

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

In accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, this notice is to inform any responsible agencies, interested parties, and organizations that the City of Highland (City) has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the **Residences at Alta Vista Project**.

Project Location: The Proposed Project would be located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-14 and 1210-371-16.

Project Description: The Proposed Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces distributed throughout the Project, connected by approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet.

The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 23-002) to subdivide the property into 113 residential lots and associated open space and right of way, General Plan Amendment (GPA 24-002) to change the General Plan designation from Low Density (LD) Residential to Planned Development (PD), Zone Change (ZC 24-002) to change the Zoning District designation from Single-Family Residential (R1 10-000) to Planned Development (PD), Conditional Use Permit (CUP 24-006) to adopt the Planned Development document and plans, and Design Review Application (DRA 24-009) for the project's Site/Plotting Plan, Architectural Building Elevations, Rough Grading Plan, Conceptual Landscape Plan and architectural color/materials.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 103 through 109 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

Potentially Significant Environmental Impacts: No potentially significant impacts to resources were identified in the Initial Study. All impacts would be reduced to a less-than-significant level with the incorporation of mitigation measures.

Hazardous Waste Sites: The Project Site is not located on any known listed toxic sites pursuant to Government Code Section 65962.5.

Public Review Period: In compliance with CEQA, the City has established a 30-day public review period beginning April 28, 2025 to solicit comments and input on the Draft IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the Draft IS/MND should be submitted no later than May 28, 2025 to:

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Copies of the Draft IS/MND are available for public review at the following locations:

Highland City Hall – Planning Counter
27215 Base Line
Highland, CA 92346
&
Sam J. Racadio Library & Environmental Learning Center
7863 Central Avenue
Highland, CA 92346

The Draft IS/MND is also available online at:
<http://www.cityofhighland.org/PublicNotices/>