



# CITY OF HIGHLAND

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

## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

Pursuant to Title 14 of the California Code of Regulations Sections 15082, this is to advise that the City of Highland, which is the lead agency overseeing this project, plans to oversee the preparation of an Environmental Impact Report (EIR) for the below described project. The purpose of this notice is to solicit guidance as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to the City at the below -listed address as soon as possible, no later than 30 days after receiving this notice. The 30-day comment period is from February 28, 2020 to March 30, 2020. A Notice of Intent to adopt a Mitigated Negative Declaration was previously prepared and available for public and agency review from July 26, 2019 to August 26, 2019 (State Clearinghouse No. 2019079098). However, the City has since then determined that an EIR is required.

**PROJECT TITLE & FILE NO.:** Heatherglen Planned Development, Tentative Tract Map No. 17604 (TTM 015-001), Conditional Use Permit CUP-15-006

**PROJECT LOCATION:** East of Merris Street/Club View Drive, west of Alta Vista, south of Greenspot Road, and north of Abbey Way and Plunge Creek. (APNs: 1210-281-01, -02, -03, -04, 1210-211-18, -21, & -23)

**PROJECT DESCRIPTION:** Heatherglen Planned Development, subdivided by Tentative Tract Map No. 17604, is a low density, single-family residential development project that includes 203 residential lots and 13 lettered lots for various open space uses (entry points, public park, irrigated slopes/easements, infiltration basin, open space habitat preservation, and East Valley Water District Facilities). Development of the tract is expected to occur over an approximate 4-year period and will include grove removal, grubbing, grading, development of internal roadways, and off-site improvements (roadway improvements and utility connections). The site is 59.03 acres.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The City, as the Lead Agency, oversaw preparation of an Initial Study and has determined that an EIR will need to be prepared. The EIR will only address issues which have been identified as potentially significant in the Initial Study. The following issues will be addressed in the DEIR:

• Biological Resources	• Recreation
• Transportation	

The EIR will address the short- and long-term effects of the Project on the environment and will evaluate the potential for the Project to cause direct and indirect impacts, as well as cumulative impacts. Alternatives to the Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, feasible mitigation measures will be proposed. A mitigation monitoring program will be developed as required by State CEQA Guidelines Section 15097.

**PUBLIC REVIEW PERIOD:** The Initial Study which includes the project description, location and potential environmental effects is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15082 (California Environmental Quality Act). Your comments may be sent as soon as possible, but **no later than 5:00 p.m., Monday, March 30, 2020**. All comments must be submitted in writing to City Hall or via email at the addresses provided below. Please refer to this project by the project title and file number listed above. If you have no comment, no reply is necessary. The comment period during which the City will receive comments on the Initial Study and Notice of Preparation (of an EIR) is:

**Starting Date: February 28, 2020**

**Ending Date: March 30, 2020**

**RESPONSES AND COMMENTS:** Please send your written comments to:

Kim Stater, Assistant Community Development Director  
City of Highland, Community Development Department  
27215 Base Line  
Highland, California 92346  
Phone: (909) 864-8732 Extension 204  
Email: [kstater@cityofhighland.org](mailto:kstater@cityofhighland.org)

**DOCUMENT AVAILABILITY:** Copies of Notice of Preparation and Initial Study are available for public review on the City's website at <http://www.cityofhighland.org/PublicNotices/>, 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

If you require additional information, please contact Kim Stater at (909) 864-8732 Extension 204.