

**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
Harmony Specific Plan Project (SPR-011-001)
State Clearinghouse No. 2012071065**

To: Responsible Agencies, Trustee Agencies, and interested parties

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

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 the Interstate 10 (I-10) freeway 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.

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 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: 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, and 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.

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

Public Review: Copies of the Draft EIR and all documents referenced in the Draft EIR are available at the City of Highland Planning Division (at the address listed above) from **March 21, 2014** through **May 5, 2014**. This Notice of Availability, the Draft EIR 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 Draft EIR is also available for public review at the Highland Sam J. Racadio Library, 7863 Central Avenue, Highland, CA 92346. Comments on the Draft EIR 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, May 5,**

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.

If you have questions, contact Kim Stater at (909) 864-8732, ext. 204.