



# City of Highland

27215 Base Line, Highland, CA 92346  
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## NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND CITY COUNCIL TO CONSIDER THE FOLLOWING DESCRIBED PROJECT:

### **HARMONY SPECIFIC PLAN**

**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

**PROJECT 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 Policy Area” of the City of Highland.

**DESCRIPTION OF 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 620 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 874.4 acres, or approximately 50% of the entire community, is planned for parks, recreation, and open spaces (natural and manufactured). Approximately 582 acres will remain in natural open space, approximately 104.2 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 5.3 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: 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 Map No. 18861 would subdivide the site into eight lots for financing and conveyance purposes. Tract Map No. 18871 would further subdivide the site into 70 numbered lots and 99 lettered lots.
- 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 previously available for public review from March 21, 2014 through June 4<sup>th</sup>, 2014. Recirculated Sections of the DEIR (RDEIR) were available for public review from August 29, 2014 through October 13, 2014. Public Noticing of each comment period was provided previously. Notices and documents related to the environmental review can be found on the City’s website listed below. The Final EIR is available for review.

*On May 3, 2016, the Highland Planning Commission approved Resolution 2016 - 005 recommending the City Council take the following actions: 1) Adopt a Resolution to certify the Environmental Impact Report including the Findings of Fact, Mitigation, Monitoring, and Reporting Program and Statement of Overriding Considerations; 2) Adopt a Resolution to approve General Plan Amendment GPA-011-003, to amend Land Use Element Table 2.1 with respect to density within the Seven Oaks Planned Development Area, and amend the Circulation Element to establish new roadway classifications and cross sections and update the Roadway Network Map and Bikeways Map; 3) Introduce an Ordinance to amend the City’s Official Zoning Map to change the existing zoning designation from Planned Development to “Harmony Specific Plan SPR 011-003” (ZC-011-003); 4) Introduce an Ordinance approving the Harmony Specific Plan establishing it as the legal document to implement the General Plan land use designation of Planned Development and the Harmony Specific Plan SPR-011-001 zoning district for the Specific Plan Area; 5) Introduce an Ordinance approving Development Agreement DA-012-002; 6) Adopt a Resolution to Approve Tentative Tract No. 18861, subdividing the property into eight lots for the purpose of finance and conveyance; and 7) Adopt a Resolution to Approve Tentative Tract No. 18871, further subdividing the property into 70 numbered and 99 lettered lots to serve as the Project’s Master Tract Map.*

**PLACE OF HEARING:** Highland City Hall  
City Council Chambers  
27215 Base Line  
Highland, CA 92346

**DATE AND TIME OF MEETING:** June 30, 2016  
6:00 p.m.

ANY PERSON AFFECTED BY THIS PROJECT MAY SUBMIT THEIR CONCERN IN WRITING PRIOR TO THE PUBLIC HEARING OR APPEAR IN PERSON AND BE HEARD IN SUPPORT OR OPPOSITION TO THE PROPOSAL AT THE TIME OF THE HEARING.

THE PROPOSED PROJECT APPLICATION AND ENVIRONMENTAL FINDINGS MAY BE VIEWED AT THE CITY PLANNING DIVISION AT 27215 BASE LINE, HIGHLAND CALIFORNIA DURING REGULAR BUSINESS HOURS OR ON THE CITY'S WEBSITE AT <http://www.ci.highland.ca.us/Downloads/>.

CITY CONTACT: KIM STATER, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, (909) 864-8732, EXTENSION 204.

NOTE: IF YOU CHALLENGE THIS APPLICATION IN COURT, YOU MAY BE LIMITED TO RAISING THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARINGS, OR IN WRITTEN CORRESPONDENCE.