

CITY OF HIGHLAND

NOTICE OF INTENT TO ADOPT INITIAL STUDY/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: 7394 Central Avenue Residential Development Project - Initial Study/Mitigated Negative Declaration No. ENV 24-002, CUP 23-010, GPA 24-001, ZC 24-001, TTM 24-001

PROJECT LOCATION: 7394 Central Avenue
Assessor's Parcel Numbers (APNs): 1192-341-11-0000, 1192-361-45-0000, and 1192-361-47-0000

SCHEDULED PUBLIC MEETING/HEARING: To be determined. Separate noticing will be given for public meetings/hearings.

PROJECT DESCRIPTION: The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin. To accommodate this proposal, a General Plan Amendment and Zone Change are requested. The General Plan Amendment would change the land use designation from Low Density (2.1-6.0 dwelling units per acre (du/ac)) to Planned Development. The Zone Change would change the zoning classification from R-1 - Single Family Residential to PD - Planned Development. The proposed community would have a density of approximately 9.5 du/ac.

The frontage along Central Avenue would be improved to include sidewalks and a landscape parkway. The existing overhead electrical lines along Central Avenue would be placed underground. A detention/water quality basin would be constructed in the southern portion of the site and provide a connection to the existing public storm drain within the Crest Street right-of-way.

The proposed Project would dedicate additional right-of-way for both Central Avenue and Crest Street.

PROJECT APPLICANT: DSMG Investments, LLC, 23289 Ventura Blvd, Woodland Hills, CA 91364

LEAD AGENCY: City of Highland, 27215 Base Line Highland, CA 92346

ENVIORNMENTAL INFORMATION: Initial Study/Mitigated Negative Declaration ENV 24-002 was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the Project Site is not listed on the

state's EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration ENV 24-002 is based on the finding that, by implementing the identified Mitigation Measures the Project's potentially significant environmental effects will be reduced to levels that are less than significant.

PUBLIC REVIEW & COMMENT:

The City invites you to comment on Initial Study/Mitigated Negative Declaration ENV 24-002. The public review period begins **July 8, 2024** and ends on **August 7, 2024**. Written comments must be received in the office of the City of Highland, Community Development Department, Planning Division located at 27215 Base Line Highland, CA 92346, Attention: Tiffany Martinez, or via email at tmartinez@cityofhighland.org by 5:30 P.M. on **August 7, 2024**.

Copies of the Initial Study/Mitigated Negative Declaration are available for public review 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
- City of Highland Official Website:
<http://www.cityofhighland.org/PublicNotices/>

FURTHER INFORMATION:

To obtain further information about the Project, please contact Tiffany Martinez, Assistant Planner at the City of Highland, at (909) 864-6861 ext. 210 or via e-mail at tmartinez@cityofhighland.org.