City of
HIGHLAND
Inc. 1987

July 31, 2023

Jamie Nord
Yuhaaviatam of San Manuel Nation
674 E. Brier Drive
San Bernardino, CA 92408

Subject: Formal Notification for the Warehouse Project mid-block between Palm Avenue and Central Avenue fronting 5th Street to the north and 3rd Street to the south, pursuant to Assembly Bill 52

Dear Ms. Nord:

This letter serves as notification of an application submittal for the development of a Warehouse Project, located mid-block between Palm Avenue and Central Avenue fronting 5th Street to the north and 3rd Street to the south, a geographic area culturally affiliated with Native American Tribes.

Assembly Bill 52, which was signed into effect January 1, 2015, requires public agencies to formally consult with California Native American Tribes and request written correspondence. As part of the CEQA review process, the consultation serves to identify potential impacts to Tribal Cultural Resources (TCR). The designation of a TCR accounts for tribal cultural values in addition to scientific and archaeological findings when determining potential impacts and mitigation.

Pursuant to these regulations, each California Native American Tribe is allotted 30-days to respond to the notice if a formal consultation with the City is desired. If a consultation is requested, all procedures outlined in Assembly Bill 52 will be followed to establish appropriate measures for preservation or mitigation.

Provided below is the project location, a description of the proposed project, project index numbers, and project point of contact, pursuant to PRC § 21080.3.1.

Project Title: "Highland East Industrial Warehouse"

Project Location: 11.09 acres mid-block between Palm Avenue and Central Avenue fronting 5th Street to the north and 3rd Street to the south in Highland, CA. APN's: 1192-631-09, -14, -22 thru 28, and 1192-641-08 thru 11, -15 thru 21

Mayor	Mayor Pro Tem	City Council	City Council	City Council	City Manager
Larry McCallon	Penny Lilburn	Jesse Chavez	Anaeli Solano	John P. Timmer	Joseph A. Hughes

27215 Base Line • Highland, CA 92346
Tel: 909.864.6861 • Fax: 909.862.3180 • www.cityofhighland.org

Project Description: The applicant is proposing the construction of a 243,323 square foot warehouse building with 34 loading docks and 165 parking spaces, associated improvements including, a stormwater detention/infiltration basin, and landscaping. A Parcel Map will be prepared to consolidate 24 parcels into 1.

File Index No(s): Conditional Use Permit (CUP 23-009), Design Review Application (DRA 23-010), Variance (VAR 23-002), and Tentative Parcel Map (TPM 23-003)

Applicant: CHIPT Highland 210, L.P.

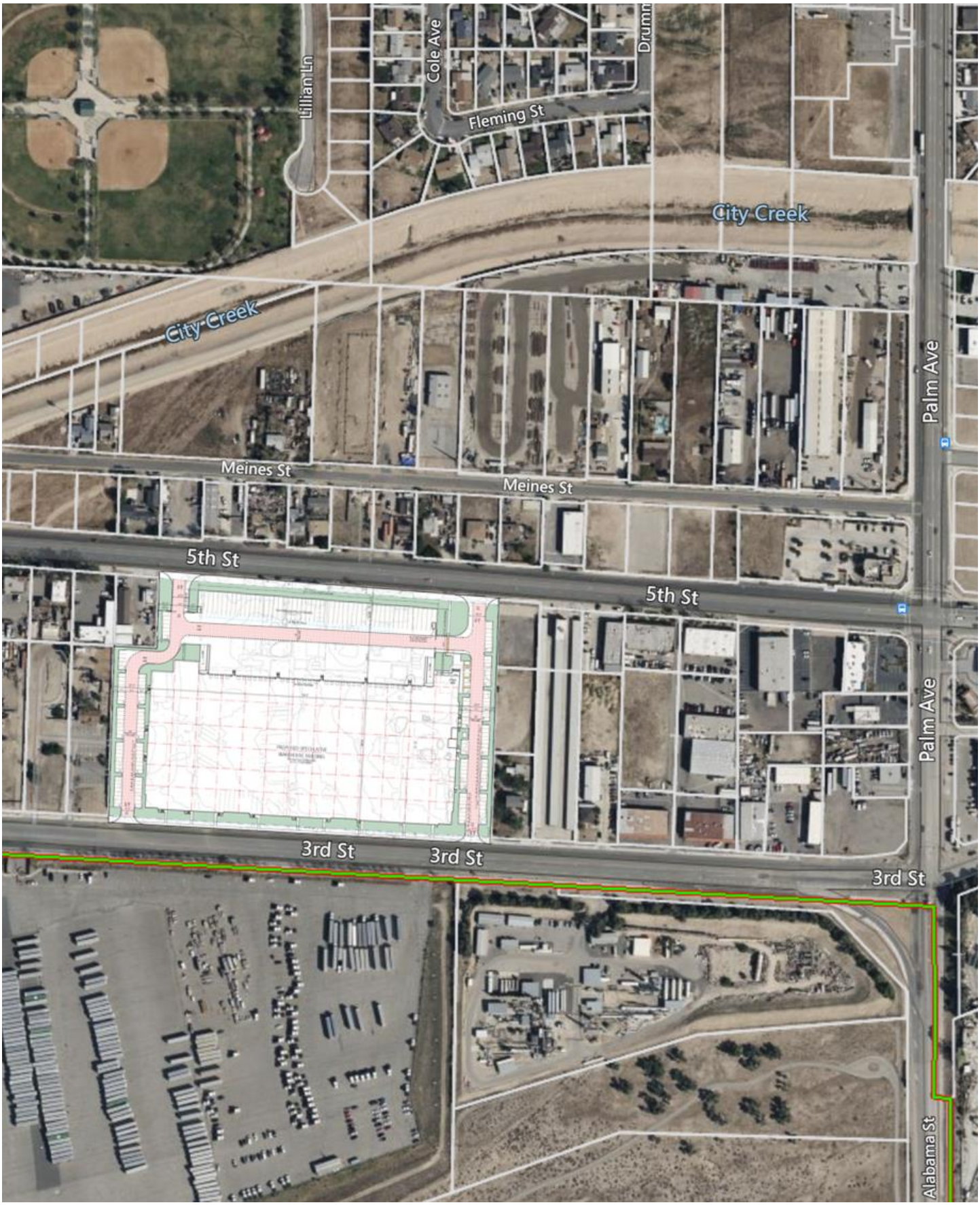
Lead Agency Point of Contact:
Ash Syed, Associate Planner
City of Highland
27215 Base Line, Highland, California 92346
Phone (909) 864-6861 Ext. 210
Email: asyed@cityofhighland.org

Plans and site studies completed to date are available at the City of Highland Planning Department and can be provided upon request. In due time, all materials which constitute the record of proceedings upon which the City will base its environmental decision will be on file at the City of Highland.

To schedule a consultation with the City, please provide your written or email response before August 31, 2023 to the Lead Agency Point of Contact listed above. If no response is received within 30 days, the City shall assume no Tribal Cultural Resource concerns for this project and will proceed with the CEQA process.

Regards,

Ash Syed
Associate Planner
City of Highland


Lillian Ln
Cole Ave
Drumm
Fleming St
City Creek
City Creek
Palm Ave
Meines St
Meines St
5th St
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Palm Ave
3rd St
3rd St
3rd St
Alabama St