



CITY OF HIGHLAND
27215 Base Line, Highland CA 92346
Planning Division
Phone: (909) 864-8732, extension 204
Fax: (909) 862-3180
Attention: Kim Stater
PROJECT NOTICE COMMENT SHEET
September 24, 2014

THE FOLLOWING APPLICATIONS HAVE BEEN FILED WITH THE CITY OF HIGHLAND. PLEASE REVIEW THE INFORMATION AND RETURN THIS SHEET WITH YOUR COMMENTS AND/OR RECOMMENDATIONS NO LATER THAN **OCTOBER 24, 2014.**

PROJECT/FILE#: “Harmony Specific Plan”
Specific Plan SPR-011-001
General Plan Amendment GPA 011-003
Zone Change ZC-011-003
Tentative Tract Map TTM-012-001 for Maps 18861 and 18871
Development Agreement DA-012-002
Environmental Review ENV-014-002

LOCATION: Within the City of Highland at its eastern edge, adjacent to unincorporated areas of San Bernardino County and the San Bernardino National Forest. The site is approximately six miles east of State Route 210, 4.5 miles north of the Interstate 10 and just north of State Route 38. The Project encompasses approximately 1,657 acres of land within the “Seven Oaks Police Area” of the City of Highland.

PROJECT DESCRIPTION FOR THE HARMONY SPECIFIC PLAN:

The 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. An additional 15.9 acres of neighborhood commercial are allowed in residential areas designated with a Neighborhood Commercial Overlay.

Of the total Project area of 1,657 acres, approximately 830 acres, or 50% of the entire community, is planned for parks, recreation, and open spaces (natural and manufactured). Approximately 535 acres will remain in natural open space, while approximately 110.7 acres of parks and 111.8 acres of community greenway will be developed. 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 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 5.1 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 for which we invite your comments:

- **Specific Plan SPR-011-001:** The Specific Plan includes a land use plan, designation of planning areas, design and landscape guidelines and development standards.
- **General Plan Amendment GPA-011-003:** The General Plan Amendment would amend the Land Use Element and the Circulation Element.

- **Zone Change ZC-011-003:** Would change the existing zoning from Planned Development to “Harmony Specific Plan SPR-011-001.
- **Tentative Tract Maps TTM-012-001:** Tentative Tract Maps No 18861 and 18871 would subdivide the site into eight lots for financing and conveyance purposes and the further subdivide the site into 73 numbered lots and 79 lettered lots, respectively.
- **Development Agreement DA-012-002:** 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 the Project will include grading of the proposed site, circulation improvements, and water, sewer, and drainage facilities.
- **Environmental Review ENV014-002:** Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report was prepared for the Project. The Draft Environmental Impact Report (DEIR) was available for public review from March 21, 2014 to June 4th, 2014. The Recirculated Sections of the DEIR (RDEIR) are available for public review from August 29, 2014 to October 13, 2014. Comments received after October 13th will be considered late. Public Noticing of each comment period was provided previously under separate cover. Notices and documents related to the environmental review can be found on the City’s website listed below.

**** Documents and Plans are available on the City’s Website: <http://www.ci.highland.ca.us/Downloads/>**

The Following Comments and/or Recommendations Apply to the above referenced item(s) (attached comments if necessary):

THIS APPLICATION HAS BEEN FILED WITH THE CITY OF HIGHLAND PLANNING DIVISION. PLEASE REVIEW THE INFORMATION AND RETURN THIS SHEET WITH YOUR COMMENTS AND/OR RECOMMENDATIONS NO LATER THAN **OCTOBER 24, 2014**. A PUBLIC HEARING ON THIS ITEM WILL BE SCHEDULED IN THE FUTURE FOR WHICH YOU WILL RECEIVE NOTICE IN THE SAME MANNER. IF WE RECEIVE NO COMMENT, THEN WE WILL ASSUME YOU HAVE NO CONCERNS. YOU NEED NOT RETURN THE ATTACHMENTS.