopping in Highland. Nobody is going to shop in Highland, they go to Redlands. There is not going to be the monetary gain there. Realtors will make money but he has several realtor friends in Highland who are against the project. Orange County is used to gridlock, they just want to make their money and push the gridlock on to us. They will bring in subcontractors and employees from Orange County, not local contractors or employees. We aren't benefitting the gain of employment to the area, like people are talking about. It is great to tout a 60% open wild space but the bottom line is that they would have had 40% or 30% had they been allowed to. He lives in a Standard Pacific home, and if they are like them, they set up a different corporation for each different development. A year in a half after he moved in, there were construction deficiencies, but it was too late. The division has been bankrupted and there is nothing to be done. Lewis will do the same thing. It is nice to have a project like this but this is not the place for it. He begged the Commission to stop the project or at least table the decision until after November.

Laurie Stalhanker, resident, submitted a speaker slip in opposition of the item but did not approach to speak.

Terri Deltondo, Highland resident, spoke in opposition to the item. Ms. Deltondo stated the development area before the dam, was flooded all the time. With earthquakes she questions if the dam will hold. It is unsafe and a nature area and the wrong place for this development. She understands the City, mayor, and chamber all want the infrastructure and income, but you have to look at the nature and quality of life for the residents. We have code enforcement in Highland that is two (2) months behind. She lives in the old section of highland and there are mattresses stacked everywhere. The San Bernardino Sheriff's Department cannot address the noise and firework issues. The freeways are stopped and we plan on adding more homes with how many more residents. The structure for the roads is not here yet. She hears the fire department does not want to pay the whole amount; they are understaffed with the San Bernardino

Sheriff's Department. She is sad to see nature and the quality of life destroyed and nobody cares.

Michael DiMuro, Mentone resident, spoke in opposition to the item. Mr. DiMuro is concerned about Garnet as a two-lane road. If there is an emergency, minutes can make the difference between life and death. He is not only representing the quality of life, but the sanctity.

James Hoyt, Redlands Airport Association, spoke in opposition to the item. Mr. Hoyte is concerned with the noise coming from the Redlands airport which would create complaints. Mr. Hoyte suggesting attaching avigation easements to the properties and looking at the California Airport Land Use Planning Handbook, issued by Caltrans. As a former elected official, he challenges City Council members to show the citizens that the City Council has not or will not receive campaign funds from the developer or anyone related to the project.

Sesaro Perez, Highland resident, spoke in opposition to the item. Mr. Perez is concerned for the history of the City. We are more concerned with projects, than people. If we cannot take care of our people in a Christian way, how can we take care of over there?

Shirley Mulligan, Highland resident, submitted a speaker slip in favor of the item but did not approach to speak.

Bud Long, Mentone resident, spoke in opposition to the item

Vivian Marquez, resident, submitted a speaker slip in opposition to the item but did not approach to speak.

Lisa Pierce, Tri-County Conservation League, submitted a speaker slip in opposition to the item.

Marvin Norman, Inland Empire Boxing Alliance, is concerned that we are building too much infrastructure that we cannot support. Mr. Norman stated the project will have several impacts on IEBA memebtrs like to ride so it is important to adopt goals that we could encourage biking. Also, attach a condition of occupancy to make sure the Sanat Ana River trail will be completed up to Garnet before residents move in to open access to bike anywhere. Also, looking at the mitigation measures around the intersections, make sure they don't degrade the experience for cyclists and pedestrians. Also, have adequate bike parking.

Mr. Serrano asked for clarification on the expansion of Greenspot Rd., through the development. City Engineer Wong clarified that the City's General Plan has an ultimate plan of connecting Greenspot Rd. to HWY 38, across Mill Creek. This development will accomplish the last majority of the General Plan. Mr. Serrano questioned if the road was being extended so the developer could get in to build

the first 500 homes. City Engineer Wong clarified that that street that is need to be built to provide internal circulation for this development. City Attorney Steele interjected to suggested not having that discussion, as part of a public hearing, the speaker and Mr. Wong can converse offline.

Dr. Wong, Redlands resident, stated that the wait time to access doctors here has gotten worse and wonders if it will get worse with the additional population.

**A MOTION** was made by Chairman Hamerly, seconded by Vice Chairman Gamboa to continue the item to its next, regularly scheduled meeting on April 19, 2016.

Motion carried, 4-0, with Commissioner Sparks absent.

## 7.0 ANNOUNCEMENTS

There were none

## 8.0 ADJOURN

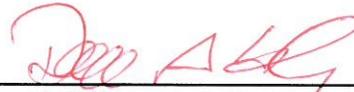
There being no further business, Chairman Hamerly declared the meeting adjourned at 10:42 p.m.

Submitted by:



\_\_\_\_\_  
Brandy Littleton, Administrative Assistant III  
Community Development Department

Approved by:



\_\_\_\_\_  
Randall Hamerly, Chairman  
Planning Commission