

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: 7394 Central Avenue Residential Development Project

Lead Agency: City of Highland

Contact Name: Tiffany Martinez

Email: tmartinez@cityofhighland.org Phone Number: (909) 864-6861 ext. 210

Project Location: Highland San Bernardino
City *County*

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

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.

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

Biological: The Project site includes existing buildings and landscape, which could be used as nesting habitat. To minimize impacts to nesting birds, a pre-construction nesting bird survey is to be conducted prior to any disturbances during avian breeding season. **Cultural:** Based upon the potential to impact undiscovered resources, the Project will require archaeological and tribal monitoring during grading. If a significant cultural resource, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. If human remains or funerary objects are encountered work shall cease and the County Corner shall be contacted. **Geology:** The Applicant shall implement the recommendations within the Geotechnical Report and prior to grading permits shall prepare a final geotechnical report. A Paleontological Resource Impact Mitigation Program shall be developed and approved. A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the surface. **Hazards:** To mitigate any previous asbestos, lead, and miscellaneous toxic materials, any materials shall be removed and disposed of properly prior to demolition of any buildings. **Transportation:** Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way. **TRC:** To mitigate impacts to TRC, a tribal monitor from either the Yuhaaviatam of San Manuel Nation Cultural Resources Department or the Gabrieleño Band of Mission Indians – Kizh Nation shall be present during ground disturbing activities.

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.

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

None.