Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Ave.
San Bernardino, CA 9245

From:
Public Agency: City of Highland
Address: 27215 Base Line
Highland, CA 92346
Contact: Angela Tafolla
Phone: 909-864-6861 Ext: 258

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022120095

Project Title: Extension of CUP for the CHIPT Highland West Building Warehouse Project

Project Applicant: CHIPT Highland 210, L.P.

Project Location (include county): SE corner of 5th and Central Ave., Highland, San Bernardino County

Project Description:
See attached document for description.

This is to advise that the City of Highland Planning Commission (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on Nov. 3, 2026 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Highland City Hall, 27215 Base Line, Highland, CA 92346

Signature (Public Agency): Angela Tafolla Title: Senior Planner

Date: 11-4-2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

A three-year Extension of Time (EXT 26-005) for Conditional Use Permit 22-005A, previously approved for the development of a 154,876 square foot warehouse and associated site improvements on an approximately 6.04 acre site. The original project was evaluated through an Initial Study/Mitigated Negative Declaration (IS/MND), adopted by the Planning Commission on December 20, 2022, together with a Mitigation Monitoring and Reporting Program (MMRP).

The Extension of Time does not authorize new development, modify the previously approved project, or result in a direct or reasonably foreseeable indirect physical change in the environment. Accordingly, the Extension of Time is not considered a project subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378(b)(5).

Alternatively, if the Extension of Time were considered a project under CEQA, the City has determined that none of the circumstances requiring subsequent environmental review under Public Resources Code Section 21166 and CEQA Guidelines Section 15162 have occurred. Therefore, no further environmental review is required.