

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Residences at Alta Vista

Lead Agency: City of Highland Contact Person: Kim Stater
 Mailing Address: 27215 Base Line Phone: 909-864-6861, ext. 204
 City: Highland Zip: 92346 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Highland
 Cross Streets: Greenspot Road and Alta Vista, Santa Ana Canyon Road and Alta Vista Zip Code: 92346

Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 40.14 " N / 117 ° 9 ' 5.09 " W Total Acres: 12

Assessor's Parcel No.: 1210-371-14, -16 Section: 01 Twp.: 1S Range: 3W Base: SBBM

Within 2 Miles: State Hwy #: N/A Waterways: Oak Creek, Santa Ana River

Airports: Redlands Municipal Railways: N/A Schools: Highland Grove ES, Beattie MS, Cram ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 113 Acres 7.13
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 35,000-square feet of open space recreation Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Land Use: (LD) Low Density Single Family Residential. Zoning: R-1 10,000 (Low Density Residential (2.1-6.0 du/ac))

Project Description: (please use a separate page if necessary)

Please Refer to Continuation Sheet A: Project Description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 28, 2025 Ending Date May 28, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>ECORP Consulting, Inc.</u>	Applicant: <u>Diversified Pacific Communities</u>
Address: <u>215 North Fifth Street</u>	Address: <u>10621 Civic Center Drive</u>
City/State/Zip: <u>Redlands, CA 92374</u>	City/State/Zip: <u>Rancho Cucamonga, CA 91730</u>
Contact: <u>Phil Wasz</u>	Phone: <u>(909) 373-2637</u>
Phone: <u>(909) 577-2990</u>	

Signature of Lead Agency Representative:  Date: 4/22/29

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.