Print Form

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 #: 2019079098

Project Title: Heatherglen Planned Development - Tentative Tract Map 17604, Conditional Use Permit 15-006

Lead Agency: City of Highland

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

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

The proposed Project is located East of Merris Street/Club View Drive, west of Alta Vista, south of Greenspot Road and north of Abbey Way and Plunge Creek. The site is 59 acres and consists of seven Assessor Parcel Numbers: 1210-281-01, 1210-281-02, 1210-281-03, 1210-281-04, 1210-211-18, 1210-211-21, 1210-211-23.

The Planned Development, subdivided by Tentative Tract Map (TTM) 17604 is a low density, single family residential development project that includes 203 numbered residential lots and 13 lettered lots for various open space uses (entry points, public park, irrigated slopes/easements, infiltration basin, open space habitat preservation, and East Valley Water District facilities). These lettered lots (A through M) total 12.44 acres of the project site. A public park is planned and is located at the southwest corner of Gold Buckle Road and Street “B.” The park (Lot C) is ½ acre and will be improved with a small tot-lot containing a low maintenance multi-faceted play structure with a soft fall zone area, benches, and shade structure. The balance of the park will be a passive play area with water efficient landscaping. The project will include a community trail (12 feet wide) along the western boundary of the site from Greenspot Road to the southern boundary of the site. The project will include construction of the Pole Line Trail (12 feet wide) along southern portion of the project site. 6.53 acres in the SE corner will not be disturbed but set aside and preserved as open for sensitive wildlife habitat. A network of local public streets will provide internal circulation and access to Greenspot Road.

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

Unmitigated localized daily construction emissions would exceed SCAQMD significance thresholds for PM10 and PM2.5. However, with implementation of mitigation measures (MM AQ-1 and AQ-2) construction emissions are reduced to less than significant levels. The project will impact approximately 32 acres of alluvial fan sage scrub (AFSS), considered a sensitive natural habitat by CDFW, which supports the following mammal species: federally endangered/state candidate San Bernardino kangaroo rat (SBKR) and species of special concern northwestern San Diego pocket mouse, San Diego black-tailed jackrabbit, San Diego desert woodrat, and Los Angeles pocket mouse.

With implementation of MM CR 1-3, including an archaeological monitor and monitoring and treatment plan, potential impacts to cultural resources and tribal cultural resources are less than significant. Due to the potential for an earthquake and liquefaction MM GEO-1 & GEO-2 require reinforced slabs and foundations and engineering geologist to review grading of the site. As a portion of the site is located in the Redlands Municipal Airport Area of Special Compatibility Concern, a 100-year flood hazard area, MM HAZ-1, and HYDRO-1, require notifying and disclosing these potential issues to home buyers.

Potentially significant impacts related to biological resources, recreation and transportation will be evaluated in the forthcoming EIR.

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

City of Redlands - a portion of the project site is possibly located within the "Area of Special Compatibility Concern" for the Redlands Municipal Airport, according to the Redlands Airport Land Use Compatibility Plan (Figure 2A, Compatibility Map). Per the Plan, the notation of areas of special compatibility concern is intended to serve as a reminder that airport impacts should carefully be considered in any decision to change the current land use designation and establishment of a buyer awareness program is encourages if any of these areas are to be converted to residential use. The Project site is approx. 2.8 miles from the eastern extend of the San Bernardino International Airport runway. However, per the City's General Plan the Project site is located just outside the San Bernardino International Airport Influence Area.

San Bernardino Valley Water Conservation District - the District owns a large portion of the land located directly south of the property planned for development. The District's property to the south includes the District's percolation basins for groundwater recharge and prime habitat for several federally listed endangered species. The property to the south is located within the Santa Ana River Habitat Conservation Plan (HCP), which is currently being finalized, and dedicates large portions of the Santa Ana River Wash for habitat and species conservation. Planned uses adjacent to the HCP should not adversely impact the implementation of the HCP Preserve areas, including stormwater management and water quality of runoff, including of appropriate buffers, signage, fencing and trail access. The District requests the City require that perspective buyers/homeowners are made aware of the protected habitat conservation areas adjacent to the development in the Wash Plan HCP.

Cemex Construction Materials Pacific, LLC ("Cemex") - request that perspective buyers/homeowners are made aware of mining and processing aggregate, a heavy industrial activity, is located nearby, to reduce the likelihood of suits or complaints that might arise with respect to balancing the interests of residential and commercial/industrial uses. The proposed development is in close proximity to an existing permitted quarry mining and processing operation which may produce noise, vibration, light, increased traffic, odor or other disturbances to nearby residences. However, upon review of the December 2019 DEIS/SEIR for the Wash Plan (SCH 2004051023), which includes aggregate mining by Cemex, potential impacts on nearby sensitive receptors are less than significant.

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

California Department of Fish and Wildlife
Caltrans, District #8, San Bernardino
State Water Resources Control Board
US Fish and Wildlife Service