

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.: Halcyon 220-Unit Multi-Family Development at 7536 Sterling Avenue Project

PROJECT LOCATION: The project site is located on the west side of Sterling Avenue, north of 9th Avenue, and south of the terminus of Elm Street in the City of Highland, California. The project site encompasses three parcels (Assessor Parcel Nos. 027813145, 027813146, 027813147) of vacant and undeveloped land totaling 6.77 acres.

PROJECT DESCRIPTION: The project includes the construction of 220 multi-family residential units. Five percent of the base units (11 units) are designated for the very low income affordability category. Two four-story buildings will be constructed totaling 274,951 square feet inclusive of non-residential building space. Building A will include 90 units (117,576 square feet) and Building B will include 130 units (152,726 square feet). The clubhouse building will be 4,649 square feet. The multi-family residential buildings will have a maximum height of 53 feet. On-site improvements will include storm drains, stormwater/water quality treatment facilities, sewer, water, and dry utility systems. The project site is not any list of hazardous waste sites prepared pursuant to Government Code Section 65962.2.

PUBLIC REVIEW PERIOD: The Mitigative 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. on August 30, 2023**. All comments must be submitted in writing or via electronic mail to the addresses provided 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: August 1, 2023

Ending Date: August 30, 2023

PUBLIC HEARING: The City of Highland Planning Commission will make a decision regarding this project and the associated Mitigated Negative Declaration at the September 5, 2023 Planning Commission meeting. Notices advertising public hearing dates will be provided separately. Please contact Ash Syed, per the contact information below, if you are not currently on the project distribution list and wish to be notified of future hearing dates.

RESPONSES AND COMMENTS: Please send your written comments to:

Ash Syed
City of Highland, Community Development Department
27215 Base Line
Highland, California 92346
909.864.6861 Ext. 210
909.862.3180 (Fax)
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

If you require additional information, please contact Ash Syed at (909) 864-6861 Extension 210.