



NOTICE OF EXEMPTION

27215 Base Line, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

To: ☒ Office of Planning and Research ☒ Clerk of the Board of Supervisors
P.O. Box 3004, Room 212 385 N. Arrowhead Ave., Second Floor
Sacramento, CA 95812-3044 San Bernardino, CA 92411

Project Title: Major Design Review Application No. 25-006 (DRA-25-006) and Tentative Tract Map Application No. 25-004 (TTM-25-004/TR20842) – 240 Unit attached residential community and Tract Map for condominium purposes.

City File: DRA-25-006 & TTM-25-004

Project Location - Specific: Assessor Parcel Number 1201-341-33

Project Location - City: Highland

Project Location - County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project: Major Design Review Application No. 25-006 (DRA-25-006) for Planning Area 2 (PA2) Phase II of the Greenspot Village & Marketplace Specific Plan (SPR-06-001). The Design Review Application requests approval of a site plan, building elevations, conceptual landscape plan, rough grading plan, village paseo, recreation amenities, clubhouse, and related site improvements for a 240 unit attached condominium development consisting of 37 three story residential buildings. In addition, Tentative Tract Map No. 25-004 (TTM-25-004/TR 20842) proposes a one lot condominium subdivision on approximately 11.49 acres.

Name of Public Agency Approving Project: Highland City Council

Name of Person or Agency Carrying Out Project: City of Highland Community Development Department

Exempt Status: (check one)

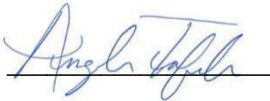
- ☐ Ministerial (Sec. 21080(b); 152680);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(c)); *Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term.*
- ☐ Categorical Exemption. Section 15301, Class 32, In-Fill Developments
- ☒ Statutory Exemptions. (Gove Code § 65457)
- ☐ General Rule. Government Code Section No. 15061(b)(3)

Reasons why project is exempt: The proposed residential development is undertaken to implement and is consistent with the Greenspot Village & Marketplace Specific Plan, for which an Environmental Impact Report (ENV 09-003) and Supplemental Environmental Impact Report (ENV 19-002) have been certified. The City has evaluated the project pursuant to Public Resources Code §21166 and CEQA Guidelines §15162 and has determined that none of the circumstances requiring preparation of a subsequent or supplemental EIR are present.

Lead Agency Contact Person: Angela Tafolla, Senior Planner
Area Code / Telephone / Extension: (909) 864-6861 Ext. 258

If filed by applicant.

1. Attach certified document of exemption findings.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: 

Date: 7/16/26

Title: Senior Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR: