

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 #: 2008031058

Project Title: Greenspot Village & Marketplace Specific Plan

Lead Agency: City of Highland

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Project Location: Highland,
City

San Bernardino County
County

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

The proposed Project is located within the city of Highland generally bound by Greenspot Road on the south, Eucalyptus Avenue on the north, Boulder Avenue on the northeast, Webster Avenue on the east, City Creek drainage channel on the northwest, and State Route 210 on the west.

The Greenspot Village & Marketplace Specific Plan is a master-planned, mixed use development located within the City's "Golden Triangle Community Policy Area." The Specific Plan proposes two scenarios for developing the project site with a mixture of residential, commercial and office type uses. Scenario One would encompass approximately 104 acres, and would include an approximate 21-acre property presently owned by the San Bernardino County Flood Control District (SBCFCD). Scenario Two would encompass approximately 83 acres and would not include the 21-acre SBCFCD property. Under either scenario the Specific Plan proposes to divide the project site into three (3) Planning Areas: Planning Area 1 – "Highland Marketplace", Planning Area 2 – "Residential Villages", and Planning Area 3 – "Village Center."

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

The following sensitive species (California Species of Special Concern) have not been observed or documented on site however they have the potential to occur on site as there is semi-suitable and marginal habitat for these species: California glossy snake, coastal whiptail lizard, red-diamond rattlesnake, two-striped gartersnake, burrowing owl, California horned lark. The site also contain marginal suitable habitat for San Diego pocket mouse, San Diego desert woodrat (both Species of Special Concern), and San Bernardino kangaroo rat (federally endangered) and trapping surveys indicated that these mammals do occur in small numbers in the northeastern portion of the project site adjacent to City Creek. The loss of disturbed marginally suitable habitat for California glossy snake, coastal whiptail lizard, red-diamond rattlesnake, two-striped gartersnake, San Diego pocket mouse and San Diego desert woodrat and the potential loss of a small number of these individuals is not considered significant and does not require mitigation. However, due to the endangered status of San Bernardino kangaroo rat (SBKR) and the limited distribution of this species in San Bernardino and Riverside Counties, direct impacts to SBKR individuals and loss of occupied Critical Habitat would need implementation of mitigation to be reduced to less than significant levels. Although burrowing owl, California horned lark and other migratory birds have not been observed on site, mitigation is required to ensure potential impacts to these species, if they were to start nesting at the site prior to the start of construction, is reduced to less than significant levels. The project will impact approximately 0.15 acre of California Department of Fish and Wildlife jurisdictional wetlands and indirect impacts to wildlife movement in City Creek and Bledsoe Gulch that requires mitigation to reduce to less than significant levels. Mitigation includes pre-construction bird surveys and avoidance of active nests, creation of 0.45 acre of streambed habitat, shielded lighting and fencing next to the creek channel, and for SBKR avoidance, enhancement, and/or conservation off-site for occupied areas, as determined by US Fish and Wildlife Service.

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

California Dept. of Fish and Wildlife -- concerned about the conversion of surplus flood control lands to development, especially since these lands typically contain fish and wildlife resources, or serve as buffers to area that do.

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

California Department of Fish and Wildlife
US Fish and Wildlife Service
Regional Water Quality Control Board, Santa Ana