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July 28, 2011

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Sacramento, CA 94252-2053

Subject: 2010 Housing Element Annual Report (Government Code 65400)

To whom it may concern:
The attached General Plan Annual Report (inclusive of the City's Housing Element located in Chapter 2) is submitted to HCD in accordance with Government Code Section 65400.

Should you have any questions, please contact me at (909) 864-8732.

Sincerely,

Lawrence A. Mainez
City Planner

Att:

CITY OF HIGHLAND

General Plan Implementation Annual Report (2010)

Received and Filed with the City of Highland:
Planning Commission on June 21, 2011, and
City Council on July 26, 2011

Submitted to The California Governor's Office of Planning & Research on July 28, 2011, and
The California Department of Housing & Community Development on July 28, 2011.

Prepared by:
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Introduction

Under State Planning Land Use Law, a City's General Plan must include a comprehensive, long-range plan for the physical development of both the City and any land outside the City's boundaries that the City determines relates to its Planning.

The Government Code mandates that a General Plan contain seven (7) mandatory Elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

Government Code Section 65400 requires that after the legislative body has adopted all or part of a General Plan, it shall provide an Annual Review to the legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of the Plan and progress in its implementation, including the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints.

In accordance with Government Code Section 65588(a), an annual review of the City's Housing Element is also required to be provided to the City Council, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development (HCD).

The format for the City's General Plan Implementation Annual Report is intended to be fluid and reviewed throughout the year to reflect important accomplishments or recommended changes (as needed). Note that the Implementation Tables are a "work-in-progress"; therefore, not all Policies and Actions have been thoroughly addressed or noted for their achievement status.

As City Departments/Divisions continue to provide Planning Staff with their comments throughout the year, the Implementation Table will be updated. This "work-in-progress" format is reflective of the City's General Plan long-range comprehensive planning (20 years plus) format.

The attached "General Plan Implementation – Annual Review Tables" summarizes the status of all General Plan Goals, Policies, and Actions to date. Since, the Government Code requires a Housing Element report be submitted separately to the State, the Annual Report separates the Housing Element for easy reference.

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Resources:
Please contact Lawrence Mainez, City Planner at (909) 864-8732, Ext. 215 for more detailed information on current projects or programs related to the City's General Plan. Or e-mail your questions to lmainez@cityofhighland.org.

Chapter 1

General Plan Implementation Plan – Annual Review Table

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
Chapter 2 – Land Use Element				
	GOAL 2.1 Create opportunities for a diverse population to interact, exchange ideas, and establish and realize common goals as a unified community.			
		1) Actively plan and promote the development of the Town Center, Golden Triangle and other designated mixed-use areas.		On-going Compass Blueprint: Town Center Implementation Project (3/31/08) – SCAG, SANBAG
		2) Ensure that the Town Center and Golden Triangle promote safe and convenient pedestrian environments for residents, employees and visitors through the implementation of Land Use and Community Design Element policies and guidelines and Development Code standards.		On-going
		3) Retain and provide a hierarchy of community gathering places, including the Town Center, park lands, a community center and plaza areas within new commercial, office and industrial complexes.		On-going
		4) Encourage future development to provide functional public spaces that foster social interaction.		On-going Greenspot Village and Marketplace Specific Plan
	GOAL 2.2 Preserve and enhance the quality and character of Highland's existing residential neighborhoods.			
		1) Maintain the integrity of existing residential neighborhoods by preventing through traffic wherever possible, prohibiting encroachment by incompatible uses, and providing appropriate buffers between residential and nonresidential uses, as well as between single-		On-going

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		and multiple-family areas.		
		2) Where conversion of a residential area to nonresidential uses is proposed, ensure that such conversion occurs in an orderly manner with minimal disruption to adjacent residential areas.		On-going OP District/ Center n/e corner of Base Line and Boulder
		3) Ensure that all new development is designed in a manner that preserves the quality of life in existing neighborhoods.		On-going
		4) Continue to implement the City's neighborhood improvement efforts in working with neighborhood stakeholders to create and implement long-term plans.		Code Enforcement Rental Inspection Program. Neighborhood Watch Programs.
	GOAL 2.3 Provide a variety of urban, suburban and rural housing opportunities that are adequate to meet the City's share of regional housing needs.			
		1) Provide a broad range of, and encourage innovation in, housing types that incorporate high quality design and construction.		On-going 11/2005 Glen Rose Ranch PD - 121 detached condo project approved. Pending Greenspot Village & Marketplace Specific Plan. 12/2010 Woodbridge 122 small lot subdivision approved.
		2) Maintain residential areas that provide for and protect rural lifestyles, and protect natural resources and hillsides in the rural areas of the City.		
		3) Maintain residential areas that provide for a suburban lifestyle, including ownership of single-family housing.		Greenspot Village & Marketplace Specific Plan.
		4) Ensure that new residential development provides appropriate community amenities, including common open space.		
		5) Continue the innovative use of land resources and development of a variety of housing types and sizes within the City by using the Planned Development designation.		Greenspot Village & Marketplace Specific Plan.
		6) Require the preparation of a specific plan, planned unit development, conditional use		11/2005 Glen Rose Ranch PD and 12/2010 Woodbridge PD.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		permit or similar mechanism for residential development within areas designated Planned Development.		Greenspot Village and Marketplace Specific Plan
		7) Require that Planned Development projects provide a greater level of community amenities and cohesiveness, achieve superior design and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.		Glen Rose Ranch PD and Woodbridge PD Greenspot Village and Marketplace Specific Plan
		8) Encourage provision of low- and moderate-cost housing, as well housing for other identified special housing needs groups, consistent with the other provisions of the General Plan and the City's Redevelopment Agency Plan and housing goals.		Inclusionary Housing Ord. Land Use and Development Code Chapter 16.50 (Ord No 306-2006). Down Payment Assistant Program.
		9) Review the zoning and subdivision codes and include clear incentives for the provision of housing to meet the needs identified above, including, but not limited to, density bonuses of up to 25 percent over the densities indicated in the Land Use Element.		Land Use and Development Code Section 16.40.090 (Ord 307-2006). Inclusionary Housing Ord. Land Use and Development Code Chapter 16.50 (Ord No. 306-2006). Down Payment Assistance Program.
	Goal 2.4 Provide lands for retail and service commercial uses in sufficient quantity to meet the needs of Highland residents.			
		1) Maximize sales-tax-generating uses through the strategic location of commercial areas, particularly at freeway interchanges, at major intersections, and within the Town Center and Golden Triangle (see also Town Center, Golden Triangle and Victoria Avenue Corridor Community Policy Areas).		7/2006 San Manuel Village & SR330/SR210 (Highland Ave/Boulder Ave). Acquisition of San Bernardino County Flood Control District prop. @ n/e corner of SR210 & Greenspot Road.
		2) Consistent with maintaining an image of the City of Highland as a quality residential community, reserve vacant lands at heavily traveled locations that are not appropriate for residential use for commercial, office, mixed-use or other nonresidential uses.		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		3) Prevent future strip commercial development by encouraging lot consolidation within commercially designated areas and by limiting commercial designations to areas of sufficient size to accommodate larger scale, quality development.		
		4) Establish minimum increments for the design of commercial development, permitting individual commercial lots to be developed while ensuring that the benefits of large-scale, high quality developments are realized.		Standard condition of approval requiring reciprocal access and parking with contiguous parcels.
		5) Specifically encourage the consolidation of individual parcels along Base Line to provide a sufficient land area for vibrant commercial uses.		Standard condition of approval and applied to CVS/Bakers and project north of City Hall (Highland Plaza).
		6) Designate areas for Planned Commercial uses to provide a means for the development of mixed-use commercial/office projects that recognize the site-specific constraints of designated parcels.		
		7) Require that development within areas designated Planned Commercial be through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, conditional use permit or similar mechanism.		
		8) Ensure that uses and development intensities within Planned Commercial areas provide appropriate transitions to adjacent land uses and are consistent with the provisions of the Highland General Plan.		
		9) Require development in areas designated Village Commercial to establish commercial and office-related land use types that recognize and are compatible with the historical, small town nature of the original Highland townsite.		2009 rehab of historic 2 story brick building at s/w corner of Palm Ave and Pacific Street (Olov Property).
		10) Establish a clear preservation plan for the Village area, along with a historic preservation ordinance.		Currently the City has an Historic Preservation Plan & Design Guidelines for exterior paint, fencing, & roofing.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
	Goal 2.5 Promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character.			
		1) Require development in areas designated for Office Professional uses to provide areas for the establishment of office-based working environments for general, professional and administrative offices, as well as necessary support uses.		
		2) Require development in areas designated for Business Park uses to provide for light industrial, research and development, and/or office-based firms seeking a pleasant and attractive working environment, as well as for business support services and commercial uses requiring extensive land areas.		
		3) Require development in areas designated for Industrial uses to provide for light industrial, research and development, and office based firms seeking an attractive and pleasant working environment and a prestige location.		
		4) Work with the San Bernardino International Airport Authority to ensure that future airport planning activities promote Highland's economic development objectives.		On-going Adoption of SBIA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Airport Overlay Ordinance – Ord No. 342, and 343
	Goal 2.6 Maintain an organized pattern of land use that minimizes conflicts between adjacent land uses.			
		1) Require that new development be at an appropriate density or intensity based upon compatibility with surrounding existing and planned land uses.		On-going

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		2) Where a question of compatibility exists, require the new use to conform to the lower intensity use.		On-going
		3) Ensure that residential infill development respects the design character of the surrounding neighborhood by balancing the provision of density incentives with appropriate design concepts.		On-going
		4) Ensure that land uses develop in accordance with the Land Use Plan and Development Code in an effort to attain land use compatibility.		On-going
		5) Promote compatible development through adherence to Community Design Element policies and guidelines.		On-going
		6) Require developers to consider and address project impacts upon surrounding neighborhoods during the design and development process.		On-going
		7) Require new or expanded uses to provide mitigation or buffers, including greenbelts or landscaping, between dissimilar uses or existing uses where potential adverse impacts could occur.		On-going
		8) Prohibit future multiple-family development in existing single family designated neighborhoods.		On-going
		9) Require landscape and/or open space buffers to maintain a natural edge for proposed private development directly adjacent to natural, public open space areas.		On-going
		10) Aggressively review planning efforts of other jurisdictions to minimize potential incompatibilities with City land uses and preserve economic vitality.		On-going
	Goal 2.7 Encourage natural resource and open space preservation through appropriate land use policies that recognize their value			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
	and through the conservation of areas required for the protection of public health and safety.							
		1) Within the eastern portions of the City, utilize lower densities to protect agricultural lands, scenic resources and topographic features.						
		2) Preserve agricultural lands within the eastern portions of the City as commercial operations if possible, or within residential developments if not. Utilize Planned Developments with joint ownership or agricultural uses or placement of low density housing within an overall grove setting.						
		3) Permit mineral extraction activities and expansion of existing operations only where the following findings can be made: • Potential significant impacts related to loss of significant biological resources have been mitigated to an acceptable level, as have potential significant impacts of noise, air pollutant emissions, dust and hazardous materials; • Significant impacts will not be created on lands used or planned for residential use; • Public health and safety will be protected; • Haul routes have been identified, and will be utilized, which will not create significant impacts within residential areas and will not negatively impact access into commercial/industrial areas; • The municipal revenue-generating characteristics of the proposed operation are such that a positive fiscal benefit will accrue to the City of Highland and to its residents; and • The analysis of fiscal benefits shall account for the incremental capital and maintenance costs for the area circulation system created by		Upper Santa Ana River Wash and Land Management Plan adopted on November 12, 2008. Robertson's Ready Mix Mining expansion Conditional Use Permit, adopted June 2, 2009 (CUP-007004) Cemex Mining expansion Conditional Use Permit, adopted June 2, 2009 (CUP-007-005)				

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		the high intensity of truck use associated with the operation.		
		4) Preserve areas designated as Open Space to provide for recreation, preservation of scenic and environmental values, managed production of resources (agriculture, water reclamation and conservation, mineral extraction) and protection of public safety.		3/2009 dedication of approx. 93 acres of national parkland to the City of Highland located near the easterly terminus of Base Line – (East Highlands Ranch PUD DIF Agreement).
		5) Promote joint development with adjacent jurisdictions.		On-going
	Goal 2.8 Coordinate land use planning programs between local, regional, state and federal jurisdictions.			
		1) Notify neighboring jurisdictions and adjacent developments when considering changes to the City's existing land use pattern adjacent to City boundaries.		On-going
		2) Cooperate with neighboring jurisdictions through review and comment on proposed changes to existing land use patterns that could affect the City of Highland.		On-going
		3) Establish regular lines of communication with local, regional, state and federal agencies whose planning programs may affect Highland residents and businesses.		On-going
	Goal 2.9 Establish and maintain logical City boundaries that reflect existing service capabilities, social and economic interdependencies, citizen desires and City costs and revenues.			
		1) Work with the Local Agency Formation Commission (LAFCO), the City and County of San Bernardino, and area residents to promote the establishment of better-defined boundaries that would facilitate more efficient provision of municipal services and an		On-going City Council Work Program and initiated meetings with the City of San Bernardino.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		economically viable community.		
		2) Consider annexation of such areas where the following findings can be made: • The proposed annexation is consistent with goals and objectives of the General Plan. • Significant benefits will be derived by the City and affected property owners and/or residents upon annexation. • There exists a significant social and economic interdependence and interaction between the City of Highland and the area proposed for annexation. • There exists a significant social and economic interdependence and interaction between the City of Highland and the area proposed for annexation.		
		3) Work with the City of San Bernardino to provide buffers in areas where existing or planned land uses in one city are incompatible with adjacent areas in the other.		Commenced in 2009, asked surrounding cities to refer project notices to the City for review and comment.
	GOAL 2.10 Create a new Town Center where Highland residents, employees and visitors can live, shop, work, recreate and socialize in a vibrant, safe and pedestrian friendly environment.			
		1) Ensure quality design through adherence to the Town Center design guidelines and policies in the Community Design Element.		CVS/Baker's project, Highland Plaza Revitalization project, and the 2008 Base Line Beautification project (inclusive of new arch sign).
		2) Ensure that the Town Center maintains a mix of uses attractive to broad segments of Highland's population and that stimulate activity during day and evening hours, every day of the week.		
		3) Provide access to multiple modes of travel, including pedestrian, bicycle, transit and automobile.		2008 Base Line Beautification project.
		4) Work with property owners to implement		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		the Town Center Vision.		Base Line Beautification Project Designs approved in 2008. Coordinating with Buster Property and KZ Holdings Property. CVS/Baker's.
		5) Protect surrounding single-family neighborhoods from incompatible uses.		
		6) Provide transition areas/buffers between land uses within the Town Center and with surrounding neighborhoods.		
		7) Connect the Town Center physically and visually with the Historic Village District with pedestrian connections, historically compatible architecture, signage, landscaping and other streetscape elements.		CVS/Baker's. Base Line Beautification Project Design. Proposed Fresh & Easy Market
		8) Explore opportunities to relocate historic structures onto the Town Center site in prominent locations.		
		9) Require new development to provide for public plazas and other gathering places.		Denny's Restaurant site incorporated small plaza.
		10) Prohibit freestanding drive-through commercial structures and convenience commercial uses, except at the major intersection of Palm Avenue and Base Line and along the south side of Base Line between Palm Ave and Bonita Ave.		Amended Policy in 2008 to permit drive-throughs on the south side of Base Line between Palm and Bonita Ave.
	Goal 2.11 Revitalize the Base Line Corridor by concentrating commercial uses at strategic intersections and by redeveloping aging, mid-block commercial areas with new residential development.			
		1) Revitalize the Base Line Corridor with infill development of vacant land and redevelopment of aging commercial areas with residential development, consistent with the Land Use Plan.		Barnes and Seeley Court Residential Developments (Gardner Construction). Olive Street Residential Development (Dr. Williams) 2009, Jack in the Box (@ Sterling Ave) 2010, Dairy Queen (@ Central Ave)
		2) Specifically encourage the consolidation of individual parcels along Base Line to provide a sufficient land area for vibrant commercial		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		uses.		
		3) Prohibit the development of parcels not fronting on Base Line for commercial use except as part of an integrated commercial project that will take its access from, and focus on Base Line.		
		4) Limit new access for commercial uses to Base Line, Del Rosa Drive, Sterling Avenue, Victoria Avenue, Central Avenue, Stoney Creek and Boulder Avenue.		
		5) Consolidate existing access to accommodate future medians.		Base Line Beautification Project in the Town Center Policy Area.
		6) Facilitate conversion of existing residential parcels along the rear of commercially designated areas along Base Line on a block-byblock, rather than on a parcel-by-parcel basis.		
		7) Ensure quality commercial and residential development through adherence to the Community Design Element policies and guidelines and Development Code standards.		On-going
	Goal 2.12 Create a signature, mixed-use master-planned community that integrates commercial, office and residential uses in a unique environmental setting.			
		1) Require commercial designs within this area to relate to adjacent major roadways and the freeway.		Highland Crossroads (Greenspot Road)
		2) Concentrate office and big box retail uses along 5th Street.		Greenspot Village & Marketplace Specific Plan (draft)
		3) Provide adequate transitions and/or buffers between residential and nonresidential uses within the area.		Greenspot Village & Marketplace Specific Plan (draft)
		4) Require residential development to provide adequate amenities such as common open space and recreation areas.		Greenspot Village & Marketplace Specific Plan (draft)
		5) Require commercial development to provide functional public spaces and/or plazas		Greenspot Village & Marketplace Specific Plan (draft)

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		for shoppers and visitors.		
		6) Land use intensity will be determined upon the adoption of a specific plan, planned unit development, conditional use permit or similar mechanism.		Greenspot Village & Marketplace Specific Plan (draft)
		7) Ensure quality design through adherence to the Community Design Element policies and applicable Development Code standards.		Greenspot Village & Marketplace Specific Plan (draft)
		8) Orient uses along City Creek to take advantage of views of and connections to open space and recreational amenities.		
		9) Actively participate in future San Bernardino International Airport planning activities to minimize potential negative impacts on Highland's economic development opportunities and quality of life.		Have agreed to participate in the development of a Specific Plan for area around the SBIA with surrounding cities & IVDA
	Goal 2.13 Transform the 5th Street Corridor into a major employment center and gateway to the San Bernardino International Airport.			
		1) Continue to coordinate with the City of San Bernardino and the San Bernardino International Airport Authority for future planning on and around the airport.		Have agreed to participate in development of a Specific Plan for the area around the SBIA with surrounding cities & IVDA
		2) Continue to plan and promote the 5th Street Corridor as the major industrial entryway into the San Bernardino International Airport.		Have agreed to participate in the development of a Specific Plan for the area around the SBIA with surrounding cities & IVDA
		3) Develop a comprehensive design and branding program for the 5th Street Corridor, promoting it as a unified, business-friendly employment center.		Have agreed to participate in the development of a Specific Plan for the area around the SBIA with surrounding cities & IVDA
		4) Ensure exceptional circulation through adherence to the policies of the Circulation Element.		
		5) Protect and enhance the integrity and desirability of industrial sites from nonindustrial uses.		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		6) Improve landscaping along the edges and median of 5th Street and the boundaries of the corridor.		Joint effort with IVDA & San Bernardino
		7) Ensure quality development through Development Code standards and the Community Design Element policies and guidelines.		On-going
		8) Until nonconforming residential uses transition out of the area, provide adequate transitions and/or buffers between existing residential neighborhoods and industrial or other incompatible land uses.		
		9) Work with San Bernardino International Airport Authority to ensure that future planning activities encourage consistency with adopted City land use plans and minimize impacts on Highland's economic development opportunities and quality of life.		On-going Adoption of SBIA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Airport Overlay Ordinance – Ord No. 342, and 343
	Goal 2.14 Establish the Victoria Avenue Corridor as the major entryway into the San Bernardino International Airport.			
		1) Concentrate commercial uses along Victoria Avenue at Base Line, Pacific Street and Highland Avenue.		Application for Arco Rehab & Motel Project (Mr. Jawar)
		2) Allow for a mix of commercial and residential uses in appropriate areas through the Planned Development land use designation.		
		3) Provide residential opportunities in mid-block areas between 9th Street and Pacific Avenue.		17 Lot small lot subdivision at Victoria and Pacific (Sanchez)
		4) Encourage the consolidation of parcels to promote quality, planned development.		
		5) Consolidate access points along Victoria Avenue to improve traffic flows.		On-going
		6) Create a major business park node at the		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		southern terminus of Victoria Avenue to maximize employment opportunities adjacent to the airport.		
	Goal 2.15 Create a one-of-a-kind, high-quality, master-planned estate community in the Seven Oaks area that incorporates substantial scenic, open space, recreation and trail amenities.			
		1) Ensure trail connections to existing or planned local and regional open space and trail systems.		Coordinating with the Santa Ana River Trail Project. And pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		2) Provide extensive open space linkages within the site to connect to adjacent open space resources.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		3) Continue to collaborate with the City of Redlands, the County of San Bernardino and property owners.		Planned in late Summer 2011 – pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		4) Ensure that sufficient access, including emergency access, is provided to support future development.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		5) Ensure that adequate public services and facilities keep pace with future development.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		6) Provide appropriate habitat corridor linkages in collaboration with applicable habitat conservation planning.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		7) Implement future development guidance of the Seven Oaks area by means of a specific plan or similar mechanism.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		8) Require that hillside development minimize alteration of the natural landforms and natural vegetation, while maximizing viewshed protection.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		9) Limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities and		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		other intended uses.		
		10) Minimize import/export associated with grading.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		11) Consider clustered development, especially in connection with such recreation amenities as a golf course, in future planning activities for the site.		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
		12) Maintain the Greenspot Agricultural Preserve until such time future development is proposed or more detailed planning is initiated. In the event that proposed development would impact the Agricultural Preserve, the City shall evaluate the viability of incorporating the Preserve into the development, consistent with the City adopted *Rules and Procedures for the Administration of Agricultural Preserves and Contracts.*		Pending Specific Plan application submittal in June 2011 from Lewis Group of Companies.
Chapter 3 – Circulation Element				
	Goal 3.1 Provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City.			
		1) Require new development proposals to ensure that all mid-block street segments operate at LOS "D" or better during the peak hours of traffic. (Note: Because of the location of the Palm Avenue/Pacific Street intersection within the Historic District, consideration will be given to alternatives to traffic signal mitigation. Alternatively, the City may elect to accept a lower LOS to retain the historic character of the District.)		Implemented through traffic impact analysis as development occurs
		2) Ensure that all intersections operate at LOS		Implemented through traffic impact analysis as development occurs

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		"D" or better during the peak hours of traffic.		
		3) Ensure that the City's street system be designed and constructed to accommodate the traffic generated by buildout of the General Plan land use designations.		Implemented through traffic impact analysis as development occurs Implemented through the Capital Improvement Program
		4) Maintain flexibility in the cross-sections and configuration of streets within topographically rugged or environmentally sensitive areas as long as mid-block street segments and intersections operate at LOS "D" or better.		Implemented through TIA as development occurs
		5) Design and employ traffic control measures (e.g., install traffic signals, provide access restrictions, etc.) to ensure city streets and roads function as intended.		Implemented through TIA as development occurs
		6) Periodically update the General Plan master traffic study to maintain its relevance and correspondence to the General Plan land use designations and the design and construction of new and existing City streets.		Future
		7) Monitor the intensity of land use to keep traffic on any arterial in balance with roadway capacity.		Future
		8) Require development proposals with the potential to generate traffic volumes or other impacts not adequately evaluated in the Circulation Element and the General Plan Program EIR to prepare a traffic analysis consistent and compatible with the City's Master General Plan Traffic Model.		Implemented as development occurs
		9) Restrict the number of access points and intersections along arterials to preserve mid block and intersection capacities and to maintain public safety.		Implemented as development occurs
		10) Encourage major employers to reduce vehicular trips by offering incentive concepts discussed in the General Plan Circulation Element, including but not limited to reduced transit passes and preferential parking for ridesharing.		

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
	Goal 3.2 Provide a well-maintained roadway system.			
		1) Maintain and rehabilitate all components of the circulation system, including roadways, sidewalks, bicycle facilities, pedestrian facilities and traffic signals.		Implemented through CIP
		2) Establish and maintain a roadways pavement management program (PMP) that sets forth budgeting, timelines and schedules for maintenance of existing roadways in the community.		PMP to be updated FY 2010/2011
		3) Continue to study the need and feasibility of providing additional all-weather crossings along critical roadways, and develop an implementation plan and schedule, if appropriate.		Implemented through CIP Three new bridges plan for the future (Greenspot Road, Boulder Ave, and Base Line)
		4) Coordinate maintenance or enhancement of transportation facilities with related infrastructure improvements.		Implemented through CIP
		5) Develop and implement programs and policies that require additional improvements or mitigation from industries or entities that generate heavy truck traffic and pavement impacts.		Implemented through TIA for specific projects & coordinated with truck generators
	Goal 3.3 Preserve and enhance uniquely scenic or special visual resource areas along appropriate routes for the enjoyment of all travelers.			
		1) Designate the following roadways as Scenic Highways and establish guidelines that protect visual resources in the community and allow for the development of additional recreational opportunities: • Boulder Avenue • Base Line (east of City Creek) • Palm Avenue		Under grounding project for Boulder Ave and Greenspot Road to commence in 2010 (RDA Funding)

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		• Greenspot Road • Church Street • Highland Avenue (east of City Creek)		
		2) Attractively landscape and maintain Highland's Secondary Highways, Special Secondary Highways, Major Highways, Primary Arterials, and Modified Primary Arterials and prepare/implement distinctive streetscape improvement plans.		On-going as funding becomes available. Greenspot Road Beautification Project. Base Line Beautification Project.
		3) Take such actions as may be necessary to protect scenic routes, including but not limited to: • regulation of land use and intensity of development; • detailed land and site planning; • control of outdoor advertising; • careful attention to and control of grading and landscaping; and • careful design and maintained appearance of structures and equipment.		Sign Code Update adopted in February 11, 2011.
	Goal 3.4 Provide a safe circulation system.			
		1) Establish the local street system within developing neighborhoods through a cooperative public/private planning process.		Through development review process & HMC.
		2) Require new development to install and maintain streets within planned residential areas as private streets and in accordance with development standards set forth in the Development Code and other applicable standards and guidelines.		Through development review process & HMC. Toll Bros Project (TR16914)
		3) Promote the principle that streets have multiple uses and users, and protect the safety of all users.		Though development review process & HMC.
		4) Require new development to provide pedestrian paths and linkages through projects, locating linkages to avoid conflicts with motorized traffic.		Though development review process & HMC. Greenspot Village & Marketplace Specific Plan
		5) Discourage high-speed, through traffic on local streets with appropriate traffic-calming		Through development review process & HMC.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		measures (e.g., traffic enforcement, bulb-outs, lane striping, chokers, etc).		Base Line Beautification Project.
		6) Design access onto major arterial streets in an orderly and controlled manner.		Through development review process & HMC.
		7) Utilize shared driveways in common areas to minimize disruptions to traffic and pedestrian/bicycle flow.		Through development review process & HMC.
		8) Implement street design features such as the use of medians, bus turnouts and consolidated driveways to minimize mid-block traffic congestion.		Through development review process & HMC. Base Line Beautification Project. Base Line Safety Improvements.
		9) Support freeway improvements that remove through traffic from local streets.		Through development review process & HMC.
		10) Provide adequate sight distances for safe vehicular movement on roadways and at intersections.		Through development review process & HMC.
		11) Encourage and improve pedestrian connections from residential neighborhoods to retail activity centers, employment centers, schools, parks, open space areas and community centers.		Through development review process & HMC. Greenspot Village & Marketplace Specific Plan.
		12) Encourage barrier-free accessibility for all handicapped residents, employees and visitors throughout the City's circulation system.		Through development review process & HMC.
		13) Support the planning of sidewalks of appropriate width to allow the provision of buffers to shield nonmotorized traffic from vehicles.		Through development review process & HMC. Implementation of Federal Safe Routes to School Programs.
		14) Add raised, landscaped medians and bulb-outs, where appropriate, to reduce exposure to cross traffic at street crossings.		Through development review process & HMC. Base Line Beautification Project. Greenspot Road Beautification Project.
		15) When feasible, walkways should include pedestrian amenities such as shade trees and/or plantings, trash bins, benches and shelters.		Through development review process & HMC. Base Line Beautification Project. Greenspot Road Beautification Project.
	Goal 3.5 Promote bus service and paratransit improvements.			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		1) Continue to support the regional bus system to provide intracity service, intercity service to major employment centers, and connection to regional transportation transfer points.		
		2) Plan for the provision of areas within the City to be used as park and-ride regional bus and car pool facilities.		Saint Adelaide's Park & Ride lot – 2010.
		3) Work with Omnitrans to ensure that transit services are extended to serve residents in the eastern portion of the study area.		
		4) Coordinate with Omnitrans to provide safe, clean and attractive bus shelters at bus stops and transfer stations.		Greenspot Road Beautification Project.
		5) Ensure accessibility of disabled persons to public transportation.		
		6) Investigate new opportunities to finance further transit service for the elderly, handicapped and recreational purposes.		
		7) Support privately funded local transit systems for commuter residents and maintain local transit systems for seniors and youth.		
		8) Design transit improvements to minimize impacts on other modes of travel.		As development occurs.
	Goal 3.6 Provide a circulation system that reduces conflicts between commercial trucking, private/public transportation and land use.			
		1) Maintain designated truck routes for use by commercial trucking that link industrial and commercial activity areas with major roadways and regional transportation routes and minimize impacts on local traffic neighborhoods.		Implemented through the General Plan.
		2) Provide appropriately designed roadways for the designated truck routes that can safely accommodate truck travel.		
		3) Develop berms and barriers where feasible		

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Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	**Implementation & Progress:**
		along truck routes to minimize noise impacts to sensitive land uses.		
		4) Provide sufficient loading areas to minimize interference with efficient traffic circulation.		
		5) Regulate on-street parking of trucks where necessary to discourage truck parking on primarily residential streets or where they are incompatible with adjacent land uses.		Implemented through the HMC.
		6) Conduct a study examining the interface between proposed truck routes, the complete roadway network, and adjacent land uses.		
		7) Evaluate truck route alternatives based on Caltrans Traffic Study guidelines.		
		8) Require as a part of the development review process for all new or expanding mineral extraction and all other heavy industry activities within the City, that the following information be provided: • A detailed plan of haul roads, indicating measures that will be taken to minimize aesthetic, noise, traffic, and particulate emission impacts to the surrounding land uses; • A traffic analysis that indicates both the number of projected trucks and their associated potential impact to city streets; • A "fair-share" mitigation analysis indicating the impacts and associated maintenance costs caused by the potential generation of future truck traffic; and • A comprehensive mitigation program, designed to run the life of the mineral extraction activity (including reclamation) that will: Cover the fair-share portion of surrounding roadway maintenance costs due to the increase in local truck activity, or Provide new or appropriate improvements to existing roadway facilities which in the opinion of the City would mitigate the impacts		Completed as part of EIR and CUP for CEMEX and Robertson expansion approvals (June 2, 2009).

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Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		caused by the increase in local truck traffic.		
		9) Work with private mining operators to establish specialized truck routes that: • Allow for the transport of raw and finished materials from quarries within the Santa Ana River Wash area to the Foothill Freeway on paved private haul roads; • Reduce, to the extent feasible, the movement of mining transport trucks on City streets; and • Mitigate, to the extent feasible, the noise, dust and vibration effects of such transport activities on surrounding land uses.		
	Goal 3.7 Protect and encourage bicycle travel.			
		1) Develop a system of continuous and convenient bicycle routes to places of employment, shopping centers, schools, and other high activity areas with potential for increased bicycle use.		Implemented through the General Plan.
		2) Encourage new development to provide reasonable and secure space for bicycle storage.		Implemented through the development review process.
		3) Provide bicycle racks at all public facilities and along major public streets.		
		4) Assure that local bicycle routes will complement regional systems and be compatible with routes of neighboring municipalities.		In coordination with SANBAG regional plan.
		5) Provide linkages between bicycle routes and other trails, such as the Santa Ana River Trail, within the City as appropriate.		In coordination with the Santa Ana Regional Trail TAC.
	Goal 3.8 Incorporate consideration of regional transportation implications into decisions made by the City of Highland and, conversely, incorporate consideration of the			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
	local transportation implications on the City of Highland into decisions made by other local agencies, as well as into decisions made by state and federal agencies.			
		1) Participate in a wide range of regional transportation planning and programs to improve the capacity, efficiency and safety of the shared circulation system.		On-going, Public Works Division works closely with Caltrans and surrounding cities on the RTP.
		2) Participate in all regional transportation committees and regularly coordinate with other local agencies regarding their plans, programs and services that affect the quality and safety of the Highland roadway system.		On-going, Public Works Division works closely with Caltrans and surrounding cities on the RTP. Big Bear Multi Modal TAC (Aerial Tramway).
		3) Coordinate street system improvements and traffic signal coordination with regional transportation efforts.		On-going implementation with SANBAG.
		4) Coordinate signal construction and timing with Caltrans improvements in and around SR-30/I-210 off- and on-ramps.		Implemented.
		5) Coordinate transit planning with the Southern California Association of Governments, SANBAG, Omnitrans and adjacent communities.		
		6) Work with the Southern California Commuter Rail Council and the San Bernardino Association of Governments and Omnitrans to establish a transit connection with the Metrolink Commuter Rail System.		
		7) Coordinate with Caltrans, the City of San Bernardino, the County of San Bernardino, the San Bernardino International Airport Authority and the San Manuel Band of Mission Indians to study the feasibility of a new freeway interchange at Victoria Avenue and to facilitate applicable roadway improvements.		Initiated – CalTrans currently preparing the Project Study Report.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		8) Coordinate with human services agencies and public schools to reduce duplicate transportation where feasible.		
		9) Prior to permitting connection of roadways from adjacent jurisdictions into the City of Highland, ensure that regional benefits are not achieved at the expense of Highland residents and businesses. Where a potential for negative impacts to Highland residents and business exists, ensure that the agency proposing the connection provides sufficient mitigation such that the connection is not only of regional benefit, but also of benefit to the City of Highland.		
	Goal 3.9 Ensure adequate parking is made available to City residents, visitors, and businesses.			
		1) Locate new development and their access points in such a way that traffic is not encouraged to utilize local residential streets and alleys for access to the development and its parking.		Implemented through the development review process.
		2) Investigate the implementation of Variable Parking District Overlays along Base Line, Highland Historic District and other areas where appropriate, to encourage the enhancement of existing parking-deficient development.		Will be evaluated as part of the Historic District Streetscape Improvement Guidelines Project – initiated in December 2009.
		3) Assess the adequacy of existing or proposed on- and off-street parking as needed, especially in urban and commercial areas, to ensure that an adequate supply is provided.		
		4) Explore strategies for the management of parking supply, which can include parking fees, metered on-street parking and staggered work schedules.		Saint Adelaide's Park & Ride Lot – 2010.
		5) Develop strategies for the control of parking demand such as improved transit		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
		service, amenities for bicyclists and rideshare vehicles.						
		6) Develop strategies for shared parking opportunities in mixed-use and multiple-use development.						
		7) Encourage the use of well-designed, aesthetically enhanced parking structures as an alternative to large, expansive surface parking lots in retail and employment centers.						
Chapter 4 – Public Services and Facilities Element								
	Goal 4.1 Coordinate and balance the provision of public services with development activity to eliminate service gaps, maximize the use of public facilities, provide efficient and economical public services, achieve the equitable and legally defensible sharing of costs of such services and facilities, and maintain adequate service systems capable of meeting the needs of Highland residents.							
		1) Prior to permitting, ensure that all major extensions of services, facilities and utilities are comprehensively reviewed for related social, economic and environmental impacts and identify mitigation measures as appropriate.		On-going.				
		2) Ensure that proposed development, which requires the extension of public services and		On-going.				

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		facilities, will generate sufficient municipal income to pay for the operations, maintenance and replacement of those services and facilities by the City.		
		3) Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development or the intensification of existing development.		Development Impact Fees collected from new development.
		4) Continue to ensure that public water, sewer, drainage and other facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase, unless otherwise approved by the City.		On-going.
		5) Continue to make the project sponsor of a proposed development ultimately responsible for ensuring the timely availability of all infrastructure improvements (including system wide improvements) needed to support the development.		On-going as part of land use entitlements.
		6) Continue to require that deficiencies in existing public services and facilities are corrected prior to or concurrent with proposed development.		
		7) Continue to coordinate with public service and utility companies to assure the long-term provision of services including water, wastewater, solid waste, electricity, natural gas and other private utilities (e.g., cable, Internet, telephone) for City residents.		
		8) Continue to direct future growth to areas with adequate existing facilities and services, or areas with adequate facilities and services committed, or areas where public services and facilities can be economically extended.		
		9) Develop a public facility assessment reporting system as part of the Capital Improvement Program and in accordance with AB 1600 to monitor the capacity of existing		On-going. Reviewed periodically. CIP regularly monitored & status reported.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		facilities to ensure that new developments do not overwhelm existing facilities. The following are guidelines for developing the reporting system: • Identify and understand the demands for services that will be placed on Highland by regional demographic and economic changes. • Monitor the progress of current local development projects, and ensure that public service and facility plans, as well as their forecasts and funding mechanisms, reflect changing conditions. • Track the status of capital improvement program implementation. • Develop a community survey to identify public facility deficiencies and usage.		
		10) Conduct and maintain an inventory of the availability and adequacy of public services and facilities in coordination with the County and service agencies in the area. Use the information to coordinate capital improvement programs and to make determinations on the adequacy of community facilities.		
		11) Continue to follow the procedures established for the regular exchange of information regarding proposed development and availability and adequacy of public services and facilities.		
		12) Continue to utilize a proactive approach to assuring that the flow of information between service agencies is maintained.		
		13) Utilize performance standards to determine the adequacy of public services and facilities and to establish requirements, fees and exactions provided by new development in the City.		
		14) Maintain a development review process that places the ultimate responsibility on the		Through entitlement process.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		project sponsor for ensuring that necessary infrastructure improvements (including system-wide improvements) needed to support new development are, in fact, available at the time they are needed.		
		15) Require the construction of public facilities as a condition of approval for a proposed development if the development exceeds the capacity of existing public facilities to support such development.		Through entitlement process.
		16) Continue to require that project applicants provide sufficient information in the application process so that the City may comprehensively determine the potential impacts and/or the need for improvements to existing services and facilities to support project buildout consistent with the City's performance.		Through entitlement process.
		17) Continue to require that all new development pay the applicable Development Impact Fees established by the City Council.		On-going
		18) Maintain flexibility in the collection and application of Development Impact Fees to permit the construction of master planned facilities in lieu of fees when the City determines that it is in the public interest to do so.		On-going
		19) Continue to require the construction of public facilities as a condition of approval where the value of the services and facilities needed to support buildout of a proposed development exceed established Development Impact Fees, as consistent with the City's performance standards. Require an agreement with the developer for reimbursement from future development fees for the excess costs. Such reimbursements shall be from future fees collected for the specific excess facilities, which the initial developer was required to construct.		Reviewed with the adoption of City's Bi-annual Budget.

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General Plan Element:	Goals:	Policies:	Actions:	**Implementation & Progress:**
		20) In the event that the performance standards for public services and facilities are not being met, the following conditions shall apply: • Where the performance standards are not being met due to needs created by existing development, the City Council shall adopt in its Capital Improvement Plan a program to ensure that the performance criteria will be met at the earliest possible date. • In instances where the performance standards are being exceeded prior to approval of a proposed development as the result of existing development, require that the proposed development provide such facilities as are necessary to ensure that performance criteria are met for new public facilities and services provided to the development, and that existing public services and facilities are not further downgraded.		
		21) Review the development fee structure, user charges, and mitigation fees every five years in accordance with the provisions of AB 1600 to ensure that the charges are consistent with the costs of improvement and maintenance and that public services and facilities are being expanded in a cost-efficient manner. Utilize the City's performance standards for public services and facilities as the basis for this review.		Reviewed Annually.
		22) Continue to require that planned communities participate in the development of public infrastructure, in addition to the payment of development impact fees, through the following methods: • An approved development agreement for all new specific plan or planned unit development projects that specifies the timing of infrastructure improvements in relation to		To be required for the Greenspot Village and Marketplace Specific Plan, and the Seven Oaks Specific Plan (Lewis Group of Companies).

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		project development. • An annual review of improvements conducted for all new specific plans and an annual report in a format that can be easily included in the City's infrastructure assessment and reporting system.		
		23) Continue to proactively monitor and review development proposals in surrounding areas to protect City interests and minimize impacts on the community.		On-going.
		24) Continue to work with the County on a system of requiring appropriate mitigation to ensure that new unincorporated development will not impact services and facilities in the City.		On-going.
		25) Continue to support an assessment district alternative to development impact fees for large-scale developments undergoing urbanization when a single owner or small number of owners is involved, and when it is in the public interest to do so.		Explore with the Greenspot Village and Marketplace Specific Plan, as well as the Seven Oaks Specific Plan (Lewis Group of Companies)
		26) Continue to allow new development and the intensification of existing development only where and when adequate public services and facilities can be provided.		On-going
	Goal 4.2 Provide a water system that produces high quality water, sufficient water pressure and necessary quantities of water to meet domestic demands.			
		1) Continue to work with the East Valley Water District to provide an efficient and economic distribution of adequate water supply and pressure to the District's service areas in Highland.		
		2) Ensure a high-quality water supply that meets or exceeds state and federal health		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		standards.		
		3) Work with the East Valley Water District and local elected representatives to better define the future availability of water for the Highland community.		
		4) Work with the East Valley Water District to promote water conservation and education programs, such as public education programs available through the Environmental Learning Center in Highland.		
	Goal 4.3 Provide a safe and effective sewer system that meets the needs of Highland residents, businesses and visitors.			
		1) Continue an ongoing dialogue with the East Valley Water District regarding funding and scheduling of any additional sewage facilities needed to serve the City.		
		2) Work with relevant agencies to determine the long-term supply of reclaimed wastewater and service to potential future uses within the City.		
		3) Encourage Grey Water Recycling, especially for residential use irrigation.		
	Goal 4.4 Maintain an effective drainage system that protects people and property from overflows and flood disasters.			
		1) Continue to improve any deficiencies in the City's drainage system and address the long-term needs associated with future development to minimize flood damage and adequately direct rainfall and subsequent runoff.		Through CIP program.
		2) Minimize the impact of development on the City's drainage system by reducing the amount of impervious surface associated		Implemented through the City's Municipal NPDES Permit.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		with new development and encouraging site design features or landscaping that capture runoff. Encourage on-site retention of stormwater and compliance with requirements of the National Pollutant Discharge Elimination System.		
	Goal 4.5 Minimize, recycle, and dispose of solid waste in an efficient and environmentally sound manner.			
		1) Ensure that solid waste generated within the City is collected and transported in a cost-effective manner and protects the public's health and safety.		Implemented through the Solid Waste Franchise Agreement.
		2) Continue to support an ongoing dialogue with the County Solid Waste Management on the rail haul access and other regional solutions for long-term limits on local landfill capacity.		Implemented through the City's participation with the County Solid Waste Advisory Task Force.
		3) Reduce the volume of solid waste material sent to landfills by continuing source reduction, recycling and composting programs in compliance with State law and encouraging the participation of all residents and businesses in these programs.		Implemented through the City's compliance with AB939 and the Solid Waste Franchise Agreement.
		4) Increase the price paid for recycling glass and plastic from private vendors.		This is State Controlled. Not City's Jurisdiction.
	Goal 4.6 Coordinate with private utility companies to ensure the adequate provision of electricity, natural gas and telecommunication infrastructure to existing and new development.			
		1) Continue to coordinate with the local gas and electric companies on the location and		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		timing of additional energy facilities needed within the City.		
		2) Coordinate with private utilities to provide Highland residents, schools and businesses with an efficient telecommunications infrastructure, including telephone, cable and high-speed services, such as high-speed Internet.		
	Goal 4.7 Ensure the provision of adequate law enforcement and police protection services and facilities.			
		1) Ensure that police services, response times, equipment, and the number of police personnel keep pace with growth and the changing needs of the community.		
		2) Maintain and expand crime prevention and other public education programs.		
		3) Encourage the use of urban design strategies to help prevent crime, when feasible.		On-going through development review process.
		4) Ensure law enforcement services are involved in the development review process.		On-going.
	Goal 4.8 Ensure the provision of adequate staffing, equipment and facilities to support effective fire protection and emergency medical services that keep pace with growth Policies			
		1) Work with the fire department to ensure that response time standards and a high level of service are maintained.		
		2) Ensure the City has adequate fire training facilities, equipment and programs for firefighters and inspection personnel, and education programs for the general public.		
		3) Coordinate and cooperate with the East		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		Valley Water District to maintain and/or upgrade water facilities to ensure adequate water supply is available for fire suppression operations.		
		4) Ensure the availability of adequate fire flow prior to the recordation of residential tracts or parcel maps and prior to the issuance of commercial building permits by requiring the testing of all fire hydrants in the vicinity of the project at the applicant's expense. In the absence of adequate flow, require either the installation of onsite fire protection devices or improvements that upgrade the area's water system to accommodate an adequate flow.		On-going through development review process.
		5) Ensure that development in Fire Hazard Zones comply with adequate fire safety standards (e.g., fuel modification zones, perimeter roads, greenbelts, etc.).		On-going.
	Goal 4.9 Maintain cooperative school and public facility planning to ensure the provision of adequate school facilities and quality educational programs in a manner consistent with other City goals and policies on facility location, use, timing, funding, recreational and social joint use programs.			
		1) Continue to coordinate with local school districts on resolving issues such as joint use facilities, new facility locations and alternative use of vacant or underutilized sites in the City.		
		2) Require that new development provide the necessary funding and/or resources to		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		establish school facilities commensurate with the impact of development on school services. In cases where existing school capacity does not support new development, require the implementation of appropriate funding mechanisms, as permitted by law, to ensure the availability of adequate school facilities. Potential financing avenues include: • A contract with the developer to provide funds for schools • Land dedications • Lease back turnkey program • Special assessment district financing, such as Mello-Roos Community Facilities Districts, for the proposed area of development.		
		3) Encourage that all school impact fees collected from development projects be allocated toward the acquisition of land and construction of schools that serve the residents of those projects.		
		4) Continue to coordinate development activity with local school districts by: • Participating with local school districts in joint planning efforts; • Establishing a joint task force comprised of representatives from the City, school district and development community to identify additional means of funding school construction; • Notifying school districts of proposed development applications early in the review process; • Requesting that school districts indicate the level of facilities available to serve development projects requiring discretionary review; and • Establishing a clear methodology for determining the impacts of development on the school facilities in the City.		To be included with the pending Specific Plan application submittal in June 2011 for the Seven Oaks Policy Area by the Lewis Group of Companies.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
		5) Continue to work with local school Plan of Schools that outlines specific sites needed to meet the future demand for school facilities.		To be included with the pending Specific Plan application submittal in June 2011 for the Seven Oaks Policy Area by the Lewis Group of Companies.				
		6) Explore the possibility of locating a major institution of higher learning in Highland.						
	Goal 4.10 Ensure the continued development of cultural facilities and the provision of social services for Highland residents.							
		1) Encourage the development of cultural facilities in the City, especially in districts such as the Town Center and Historic District.						
		2) Continue to work with surrounding jurisdictions to ensure the availability of regional cultural facilities to Highland residents.						
		3) Work with the County of San Bernardino to secure the availability of social services to Highland residents.						
Chapter 5 – Conservation Open Space Element								
	Goal 5.1 Preserve, maintain and create views and vistas throughout the community to enhance the visual experience of Highland.							
		1) Incorporate view corridor planning in related development efforts and capital improvement programs.		Base Line Beautification Project.				

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		2) Along roadway-based view corridors, frame views of attractive features of the natural and built environment with appropriately placed median and street tree landscaping. Use of fire-resistant vegetation and ample spacing between trees and shrubs is encouraged to reduce the spread of fires.		
		3) Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.		
		4) Work with San Bernardino County and the City of San Bernardino to develop consistent regulations for the protection of ridgelines, slope areas and hilltops within the surrounding foothill communities.		
		5) Require that all excess excavated material (waste materials) be properly removed and disposed of or otherwise reincorporated into the development plan without compromising natural contours or aesthetic qualities of the site.		
		6) Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.		
		7) Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.		
		8) Retain existing vegetation within or alongside hillside development areas except where such vegetation poses a risk to buildings in high fire hazard zones (see Goal 6.5, Public Health and Safety Element). Use native, fire resistant, drought-tolerant plant material in fuel modification areas when existing vegetation can not be retained.		On-going.
		9) Preserve mature trees, natural hydrology,		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		native plant materials and areas of visual interest.		
		10) Work with San Bernardino County and the City of San Bernardino to protect scenic resources located outside of the City, such as prominent ridges, slopes and hilltops.		
		11) Enact provisions in the municipal code to minimize soil erosion, restore natural drainage surfaces, attenuate slope instability and reduce the amount of impermeable surface.		On-going.
		12) Index the percentage of impermeable surface to slope gradient.		
		13) Develop different water-retention standards for single dwellings and larger tracts. Subdivisions should have overall implementation and water-retention strategies.		Implementing through the City's NPDES / WQMP Guidelines. In July 2010 the City adopted its own Water Efficient Landscaping Ordinance modeled after the States Model Ordinance.
	Goal 5.2 Achieve an orderly transition from agricultural uses to low-density residential /equestrian uses.			
		1) Ensure that farmlands converted to other uses are consistent with the East Highlands Ranch Planned Development.		
		2) Incorporate appropriate land use transitions and buffering techniques into new development.		On-going.
		3) Incorporate appropriate edge treatment between the agricultural/equestrian uses and higher density residential uses through landscaped buffers, greenbelts, view fencing and parkways.		On-going.
		4) Preserve visual reminders of the City's agricultural heritage in park design, buffer zones, public use areas and landscape plans.		East Highlands Ranch preserved some orange groves into their parks and open space parcels.
	Goal 5.3 Continue to work with the East Valley Water District to meet the current and future water needs of its			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
	residents (see Public Services and Facilities Element, Section 4.2).			
		1) To the extent possible, preserve floodplain and aquifer recharge areas in their natural condition.		Adoption of the Upper Santa Ana River Basin and Land Management Plan in 2009 (Plan B).
		2) Continue to coordinate water resource policy with the East Valley Water District and other relevant agencies.		On-going.
		3) Expand outreach efforts, through the Environmental Learning Center and City-sponsored publications, to educate the public on water supply and water quality issues.		On-going.
	Goal 5.4 Continue to preserve and enhance the water quality and natural habitat of its waterways.			
		1) In coordination with the East Valley Water District and the County of San Bernardino, continue to maintain and improve the hydrology and natural quality of the watersheds of Bledsoe Creek, Plunge Creek, Elder Gulch City Creek, Sand Creek, Warm Creek, Old City Creek Overflow Channel, Bald Ridge Creek, Santa Ana Canyon and the Santa Ana River.		On-going.
		2) Review and revise, as necessary, zoning and subdivision ordinance provisions related to protection of the City's watersheds, especially in areas that abut creek systems and natural vegetation and open space areas, to enhance the natural appearance of watershed areas without compromising flood control and safety considerations.		Updated City's Floodplain Ordinance in 2009.
		3) Cooperate with other agencies and participate in multijurisdictional efforts to improve watershed management practices.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). Continuing to coordinate SAWPA.
		4) Reevaluate the effect of engineering		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		practices and specifications relative to storm channel design to avoid their appearance as "concrete ditches."		
	Goal 5.5 Continue to reduce urban runoff.			
		1) Use water quality best management practices (BMPs) in land planning, project-level site planning and procedural requirements as part of the Storm Water Quality Management Plan.		On-going. Implemented through the City's NPDES permit.
		2) Require best management practices for all parking lots and paved storage areas within industrial and commercial zones, for the City's street network, and within the City's parks and other civic facilities.		
		3) Require site design practices that capture and channel specified percentages of rainfall and other runoff to permeable surfaces.		
		4) Conduct community outreach programs, in conjunction with the local water agency, to educate the public about reducing urban runoff.		
		5) Develop an informational brochure for residents and developers summarizing best management practices for reducing urban runoff.		
		6) Retain water on site through the use of attractively landscaped retention basins and other measures to replenish aquifers.		
	Goal 5.6 Monitor and strengthen Highland's water conservation practices.			
		1) Continue to inspect, maintain and enhance City facilities for water conservation purposes.		On-going. Adoption of State Water Model Ordinance (July 2010).
		2) Continue interdepartmental coordination of water use and conservation policies to improve City-facility water use.		On-going. Adoption of State Water Model Ordinance (July 2010).
		3) Continue to specify and install water-conserving plumbing fixtures and fittings in		On-going. Adoption of State Water Model Ordinance (July 2010).

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		public facilities such as parks, community centers and government buildings in accordance with Title 24 of the California Code of Regulations.		
		4) Continue and expand water conservation outreach programs, in coordination with EVWD, to local schools, the public and the development community through the Environmental Learning Center, webpage links, incentive programs and community events.		On-going. Adoption of State Water Model Ordinance (July 2010).
		5) Ensure that the latest water-saving technologies for domestic and landscaping uses are incorporated into new developments or retrofitted into existing developments where intensification is proposed.		On-going. Adoption of State Water Model Ordinance (July 2010).
		6) Encourage the use of drought-tolerant plants and water-efficient landscape design.		On-going. Adoption of State Water Model Ordinance (July 2010).
		7) Encourage alternatives to lawns and turf uses, except for parks, playing fields, children's play areas and other specialized uses.		On-going. Adoption of State Water Model Ordinance (July 2010).
		8) In general, work to reduce turf landscaping. Where domestic water supplies are used in the irrigation of turf areas, encourage the use of tall fescue varieties or other warm season turf.		On-going. Adoption of State Water Model Ordinance (July 2010).
		9) Consider underground irrigation techniques to conserve water.		On-going. Adoption of State Water Model Ordinance (July 2010).
		10) To the extent possible, require the preservation of existing native trees and shrubs.		On-going. Adoption of State Water Model Ordinance (July 2010).
		11) Within each model home complex, require that homes incorporate a specified amount of drought-tolerant landscaping.		On-going. Adoption of State Water Model Ordinance (July 2010).
		12) Require residential builders to provide information, including a plant palette of xeriscape species, to prospective buyers of new homes within the City of Highland regarding drought-tolerant planting concepts.		On-going. Adoption of State Water Model Ordinance (July 2010).
		13) Where possible, require the extensive use		On-going. Adoption of State Water Model Ordinance (July 2010).

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		of mulch in landscape areas to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.		
		14) In new developments require, and in existing uses encourage, the installation of efficient irrigation systems that minimize runoff and evaporation. Such systems include: • Drip irrigation • Soil moisture sensors • Automatic irrigation systems with appropriate timing devices to minimize evaporation. • Subsurface, or underground, irrigation.		On-going. Adoption of State Water Model Ordinance (July 2010).
		15) Establish landscape maintenance districts along streets for water conservation purposes.		On-going. Adoption of State Water Model Ordinance (July 2010).
	Goal 5.7 Maintain, protect and preserve biologically significant habitats, including riparian areas, woodlands and other areas of natural significance.			
		1) Continue participation, in cooperation with relevant agencies and jurisdictions, in the preparation, planning and implementation of Habitat Conservation Plans and preservation areas.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B).
		2) Ensure that all development, including roads proposed adjacent to riparian and other biologically sensitive habitat, avoid significant impacts to such areas.		On-going.
		3) Require that new development proposed in such locations be designed to: • Minimize or eliminate the potential for unauthorized entry into the sensitive area; • Create buffer areas adjacent to the sensitive area, incorporating the most passive uses of the adjacent property; • Protect the visual seclusion of forage areas		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	**Implementation & Progress:**
		from road intrusion by providing vegetative buffering; • Provide wildlife movement linkages to water sources and other habitat areas; • Provide native vegetation that can be used by wildlife for cover along roadsides; and • Protect wildlife crossings and corridors.		
		4) Design lighting systems so as to avoid intrusion of night lighting into the sensitive area.		On-going.
		5) As part of the environmental review process, require that projects determined to be located within a biologically sensitive area prepare documentation on the impacts of such development along with mitigation and mitigation monitoring programs.		On-going.
		6) Ensure that required biological assessments are conducted in cooperation with the California Department of Fish and Game and the U.S. Fish and Wildlife Service.		On-going.
		7) Within existing natural and naturalized areas, preserve existing mature trees and vegetation.		On-going.
		8) Within rural and hillside residential areas, permit only such natural vegetation to be removed as is necessary to locate home sites, construct access roads and ensure fire safety.		On-going.
		9) Enforce requirements that healthy, mature individual specimen trees be preserved in place, as per the City Municipal Code.		Tree Preservation Ordinance.
		10) Require builders and developers to prune, treat and maintain existing trees and plant new ones within future rights-of-way, public lands, common areas and development projects.		Tree Preservation Ordinance.
		11) Enforce the tree preservation ordinance as a means of managing the preservation of trees and their removal, where necessary.		Tree Preservation Ordinance.
		12) Require replacement at a 2:1 ratio of all mature trees (those with 24-inch diameters or		Tree Preservation Ordinance.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		greater measured 4½ feet above the ground) that are removed.		
		13) Develop an outreach program to schools and the community about the preservation and management of the City's rich biological resources.		To be implemented as part of City's New Natural Parkland Environmental Interpretive Project (commencing in 2011).
	Goal 5.8 Protect, document and minimize disruption of sites that have archaeological significance.			
		1) Avoid significant impacts in all new developments within areas determined to be archaeologically sensitive through the following measures: • Conduct an archaeological records search with the Archaeological Information Center in order to identify potential on-site sensitivities; • In cooperation with a qualified archaeologist, develop mitigation measures for projects found to be located in or near sensitive areas or sites; and • Require that environmental review be conducted for all applications within the area designated as archaeologically sensitive, including but not limited to grading, earth moving and stockpiling, and building and demolition permits.		On-going. Standard Condition of Approval for all new land use entitlements.
		2) Include the following statement as a condition of approval on all development projects: "If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease and the San Bernardino County Coroner's Office shall be contacted		On-going. Standard Conditions of Approval for all new land use entitlements.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		pursuant to Health and Safety Code provisions."		
		3) Coordinate with the San Manuel Band of Mission Indians when proposals for development projects are filed within the Areas of Sensitivity for Archaeological Resources (illustrated in Figure 5.2) through the following actions: • Notify the San Manuel Band of Mission Indians via notification mailings about proposed projects in archaeologically sensitive areas; and • Invite comments and suggestions to be forwarded to City staff and appropriate decision makers to aid the preservation and development review processes.		On-going.
	Goal 5.9 Manage mineral resources and extraction policies for short and long term safety, economic and land use compatibility considerations.			
		1) Identify any significant mineral resources within the City and, as feasible, protect them from encroachment by residential or other incompatible development, for future use.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B).
		2) Adopt policies and procedures for mining and processing of mineral resources.		Implementation of SMARA Ordinance.
		3) Develop criteria for location and operation of mineral processing to minimize adverse impacts to the environment, watersheds, wildlife, aesthetic resources, public health and safety, and adjacent land uses.		Implementation of SMARA Ordinance. Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B).
		4) Establish and implement Mining Reclamation Plans for any proposed mining operations in compliance with existing local, state and federal policies and statutes. Review land development proposals near resource areas or mining operations for land use		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson's RM adopted in June 2009.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		compatibility.		
		5) Require that mining plans include, but not be limited to the following: • Effects on terrain, natural and man-made slopes, permeability of soil, groundwater quality; • Protection of water quality through erosion, runoff and sedimentation control; • Protection of wildlife; • Control of noise, dust, vibration, smoke, odors and lighting; • Plans for rehabilitation and reclamation of lands; and • Proposed timing of extraction and reclamation activities • Offsite routes of travel.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson's RM adopted in June 2009.
		6) Investigate the adoption of a reclamation fee program designed to mitigate remaining scars from previous quarry operations.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson's RM adopted in June 2009.
		7) Pursue and implement a joint-powers agreement with adjacent cities and involved agencies for the management of natural resources located in the Santa Ana River Wash.		Adopted of the Upper Santa River Basin and Land Management Plan in 2009 (Plan B). CUP/Reclamation Plan for CEMEX & Robertson's RM adopted in June 2009. Agreement with the City of Redlands for SMARA compliance.
		8) Permit non-mining uses within the designated Open Space District only if a finding is made that no significant impacts on future regional mineral resources will result from project approval.		On-going.
	Goal 5.10 Maintain a high-quality system of parks that meet the needs of all segments of the community.			
		1) Develop and periodically update a Parks and Recreation Master Plan, with direction from the Planning Commission, Design Review Board and City Council, to identify specific future sites for additional parks and		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		recreational open space.		
		2) Supplement existing development fee program for parkland acquisition with other funding sources, grants and programs (fee sponsors, corporate sponsors, fund raising, for example).		"Mile Makers" and "Corporate Sponsorship" program initiated in March 2010. City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		3) Use the redevelopment process for the selection, acquisition and funding of additional parkland in western portions of the City.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		4) Prepare a phased strategy for developing new facilities.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		5) Assess areas of potential annexation into the City and, if necessary, negotiate an agreement with the County of San Bernardino to provide parks meeting City standards within areas of eventual annexation into the City.		Merged parcel in County (sphere of influence) north of East Highlands Ranch with natural open space parcels located within the East Highlands Ranch PUD (2009).
		6) Conduct periodic assessments of park and recreation facilities and services, including user surveys.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		7) Provide handicap access to all parks.		On-going.
		8) Develop a multi-dimensional recreation program for all citizen groups in Highland including exercise, arts and crafts and cultural enrichment.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		9) Provide a variety of activity options, including active and passive uses, within each park.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		10) Study the desirability of developing "specialty parks" such as skate, dirt bike, fishing and art parks.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		11) Evaluate the facilities and amenities of all City parks as part of the periodic update of the Parks and Recreation Master Plan.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		12) Conduct periodic user surveys on the design of public parks.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		13) Conduct service-area based design charettes with community members on park		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		design.		Recreation Master Plan" (tabled due to lack of funding in July 2010).
		14) Give priority to the acquisition of large parcels for the development of Community Parks that accommodate athletic fields.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		15) Encourage design competitions for new and remodeled parks.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		16) Continue to implement the local park ordinance through developer dedication of parkland or in-lieu fees.		On-going. City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		17) Require that new specific plans and planned unit developments (PUDs) incorporate sufficient park and recreation facilities along with natural open space areas, where appropriate, to serve the needs of their future residents.		On-going. City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		18) Given the residential focus in Highland, increase park standard acreage ratios above state required minimums.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		19) Connect newly developed parks, wherever practical, to the existing and future bicycle and recreational trail system.		On-going. City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		20) Initiate a long-term program to correct park deficiencies.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		21) Adopt a density bonus program for development that includes usable park and open space lands above the City-required standard.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		22) Develop recreational opportunities within the Greenspot area.		On-going. City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		23) Design parks in accordance with contemporary safety standards and "CPTED" (Crime Prevention Through Environmental Design) principles.		On-going. City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		24) Periodically evaluate parks for safety and		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		maintenance.		
		25) Conduct evaluation of park improvements to test for safety compliance, crime prevention and effective maintenance.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		26) Pursue joint public/private development of recreation facilities, especially in areas where joint development would maximize use of existing facilities, as well as add new land to the facility.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		27) Develop and implement a facilities plan that indicates the potential development of recreational facilities, their costs and implementation at selected school sites.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		28) Establish clear policies about the proper community use of school facilities including maintenance, scheduling, fees and regulations.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		29) Locate parks and recreation facilities within convenient walking and biking distance of all neighborhoods.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		30) Integrate park and recreation facilities with existing and future trail and bikeways, wherever practical.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
		31) Prepare templates for proper on and off-site signage for all parks.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (tabled due to lack of funding in July 2010).
	Goal 5.11 Provide excellent opportunities and facilities for hiking, equestrian and bicycle use through the Multi-Use Trail Master Plan.			
		1) Require, where appropriate, that residential, commercial and industrial developments within the City dedicate and construct trail links within their boundaries as part of the Multi-Use Trail Master Plan.		On-going.
		2) Provide equestrian, bicycling and pedestrian staging areas consistent with plan standards.		On-going.
		3) Support the acquisition of trail rights-of-		On-going.

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		way through dedication in conjunction with development activity or acts of philanthropy that occur prior to adoption of a route plan.		
		4) Where possible, locate trail easements within City-required landscaping or other easements.		On-going.
		5) Preserve, to the extent possible, existing formal and informal trail routes in the City, in particular routes that provide major northsouth and east-west access.		On-going.
		6) Where an established trail is jeopardized by impending development or subdivision activity, require the dedication of trail easements, where appropriate, to establish a planned trail system alignment.		On-going.
		7) Require proposed development adjacent to trail systems to dedicate land for trailhead access points.		On-going.
		8) Where feasible, use active and abandoned roads, flood control, utility and railroad rights-of-way, and other easements for potential sites for expanded trail use.		On-going.
		9) Refine, adopt and implement the Multi-Use Trails Master Plan to include, at a minimum, the following: • Indication of an exact trail location (e.g., which side of street, channel, etc.); • Identification of each trail with a name, approximate length and type; • Specific design standards for each trail; • Identification of logical rest areas and facilities; • Establishment of sign standards and locations for the various types of trails; and • Suggested funding sources and implementation strategies.		On-going. Community Trails Committee adopted a Work Program to prioritize projects inclusive of grant research (adopted in 2008).
		10) Work with local, state and federal agencies; adjoining cities and jurisdictions; interest groups; and private landowners, in an effort to promote a Citywide		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		trail system, and to secure trail access through purchase, easement, or by other means.		
		11) Locate trail linkages to minimize conflicts with motorized traffic.		On-going.
	Goal 5.12 Develop and maintain trail and bikeway connections to recreational facilities, schools, existing transportation routes, natural features and regional trail systems.			
		1) Provide trail connections between and/or along the major city and surrounding regional facilities, sites and features indicated on the Multi-Use Trails Master Plan.		On-going.
		2) Provide bicycle and pedestrian trails along major home-to-work, home-to-school and other travel routes, where appropriate.		On-going.
		3) Seek to construct or assist in the construction of those portions of the San Bernardino County Regional Trail system that are located within Highland.		On-going.
		4) Require the dedication of trail easements, where appropriate, for establishing a planned trails system alignment, or where an established trail is jeopardized by impending development or subdivision activity.		On-going.
		5) Where possible, designate and design new trail development near transit routes or heavily traveled areas.		On-going.
	Goal 5.13 Ensure the maximum safety and enjoyment of all trail system users.			
		1) Establish an educational program that will protect the health and safety of trail users by encouraging proper etiquette and procedures.		Trails Map and Information available on City's webpage.
		2) Access should be provided to the maximum		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		extent feasible to trail users of all abilities and all ages.		
		3) Adopt the following hierarchy of users on the City's trail system: • Bicyclists must yield right-of-way to all other users. • Runners must yield to hikers and equestrians (note: horses should not be on trails predominantly intended for bikes and pedestrians). • Hikers must yield to equestrians.		On-going.
		4) Implement two general levels of trail use: • Low Use and Natural Area: Standards shall apply to sections of the trail where terrain, remoteness, expected low usage, easement, or other restrictions make larger, multiple trails infeasible. • Urban (Maximum Accessibility): Standards define a relative flat, wide trail for use where little physical challenge is required and where wheelchair access can be accomplished. The grades are low, and the trail is wide and compacted or surfaced.		On-going.
		5) Require that cyclists adhere to the following requirements: • Alert hikers and equestrians of their presence. • Travel no faster than 15 mph, unless conditions warrant reduced speed. • Slow to 5 mph when passing and dismount when necessary.		On-going.
		6) Promote adherence to the following code of off-road bicycling responsibility, as developed by the International Mountain Bicycling Association: • Ride on open trails only. • Control your bicycle. • Always yield trail. • Never spook animals. • Leave no trace.		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		• Plan Ahead.		
		7) Maintain adequate line-of-sight on multiple use trails as determined by the City Engineer.		On-going.
		8) Incorporate, where feasible and without compromising safety, all compatible multiple uses on a single trail.		On-going.
		9) Where a single trail is not feasible or there is heavy use, provide alternate or parallel routes and/or design separate, dual trails.		On-going.
		10) Allow ample space in right-of-way for safe passage of users, for signing, fencing, separation of trails, trailheads and where appropriate, landscaping.		On-going.
		11) For trails in developed areas, provide a setback of at least 5 feet so that trail fence can be set back from the curb and planting strip.		On-going.
		12) Along narrow equestrian/hiking trails (less than 6 feet wide) with steep side slopes (greater than 30 percent), provide passing areas at regular intervals to allow hikers and other equestrians to pass.		On-going.
		13) Inform all trail users of the system's etiquette requirements through trailhead signs.		On-going.
		14) Reserve the right to temporarily close trails for safety and maintenance reasons, and post signs at convenient locations and outlets indicating the extent and probable length of closure.		On-going.
	Goal 5.14 Maintain and enhance the trail system's clear and informative signage.			
		1) Continue to use consistent and established sign styles and other symbols, for the trails system.		On-going.
		2) To the extent possible, develop signs that use easily identifiable symbols, natural materials and colors, and vandal-resistant construction.		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		3) Place signs in clearly visible areas such as at access points, trail heads, rest facilities and road crossings.		On-going.
		4) Use positive rather than negative language, emphasizing permitted activities rather than extensive "No!" signing, where appropriate.		On-going.
		5) Relate the number of signs to trail usage. More signage is appropriate in urban or high-use areas rather than natural or low use areas.		On-going.
		6) Develop a highly informative sign program incorporating such information as: • Destinations and mileage indicators along the trail route; • Connections to other trails and community facilities; • Areas where access is hazardous or restricted; • Areas in which dogs or other animals are not allowed; • Educational exhibits and informational displays; • Delineation of private property adjacent to trails; • Habitat restoration along or near trails; • Recognition of areas dedicated to or sponsored by an organization or individual; • Vista points, pullouts, or rest stops; • Etiquette or permitted and nonpermitted uses; and • Speed limits for bicyclists and equestrians.		Trails Map available on the City's webpage. On-going.
	Goal 5.15 Develop a multi-faceted program of trail maintenance with public and private participation.			
		1) Monitor public use of trail system on a regular basis so that maintenance issues can be addressed on a timely basis.		"Adopted a Trail" program information available on the City's webpage.
		2) Enforce trail regulations as a means of controlling trail use, and ensure that		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		regulations for different trail segments within various jurisdictions do not conflict.		
		3) Develop a program to enlist volunteers and volunteer organizations on trail development, operations and maintenance, education, and enforcement activities.		"Adopted a Trail" program information available on the City's webpage.
		4) Locate trailheads in areas of high visibility and access.		On-going.
		5) Develop or open to public use trails and/or easements only after a public agency (which may be the City of Highland) or private organization agrees to accept maintenance and liability responsibilities.		On-going.
		6) Conduct a feasibility study of a possible off-road vehicle park or recreation area.		City Council Work Program Item for 3rd Quarter 2010 – adoption of "Parks and Recreation Master Plan" (consultant to be approved by CC in July 2010).
		7) Maintain an up-to-date map of all existing and proposed dedicated public trail easements in the General Plan.		Trails Map available on the City's webpage.
		8) Ensure that all proposed trails leading from the City into the San Bernardino National Forest are coordinated with the San Bernardino National Forest Service and consistent with the County of San Bernardino National Forest Land and Resource Management Plan.		On-going. Trails Map available on the City's webpage.
	Goal 5.16 Continue to encourage, support and adopt energy-conservation practices.			
		1) Consolidate and adopt energy-saving practices for all City departments.		Solar panels installed on roof of City's Environmental Learning Center. Solar panels to be installed on roof of City Hall and new Police Station in 2010.
		2) Monitor energy usage for all City facilities.		On-going.
		3) Provide information on free energy audits for the public given by public utilities.		
		4) Distribute energy-conservation information, in both English and Spanish, to residents and businesses through:		In formation available at the City's Environmental Learning Center.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		• Links to energy agencies and utilities on City's homepage • Brochures available at City Hall and other public facilities • Information and tips on utility bills. • Outreach programs to schools and businesses. • Environmental Learning Center.		
		5) Coordinate energy-related policies and actions with local utilities and energy agencies.		
	Goal 5.17 Encourage site design practices that reduce and conserve energy use.			
		1) Encourage energy and environmentally sustainable designs such as "Green Development Standards"—in the design and approval of new projects.		
		2) Orient buildings on the site to maximize the natural ventilation provided by prevailing breezes.		
		3) Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.		
		4) Increase minimum building insulation standards.		
		5) Encourage landscape design that cools buildings and blocks solar rays, such as the planting of deciduous trees on south and west facing elevations, and give Title 24 credit for landscaping.		
		6) Channel runoff to permeable surfaces through the design of roofs and rain gutter systems and drainage courses.		On-going. Implemented as part of the City's NPDES permit.
		7) Encourage energy-efficient retrofitting of existing buildings, where practical, throughout the City including assisting applicants in the		RDA Home Improvement Program.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		installation of more efficient HVAC (heating, ventilation, air conditioning) systems.		
		8) Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.		
		9) Establish a "green building" site design incentive program, such as density or height bonuses, reduced parking requirements, expedited plan check, and recognition programs.		City Council Work Program Item (2010/2011).
		10) Adopt LEED (Leadership in Energy and Environmental Design) design standards for public buildings.		Implemented with City's Environmental Learning Center, and new Police Station.
		11) Participate in the CEEP (Community Energy Efficiency Program) Certificate and Recognition Program.		City Council Work Program Item (2010/2011).
		12) Encourage a grey water recycling plan.		
	Goal 5.18 Continue to improve Highland's solid waste management and recycling efforts.			
		1) Continue to provide services to resident and businesses that facilitate community cleanup, curbside collections and diversion of oil and other hazardous waste materials		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.
		2) Where joint programs offer improved efficiency or reduced cost, collaborate with other entities in waste recycling efforts.		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.
		3) Maintain a comprehensive public education program, coordinated, in part, through the Environmental Learning Center, to stimulate recycling, reuse and waste reduction by its resident and businesses.		On-going.
		4) Continue to implement the policies and programs identified in the City's SRR (Source		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		Reduction and Recycling Element) and HHW (Household Hazardous Waste Element), and develop measures to evaluate their effectiveness.		
		5) Evaluate and update hazardous waste management programs and implement improvements based on current best practices.		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.
		6) Evaluate and update community education programs on solid and hazardous waste disposal to insure that this information is as broadly available as possible, especially through the school system.		Implemented in coordination with Solid Waste Franchise Agreements and Household Hazardous Waste Agreements.
		7) Aggressively pursue polluters and develop a fine program for distributors of fliers and leaflets found in parking lots.		*Consider removing this policy due to first amendment issues and recent court challenges.*
	Goal 5.19 Continue to support air quality planning through land use policies, outreach efforts and coordination with regional air quality agencies.			
		1) Reduce locally generated emissions through traffic flow improvements (including signal synchronization) and construction management practices.		Implemented through coordination with SANBAG.
		2) Encourage the use of public transit within the City through coordination with regional transit providers and publication of routes and timetables on the City website and publications.		Coordinated with Omni-trans by placing brochures in the City Hall Lobby.
		3) Encourage land use planning and urban design that reduces vehicle trips through mixed and multi-use development, consolidation of commercial development along major arterials, provision of pedestrian connections from residential to retail areas, and development of a multi-use Town Center.		On-going. Mixed-use Development Standards adopted in 2006. Greenspot Village & Marketplace Specific Plan.
		4) Establish performance standards for clustering residential areas near commercial		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		services where mixed use is not feasible.		Mixed-use Development Standards adopted in 2006.
		5) Expand citizen and business outreach and education programs, disseminated and conducted in the Environmental Learning Center, relating to policies that improve air quality		On-going.
		6) Provide incentives such as permit streamlining for industrial/commercial or residential development projects that meet or exceed air quality practices.		
		7) Encourage employers to develop trip reduction plans to promote alternative work schedules, ridesharing, telecommuting and work at-home programs, employee education and preferential parking.		Implemented through City's Trip Reduction Ordinance.
		8) Conduct City staff in-service training, in conjunction with regional air quality agencies, on the latest policies, techniques, programs and technology for air quality planning.		
		9) Work with SANBAG to develop guidelines for the location and design of land uses that are sensitive to air pollution.		Working with SANBAG and SCAG to implement SB375 (Sustainable Communities Strategy).
		10) Reduce particulate emissions from roads, parking lots, construction sites and agricultural lands to the maximum extent practical through dust suppression, street cleaning and other practices.		On-going.
		11) Establish grading and building permitting procedures so that all construction involving demolition or earth movement reduces fugitive dust emissions through the appropriate techniques (e.g., wetting).		On-going.
		12) Incorporate the provisions of SCAQMD Rule 403 (Fugitive Dust) into City land use administration rules and procedures.		On-going.
		13) Continue comprehensive efforts to reduce energy consumption.		
		14) Offer incentives to home-based businesses, carpool networks and park-and-ride facilities.		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		15) Evaluate the desirability of developing a multi-modal, transit hub in the City.		
Chapter 6 – Public Health and Safety Element				
	Goal 6.1 Minimize the risk to public health and safety and disruption to social, economic, and environmental welfare resulting from seismic and geologic activities.			
		1) Ensure that all new development, including facilities required for the provision of emergency services following a seismic or geologic event, adhere to proper construction design criteria.		On-going.
		2) Enforce the requirements of the Alquist-Priolo Earthquake Fault Zoning Act and require the preparation of reports pursuant to the Act as part of the development review process for all new projects.		On-going.
		3) Continue efforts to upgrade seismically hazardous (unreinforced masonry) buildings within the City, including compliance with the Unreinforced Masonry Building Mitigation Plan.		On-going.
		4) Continue to evaluate all new development within the Alquist-Priolo Earthquake Fault Zone.		On-going.
		5) Continue to evaluate the compatibility of critical, essential, high occupancy, and normal to low risk uses in areas of potential liquefaction during the review of all discretionary and ministerial actions.		On-going.
		6) Continue to review building and zoning codes to determine the need for specific standards for siting and seismic design criteria, especially for critical, essential, high		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		occupancy and normal to low risk structures.		
		7) Review existing critical and emergency structures for any significant siting, design, or construction problems that would make them vulnerable in an earthquake, and incorporate findings of the review into emergency operations plans and long-term programs for upgrading or relocating vulnerable facilities.		On-going.
		8) Continue to monitor new building materials used for earthquake stability and fire resistance and incorporate such materials into plan checks when applicable.		On-going.
		9) Continue to enforce as part of the development review process site-specific analysis of soils and other conditions related to the onsite impact of maximum credible seismic and geologic events.		On-going.
	Goal 6.2 Protect people and property from hazards related to slope instability.			
		1) Continue to enforce hillside development guidelines for proposed development within or nearby slope instability areas of the City.		On-going.
		2) Require appropriate structural design measures for proposed development within hillside or steep slope areas.		On-going.
	Goal 6.3 Reduce the risk to life and minimize physical injury, property damage, and public health hazards from the effects of a 100-year storm or 500-year storm and associated flooding.			
		1) Review all proposed development to ensure that structures designed for human occupancy are accessible in the event of a 100-year storm and are protected from the 100-year storm to a		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		point one foot above the floodplain.		
		2) Continue to evaluate the compatibility of critical, essential, high occupancy, and normal to low risk uses in areas within the 100-year floodplain during the review of all discretionary and ministerial actions.		On-going.
		3) Require a drainage study be completed by a qualified engineer prior to all proposed development to certify that the proposed development will be adequately protected and that implementation of the development will not create new downstream flood hazards.		On-going.
		4) Require all development in the City and its sphere of influence comply with discharge permit requirements established by the Regional Water Quality Control Board.		On-going.
		5) Encourage proposed development to balance or enhance the natural landscape features of a site in order to reduce the amount of impervious surfaces built within the City.		On-going.
		6) Continue to work with the San Bernardino County Flood Control District and the United States Army Corps of Engineers to receive and implement updated flood control measures and information.		
		7) Utilize flood control methods that are consistent with Regional Water Quality Control Board Policies and Best Management Practices (BMPs).		On-going.
	Goal 6.4 Protect life and property from the potential short- and long-term risks of transporting, storing, treating, and disposing of hazardous materials and wastes in the City.			
		1) Ensure compliance with current federal, state, and local regulations governing hazardous materials transport, storage,		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		treatment, and disposal by working with appropriate agencies.		
		2) Require that new facilities involved in the production, use, storage, transport or disposal of hazardous materials locate a safe distance from land uses that may be adversely impacted by such activities. Conversely, do not allow new sensitive facilities, such as schools, child-care centers, and senior centers, to be located near existing sites that use, store or generate hazardous materials.		On-going.
		3) Identify City roadways along which hazardous materials are routinely transported. If essential facilities, such as schools, hospitals, child care centers or other facilities with special evacuation needs are located along these routes, identify emergency response plans that these facilities can implement in the event of an unauthorized release of hazardous materials in their area.		
		4) Provide information to the public on regulations that address the transport, storage, treatment, and disposal of hazardous materials and wastes.		
		5) Maintain a variety of effective citywide programs for household hazardous waste collection.		
	Goal 6.5 Protect life and property from wildland–urban interface fires.			
		1) Review the vulnerability of new development in areas with the potential for wildland-urban interface fires and incorporate appropriate mitigation measures in the conditions of approval.		Enforcing California Building Code Chapter 7A in Very High Fire Hazard Safety Zones as of July 1, 2008. Adopted Updated State Fire Zone Maps.
		2) Ensure the adequate protection of proposed and existing development in areas subject to wildland-urban interface fires and balance the need for fire prevention measures with the		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		need to preserve significant biological resources.		
		3) In areas designated as Fire Hazard Zone I and Fire Hazard Zone II, and as set forth in the Municipal Code, continue to incorporate additional fire safety standards, such as: • Secondary or alternative access for all new development in a fire safety review area; • Increased setbacks from fuel modification areas and fire hazard areas; • Perimeter roads adjacent to development; or • Maintained fuel modification zones.		On-going.
		4) Prepare, develop, and distribute public information on the prevention of urban and wildland fires.		
		5) Continue to update the fire department five-year plan to identify fire hazards and risks, and ensure present and future fire protection needs.		
		6) Continue efforts to develop and maintain public fire prevention education and hazard abatement, in cooperation with other appropriate agencies.		
		7) Enforce the Fire Sprinkler ordinance for all newly constructed buildings.		On-going.
		8) Require all development to meet the emergency water service standards established by the East Valley Water District.		On-going.
		9) Encourage the use of fire proof construction materials.		On-going.
	Goal 6.6 Maintain effective emergency preparedness and response programs and coordinate with appropriate public agencies and neighboring jurisdictions to develop a regional system to respond to daily			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
	emergencies and major catastrophes.			
		1) Maintain the City's emergency plan including inventory of all local emergency resources.		On-going.
		2) Continue to support area wide mutual aid agreements and communication links with San Bernardino County authorities and other participating jurisdictions.		On-going.
		3) Evaluate the adequacy of access routes to and from hazard areas relative to the degree of development or use (e.g., road width, road type, length of dead-end roads, etc.).		On-going.
		4) Establish a working relationship with local amateur radio clubs and secure their voluntary participation in disaster recovery efforts.		On-going.
		5) Ensure adequate provision of public information to residents and businesses on actions to minimize damage and facilitate recovery from a natural disaster.		On-going.
	Goal 6.7 Reduce risk to people and property by limiting the type and intensity of development within identified aircraft potential zones and ensure adequate public notification of aircraft activities to residents in overflight areas.			
		1) Require the review of all new development in proximity to the San Bernardino International Airport for compliance with Federal Aviation Administration (FAA) requirements and the California Airport Land Use Planning Handbook with adopted plans.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009).
		2) Evaluate the compatibility of airport uses, activities, and operations with all new		Implemented by the adoption of the City's Airport Overlay Zone and Safety

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		development in proximity to the San Bernardino International Airport prior to approval and protect sensitive uses, such as residences, schools, hospitals, and libraries from overflight areas.		Compatibility Ordinance (2009).
		3) Require letters of advisement incorporating information in Conditions, Covenants and Restrictions (CCRs) or Real Estate Disclosures, which report where projects occur within the projected 65 Community Noise Equivalent (CNEL) and established Airport Influence Areas (AIA).		On-going. Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009).
		4) Encourage notification requirements and establishment of a buyer awareness program for areas of Highland within established Areas of Special Compatibility Concern.		On-going. Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009).
		5) Actively participate in San Bernardino International Airport planning efforts to: encourage economic advantages for the City; discourage intensification of negative impacts on Highland; ensure adequate mitigation of impacts and preservation of land values; and encourage aircraft arrivals and departures southwest of the Airport.		On-going
	Goal 6.8 Reduce mobile and stationary source air pollutant emissions through cooperation and endorsement of the San Bernardino Regional Air Quality Plan and support of feasible techniques, incentives, and regulatory measures to achieve significant air quality improvements and any necessary air quality related lifestyle and			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
	economic changes while sustaining continued economic growth.			
		1) Ensure consistency of Federal, State, and County legislation with Highland's Air Quality goal and policies.		On-going.
		2) Participate in formulating regional policies and solutions to air quality problems established by the San Bernardino County Regional Air Quality Plan.		
		3) Create and integrate innovative local emissions reducing pilot programs into city plans for future government facilities and equipment.		Installation of solar panels on City Hall, new Police Station, and Environmental Learning Center.
		4) Support the development and use of alternative fuel sources for transportation-related activities to reduce local government energy demand.		
		5) Participate in the establishment of public private partnerships for the provision of innovative public and private transportation services and systems where the enhancement of the local and regional air quality is a major goal.		
		7) Support current incentive programs that recognize and reward developments using new and innovative emission reduction techniques such as innovative efficient window glazing, wall insulation, and ventilation systems; efficient air conditioning, heating, and appliances; use of passive solar design, and solar heating systems; use of energy cogeneration and/or use of waste energy; and landscape techniques that reduce water consumption and provide passive solar benefits.		
		8) Develop transportation demand management programs and incentives to reduce home to work vehicle trips. Examples		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		of programs and incentives include: • Employee ride share and transit incentives in public agencies. • Employee ride share and transit incentives for employers with more than 25 employees at a single location. • Working with private agencies in the implementation of teleconferencing and telecommuting for employers with more than 25 employees at a single location. • Working with SANBAG to develop a public/private telecommunications center in San Bernardino County.		
		9) Reduce work trips in the City and peak period auto travel by enforcing the City's Transportation Demand Ordinance; supporting current staggered, flexible, and compressed work schedules in public agencies; working with private agencies to encourage work schedule flexibility programs for employers with more than 25 employees in a single location; educating City residents on the advantages of ride sharing and public transit; and encouraging the development of job-intensive uses within designated employment centers for local residents.		City Hall implemented a 9/80 work week.
		10) Reduce vehicle emissions by supporting the design and implementation of the Citywide system of bikeways and pedestrian trails as a non-polluting circulation alternative by requiring as part of the development review process the installation of planned bicycle routes, paths, and lanes where designated; and the construction of necessary bicycle parking and storage areas within convenient commercial, employment and recreation activity areas.		On-going.
		11) Reduce the number of vehicles driven to		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		work by requiring as part of the development review process that preferential parking be included in parking lot designs to high occupancy vehicles, vanpools, and shuttle services, if applicable.		
		12) Continue to encourage the integration of air quality planning with land use and transportation planning in the design, review, and development processes by: • Ensuring that site designs facilitate rather than discourage pedestrian movement between commercial development and residential or office uses (e.g., locate buildings adjacent to the street with parking behind such that pedestrians need not walk through parking lots to reach their destination; provide clear pedestrian paths and connections, etc.). • Supporting the mixed use overlay in the zoning ordinance as a means to enhance pedestrian movement throughout the City. • Providing for increased intensity of development in designated locations along existing and proposed transit corridors. • Supporting location and operational standards in the development code for ancillary employee services, including but not limited to child care, restaurants, banking facilities, convenience markets, at major employment centers for the purpose of reducing midday vehicle trips. • Continuing to develop interconnected traffic signal control system in all new projects, roadway improvements. Move forward with programs to retrofit existing signals on all streets where traffic volume and delay time is significant. • Enforcing parking lot design guidelines that encourage reciprocal parking designs and/or agreements between adjacent developments,		On-going. Base Line Beautification Program. Greenspot Village & Marketplace Specific Plan.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		provide for the consolidation of driveways along major commercial corridors such as Base Line, and require parking areas be efficiently designed so as to minimize internal circulation conflicts. • Integrating, where appropriate and feasible, traffic improvements (e.g., dedicated turn lanes and pockets, bus turnouts and shelters, restripe traffic lands for optimal traffic flow) into capital improvement projects that improve the efficiency of transportation systems. • Continuing to ensure that all new development applications include an air quality improvement summary per SCAQMD and SCAG Air Quality Handbook Guidelines, which describe the general methods used in development design to reduce air emissions.		
		13) Regulate the location and design of sensitive receptors (schools, day care facilities, hospitals and the like) from excessive and hazardous emissions to air pollution, and continue to support site plans that separate and/or buffer residential and sensitive receptors from freeways, arterials, point sources, and hazardous material locations.		On-going.
		14) Reduce particulate emissions from construction sites, grading activities, temporary roads and parking lots, and agricultural operations by enforcing requirements that minimize fugitive dust.		Implemented through development review and CEQA mitigation.
		15) Enforce compliance of new development with the Tree Preservation Ordinance.		On-going.
		16) Reduce particulate and stationary emissions attributed to the removal, transportation and processing of mineral resources by enforcing required permits and physical barrier requirements that minimize the effects of dust from day-to-day operations of mineral extraction, transportation, and		Implemented through the adoption of CUPs for CEMEX and Robertson's RM.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		processing facilities.		
Chapter 7 – Noise Element				
	Goal 7.1 Protect sensitive land uses and the citizens of Highland from annoying and excessive noise through diligent planning and regulation.			
		1) Enforce the City's Noise Control Ordinance consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes and subdivision and zoning regulations.		On-going.
		2) Encourage the use of site planning and architectural techniques such as alternative building orientation and walls combined with landscaping to mitigate noise to levels consistent with interior and exterior noise standards.		On-going.
		3) Require mitigation where sensitive uses are to be placed along transportation routes to ensure compliance with interior and exterior noise standards.		On-going.
		4) Consider the compatibility of proposed land uses with the noise environment when preparing, revising or reviewing development proposals.		On-going.
		5) Prevent the siting of sensitive uses in areas in excess of established 65 dBA CNEL without appropriate mitigation. Special attention should be paid to potential development within the 65 dBA CNEL noise contour of the San Bernardino International Airport and mining operations of the Santa Ana River.		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		6) Work with San Bernardino International Airport Authority to ensure that future airport planning activities encourage consistency with adopted City land use plans and minimize impacts on Highland's economic development opportunities and quality of life.		On-going Adoption of SBIA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		7) Require that site-specific noise studies be conducted by a qualified acoustic consultant utilizing acceptable methodologies while reviewing the development of sensitive land uses or development that has the potential impact sensitive land uses. Also require a site-specific noise study if the proposed development could potentially violate the noise provisions of the General Plan or City ordinance.		On-going.
			1) Coordinate with school districts to ensure that schools are located and designed so that: • interior noise in classrooms does not exceed 45 CNEL • noise exposure does not exceed 65 CNEL at classroom buildings; and • noise exposure does not exceed 70 CNEL on playgrounds and athletic fields.	
			2) Coordinate with the San Bernardino International Airport Authority to minimize flight patterns over the City.	
			3) When site and architectural design features cannot sufficiently reduce adverse noise levels, or cannot be economically provided, require the provision of noise barriers/berms, provided that noise barriers: • are sufficiently massive to prevent significant noise transmission and high enough to shield receiver from	

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			noise source; • noise barriers exhibit a minimum acceptable density of four pounds per square foot (equivalent to 3/4-inch plywood): • contain no cracks or openings; and • minimize the effect of flanking by bending the barrier back from the noise source at the end of the barrier.	
			4) Require landscaping treatment to be provided in conjunction with noise barriers to provide visual relief and to reduce aesthetic impacts.	
			5) Require realtors representing homebuyers in the vicinity of the gun club to inform new buyers of the existence of potential noise impacts associated with gunfire.	
			6) Maintain a noise complaint file to document areas of excessive noise in the City.	
	Goal 7.2 Encourage the reduction of noise from transportation-related noise sources such as automobile and truck traffic.			
		1) Guide the location and design of transportation facilities to minimize the exposure of noise on noise-sensitive land uses.		
		2) Employ noise mitigation practices, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		3) Require that development generating increased traffic and subsequent increases in the ambient noise level adjacent to noise sensitive land uses provide appropriate mitigation measures.		
		4) Minimize truck traffic through residential neighborhoods.		
		5) Encourage the development of alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips and noise.		
			1) Maintain roadways so that the paving is in good condition to reduce noise-generating cracks, bumps and potholes.	
			2) Use the daily design capacity identified in the General Plan and the posted speed limit to quantify the design noise levels adjacent to transportation routes for mitigation purposes.	
			3) Require evaluation of highway and arterial roadway extensions for potential noise impacts on existing and future land uses.	
			4) Consider the effects of truck routes, truck traffic, posted speed limits and future motor vehicle volumes on noise levels adjacent to transportation routes when planning improvements to the circulation system.	
			5) Work with Caltrans to landscape or install mitigation elements along freeways and highways adjacent to existing residential subdivisions or noise-sensitive uses to beautify the landscape and reduce noise, where appropriate.	
			6) Monitor proposals for future	

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			transit systems and require noise control to be considered in the selection of transportation systems that may affect the City.	
	Goal 7.3 Protect residents from the effects of "spill over" or nuisance noise.			
		1) Enforce the City's Noise Control Ordinance so that new projects located in commercial or entertainment areas do not exceed stationary-source noise standards at the property line of proximate residential or commercial uses, as appropriate.		
		2) Prohibit new industrial uses from exceeding commercial or residential stationary-source noise standards at the most proximate land uses, as appropriate. (Industrial noise may spill over to proximate industrial uses so long as the combined noise does not exceed the appropriate industrial standards.)		
		3) Require that construction activities employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.		
		4) Require that the hours of truck deliveries to commercial properties abutting residential uses be limited unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at another hour.		
		5) Ensure that buildings are constructed to prevent adverse noise transmission between differing uses located in the same structure and individual residences in multi-family buildings.		
			1) As a condition of approval, limit non-emergency construction	On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 6:00 p.m. Discourage construction on weekends or holidays except in the case of construction proximate to schools where these operations could disturb the classroom environment.	
			2) Ensure that the design and placement of air conditioning units and pool equipment within residential areas is accomplished in a manner that does not intrude upon the peace and quiet of adjacent noise-sensitive uses.	On-going.
			3) Encourage the use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences or make applicant provide evidence as to why the use of such barriers is infeasible.	
Chapter 8 – Housing Element				
(See Attached HCD Forms)				
Chapter 9 – Economic Development Element				
	Goal 9.1 Maintain a balance of land uses that generates consistent and sufficient revenue for			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
	public services now and in the future.							
		1) Provide an appropriate mix of retail development in focused commercial centers along commercial corridors.						
		2) Promote the expanded the Business Park and Industrial land use designations in the southern parts of the City to capture regional demand and growth potential from future airport development.						
		3) Promote the emerging Highland Town Center as a mixed-use zone capable of capturing a wide range of public, commercial and residential development.						
		4) Promote quality in-fill housing along corridors and on infill sites in adjacent neighborhoods to support retail development.						
		5) Promote a mix of housing types and range of prices necessary to provide a diverse labor force.						
		6) Establish and apply updated criteria and procedures for reviewing the fiscal effect and overall project quality of new development proposals, zone changes and revitalization efforts.						
		7) Evaluate the effect of new retail and office development on the capture of local shopping dollars.						
	Goal 9.2 Consolidate and revitalize commercial development that provides attractive and convenient shopping, service and professional uses, and entertainment opportunities for its residents.							
		1) Consolidate commercial development into						

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		selected intersections along Base Line.		
		2) Develop implementation plans for a new Highland Town Center, which include: • a phased development approach; • a conceptual design plan and design guidelines to ensure quality development; and • a marketing and business assistance program.		
		3) Target key retail sectors to maintain a strong, local share of sales tax revenue.		
		4) Create physical and visual linkages between Highland's historic district and the emerging Town Center.		CVS/Baker's project in 2008. Design for Town Center street arch approved by City Council in 2009. Base Line Beautification Program includes historic street lamp designs.
		5) Promote additional commercial development around major freeway interchanges.		On-going.
		6) Develop strategies to attract visitors who are traveling to and from mountain resort destinations.		Implemented through the installation of large freeway oriented business signage.
		7) Study the desirability of establishing an Infill Development Incentive program for targeted sites along major corridors and in adjacent neighborhoods.		
		8) Inventory, map and disseminate information on vacant, underutilized properties and in existing commercial centers in redevelopment project areas to realtors and developers.		Map available on City's website and provided to the general public and Chamber of Commerce. Map disseminated at ICSC events.
		9) Participate in San Bernardino International Airport planning efforts to enhance compatibility with Highland's economic development objectives and quality of life.		Joint IVDA, City of San Bernardino and Highland Specific Plan for areas around the SBIA.
	Goal 9.3 Continually monitor and enhance Highland's business promotion and economic development activities and programs.			
		1) Establish, maintain, use and update a list of		On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		targeted industries and professional organizations for business promotion and location/relocation in Highland.		Achieved and placed on the City's webpage.
		2) Prepare focused market analyses of its best opportunities in both the retail and business/industrial sectors.		
		3) Coordinate business promotion activities with the Chamber of Commerce.		The Chamber of Commerce is a co-tenant with the City during the Annual International Council of Shopping Centers Conferences.
		4) Continue to update economic development opportunities on the City's homepage.		
		5) Continue and promote the City's well-publicized, user-friendly and competitive permit assistance program.		
		6) Establish partnerships with local real estate professionals to develop strategies for promoting and marketing opportunities within Highland.		City Staff has on on-going relationship with two local real estate companies who assist the City as needed.
		7) Undertake periodic market demand updates as part of the City's economic development strategy.		Achieved through the City's on-going subscription to Claritas.
	Goal 9.4 Continue prudent fiscal management and balanced land use policies that increase public revenues commensurate with the growth of public infrastructure and services.			
		1) Maintain steady growth in key public revenue sources, such as property taxes and sales taxes, in order to provide high quality public services and capital facilities.		Continued development of the Golden Triangle Policy Area and within the Town Center Policy Area.
		2) Establish the desired level of service for public services such as fire, police, public works and community services, and prioritize these public service areas for the allocation of revenues for ongoing operations and		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		maintenance costs.		
		3) Evaluate the effectiveness and reliability of existing sources of funding that provide funds for public improvements needed to support projected growth, such as redevelopment monies, development impact fees and grants.		
		4) Maintain a Capital Improvement Program (CIP) that establishes required capital improvements projects, priorities and revenue sources for each capital project.		On-going.
		5) Explore alternative funding sources in light of uncertain and changing State financial arrangements with cities, researching the applicability of new grants and funding sources to provide funding for CIP projects.		
		6) Evaluate the feasibility of local financing approaches to provide future sources of funding for public services, such as: property based landscape and lighting districts, business improvement districts, special taxes and special assessments.		
		7) Maintain retail competitiveness to provide a reliable tax base for increased public municipal revenues needed to support growth.		
		8) Coordinate with the Chamber of Commerce and the business community to maintain a business attraction program that will provide a mix of good paying jobs and increased sales tax revenues		
		9) Implement land use policies that address a balance of land uses to generate a mix of jobs, increase public revenues and promote fiscal stability.		
	Goal 9.5 Develop one of the Inland Empire's most sought after and successful industrial and business park districts along the 5th Street corridor.			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		1) Promote light industrial and business park uses along 5th Street.		On-going.
		2) Continue proactive and cooperative planning efforts as a member of the Board of the San Bernardino International Airport.		Joint IVDA, City of San Bernardino, Highland Specific Plan for areas around the SBIA.
		3) Develop and implement streetscape improvement plans for 5th Street as a major gateway corridor to the airport area.		On-going. CIP and IVDA.
		4) Adopt design guidelines for the creation of a high quality business park environment including architectural standards, signage, landscaping and parking.		Joint IVDA, City of San Bernardino, Highland Specific Plan for areas around the SBIA.
		5) Limit nonconforming development that might compromise the integrity of the area as an industrial/business park center.		On-going. Implemented through the City's Non-conforming Ordinance.
	Goal 9.6 Continue to play an active role in providing timely information about employment opportunities and workforce education.			
		1) Support career education programs in local schools such as the Regional Occupation Program, career academies, internships, job shadowing, Career Speaker Programs, Career Day and other programs.		
		2) Tailor job training and placement programs to all economic segments of the community.		
Chapter 10 – Community Design Element				
	Goal 10.1 Create a unified and attractive community identity within the context of diverse neighborhoods and land uses.			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		1) Continue to designate primary and secondary entry points for gateway monumentation into the City.		Town Center Entry Arch Sign on Base Line proposed. Monument sign on Base Line located on east end of SR210 proposed.
		2) Incorporate the City logo in public spaces and public facilities.		On-going. New Trails Logo on Trail Signs and Patches. City Logo on City Street Signs. San Manuel Village Freeway Signage.
		3) Identify, preserve and enhance view corridors of major landmarks, community facilities and natural open space in the planning and design of all public and private projects.		On-going.
		4) Continue to identify opportunities to incorporate public art in conjunction with redevelopment and capital improvements projects.		On-going.
		5) Pursue unifying streetscape elements for major corridors, including coordinated streetlights, landscaping, public signage, street furniture and hardscaping.		Base Line Beautification Program. Greenspot Road Beautification Program.
		6) Ensure that the design of all public facilities fits well into its surroundings and incorporates symbolic references to the City of Highland.		On-going.
	Goal 10.2 Create attractive and visually unified major arterial corridors through specialized streetscape and landscape improvement plans.			
		1) Incorporate unifying and consistent streetscape elements—landscaped parkways and medians, regularly spaced trees, street lighting and street furniture—for the City's major arterial corridors.		Base Line Beautification Program. Greenspot Road Beautification Program.
		2) Incorporate City-themed design features such as banners, gateway and monument signage, and specialized landscaping in appropriate areas and as a part of		Base Line Beautification Program. Greenspot Road Beautification Program.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		streetscape improvement plans.		
			1) Develop plans for design enhancements at key intersections to include specialized paving, enlarged setbacks and accent landscaping and signage.	Base Line Beautification Program. Greenspot Road Beautification Program.
			2) Continue to underground utility lines along the City's arterial corridors.	On-going. City's Underground Utility Ordinance. Rule 20A Funding.
			3) Develop sign guidelines for major arterials.	
			4) Develop a specialized streetscape plan for 3rd and 5th Streets featuring a formal street and landscape plan along with appropriate gateway and monument signage for the developing industrial/business park area.	Joint IVDA, City of San Bernardino, Highland Specific Plan for areas around the SBIA. CIP and IVDA.
			5) Develop specialized streetscape plan for Victoria Avenue featuring formalized landscaping and signage that identifies the entrance to Highland and the San Bernardino International Airport.	
			6) Methodically upgrade existing structures to improve aesthetics and compatibility with adjacent uses along corridors.	Highland Plaza across the street from City Hall (RDA project).
			7) Lower the height of street monument signs to street level.	Sign Code Update 2010.
			8) Choose median tree species that reflect the historic traditions of the City and are consistent with indigenous vegetation.	
			9) The use of fire resistant plants and trees is encouraged, especially in areas near the foothills. If palms, or other similar trees, are used, space trees far enough apart to keep	On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			fire from traveling from one tree to another, an occurrence more likely during Santa Ana wind conditions.	
	Goal 10.3 Create a Town Center that is visually distinctive and vibrant and combines retail, residential, civic, cultural and recreational uses.			
		1) Heighten the sense of arrival to the Town Center through differentiated edge treatment including entry signs, specialized landscaping, street furniture and differentiated paving.		Town Center Street Sign Arch design approved by City Council. Base Line Beautification program.
		2) Encourage an appropriate mix of retail, office and civic uses to ensure the economic viability of the area.		
		3) Encourage compactness. Successful town centers stimulate energy and pedestrian activity by concentrating uses.		
		4) Provide convenient and consolidated parking where cars are screened from view, wherever possible.		
		5) Provide comfortable pedestrian amenities—quality sitting areas, wide paths and shade—along with specialized and engaging design features, such as interesting fountains or public art, which draw and maintain people's attention.		
		6) Design plazas and people gathering places to be consistent with the policies described in "People Gathering Places" of this Element.		
		7) Incorporate references to the City's history and regional setting in the Town Center design.		
			1) Require future development within the Town Center to demonstrate consistency with the Town Center Vision, General Plan policies and, where applicable, the	On-going.

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			Mixed Use design guidelines contained within the Development Code.	
	Goal 10.4 Encourage mixed and multi-use development that is attractively designed, convenient, and contains the desired mix of retail, office and residential uses.			
		1) Encourage design flexibility in mixed/multi-use development by allowing both a vertical and/or horizontal mix of uses.		
		2) Locate mixed/multi-use development in areas of high visibility and accessibility.		
		3) Segregate residential parking from commercial and office parking.		
		4) Provide each residential use with its own private space (such as balconies, patios, terraces or upper level private gardens and plazas) along with larger communal spaces such as lobbies, central gardens or courtyards, and convenient connections to the street and retail uses.		
		5) Where a vertical mix of uses occurs, site retail or office uses on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.		
		6) Locate commercial/retail uses near the sidewalk to provide high visibility from the street.		Will encourage in the Town Center Policy Area.
		7) Minimize the visual impact of surface parking by providing berms, landscape buffering and/or locating parking lots to the rear or side of buildings or below buildings.		On-going.
		8) In multi-use development, locate retail and commercial development close to street for higher visibility and residential uses behind		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		for convenience and privacy.		
	Goal 10.5 Encourage the development of attractive, vibrant and convenient commercial centers through careful application of design policies and development standards.			
		1) Design highly visible entrances to retail activity centers through accent landscaping and lighting, enhanced intersection features, monument signs and other design amenities.		On-going.
		2) Design commercial centers with a unifying design theme, but add visual interest through rich architectural detailing, varied massing and rooflines, and accent lighting and landscaping.		East Highlands Village Shopping Center, CVS/Baker's, Highland Crossings.
		3) Locate buildings and building frontages close to the street and street corners with parking behind or to the side of the buildings. Where this is not possible or practical, ensure that street-facing parking is shielded through landscaping or berms.		On-going.
		4) Provide ample landscaping for internal parking areas using landscaped bays and overstory shade trees.		On-going.
		5) Clearly delineate pedestrian routes from parking areas to retail uses to allow easy and safe pedestrian movement.		On-going.
		6) Encourage pedestrian-scale features such as shaded sitting areas, fountains, arcades, canopies and/or awnings, customized signage and strategically located secondary entrances.		Proposed for the Town Center Policy Area and Golden Triangle Policy Area.
		7) Provide people-gathering places and amenities such as miniplazas, courtyards, benches, outdoor eating areas, specialized landscaping, accent lighting, public art, shade, trash receptacles and water fountains.		Proposed for the Town Center Policy Area and Golden Triangle Policy Area.
		8) Link newly developed retail activity		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		centers, where practical, to surrounding residential or office uses through clear and safe pedestrian and bicycle connections.		
		9) Encourage internal access between adjacent properties in order to minimize curb cuts along major thoroughfares.		On-going.
		10) Provide walls when necessary for security and/or privacy from adjoining residential uses. When walls are necessary, pedestrian breaks should be provided for access to commercial uses.		
		11) Encourage creative wall design to avoid a blank appearance and utilize landscape buffers as an alternative to walls to facilitate pedestrian linkages to commercial areas.		
	Goal 10.6 Maintain and enhance single-family neighborhoods with attractive streetscapes, compatible architecture and a high quality of life.			
		1) Incorporate landscaped parkways, consistently spaced street trees, continuous sidewalks and pedestrian-scale streetlights, wherever possible.		
		2) Require new and infill development to be of compatible scale, materials and massing relative to existing development.		
		3) Encourage a variety of architectural styles, massing, floor plans, façade treatment and elevations to create visual interest along the street.		
		4) Encourage street facing architecture by placing entries and porches at the front of the residence and connecting them to the sidewalk by a pathway.		
		5) Encourage a blend of compatible architectural styles that contain rich façade detailing, varied rooflines and quality		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		materials incorporated on all four sides of the residence.		
		6) Site garages back from the street and minimize street frontage devoted to driveways and vehicular access.		William Homes SF Housing Project on Palm Ave (2010).
		7) Consider small lot developments with rear allies that position the garage and driveway to the back of the site to avoid garagedominated streetscapes.		
		8) Maintain, improve and/or develop parkways with canopy street trees, providing shade, beauty and a unifying element to residential streets.		
		9) Encourage maximum landscape coverage of the front yard area as defined by the front setback.		
		10) Where desirable, encourage traffic-calming measures such as the actual or visual narrowing of streets through widened parkways, canopy trees and neck-down curbs at intersections.		
		11) Design front-yard fencing that is low-scale, partially transparent and of compatible color, style and materials as the primary residence. Long and solid fences and walls are discouraged unless placed along the side or rear yards.		
		12) In areas of small lot development, incorporate design features that connect it with adjoining areas such as consistent setbacks, building height and pedestrian connections.		
		13) Establish design and development standards for entire single family developments from the start—remain consistent with enforcing requirements and standards.		
	Goal 10.7 Improve the visual quality of Base Line with mid-block corridor residential			

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
	developments that are compatible with adjoining residential uses.							
		1) Buffer mid-block residential development from arterials through minimum setback requirements, landscaped parkways and semitransparent fencing.						
		2) Design the street-facing façades of corridor development to include extensive architectural detailing, varied surface treatment and interesting rooflines to convey an attractive domestic character.						
		3) Provide highly visible and well-lit connections to adjacent residential and commercial development.						
		4) Encourage visual continuity along mid-block residential development through landscaped parkways, regularly spaced street trees and rhythmic variations of residential façades, styles and colors.						
		5) Reduce the visual impact of parking through consolidated parking arrangements, shared driveway access, alley-accessed designs, landscape buffers and recessed, covered parking structures.						
		6) Encourage visual breaks in appropriately scaled walls and fencing along the corridor to balance privacy needs with aesthetic impacts. Long continuous blank walls are highly discouraged.						
		7) With multiple-family development, require that each unit have garage parking and a reasonable amount of usable private space including elevated decks, terraces, porches or rear yards.		Implemented through the City's multi-family development standards.				
		8) On large project sites, encourage design flexibility by using maximum dwelling units per acre as a parcel average to allow for greater provision of on-site open space and						

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		project amenities.		
		9) Require lot consolidation for lots under same ownership, wherever practical, to encourage more flexible design solutions and viable parcel sizes.		On-going.
		10) Provide pedestrian access and connections to nearby retail, transportation, recreation and educational centers, where practical.		
		11) Require new and infill development to be of compatible scale, materials and massing relative to existing development.		
	Goal 10.8 Ensure that industrial and business park development is professional and attractive in appearance through coordinated site planning, signage and architectural design guidelines.			
		1) Strengthen the image of industrial and business park areas through entry monument signage, distinctive landscaping and complementary architectural design elements.		
		2) Encourage contemporary, clean and distinctive industrial buildings with clearly visible entrances.		
		3) Avoid long, blank building walls by incorporating vertical and/or horizontal façade articulation and modulation and varying use of color, materials and landscaping.		
		4) Promote the use of 5th Street as a gateway to San Bernardino International Airport through improved signage, gateway monumentation and skyway landscaping.		
		5) Capitalize on the access to industrial areas created by nearby State Route 30 through improved signage and gateway monumentation.		
		6) Provide incentives for consolidating smaller		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		industrial lots into larger parcels.		
		7) Screen parking, storage and service areas from public view with landscaped walls, berms and appropriate landscaping treatments.		
		8) Where practical, underground or screen utilities and utility equipment or locate and size them to be as inconspicuous as possible.		New development condition of approval. Implemented through the City's commercial and residential design guidelines.
		9) Reduce the impact of industrial uses on adjacent neighborhoods and commercial areas by buffering them with walls and landscaping and/or by locating service, delivery and loading areas as far as possible from adjacent uses and public streets.		
		10) Encourage adjacent industrial buildings to create shared outdoor gathering places that are landscaped and provide relaxing environments for staff and employees.		
		11) Locate restaurants and other convenience retail and service uses in close proximity to industrial uses to reduce unnecessary workday car trips by employees and business clients.		
	Goal 10.9 Support and strengthen public and private efforts to preserve historic structures and neighborhoods.			
		1) Encourage restoration and preservation of existing historic residences, buildings and neighborhoods that reflect the architectural character and streetscape patterns of early Highland.		Neighborhood Pride Single Family Rehab Program is made available to Historic District Residents. Distribution of Newsletter describing preferred restoration methods & funding.
		2) Assist eligible property owners to use federal and state incentives for the restoration and maintenance of historic properties, such as the State of California's Mills Act, which allows for a reduction in property taxes for qualified owners.		Mills Act available and advertised.
		3) Develop a clear pedestrian and vehicular		

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		connection between the City's emerging Town Center and the existing Historic District.		
		4) Design and incorporate entry signs, informational plaques, streetscape improvements and other edge and boundary treatments at points of entry into the district and at other points of interest.		Plaque Program / District Identification Signs in place.
		5) Update the design guidelines pamphlet for rehabilitation, remodeling and new construction within the historic district.		On-going. Achieved.
		6) Review and enhance the City's community outreach program for historic preservation through links on the City's webpage, incentive programs for property owners, sponsorship of community events and other efforts.		Neighborhood Pride Program. Citrus Harvest Festival.
		7) Link the City's agricultural past to its current preservation efforts.		Citrus Harvest Festival.
			1) Evaluate the desirability of adopting and applying a historic district overlay zone, which would include design review standards for rehabilitation, remodeling and new construction, to Highland's historic area.	
			2) Evaluate the desirability of adopting and applying design guidelines or special zoning to the small East Highland Village historic neighborhood.	Adopted in 2009.
			3) Develop a walking tour of the historic district, with informational placards along the way, to promote interest in the district.	On-going. Achieved.
			4) Study the feasibility and possible extent of adaptive reuse of residential and commercial buildings in the Historic Village District on a parcel-by-parcel basis.	
			5) Develop design guidelines for the	

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
			adaptive reuse of historic residential buildings for commercial uses and commercial buildings for residential uses.					
	Goal 10.10 Guide the development of a variety of attractive, engaging and convenient public spaces, including plazas, pedestrian areas and recreational open space.							
		1) Design plazas with: • Ample seating space; • A central focal point or amenity of interest such as public art or fountain; • Proximity to and visibility to and from the street; • Combinations of sun and shade; • All age groups in mind; and • Public space framed by surrounding buildings.						
		2) Locate plazas in areas of high visibility such as near streets or along sidewalks or pedestrian paths.						
		3) In areas of heavy pedestrian use, provide wide sidewalks that allow room for window shopping, pedestrian passage, outdoor dining and landscape buffers.						
		4) Incorporate civic, regional or vernacular design elements such as historical markers and educational exhibits, where appropriate.		New Police Station Memorial Plan planned at the s/e corner of Central Avenue and Base Line.				
		5) Incorporate pedestrian scaled, distinctive lighting fixtures in community facilities and other public places with occasional or frequent evening use.						
		6) Design recreational amenities and parks with all age groups in mind and incorporate architectural and landscape elements						

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		consistent with City or regional design themes.		
		7) Incorporate small sitting areas and/or shaded courtyards close to shopping areas but buffered from parking and traffic impacts.		
		8) Adopt standards for civic and mini-plazas containing seating, tree and amenity requirements.		
	Goal 10.11 Promote attractive, appropriately scaled and well-coordinated signs.			
		1) Continue to develop and enhance the City's graphics and sign program for street signs, parks, public facilities and other civic areas.		
		2) For commercial centers along arterial corridors, encourage monument signs that are clearly visible, identify key uses and reflect the design theme of the development.		
		3) Within commercial centers, use complementary, yet distinctive, sign styles.		On-going.
		4) Within commercial centers, encourage high quality signage, including wall signs, raised letter signs, projecting double-faced signs and customized logos, which complement the architecture of the building or center of which it is a part.		On-going.
		5) Discourage signs that incorporate blinking or flashing elements, pole structures, roof signs or the use of temporary lettering or structures.		On-going. Implemented through City's Sign Code.
		6) Encourage and develop smaller-scale, customized, pedestrian oriented signs within the Town Center.		Sign Code Update.
			1) Develop a sign guidelines manual with examples of appropriate signs of various scales for arterials, commercial centers and the Town Center. Maximum height limits	Sign Code Update.

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			would need to be defined.	
	Goal 10.12 Encourage development that is energy efficient and environmentally sustainable.			
		1) Encourage landscaping practices that increase energy efficiency and conserve natural resources such as:		On-going. Implemented through the City's new Water Efficiency Ordinance.
		2) Planting trees and incorporating landscaped berms to provide shade and wind buffering		On-going.
		3) Using native and drought-tolerant landscaping ("xeriscaping") and drip irrigation to conserve water resources.		On-going.
		4) Encourage designs that channel runoff to permeable surfaces.		On-going.
		5) Encourage transit-oriented, infill development to make efficient use of existing land.		
		6) Encourage site planning and building orientation that maximizes solar and wind resources for cooling and heating.		
		7) Encourage the use of ecologically sound building materials such as those made of recycled content and contain low amounts of volatile organic compounds (VOCs).		State Adopted Green Building Standard Code will take effect on July 1, 2010.
		8) During construction, require developers and builders to protect topsoil in order to reduce dust and runoff impacts.		On-going. Enforcement of NPDES and BMPs
		9) Encourage local recycling and composting initiatives at the neighborhood level.		
			1) Participate in the CEEP (Community Energy Efficiency Program) Certificate and Recognition Program.	City Council Work Program Item (2009/2010) – "Establish a Green Building Site Design Incentive Program (LEED & CEED)" -
			2) Adopt LEED (Leadership in Energy and Environmental Design) design standards for public buildings.	City Council Work Program Item (2009/2010) – "Establish a Green Building Site Design Incentive Program (LEED & CEED)"

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
			3) Provide "green planning" site design incentives, such as density or height bonuses, reduced parking requirements, reduced processing fees and expedited plan checks.	City Council Work Program Item (2009/2010) – "Establish a Green Building Site Design Incentive Program (LEED & CEED)"
			4) Continue to use water and energy conservation practices in all public buildings and on City property.	
			5) Sponsor community outreach and educational programs that encourage local schools to study and participate in green building design practices.	
	Goal 10.13 Appropriately buffer the boundaries between differing land uses and provide transitions where necessary.			
		1) Encourage the use of landscaped walls or fences that buffer residential areas from commercial uses to allow privacy and noise absorption.		
		2) Reduce the visual impact of freestanding walls by varying their alignment, adding landscaping and/or berms, incorporating decorative surface detailing and choosing materials similar to adjacent residential uses.		On-going.
		3) Locate service lanes, storage and noise-generating uses away from adjoining residential or commercial areas to buffer light industrial and business park areas.		
		4) Link newly developed commercial centers, where practical, to adjoining residential uses.		
		5) Encourage transitions that define boundaries but that also preserve a sense of openness and connectivity. For example, perimeter subdivision walls can contain occasional breaks to provide access to open space and adjoining areas.		

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		6) Reconsider subdivision design to reduce or eliminate perimeter block walls to allow more houses and structures to face the street.		
		7) Encourage use of landscaped trellises and accent landscaping at development entries rather than walls or structures.		
		8) Develop visual and functional transitions to the Town Center and Historic District through entry signs, specialized street lights, widened sidewalks and differentiated paving.		City Council Work Program – "Palm Ave Streetscape Design Guidelines" Summer 2011.
Chapter 11 – Airport Element				
	Goal 11.1 Reduce exposure of people to aircraft noise and overflights, and ensure adequate public notification through buyer awareness measures.			
		1) Limit the development of sensitive land uses located within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		2) Require acoustical analysis and noise mitigation measures for sensitive land uses, especially residential uses, in areas significantly impacted by noise.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		3) Ensure compliance of new development with noise standards in the Code of Federal Regulations and California Airport Noise Regulations.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		4) Ensure adherence to standards in the California Building Code (CBC) that govern acceptable interior noise levels associated with exterior airport noise sources.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		5) Participate in planning activities relative to the location and activity of airports and minimize negative impacts on economic development objectives and quality of life in the City.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
			1) Disseminate the latest information on noise mitigation through site planning review and construction techniques.	
			2) Review and respond aggressively to any proposals involving new flight patterns, more intense operations over the City, or relocation or extension of runways that would create the potential for noise impacts on sensitive land uses within the City.	
			3) Work with the San Bernardino International Airport Authority to encourage restrictions on hours of operation to minimize noise impacts.	
	Goal 11.2 Reduce the risk to people and property by limiting the type and intensity of development in identified impact areas, ensuring adequate emergency response facilities within or adjacent to airport uses, and requiring adequate public notification of safety policies and procedures.			
		1) Evaluate land use compatibility and safety issues in designated Airport Influence Areas (AIAs) by: • Coordinated planning with regional planning		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

Implementation Plan - Annual Review

General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:
		authorities • Compliance with applicable Airport Master Plans, Federal Aviation Administration (FAA) requirements and the California Airport Land Use Planning Handbook.		
		2) Limit the type and intensity of development in designated Airport Influence Areas (AIAs).		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		3) Avoid siting sensitive uses, especially residences, schools and hospitals, nearby airport runways or along approved flight paths.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		4) Encourage the development of open space areas in Highland adjacent to designated airport safety zones.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		5) Encourage notification requirements and establish a buyer awareness program for areas of Highland within established Areas of Special Compatibility Concern.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
		6) Work with the San Bernardino International Airport Authority to ensure that Airport Plans enhance economic advantage, minimize negative impacts to land values and protect Highland's quality of life.		Joint IVDA, City of San Bernardino, SBIA, and Highland Specific Plan for area around SBIA.
			1) Establish occupancy requirements (i.e., noise mitigation and height restrictions) within established airport easement or overflight areas as a condition of approval for new development.	On-going Adoption of SBIA & Highland Interagency Cooperative Agreement adopted on August 22, 2007. Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343
			2) Require letters of advisement incorporating information in Conditions, Covenants and Restrictions (CCRs) or Real Estate Disclosures, which report where projects occur within established 65 Community Noise Equivalent (CNEL) and an established Airport Influence Area (AIA).	Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343

City of Highland General Plan (Comprehensively Updated in 2006 – CC Resolution No. 2006-015)

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General Plan Element:	Goals:	Policies:	Actions:	Implementation & Progress:				
	Goal 11.3 Promote the development of the 5th Street Corridor as an attractive employment center and gateway to the San Bernardino International Airport.							
		1) Coordinate proactive airport planning efforts with the City of San Bernardino and the San Bernardino International Airport Authority.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		2) Promote the 5th Street Corridor as a visually unified, business friendly employment center.						
		3) Provide adequate transitions and/or buffers between existing residential neighborhoods and industrial and other incompatible land uses.						
		4) Participate in Airport planning efforts to promote compatibility with the City's General Plan.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		5) Ensure consistency with appropriate Airport Land Use Compatibility Plans, once adopted.		Implemented by the adoption of the City's Airport Overlay Zone and Safety Compatibility Ordinance (2009) – Ord No. 342, and 343				
		6) Encourage flexible development standards that account for changes in market demand related to airport cargo, storage and distribution.						
			1) Develop a comprehensive gateway boulevard streetscape improvement plan for 5th Street.	CIP & IVDA.				
			2) Develop comprehensive design guidelines for the landscaping, architecture and streetscapes within the 5th Street Corridor.	CIP & IVDA.				

Chapter 2

General Plan Housing Element Table, 2006-2014 Progress Evaluation.

Department of Housing and Community Development

Annual Housing Element Progress Report

City Name: City of Highland
Mailing Address: 27215 Base Line, Highland, CA 92346

Contact Person: Lawrence A. Mainez Title: City Planner
Phone: (909) 864-8732, Ext. 215 Fax: (909) 862-3180
E-mail: lmainez@cityofhighland.org

Reporting Period by Calendar Year: From: **January 2010 to December 2010**

These forms and tables are submitted to HCD and the Governor's Office of Planning and Research (OPR) each year for the prior calendar year; separate reports submitted directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

And

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					2	21	23				
(10) Total by income Table A/A3 ► ►					2	21	23				
(11) Total **Extremely Low-Income** Units*											

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* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	PENDING: 1. Rain Tree Apartments - Draft agreement prepared by Agency Counsel but tabled pending elimination of Redevelopment Agencies. 2. Base Palm Apartments - on-going discussions with owners. 3. Mountain Breeze Apartments - Awaiting proposal and proforma from property owner.
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	2					2	
No. of Units Permitted for **Above Moderate**	21					21	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level (see note)		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	**759**											759
	Non-deed restricted												
Low	Deed Restricted	**726**											726
	Non-deed restricted												
Moderate	Deed Restricted	**409**											404
	Non-deed restricted					3	2					5	
Above Moderate		**890**				6	21					27	863
Total RHNA by COG. Enter allocation number:		**2,784**											
Total Units ► ► ►						9	23					32	2,752
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Also RHNA includes vl & l carryover from 1998-2005 (vl=257 & l=371)(see Table 8.2 of City's 2006-2014 HE)

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	**Objective**		**Timeframe in H.E.**	**Status of Program Implementation**
1 **Single-family Rehabilitation**	1a	Assist 217 lower income & 171 moderate income hhs	2006-2014	on-going
	1b	Increase grant amount to $25,000	January 2007	completed
	1c	Continue to provide no-interest rate loans. 100 loans annually	Annually	completed, but at a rate of 50-60 loans per year.
	1d	Continue to participate in the "World Changes" Program.	Annually	completed
2 **Rental Rehabilitation**	2a	Develop a program to rehab single & multi-family rentals	Funding 2012/2013	no action
	2b	Continue rental inspection program	on-going	on-going
3 **Code Enforcement**	3a	Prohibit owners of substandard housing from claiming depreciation etc. on State income tax.	by June 2011	no action
	3b	Windshield surveys to identify areas with substandard housing and identify services.	commence 6 months after HE adoption	completed
	3c	Enforce Prop Maintenance Ord. HMC Section 15.52, and provide owners with info on Neighborhood Pride Grant.	on-going	on-going

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4 **Neighborhood Quality**	4a	Continue the Neighborhood Enhancement Program (NEP), and continue the Crime-free Multi-family Housing Program.	on-going	no action
	4b	Implement Neighborhood Pride Grant program	5 year objective	on-going. Continue implementing NP Grant; survey areas to identify substandard housing and needed service.
5 **Inclusionary Housing and Fees**	5a	Inclusionary Housing Ordinance	2006	Adopted in 2006.
	5b	Review in-lieu fee established for the Inclusionary Housing Ordinance.	December 2010, and biannually thereafter	on-going. As of 2011, the fees will be evaluated annually.
	5c	Evaluate Development Impact Fees to ensure they are minimum necessary to cover actual costs etc.	review bi-annually after the budget cycle	on-going
	5d	Assist in the development of adequate housing of lower and moderate income households by providing a comprehensive menu of opportunities.	various timeframes for individual projects throughout 2006-2014	on-going
6 **Regulatory Relief**	6a	Encourage the development of multifamily housing types by permitting units by right in multi-family zoned sites as identified in the HE.	one year from HE adoption	Planning Commission hearings conducted on May 17, 2011 and June 21, 2011. City Council anticipated to adopt development code and zone changes on July 26, 2011
	6b	Update the Land Use and Development Code to address updates to density bonus laws.	adopt updates by October 2010	Anticipate update complete in Fall 2011

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		6c	Increase staffing in the Redevelopment Department to increase efficiency and implementation of the City's housing programs	when funds become available	Completed in 2006 - hired a second housing technician
		6d	Incentivize lot consolidation for high density multi-family projects by expediting the process for sites identified in the HE.	June 2011	scheduled for late June Planning Commission Hearing and July City Council Hearing.
7	**Developer Outreach**	7a	Amend the Land Use and Development Code to include pre-application conference and advertise benefits on City's website and "come home to highland" website	June 2011.	scheduled for late June Planning Commission Hearing and July City Council Hearing.
		7b	Conduct an annual citywide analysis to assess and document the City and RDA housing activities in annual report to HCD	on-going	on-going
		7c	Continue to offer the City's brochure on zoning, development requirements, development fees and permitting procedures in City Hall and online	on-going	on-going. completed
		7d	Continue to utilize a digital database to track development applications and periodically post summaries on City's website	on-going	completed

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8 **Innovative and Efficient Housing**	8a	Encourage development on sites identified in the land resources section of the HE by providing inventory on City's website	within 3 months of HE adoption	completed
	8b	Discuss mixed-use housing development opportunities with property owners in the PD and Mixed-use Districts	June 2011.	to be scheduled with Compass Blueprint Grant from SCAG in Fall 2011.
	8c	Explore opportunities for incentivizing residential green building and renovation efforts	City Council Goal for 2009/2010	Incentive program completed and ready for City Council consideration in summer 2011.
	8d	Complete the filing of tentative tract map on the City owned land at Lillian Lane and provide land for residential developer	Map finaled in February 2010	completed
	8e	Continue to allow flexibility in design and development standards through PD and Mix-use District and policies provided in the Community Design Element of the General Plan	on-going	completed
	8f	Contact Southern California Edison (SCE) and The Gas Company to obtain latest information on energy efficient building technology	June 2011.	pending City Green Building Incentive Program scheduled to be adopted in Fall, 2011
	8g	Reduce energy waste by reviewing all residential buildings for compliance with Title 24	on-going	completed. City adopted new California Green Code in December 2010.

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9	**Residential High Density Special (R-4 zone)**	9a	Amend the General Plan and Land Use and Development Code to allow for the creation of a land use and zoning district called Residential High Density Special (HDS) and R4 that allows development between 20-30 du/ac	within 1 year of HE adoption	Planning Commission hearings conducted on May 17, 2011 and June 21, 2011. City Council anticipated to adopt development code and zone changes on July 26, 2011
		9b	Establish a Residential High Density Special Overlay on approximately 35 acres illustrated on page 8-20 of HE to accommodate a portion of the City's regional housing needs	within 1 year of HE adoption	Planning Commission hearings conducted on May 17, 2011 and June 21, 2011. City Council anticipated to adopt development code and zone changes on July 26, 2011
		9c	Develop and implement a formal on-going monitoring procedure to ensure sufficient residential capacity for units affordable to lower income households is maintain on sites identified to accommodate the regional need for lower income households	established concurrently with amendments to the Land Use and Development Code and Zoning Map detailed in program 9a and 9b	to be part of HE Annual Report to HCD. Planning Commission hearings conducted on May 17, 2011 and June 21, 2011. City Council anticipated to adopt development code and zone changes on July 26, 2011

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10 **Town Center Policy Area**		The City will explore the adoption of a Transit Oriented Development Project in the Town Center Policy Area	conduct discussion with Planning Commission and City Council by October 2011	to be scheduled with Compass Blueprint Grant from SCAG in Fall 2011.
11 **Second Units**	11a	Encourage the development of attached or detached second units per HMC Section 16.44.180	advertise the second unit ordinance on the City's website within 3 months of HE adoption	completed
12 **Homeowner Assistance Programs**	12a	Update the City's down payment assistance program to expand to maximum funding amount and adjust the terms to meet current market needs	in 2007 program terms changed to provide 10% of the home cost	completed
	12b	Apply to become a subordinate locality with the CalHFA which will allow the layering of first and second mortgages with below market interest rates	apply in 2010	no action
	12c	Provide additional homeownership resources to City residents by providing info at City Hall and on City's website`	October 2010.	completed

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13 **Rental Assistance**	13a	Support the Housing Authority's Housing Choice Voucher program by providing info at City Hall and City's website	on-going	completed
	13b	Subsidize and restrict existing rental projects, Raintree Apartments and Base Palm Apartments	provide resources to subsidize 32 vl income units and 48 l income units during planning period	on-going. See comment in Table A2.
	13c	Increase the affordable housing supply by actively seeking additional opportunities to subsidize and place long-term affordable covenants on market rate rental units	contact market-rate apartment property owners	on-going. Mountain Breeze Apartments - see comment in Table A2.
14 **Priority Services**	14a	Provide housing element to the water and sewer service providers and assist them in drafting policies to provide priority water and sewer service to affordable housing projects	provide HE and offer assistance upon adoption	Provided copy to East Valley Water District on April 28, 2011 as part of their Water Master Plan update.
15 **Redevelopment Subsidies**	15a	Continue to provide redevelopment agency subsidies to the development community in order to offset the cost of providing affordable housing	on-going	on-going

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16 **Fair Housing Mediation**	16a	Increase awareness of the City's partnership with the Inland Fair Housing & Mediation Board (IFHMB) by providing a link to their website on the City's website and City's annual newsletter, etc.	October 2010.	completed
	16b	Contribute to the regional evaluation of discriminatory housing practices by participating in the SB County Analysis of Impediments to Fair Housing.	Spring of 2010	completed
17 **Housing Preservation Program**	17a	Seek to reduce foreclosures by providing educational information to residents and refer concerned homeowners and homebuyers to nonprofits and provide info on City's website.	December 2010.	on-going
	17b	Establish a program to provide outreach to owners of affordable projects to ensure they understand ways to ensure affordability, such as partnering with the City or affordable housing organization	October 2010.	on-going

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18 **Housing for Disabled Persons**	18a	Enact a process for disabled individuals or those acting on their behalf to make request for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City.	January 2011.	Anticipate update complete in Fall 2011
	18b	Provide information materials on Southern California Edison's Customer Assistance Program at City Hall	December 2008.	Completed
19 **Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**	19a	Update the Land Use and Development Code to permit emergency shelter in the Business Park District, which has the capacity to provide at least one year-round shelter	January 2010.	Anticipate update complete in Fall 2011
	19b	Establish emergency shelter, transitional housing, & permanent supportive housing subcommittee, amend the Land Use & Development Code to permit emergency shelters without discretionary approval in BP, conditionally permit SRO units in BP, & permit Transititional and Permanent Supportive Housing as residential uses.	form subcommittee by November 2010, adopt plan by January 2011, and amend Code within 1 year of HE adoption	Anticipate update complete in Fall 2011

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	19c	Update the zoning code to differentiate between residential care facilities serving six or fewer residents	December 2010.	Anticipate update complete in Fall 2011
20 **Affordable Housing Preservation**	20a	Monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents	on-going	on-going
	20b	Update contact list of housing advocacy groups, public agencies, and non-profit organizations	update annually beginning in January 2010	on-going
	20c	Compile a list of all available lower and moderate income housing assistance programs and post on City's website and provide to developers during	December 2010.	on-going
21 **Mobile Home Preservation**	21a	Based on GC Section 65863.7, require the submission of a report detailing impacts of any proposed mobile home park conversion with the filing of any discretionary permit	require a report for each proposed conversion	on-going
	21b	Require all condominium and mobile home conversion applicants to relocate displaced residents	implement on a project by project basis during planning	on-going

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		21c	Define and distinguish manufactured housing from mobile homes and travel trailers, as set forth in HUD codes and define process for approving or disapproving such uses	adopt definitions and procedures by December 2010	Anticipate update complete in Fall 2011

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22 **Collaborative Partnership**	22a	Contact local affordable housing service providers to discuss partnering. The City will commit a portion of their lower income housing funds and specifically target service providers with experience with 0-30% AMI projects	December 2010.	on-going
	22b	Continue to maintain a roster of affordable housing developers	on-going	on-going

General Comments:

Certification by HCD pending. On January 25, 2011 the City of Highland City Council certified the 2006-2014 Housing Element in accordance with the Department of Housing and Community Development (HCD) conditional approval letter dated October 1, 2010. HCD conditionally approved the City's Housing Element on the condition it completed the rezoning of sites as required by Program No. 9 (R4 = 20-30 du/ac). Rezoning and development standards in accordance with Program No. 9 are being reviewed by the Planning Commission (April 19, 2011 and June 21, 2011). The City Council is anticipated to approve the zone changes at their public hearing on July 26, 2011.

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