

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Residences at Alta Vista

Lead Agency: City of Highland

Contact Name: Kim Stater

Email: kstater@cityofhighland.org Phone Number: 909-864-6861, ext. 204

Project Location: City of Highland, County of San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

Please Refer to Continuation Sheet A: Project Description

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Proposed Project has the potential for impacts related to 1) Biological Resources 2) Cultural Resources 3) Paleontological Resources 4) Noise and 5) Tribal Cultural Resources. These potential impacts would be reduced to a less than significant level with the incorporation of mitigation measures discussed in the IS/MND, including Mitigation Measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, NOI-1, NOI-2, and TCR-1 through TCR-3.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

N/A

Continuation Sheet A: Project Description

The Proposed Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces distributed throughout the Project, connected by approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet.

The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 23-002) to subdivide the property into 113 residential lots and associated open space and right of way, General Plan Amendment (GPA 24-002) to change the General Plan designation from Low Density (LD) Residential to Planned Development (PD), Zone Change (ZC 24-002) to change the Zoning District designation from Single-Family Residential (R1 10-000) to Planned Development (PD), Conditional Use Permit (CUP 24-006) to adopt the Planned Development document and plans, and Design Review Application (DRA 24-009) for the project's Site/Plotting Plan, Architectural Building Elevations, Rough Grading Plan, Conceptual Landscape Plan and architectural color/materials.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 103 through 109 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.