

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 6th Cycle Housing Element Program 33 Upzone

Lead Agency: City of Highland

Contact Person: Lawrence Mainez

Mailing Address: 27215 Base Line

Phone: (909)864-6861 x 215

City: Highland, CA

Zip: 92346

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Highland

Cross Streets: Boulder Avenue & Greenspot Road

Zip Code: 92346

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 23.2 " N / 117 ° 06 ' 38.1 " W Total Acres: 8.9

Assessor's Parcel No.: Multiple

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 210

Waterways: City Creek By-pass, City Creek, Santa Ana River

Airports: San Bernardino International

Railways: _____

Schools: Cram Elementary

Document Type:

CEQA:

☐

NOP

☐

Draft EIR

NEPA:

☐

NOI

Other:

☐

Joint Document

☐

Early Cons

☐

Supplement/Subsequent EIR

☐

EA

☐

Final Document

☒

Neg Dec

(Prior SCH No.) _____

☐

Draft EIS

☐

Other: _____

☐

Mit Neg Dec

Other: Initial Study

☐

FONSI

Local Action Type:☐

General Plan Update

☐

Specific Plan

☒

Rezone

☐

Annexation

☒

General Plan Amendment

☐

Master Plan

☐

Prezone

☐

Redevelopment

☐

General Plan Element

☐

Planned Unit Development

☐

Use Permit

☐

Coastal Permit

☐

Community Plan

☐

Site Plan

☐

Land Division (Subdivision, etc.)

☐

Other: _____

Development Type:☒

Residential: Units _____

☐

Acres _____

☐

Office: Sq.ft. _____

☐

Acres _____

Employees _____

☐

Transportation: Type _____

☐

Commercial: Sq.ft. _____

☐

Acres _____

Employees _____

☐

Mining: Mineral _____

☐

Industrial: Sq.ft. _____

☐

Acres _____

Employees _____

☐

Power: Type _____

MW _____

☐

Educational: _____

☐

Waste Treatment: Type _____

MGD _____

☐

Recreational: _____

☐

Hazardous Waste: Type _____

☐

Water Facilities: Type _____

MGD _____

☐

Other: _____

Project Issues Discussed in Document:☒

Aesthetic/Visual

☐

Fiscal

☒

Recreation/Parks

☒

Vegetation

☒

Agricultural Land

☒

Flood Plain/Flooding

☐

Schools/Universities

☒

Water Quality

☒

Air Quality

☒

Forest Land/Fire Hazard

☐

Septic Systems

☒

Water Supply/Groundwater

☒

Archeological/Historical

☒

Geologic/Seismic

☐

Sewer Capacity

☐

Wetland/Riparian

☒

Biological Resources

☒

Minerals

☒

Soil Erosion/Compaction/Grading

☒

Growth Inducement

☐

Coastal Zone

☒

Noise

☐

Solid Waste

☒

Land Use

☐

Drainage/Absorption

☒

Population/Housing Balance

☐

Toxic/Hazardous

☒

Cumulative Effects

☐

Economic/Jobs

☒

Public Services/Facilities

☒

Traffic/Circulation

☐

Other: _____

Present Land Use/Zoning/General Plan Designation:

Agricultural/Equestrian (AG/EQ) and Public/Quasi-Public (P/Q)

Project Description: (please use a separate page if necessary)

See separate page (page 3) for full description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 19, 2025 Ending Date January 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of Highland</u>
Address: _____	Address: <u>27215 Base Line</u>
City/State/Zip: _____	City/State/Zip: <u>Highland, CA. 92346</u>
Contact: _____	Phone: <u>909-864-6861</u>
Phone: _____	

Signature of Lead Agency Representative: Angela Tafolla Date: 12/17/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

In accordance with the City's certified 6th Cycle Housing Element Program 33 (Strategically Enhance Access to Areas of Opportunity), the City is proposing to upzone approximately five (5) acres of moderate to high resource areas on the easterly portion of the City of Highland to a maximum residential density of thirty (30) dwelling units per acre (du/ac) (with a density range of 20 du/ac to 30 du/ac). As stated in the City's 6th Cycle Housing Element, "while the City has identified an adequate supply of land to fully accommodate the City's 6th Cycle Regional Housing Needs Allocation (RHNA), the City will provide an additional buffer of sites to mitigate land use patterns of access to resources and opportunities, and patterns of segregation and integration." The Project site encompasses approximately 89 acres on the easterly portion of the City of Highland and is currently designated as Agricultural Equestrian AG/EQ under the current General Plan Land Use. The proposed GPA 025-001/ZC 025-001 would redesignate the site to Planned Development (PD) with a range of densities including approximately 5 acres of the site upzoned with high density of 20-30 du/ac, approximately 61 acres of the site with 6-12 du/ac and remaining 23 acres of the project site as open space (assumed to not be developable as it is the steep-sloped foothills of the San Bernardino Mountains). This would result in an overall 2.66% increase in density compared to what was analyzed in the General Plan Environmental Impacts Report (EIR).

The current General Plan Land Use Designation and Zoning District for the subject location is AG/EQ (with a maximum density of 2 du/ac). On April 1, 2025, the City of Highland Planning Commission conducted a public workshop to receive public comments on a preferred location to upzone in accordance with the City's Housing Element Program 33, and the subject location was determined to be the preferred option. The existing General Plan Land Use designation and Zoning Classification will be changed to PD with a footnote stipulating that at least five (5) acres of the area be incorporated into a future master plan for housing at a density range of 20 du/ac to 30 du/ac. The proposed designation of PD will provide for superior development by allowing a greater degree of design and land use flexibility within the framework of a site-specific development plan (Highland Municipal Code (HMC) Section 16.12.010 (A)(1)). The PD designation will allow for the clustering of units and building types, and the formula of specific development standards and design criteria which respond to the particular features or conditions effecting a site (HMC Section 16.12.010(A)(2)). The proposed PD designation also encourages the merging of areas or parcels in a single overall land use plan and site design which might otherwise be developed separately (HMC Section 16.12.010(A)(3)(c)).