



# CITY OF HIGHLAND

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## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND PLANNING COMMISSION TO CONSIDER THE FOLLOWING:

FILE/INDEX: Design Review Application (DRA 21-006)

OWNER: Ghulam Sarwar

PROPOSAL: Redevelopment of an existing 5,800 square foot commercial building into a convenience store and the addition of a two (2) covered fueling station canopies with eight (8) fuel pumps on a 0.48 acre parcel.

PROJECT LOCATION: 8020 Palm Ave Highland, CA 92346  
Southwest corner of Palm Avenue and 5th Street  
Assessor's Parcel Number: 1192-641-01

PLACE OF MEETING: Highland City Council Chambers  
27215 Base Line  
Highland, CA 92346

DATE AND TIME OF MEETING: Tuesday, June 1, 2021 at 6:00 p.m.

**Due to the COVID-19 pandemic public health orders, which limit in-person public meetings, the public hearing will be held either in the City Hall Donahue Council Chambers, 27215 Base Line, Highland, California, 92346, or in another manner specified in the meeting agenda. Please check the June 1, 2021 Planning Commission agenda once it is posted on the City's website for information as to how to participate in the Planning Commission meeting.**

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

For those wishing to make public comments at the June 1, 2021 Planning Commission meeting, please submit your comments via email to be read aloud at the meeting by the Community Development Administrative Assistant. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to the Community Development Administrative Assistant at [publiccomment@cityofhighland.org](mailto:publiccomment@cityofhighland.org). If you are making a comment regarding an item on the agenda, please identify the agenda item in the subject line. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting.

All decisions are subject to an appeal period of ten (10) calendar days from the date of action on this item. If you wish to challenge Design Review Application (DRA 21-006), or the related environmental determinations in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Highland, at or prior to, the public hearing.