



CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346
Telephone (909) 864-8732 FAX: (909) 862-3180

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, this is to advise that the City of Highland, which is the lead agency overseeing this project, has completed a Mitigated Negative Declaration for the proposed project described below.

PROJECT TITLE & FILE No.: Tractor Supply Mixed Use Development – Conditional Use Permit (CUP 21-006), Design Review Application (DRA 21-004), Tentative Parcel Map (TPM 21-001), General Plan Amendment (GPA 21-002) & Accessory Sign Review (ASR 21-006)

PROJECT LOCATION: Northwest corner of Base Line and Church Avenue (APN: 1200-381-05 and -43)

PROJECT DESCRIPTION: The project features a Mixed-Use development consisting of five (5) commercial tenant buildings, one (1) multi-family residential building, and one (1) single family residences on approximately 9.06 acres at the northwest corner of Base Line and Church Avenue. The existing two (2) parcel site will be subdivided into seven (7) new parcels.

The Conditional Use Permit for the project comprises of the entitlement for an 18,800 square foot one-story commercial retail building (Tractor Supply Company) with an adjacent 19,800 square foot outdoor garden space, a 21-unit multi-family residential complex, one (1) single-family residential home, and four (4) commercial buildings on “Pad-Ready” or “Blue-Top” parcels.

The Design Review Application will be processed for the construction of the Tractor Supply Company building that averages 21 feet in height, with select architectural façade enhancements that peak at 33 feet. The store façade is designed to architecturally compliment parcels and businesses that have been developed recently in the area. The recently constructed “Pedestrian Plaza” located at the northeast corner of Base Line and Church Avenue will be also replicated at the northwest corner of the intersection. Once tenant commitments have been secured for parcels remaining commercial parcels and design plans have been prepared for the residential parcels, subsequent Design Review Applications will be processed for each.

A General Plan Amendment has been required for approval of drive-thru restaurants within the Town Center Policy Area along Base Line.

An Accessory Sign Review will be processed for a Sign Program at the site to establish standards for monument signage along Base Line as well as building-mounted signage on the Tractor Supply Company storefront and commercial buildings.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The City, as the Lead Agency, oversaw preparation of the preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and has determined that the proposed project could result in the following potentially significant environmental impacts related to:

- Biological Resources: The state and federally protected horned lark
- Transportation/Traffic: Increased traffic along Base Line

LISTED TOXIC SITE: The project site is not a listed toxic site pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: The Mitigated Negative Declaration is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (California Environmental Quality Act). Your comments may be sent as soon as possible, but **no later than 5:00 p.m., Monday, November 22, 2021**. All comments must be submitted in writing to the address below. Please refer to this project by the file/index number listed above. If you have no comment, no reply is necessary. The comment period during which the City will receive comments on the Mitigated Negative Declaration is:

Starting Date: October 27, 2021

Ending Date: November 22, 2021

PUBLIC HEARING: The City of Highland Planning Commission is tentatively scheduled to make a decision regarding this project and the associated Mitigated Negative Declaration on **December 7, 2021**.

RESPONSES AND COMMENTS: Please send your written comments to:

Ash Syed
City of Highland
27215 Base Line
Highland, California 92346
Phone (909) 864-6861, Ext. 210
Email: asyed@cityofhighland.org

DOCUMENT AVAILABILITY: Copies of the project plans and the associated Mitigated Negative Declaration are available for public review on the City's website at <https://www.cityofhighland.org/209/Public-Notices> and at the following locations:

- Highland City Hall, Community Development Department, 27215 Base Line, Highland, CA 92346
- Highland Sam J. Racadio Library, 7863 Central Ave, Highland, CA 92346

Location Map



Site Plan