



**NOTICE OF SPECIAL PUBLIC HEARING
BEFORE THE PLANNING COMMISSION OF THE CITY OF HIGHLAND**

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

- FILE NUMBERS:**
- Environmental Review-009-003 (ENV-009-003)
 - General Plan Amendment-009-002 (GPA-009-002)
 - Zone Change-009-001 (ZC0-009-001)
 - Specific Plan Review-006-001 (SPR-006-001)
 - Design Review-009-003 (DRB-009-003)
 - Design Review-009-004 (DRB-009-004)

APPLICANTS: Greenspot Village & Marketplace, LLC and Vestar Highland GV, LLC an Arizona Limited Liability Company

PROJECT DESCRIPTION:

The Applicants filed a Specific Plan entitled "Greenspot Village & Marketplace Draft Specific Plan" (SPR-006-001) and Site Plans for two (2) of three proposed Planning Areas (proposed project). In accordance with the Greenspot Village & Marketplace Specific Plan, the project site would be developed with a mix of residential, commercial, entertainment and office land uses, along with open space and recreational uses. Conceptual land use plans have been developed for two development scenarios.

The development plans for Scenario 1 (approximately 104 acres, inclusive of 21-acres presently owned by San Bernardino County Flood Control District) would include a maximum of 800 residential units and 769,600 square feet of commercial uses, along with open space and recreational uses. The development plans for Scenario 2 (approximately 83 acres) would include a maximum of 800 residential units and 554,600 square feet of commercial uses, along with open space and recreational uses.

Under either Scenario the Draft 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. Two (2) Site Plans: 1) Planning Area 1 – Highland Marketplace Site Plan (DRB-009-003) and 2) Planning Area 2 – Residential Village Site Plan (DRB-009-004) were submitted with the Application. At present, the design for Planning Area 3 is conceptual and a proposed Site Plan was not submitted with this application.

Per the City's General Plan Land Use Element the current land use designations of the project site are Planned Development (PD) and Open Space (OS) (OS within Scenario 1 only). Implementation of Scenario 1 would require a General Plan (GPA-009-002) and Zone Change (ZC0-009-001) to re-designate approximately 6.86-acres of the site from Open Space (OS) to Planned Development (PD).

A Draft Environmental Impact Report (ENV-009-003) prepared for the proposed project indicates there may be significant unavoidable adverse environmental impacts associated with the project relating to agricultural resources, air quality, climate change, noise and transportation and traffic and the Planning Commission will be reviewing statements of overriding consideration related to these impacts.

LOCATION: An approximate 104-acre site located at the northeast corner of State Route 210 Freeway and Greenspot Road. The site is generally bordered by Greenspot Road (5th Street) on the south, State Route 210 Freeway on the west, City and Bledsoe Creeks on the northwest, Eucalyptus Avenue on the north, Boulder Avenue on the northeast, and Webster Street on the east.

PROPOSAL: The Planning Commission's determination on the following items will be forwarded to the City Council for final action:

1. A Final Environmental Impact Report and adoption of Findings of Overriding Consideration related to agricultural resources, air quality, climate change, noise, and transportation and traffic (ENV-009-003);
2. A General Plan Amendment to re-designate a portion of the site currently owned by San Bernardino County Flood Control District (SBCFCD) (approximately 6.86-acres of 21-acres) from Open Space (OS) to Planned Development (PD) and, to make the General Plan consistent with the Specific Plan, amend the Circulation Element and the text of the Land Use Element related to the Golden Triangle Community Policy Area of the General Plan (GPA-009-002);
3. A Zone Change to re-designate the subject Specific Plan area (approximately 104-acres, inclusive of the 21-acres owned by SBCFCD) to Planned Development with a notation of "Greenspot Village & Marketplace – Specific Plan-006-001" (ZC0-009-001);
4. An Ordinance adopting the "Greenspot Village & Marketplace Specific Plan" document (SPR-006-001);
5. A Site Plan for Specific Plan Planning Area 1, Highland Marketplace Site Plan (up to 595,600 sq. ft. of retail shopping center) (DRB-009-003); and
6. A Site Plan for Specific Plan Planning Area 2, Residential Villages Site Plan (up to 550 multi-family units with recreational parks and facilities) (DRB-009-004).

PLACE OF MEETING: HIGHLAND CITY COUNCIL CHAMBERS, 27215 BASE LINE, HIGHLAND, CALIFORNIA 92346

DATE AND TIME OF MEETING: 6:00 P.M. OR SOON THEREAFTER TUESDAY, JUNE 30, 2009

ANY PERSON AFFECTED BY THIS MAY SUBMIT THEIR CONCERN IN WRITING PRIOR TO THE PUBLIC HEARING OR APPEAR IN PERSON AND BE HEARD IN SUPPORT OR OPPOSITION TO THE PROPOSAL AT THE TIME OF THE PUBLIC HEARING. THE PROPOSED PROJECT APPLICATIONS AND ENVIRONMENTAL FINDINGS, MAY BE VIEWED AT THE CITY PLANNING DIVISION AT 27215 BASE LINE, HIGHLAND CALIFORNIA DURING REGULAR BUSINESS HOURS, (909) 864-8732.

NOTE: IF YOU CHALLENGE THIS APPLICATION IN COURT, YOU MAY BE LIMITED TO RAISING THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING, OR IN WRITTEN CORRESPONDENCE.

Dated: June 19, 2009
/s/Betty Hughes, CMC
City Clerk of the City of Highland