



# CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346  
Telephone (909) 864-8732 FAX: (909) 862-3180

## **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.:** South East Corner (SEC) 5<sup>th</sup> Street and Victoria Avenue Warehouse Project – General Plan Amendment (GPA 23-001), Zone Change (ZC 23-001), Conditional Use Permit (CUP 22-014), Design Review Application (DRA 22-023), Variance (No. VAR 22-006), Tentative Parcel Map (TPM 23-001/TPM 20621), and Annexation of APN 1192-551-01 (LAFCO No. to be determined).

**PROJECT LOCATION:** southeast corner of 5th Street and Victoria Avenue (APNs: 1192-551-01 [City of San Bernardino], -02, -03, -04, -05, -06, -07, -12, -13, -14, and -15)

**PROJECT DESCRIPTION:** The project includes land use entitlement and design review for the construction of an approximately 173,976-square-foot, one-story industrial/warehouse facility on an approximately 7.23-acre (gross) property located in the southern part of the City of Highland. The warehouse building would be composed of approximately 164,066 square feet of warehouse space and 12,000 square feet of mezzanine/office space. The project site is composed of 11 parcels, one in the City of San Bernardino and 10 in the City of Highland. The project proposes to adjust the Sphere of Influence for the City of Highland and to annex APN 1192-551-01 into the City of Highland, detaching from the City of San Bernardino, requiring approval by the Local Agency Formation Commission (LAFCO). This parcel is approximately .56 acre.

**POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:** The City, as the Lead Agency, oversaw preparation of the preparation of the Initial Study / Mitigated Negative Declaration (IS/MND) and has determined that the proposed project could result in the following potentially significant environmental impacts related to:

- Biological Resources: Burrowing Owl and Nesting Birds
- Cultural Resources: Archeological Resources
- Geology and Soils: Paleontological Resources
- Tribal Cultural Resources

**LISTED TOXIC SITE:** The project site is not a listed toxic site pursuant to Government Code Section 65962.5.

**PUBLIC REVIEW PERIOD:** The Mitigated 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., Monday, November 18, 2024**. All comments must be submitted in writing to the address 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: October 18, 2024**

**Ending Date: November 18, 2024**

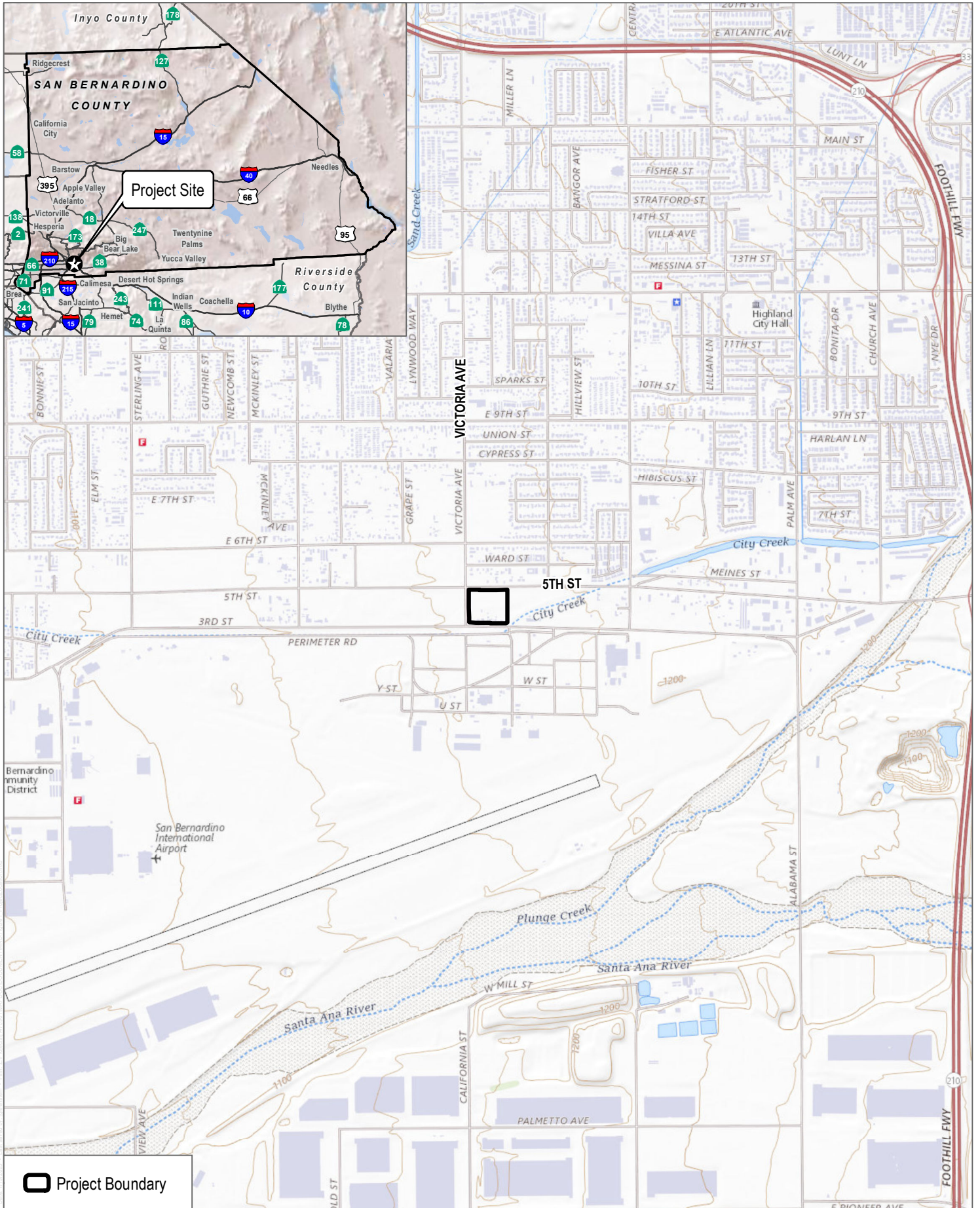
**PUBLIC HEARING:** The City of Highland Planning Commission will make a decision regarding this project and the associated Mitigated Negative Declaration at a future date that has not yet been determined. Notices advertising public hearing dates will be provided separately. Please contact Kim Stater, 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:

City of Highland Planning Department – Attn: Kim Stater  
City of Highland 27215 Base Line  
Highland, California 92346  
Phone (909) 864-6861, Ext. 204  
Email: [kstater@cityofhighland.org](mailto:kstater@cityofhighland.org)

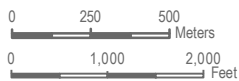
**DOCUMENT AVAILABILITY:** Copies of the project plans and the associated Mitigated Negative Declaration are available for public review on the City's website at <https://www.cityofhighland.org/209/Public-Notices> and at the following locations:

- Highland City Hall, Community Development Department, 27215 Base Line, Highland, CA 92346
- Highland Sam J. Racadio Library, 7863 Central Ave, Highland, CA 92346



SOURCE: USGS 7.5-Minute Series Redlands Quadrangle  
Township 1S; Range 3W; Section 5

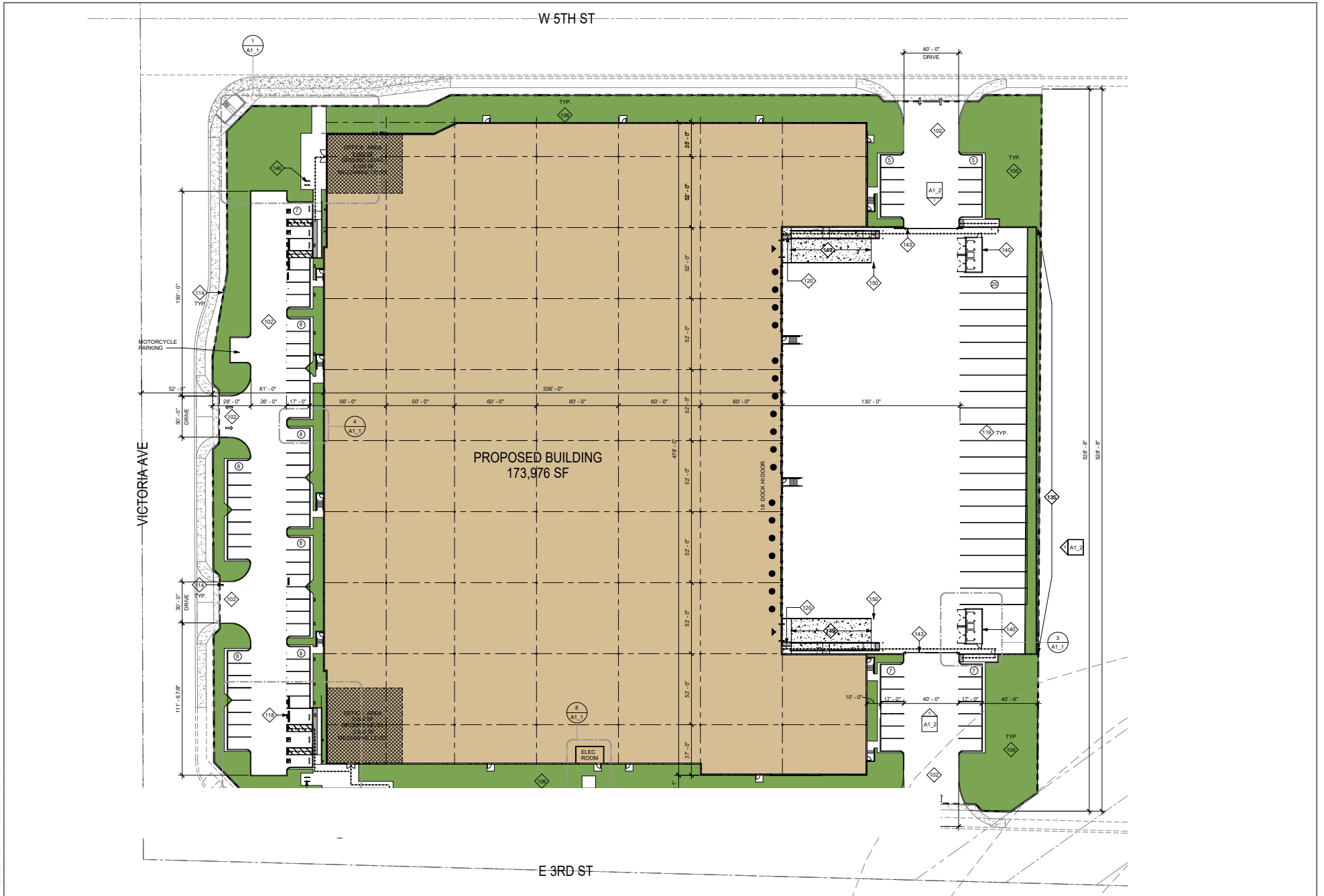
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**FIGURE 1**

**Project Location**

5th Street and Victoria Avenue Warehouse Project



SOURCE: Herdman 2023

**FIGURE 5**  
Site Plan