

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Lead Agency: City of Highland

Project Title: Crow Holdings Industrial - Highland West 146,670 Square Foot Industrial Warehouse Building Project Initial Study and Mitigated Negative Declaration

Project Location: City of Highland

The City of Highland (City) prepared an Initial Study / Mitigated Negative Declaration (IS/MND) finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect, because conditions of approval, design features, best management practices, and mitigation measures incorporated into the project will avoid potentially significant impacts. The City is the Lead Agency. Pursuant to CEQA Guidelines Section 15072, City will provide this Notice of Intent to Adopt a Mitigated Negative Declaration (Notice of Intent) to the public, responsible agencies, trustee agencies, and the San Bernardino County Clerk. The City will provide this Notice of Intent to the public by mailing it to the name and address of all organizations and individuals who have requested such notice in writing and local agencies with interest in the project.

Project Description:

CHIPT Highland 210, L.P (CHIPT) has applied to the City for a Project conditional use permit, design review, a major variance, and tentative parcel map for the proposed Highland West Industrial Building Project. CHIPT currently owns and is proposing to consolidate approximately 6.93 acres in the City from eleven (11) legal parcels into one (1) legal parcel and based on such consolidation of parcels, plans to demolish approximately four (4) small existing abandoned commercial/industrial structures, and construct a single new industrial warehouse building (the Building).

The proposed Project is located approximately 0.42 miles north of San Bernardino International Airport and approximately 0.9 miles west of the Interstate I-210 and is bordered by West 5th Street and East 3rd Street in the City. The proposed Building would house approximately 146,670 square feet of industrial warehousing space, which includes approximately 6,000 square feet of office space, 21 truck docks and could operate 24-hours per day, 7 days per week. Based on the current site plan, truck access is proposed to be provided along West 5th Street, at the northeast corner of the site, and along East 3rd Street, at the southeast corner of the site. Onsite truck movements would occur along the eastern portion of the site. Parking spaces for commuter vehicles (e.g., cars and vans) would be present on the east and west sides of the proposed warehouse.

The Project site is not present on any of the lists enumerated under Section 65962.5 of the Government Code, commonly referred to as the Cortese List. The site is not listed as a hazardous waste and substance site or developed with a hazardous waste facility subject to corrective action by the Department of Toxic Substances Control (DTSC). Furthermore, the site is not listed as a leaking underground storage tank (LUST) site, as a solid waste disposal site, or is currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the State Water Resources Control Board (SWRCB).

Public Review Period: A 30-day public review period for the IS/MND will commence November 17th, 2022 and continue through December 19th, 2022. Interested individuals and public agencies may submit written comments on the document, which must be received by the City no later than 5:00 PM on December 17th, 2022. Please send your comments to:

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Document Availability: An electronic copy of the IS/MND is available to view and download on the City's website: <https://www.cityofhighland.org/209/Public-Notices>. If you would like to request a hard copy of the document, contact Ash Syed, Associate Planner.



November 17, 2022

Signature

Date