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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: Southwest Corner of 5th Street and Central Avenue Warehouse Project

Lead Agency: City of Highland

Contact Name: Kim Stater

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Project Location: Highland (*City*) San Bernardino (*County*)

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

The project site is located at a 2.43-acre property at the southwest corner of 5th and Central Avenue in the City of Highland, California. The project site consists of vacant land, residential and storage uses. The existing site contains a residential home and garage type structure. The project would include demolition of the existing structures on-site and construction of an approximately 53,665-square-foot (gross area, inclusive of mezzanine/office spaces), one-story warehouse building on an approximately 2.43-acre site (gross area). The warehouse building would be composed of approximately 49,665 square feet of warehouse space and 4,000 square feet of mezzanine/office space. The warehouse building would have a maximum height of 42.5 feet when measured from grade. Given that the City's Municipal Code allows for a maximum height of 35 feet in the Business Park zone, a minor variance (Variance No. VAR 23-001) is being requested to accommodate the project's height. Internally, the project would have a clear height of 45 feet and would not contain any cold storage space.

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

The Initial Study evaluated potential environmental effects to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, and wildfire. Of all potential effects evaluated, impacts in the areas of air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the Initial Study. The City did not identify any significant unavoidable impacts that require further analysis in an Environmental Impact Report.

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

None known at this time

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

No outside public agency approvals are required.