

NOTICE OF RECIRCULATION & AVAILABILITY
RECIRCULATED PORTIONS OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
HARMONY SPECIFIC PLAN PROJECT (SPR-011-001)
SCH # 2012071065

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Lead Agency: City of Highland
27215 Base Line
Highland, CA 92346

NOTICE IS HEREBY GIVEN that the City of Highland, as lead agency, has prepared and is recirculating portions of the Draft Environmental Impact Report (DEIR) for Harmony Specific Plan for public review and comment pursuant to State of California Public Resources Code Section 21092 and *California Environmental Quality Act* (CEQA) *Guidelines* Section 15087. This notice is provided under State *CEQA Guidelines* Section 15088.5(d).

- Pursuant to State *CEQA Guidelines* Section 15088.5(c), if a revision to an EIR is limited to a few chapters or portions of the EIR, only chapters or portions that have been modified need to be recirculated. These recirculated portions of the DEIR contain new information and analysis regarding (1) biological, (2) air quality, and (3) traffic impacts.
- Interested agencies and parties are invited to comment on the Recirculated DEIR. Pursuant to State *CEQA Guidelines* Section 15088.5(f)(2), reviewers of this document should limit their comments to the new material that has been included in this recirculated document and should not make new comments on matters not included in the document.
- Comments that were previously submitted on the DEIR during the previous public comment period of March 21 through June 4, 2014 will be responded to by the City and should not be resubmitted.
- New comments that do not relate to the material that has been included in this recirculated document will not receive a response.

The Recirculated Portions of the DEIR are available for review at the locations listed at the bottom of this notice.

Project Title: **Harmony Specific Plan (SPR-011-001)**

Project Location: The proposed Project is located within the city of Highland at the eastern edge of the city adjacent to unincorporated areas of San Bernardino County and the San Bernardino National Forest. The Project site is located approximately six miles east of the State Route 210 (SR-210) freeway, 4.5 miles north of Interstate 10 and just north of SR-38. The proposed Project encompasses approximately 1,657 acres of land located within the “Seven Oaks Policy Area” of the city of Highland.

Project Description: The proposed Harmony Specific Plan is a master-planned residential community consisting of a maximum of 3,632 residential units on approximately 658 acres reflecting a mix of residential product types. Approximately 5.7 acres of the Project site is planned for development of neighborhood commercial land uses to provide retail goods and services to the community. An additional 15.9 acres of neighborhood commercial are allowed in residential areas designated with a Neighborhood Commercial Overlay.

Approximately one acre of the community greenway has been designated with an Agriculture Overlay; this area is envisioned to provide space for community gardens, stands for local farmers to sell their produce, and/or potentially recreational amenities for residents. The Project also includes the provision of approximately 4.3 acres for “The Parkhouse,” a private recreation facility featuring a clubhouse, swimming pool, and other active

and passive amenities. The Harmony Specific Plan provides for the development of one elementary school on an 8.3-acre site. The elementary school site is adjacent to a 5.0-acre joint-use neighborhood park. The Specific Plan also identifies a 1.5-acre site for the development of a new fire station. Additional public facilities totaling 18.5 acres could include water reservoirs, a water treatment facility, sewage treatment plant, or pump station. The Project includes the following land use applications: Specific Plan SPR 011-001 includes a land use plan, designation of planning areas, design and landscape guidelines and development standards; General Plan Amendment GPA 011-003 would amend the Land Use Element and the Circulation Element; Zone Change ZC 011-003 would change existing zoning to "Harmony Specific Plan SPR 011-001;" Tentative Tract Maps No. 18861 and 18871 would subdivide the site into eight lots for financing and conveyance purposes and subdivide the site into 73 numbered lots and 79 lettered lots, respectively. A Development Agreement would provide a framework for the development of the Harmony Specific Plan, establishing provisions related to phasing of development, timing of infrastructure and public facilities, provisions for infrastructure financing, and other development-related issues. Infrastructure improvements for this Project will include grading of the proposed site, circulation improvements, and water, sewer, and drainage facilities.

Potentially Significant Environmental Impacts Analyzed in the DEIR: The Draft EIR determined that the following issue areas have potentially significant environmental impacts which cannot be mitigated to below a level of significance: Air Quality, cumulative impacts to Air Quality, and Traffic/Transportation. As a result, adoption of a Statement of Overriding Considerations will be required in order for the Project to be approved.

Recirculated Portions of the DEIR: The City of Highland has determined that additional analysis relating to air quality, biological resources, and traffic should be incorporated into the DEIR and recirculated for public review and comment. The Recirculated Portions of the DEIR includes revisions to the portions of the DEIR specifically regarding: (1) the final location and design of the proposed biological corridor; (2) potential impacts to least Bell's vireo; (3) the plant communities located on the Project site; (4) potential cumulative biological impacts associated with the City's plan to provide a new bridge across Mill Creek near the southeast corner of the Project site; (5) traffic impacts in the City of Redlands; and (6) air quality modeling results. The portions of the DEIR that have been modified include pages within Section 1, Executive Summary; Section 5.2, Air Quality; Section 5.4, Biological Resources; Section 5.16, Transportation; and Section 7, Other CEQA Topics.

Listed Toxic Site: As discussed in the DEIR for the project, the Project site is not a listed toxic site pursuant to Government Code Section 65962.5.

Public Review: Copies of the Recirculated Portions of the DEIR and all documents referenced therein are available during normal business hours at the City of Highland Planning Division (at the address listed above) from August 29, 2014 through October 13, 2014. This Notice of Availability, the Recirculated DEIR and the Draft Harmony Specific Plan are also available on the City's webpage at www.ci.highland.ca.us/Downloads/. A copy of the Recirculated DEIR is also available for public review at the Highland Sam J. Racadio Library, 7863 Central Avenue, Highland, CA 92346. Comments on the Recirculated Portions of the DEIR must be submitted in writing, and should be sent to the City of Highland Department, attention: Kim Stater, City Planner, 27215 Base Line, Highland, CA 92346, or by email at kstater@cityofhighland.org no later than 5:00 PM Monday, October 13, 2014 in order to be addressed in the Final EIR. Notification of the date, time, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

Please contact Kim Stater at (909) 864-8732, ext. 204, with any questions.