

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** 7394 Central Avenue Residential Development ProjectLead Agency: City of HighlandContact Person: Tiffany MartinezMailing Address: 27215 Base Line StreetPhone: (909) 864-6861 ext. 210City: HighlandZip: 92346County: San Bernardino**Project Location:** County: Highland City/Nearest Community: HighlandCross Streets: Baseline Street and Central AvenueZip Code: 92346Longitude/Latitude (degrees, minutes and seconds): 34 ° 7 ' 9.12 " N / -117 ° 13 ' 4.23 " W Total Acres: 8.3Assessor's Parcel No.: 1192-341-11-0000, 1192-361-45-0000, and 1192-361-47-0000Section: 00 Twp.: 1 SouthRange: 3 West Base: _____Within 2 Miles: State Hwy #: Interstate 210, Interstate 330 Waterways: City CreekAirports: San Bernardino AirportRailways: NoneSchools: Cypress Elementary, Curtis Middle School, and Indian Sp**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: TTM, Condition Use Permit, Design Re

Development Type:

Residential: Units 79 Acres 8.3 Transportation: Type _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Low Density (2.1-6.0 du/ac), R-1 - Single Family Residential

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 8
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 6
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 8
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date July 8, 2024 Ending Date August 7, 2024

Lead Agency (Complete if applicable):

Consulting Firm: Carlson Strategic Land Solutions Applicant: DSMG Investments, LLC
 Address: 27134A Paseo Espada, Suite 323 Address: 23289 Ventura Blvd
 City/State/Zip: San Juan Capistrano, CA 92675 City/State/Zip: Woodland Hills, CA 91364
 Contact: Peter Carlson Phone: 949-303-3359
 Phone: 949-289-3625

Signature of Lead Agency Representative: *Tiffany Martinez* Date: 6/28/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.