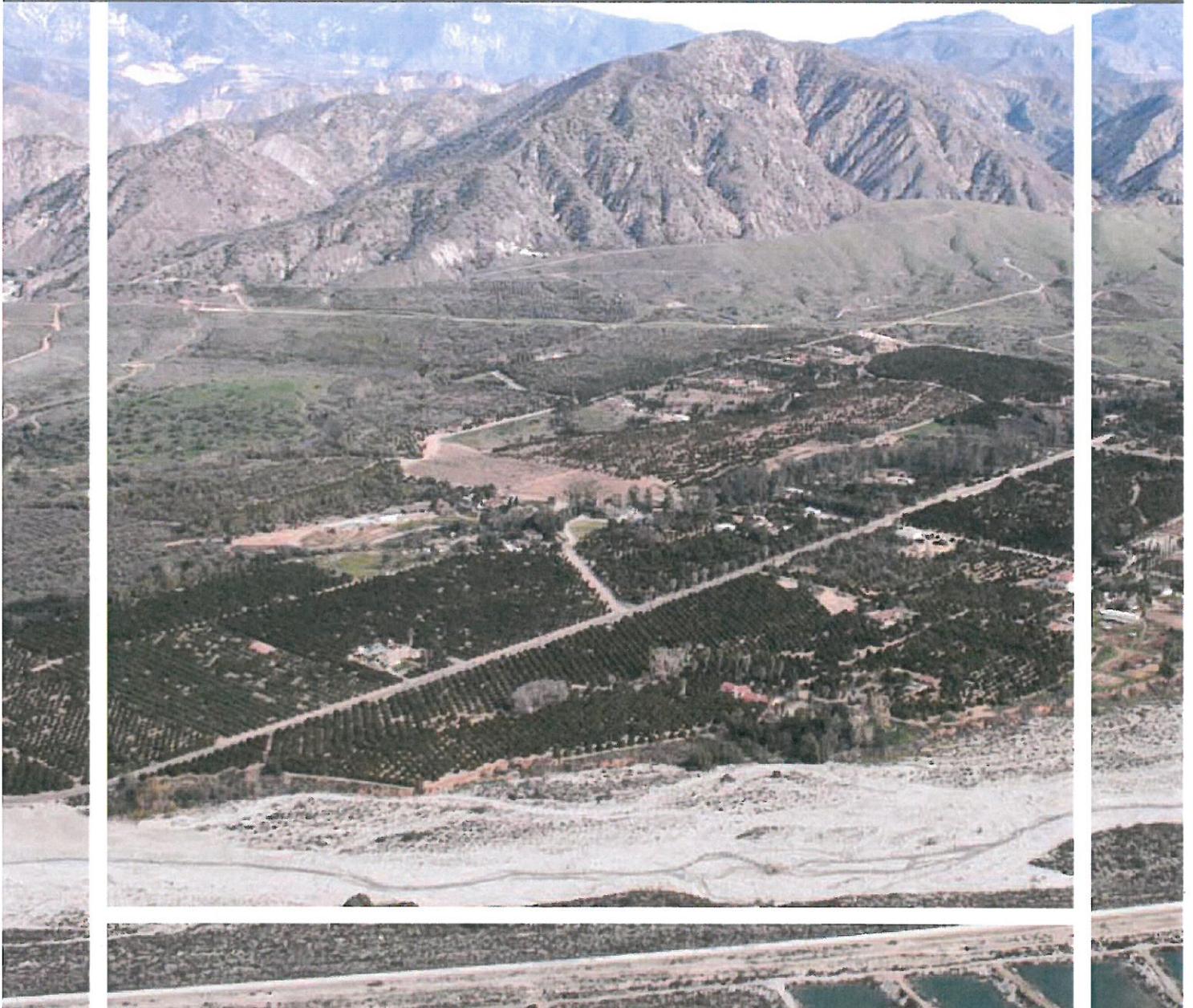


Meeting Notice for the

Harmony

DRAFT SPECIFIC PLAN

August 2015 | City of Highland, California





City of Highland

27215 Base Line, Highland, CA 92346
Telephone (909) 864-8732 FAX: (909) 862-3180

NOTICE OF PUBLIC MEETINGS

TWO (2) PUBLIC MEETINGS HAVE BEEN SCHEDULED TO DISCUSS THE HARMONY SPECIFIC PLAN AND RELATED LAND USE APPLICATIONS:

MEETING NO. 1 **Orange County Property Subcommittee Meeting**

Date & Time: Tuesday, December 1, 2015, at 3:30 p.m.
Location: Highland City Hall
Conference Room A
27215 Base Line, Highland, CA 92346

The Orange County Property Subcommittee is comprised of two City Councilmembers and one Planning Commissioner. The purpose of the meeting is for City staff and the Applicant/Owner to update the Subcommittee on the project. The Subcommittee may provide comments and directives, but will not take action to approve or deny the project.

MEETING NO. 2 **Highland Planning Commission Study Session**

Date & Time: Thursday, December 3, 2015, at 5:00 p.m.
Location: Highland City Hall
Leo Donahue Council Chambers
27215 Base Line, Highland, CA 92346

This Study Session is a follow up a previous Study Session held in October 2014. Staff will be providing information related to unanswered questions from the earlier meeting. The Study Session is an informal setting at which City Staff and the Applicant/Owner will dialogue with the Planning Commission and public related to any aspect of the project. The Commissioners may give directives or recommendations, but will not take action to approve or deny the project.

Subsequent Public Hearings are anticipated to be scheduled in December 2015 or January 2016. Public notice for said Hearings will be provided as required by law.

HARMONY SPECIFIC PLAN DESCRIPTION

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 Police 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 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 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, while 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 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 previously available for public review from March 21, 2014 to June 4th, 2014. The Recirculated Sections of the DEIR (RDEIR) were available for public review from August 29, 2014 to October 13, 2014. 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. The Final EIR will be made available in advance of future public hearings.

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

ANY PERSON AFFECTED BY THIS PROJECT MAY SUBMIT THEIR CONCERN IN WRITING PRIOR TO THE MEETINGS OR APPEAR IN PERSON AND BE HEARD IN SUPPORT OR OPPOSITION TO THE PROPOSAL. FOR MORE INFORMATION, PLEASE CONTACT KIM STATER, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, AT (909) 864-8732, x204 or kstater@cityofhighland.org.