

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, this is to advise that the City of Highland, which is the lead agency overseeing this project, has completed a Negative Declaration for the proposed project described below.

PROJECT TITLE & FILE No.: 6th Cycle Housing Element Program 33 Upzone GPA 025-001 and ZC 025-001

PROJECT LOCATION: The proposed Land Use Classification and Zoning Designation amendment consists of eight (8) parcels generally located along Greenspot Road between the Mediterra Planned Development/ Mediterra Parkway on the west and the Old Greenspot Road Historic Iron Bridge on the east within the City of Highland.

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)).

PUBLIC REVIEW PERIOD:

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

PUBLIC HEARING: The City of Highland Planning Commission will make a decision regarding this project and the associated Negative Declaration at a future date that has not yet been determined. Notices advertising public hearing dates will be provided separately. Please contact Lawrence

Mainez, per the contact information below, if you are not currently on the project distribution list and wish to be notified of future hearing dates.

RESPONSES AND COMMENTS: Please send your written comments to:

Lawrence Mainez
City of Highland, Community Development Department
27215 Base Line
Highland, California 92346
909.864.6861 Ext. 215
909.862.3180 (Fax)
lmainez@cityofhighland.org

DOCUMENT AVAILABILITY: Copies of the project plans and the associated Negative Declaration are available for public review on the City's website at <https://www.cityofhighland.org/209/Public-Notices>, 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 Lawrence Mainez at (909) 864-8732 Extension 215.