

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: Tractor Supply Mixed Use Development

Lead Agency: City of Highland

Contact Name: Ash Syed

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Phone Number: 909-864-6861 Ext. 210

Project Location: Highland

City

San Bernardino

County

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

The Applicant proposes to construct a Mixed-Use development consisting of four commercial tenant buildings, a multi-family residential building, and two single family residences on approximately 9.06 acres. The project site is located at the N/W corner of Base Line Road and Church Avenue in the City of Highland, San Bernardino County, California.

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

The construction of a new shopping center and residential structures will result in the loss of approximately 9 acres of non-native grassland habitat and the loss of a single coast live oak tree. Only one sensitive species has a potential to be impacted by the project: the horned lark. This bird is vulnerable to harm as it forages and nests on the ground in grasslands. Because potential habitat is present within the proposed area of potential effect and project construction may occur within the nesting cycle, potentially significant impacts to migratory bird species may occur. Implementation of Mitigation Measure BIO-1 will reduce the potential for significant adverse impacts to those below a level of significance. The project proposed will create 5 commercial buildings, 21 multi-family residential units, and one single-family residence. Access to the retail portion of the site is planned along Base Line via one proposed right-in right-out driveway and one existing full-access driveway. Access to retail portions of the site is also planned along Church Avenue via one full-access driveway. Additionally, access to the retail portion of the site is planned on Foster Avenue via one full access driveway. Access for the multi-family apartments is planned along Foster Avenue. Access for the single-family dwelling units is planned along Villa Avenue. Because the proposed project would add traffic to the existing roadway system in the area, and the analysis shows that LOS levels would increase above the threshold, impacts would be considered potentially significant. Implementation of TRA-1, TRA-2, and TRA-3 will reduce the potential for significant impacts to less than significant.

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

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

State of California, Office of Planning and Research