

Notice of Determination

Appendix D

To:

Office of Planning and Research

U.S. Mail: Street Address: P.O. Box 3044 1400 Tenth St., Rm 113 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk

County of: San Bernardino Address: 385 N. Arrowhead Ave, Second Floor San Bernardino, CA 92415-0130

From:

Public Agency: City of Highland Address: 27215 Base Line Highland, CA 92346 Contact: Kim Stater kstater@highlandca.gov Phone: 909-864-6861 x204

Lead Agency (if different from above): Same as 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):

Project Title: 6th Cycle Housing Element Program 33 Upzone

Project Applicant: City of Highland (Name and Address)

Project Applicant Contact: 27215 Base Line, Highland CA 92346 (Name/Title) 909-864-6861 (Phone) (Email)

Project Location (include county): City of Highland, San Bernardino County, east end of the City

Project Description:

The project will change the zone of approximately 89 acres of existing Agricultural/Equestrian (AG/EQ) to Planned Development (PD) for property generally located along Greenspot Road between the Medterra Planned Development/Medterra Parkway on the west and the Old Greenspot Road Historic Iron Bridge on the east within the City of Highland (Assessor's Parcel Numbers: 0297-201-07, 0297-061-50, 0297-061-07, 0297-061-42, 0297-061-26, 0297-061-13, 0297-061-25, and 0297-021-44). The new Planned Development zoning will allow for at least 5 of the 89 acres of land to be developed as high density residential with a density range of 20 to 30 dwelling units per acre. Any future development of the PD zoned site will require a development plan or conditional use permit. This zone change implements Program 33 of the Housing Element which requires the City to establish multifamily housing opportunities in areas with access to jobs, schools, and services.

This is to advise that the City of Highland has approved the above (Lead Agency or Responsible Agency)

described project on February 10, 2026 and has made the following determinations regarding the above described project. (date)

- 1. The project [ ] will [x] 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. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ] were [x] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [x] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [x] was not adopted for this project.
6. Findings [ ] were [x] 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:

City of Highland Planning Department, 27215 Base Line, Highland, CA 92346

Signature (Public Agency): Kim Stater Title: Assistant Community Development Director

Date: 2/11/26 Date Received for filing at OPR:

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