



City of Highland

NOTICE OF A PUBLIC HEARING OF THE HIGHLAND PLANNING COMMISSION

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATIONS:

FILE/INDEX: *Mediterra Project, Tentative Tract Map No. 18893*
Planned Unit Development (PUD-13-001)
Tentative Tract Map 18893 (TTM-14-002)

APPLICANT: Sunland Communities on behalf of Greenspot Corridor and Calvary Chapel San Bernardino

LOCATION: The site is generally located north of Greenspot Road and east of Santa Paula Street in the City of Highland, San Bernardino County.
Assessor Parcel Numbers 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, and 0297-061-29, 297-201-05.

PROPOSAL: The project allows establishment of a planned development consisting of a low density residential development of 200 residential lots, a medium density development of 110 residential units, six (6) estate lots, two (2) parks, landscaping, and a water quality management basin on approximately 178 gross acres.

The Project includes the following land use applications:

Planned Unit Development PUD-13-001: The Planned Development document will describe the land use plan, circulation, infrastructure, public safety, design objectives, architectural guidelines, recreation, streetscape, fencing, consistency with the City's General Plan and implementation.

Conditional Use Permit CUP-14-005: Approval of a conditional use permit is required to implement the Planned Development Document.

General Plan Amendment GPA-15-001: The General Plan Amendment would change the Land Use designation of the site from Agriculture/ Equestrian (0 – 2.0 dwelling units per acre) to Planned Development (PD).

Zone Change ZC-15-002: Would change the existing zoning from Agriculture/Equestrian Residential (A/EQ) to Planned Development (PD).

Tentative Tract Map TTM-14-002: Tentative Tract Map 18893 would subdivide the site into 204 numbered lots and 10 lettered lots.

Environmental Review ENV-15-006: The project was analyzed pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration is proposed for adoption.

ENVIRONMENTAL ASSESSMENT: A Mitigated Negative Declaration was prepared and circulated in accordance with the California Environmental Quality Act.

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

DATE AND TIME OF MEETING: Tuesday, February 16, 2016
6:00 p.m.

ANY PERSON AFFECTED BY THIS 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. T

HE 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 MEETINGS, OR IN WRITTEN CORRESPONDENCE.

IN THE CITY OF HIGHLAND
 TENTATIVE
 TRACT MAP NO. 18893
 BEING A SUBDIVISION OF A PORTION OF

DATE: AUGUST, 2015
 PREPARED BY: [unreadable]
 DRAWN BY: [unreadable]
 CHECKED BY: [unreadable]
 DATE: [unreadable]

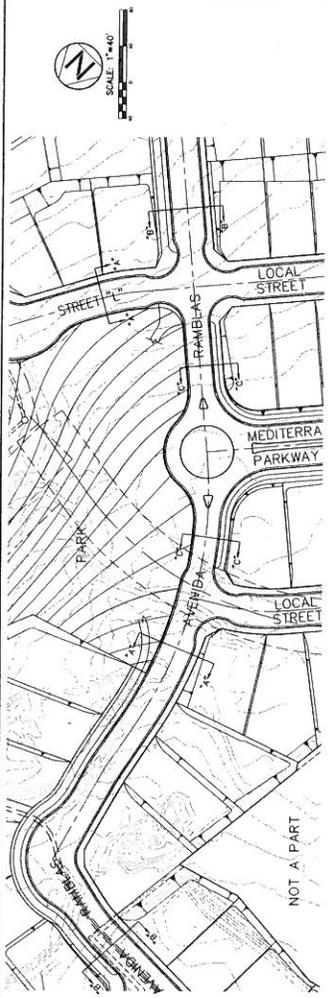
NOTES:

1. EXISTING GRADE, ELEVATION, AND USE RESTRICTIONS IN APPLICABLE JURISDICTIONS (20-15 001)
2. PROPOSED GRADE, ELEVATION, AND USE RESTRICTIONS IS SHOWN IN THIS DOCUMENT
3. THERE ARE APPROXIMATELY 1500 SQUARE FEET OF STREET IMPROVEMENTS WHICH ARE REQUIRED
4. OTHER GRADING TO BE SHOWN AS A PART OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO:
5. THERE ARE 3 EXISTING STRUCTURES ON PLOT 1, TO BE DEMOLISHED AND 2 TO BE REBUILT

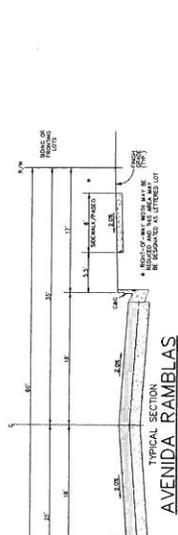
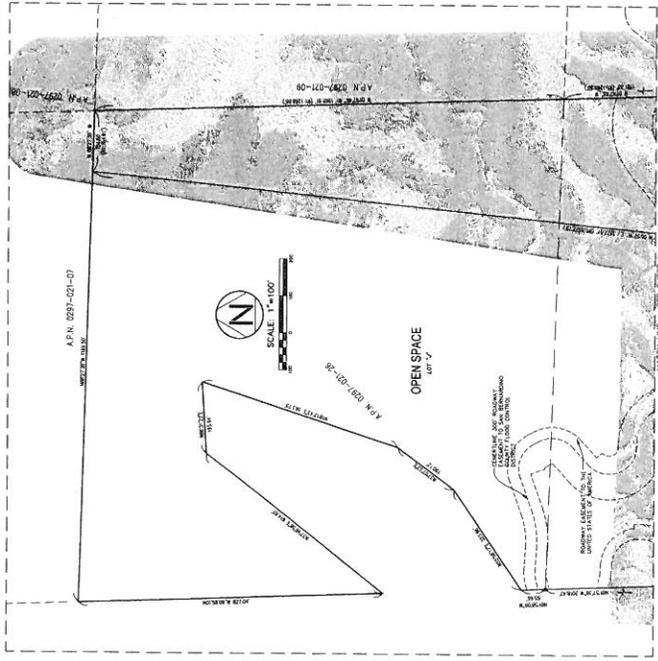


SCALE: 1"=100'

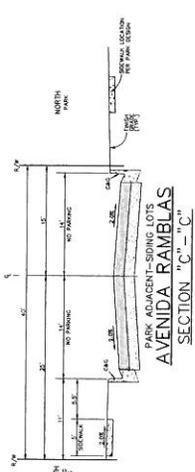




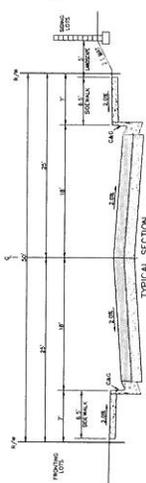
NOT A PART



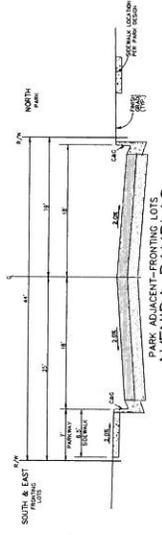
TYPICAL SECTION
"B"-B"
AVENIDA RAMBLAS



TYPICAL SECTION
"C"-C"
AVENIDA RAMBLAS



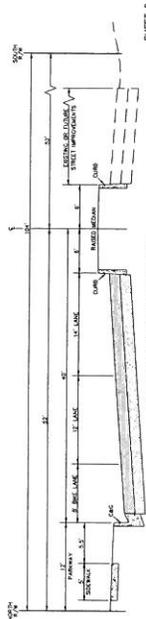
TYPICAL SECTION
LOCAL STREETS



TYPICAL SECTION
"A"-A"
AVENIDA RAMBLAS
& STREET "A"



TYPICAL SECTION
MEDITERRA PARKWAY
AND
TERRA NEO PARKWAY



TYPICAL SECTION
ROUNDABOUT

TYPICAL SECTION (MAJOR HIGHWAY)
GREENSPOT ROAD

SCALE: 1"=5'

LOT AREA TABLE

LOT 1	10,000
LOT 2	10,000
LOT 3	10,000
LOT 4	10,000
LOT 5	10,000
LOT 6	10,000
LOT 7	10,000
LOT 8	10,000
LOT 9	10,000
LOT 10	10,000
LOT 11	10,000
LOT 12	10,000
LOT 13	10,000
LOT 14	10,000
LOT 15	10,000
LOT 16	10,000
LOT 17	10,000
LOT 18	10,000
LOT 19	10,000
LOT 20	10,000
LOT 21	10,000
LOT 22	10,000
LOT 23	10,000
LOT 24	10,000
LOT 25	10,000
LOT 26	10,000
LOT 27	10,000
LOT 28	10,000
LOT 29	10,000
LOT 30	10,000
LOT 31	10,000
LOT 32	10,000
LOT 33	10,000
LOT 34	10,000
LOT 35	10,000
LOT 36	10,000
LOT 37	10,000
LOT 38	10,000
LOT 39	10,000
LOT 40	10,000
LOT 41	10,000
LOT 42	10,000
LOT 43	10,000
LOT 44	10,000
LOT 45	10,000
LOT 46	10,000
LOT 47	10,000
LOT 48	10,000
LOT 49	10,000
LOT 50	10,000