



CITY OF HIGHLAND

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NOTICE OF PUBLIC HEARING

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

- FILE/INDEX:** Revision to Conditions of Approval (REV-19-001)
Revision to a Planned Development Document and Tentative Tract Map Conditions of Approval for the Mediterra Planned Residential Development
- RELATED FILES:** Mediterra Planned Development (PUD-13-001), Tentative Tract Map 18893 (TTM-14-002), Conditional Use Permit (CUP-14-005)
- APPLICANT/OWNER:** Sunland Communities on behalf of Greenspot Corridor and Calvary Chapel San Bernardino
- PROPOSAL:** The Applicant is proposing to revise various sections of the Mediterra Planned Development Document which address a Reduction in Residential Density and Park Phasing (Chapter 4), a typographical error (Chapter 8), Residential Fencing (Chapter 9), Number of Units per Phase, Administrative Amendments, and Major Plan Amendments (Chapter 11). Also proposed are revisions to the Planning Division Tentative Tract Map Conditions of Approval addressing timing of the Wildland Fire Agreement, recordation of CC&Rs, Open Space Conservation Easement and CFD for Police & Fire Services. In addition, also proposed are revisions to the Engineering Division Conditions of Approval addressing the orderly construction of public improvements to match the proposed revisions to interior roadway alignments, development phasing, lot configurations and tract boundaries; refining details of required public improvements; clarifying maintenance responsibilities assigned to the HOA, the homeowners, the adjacent property owners, and the City; revising City maintenance mechanism from Assessment District to Maintenance Community Facility District; and clarifying right-of-way/easement dedication and vacation processes.
- PROJECT LOCATION:** Approximately 179 acres on Greenspot Road, 550 feet 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.
- PLACE OF MEETING:** Highland City Council Chambers
27215 Base Line,
Highland, CA 92346
- DATE AND TIME OF MEETING:** Tuesday, November 19, 2019, at 6:00 p.m.

ENVIRONMENTAL ASSESSMENT: A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program (MMRP) for Mediterra were adopted by the City Council on March 8, 2016; Resolution No. 2016-010. The proposed amendments to the PD document and Conditions of Approval were assessed for their need for additional CEQA analysis. None of the proposed modifications result in the increase of the project's approved total number of units. The project limits were not changed or expanded, and the approved land uses were not modified. No modifications are proposed to the MMRP. All of the proposed modifications are minor and do not create any new impacts not previously addressed under CEQA. No additional CEQA review is needed. The proposed modifications result in a project that is consistent with the approved Specific Plan, Tentative Tract Map and all other related approvals, as well as the City of Highland General Plan goals and objectives.

All plans, environmental information, and other data pertinent to the project are filed in the City of Highland Planning Division and will be available for inspection at City Hall located at 27215 Base Line, Highland, CA, 92346. Detailed Project plans can be found on the City's website at <http://www.ci.highland.ca.us/Downloads/> "Mediterra 2019 Revision Application." All interested persons are invited to attend this public hearing and express their opinions for or against the proposed project and/or submit comments to Kim Stater, Assistant Community Development Director, City of Highland, Planning Department, 27215 Base Line, Highland, CA, 92346. Phone (909) 864-8732, ext 204. E-mail to kstater@cityofhighland.org.

All decisions are subject to an appeal period of ten (10) calendar days from the date of action on this item. If you challenge the project or the related environmental determinations in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Highland, at or prior to, the public hearing.