Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3004, Room 113
Sacramento, CA 95812-3004

From: City of Upland
460 N. Euclid Avenue
Upland, CA 91786

To: County Clerk
San Bernardino County
385 N. Arrowhead Avenue
San Bernardino, CA 92415

CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY CALIFORNIA
2026 NOV -1 AM 10:13

Project Title: Arrow Townhomes - TT-25-0003, DPR-25-0005, EAR-25-0002

Project Applicant: Regent Land Company

Project Location – Specific: 911-927 W. Arrow Highway (APNs: 1007-181-01, 02, 03, 04, and 1046-321-43)

Project Location – City: Upland **Project Location – County:** San Bernardino

Project Description:
Construction of a 124-unit, two-and three-story townhome development and a vesting tentative tract map for condominium purposes, allowing each unit to be sold individually, on approximately 6.19 acres of land at a density of 20-units per acre. The proposed townhome development includes private internal circulations; two means of access including a primary ingress and egress from a driveway at Arrow Highway and a secondary emergency vehicle access on the east side of the property via an easement with the adjacent property; as well as attached two-car garages, guest parking, private and common open space, recreational amenities, landscaping, lighting, utility improvements, and associated site improvements.

Name of Public Agency Approving Project: City of Upland

Name of Person or Agency Carrying Out Project: Regent Land Company

Exempt Status:
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____
- ☒ Other: PRC Section 21083.3/CEQA Guidelines Section 15183

Reasons why project is exempt:
The proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), as documented through preparation of a CEQA Section 15183 Report and supporting technical studies. Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide streamlined environmental review for projects that are consistent with the development density established by existing zoning, a community plan, or general plan for which an Environmental Impact Report (EIR) was previously certified. In this case, the project is consistent with the City of Upland General Plan 2015 EIR (SCH No. 2012041006) and the March 2025 Addendum to the General Plan EIR associated with the City's 6th Cycle Housing Element Update. The project is consistent with the provisions and densities of the Multi-Family Residential, Low Density General Plan and Residential Multi-Family Low (RM-20) zoning designations.

Lead Agency Contact Person: Loralee Farris **Telephone:** 909-931-4135

Signature: Loralee Farris **Date:** October 30, 2026 **Title:** Planning Manager
☒ Signed by Lead Agency

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR: _____

DATE FILED & POSTED
Posted On: 11/02/2026
Removed On: 12/01/2026
Receipt No: 36-11022026-775

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
36 — 11/02/2026 — 775

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Upland		11/02/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
San Bernardino	

PROJECT TITLE

Arrow Townhomes-TT-25-0003,DPR-25-0005, EAR-25-0002

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Regent Land Company		(909) 931-4135

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
911-927 W. Arrow Highway	Upland	CA	91786

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	0.00

☐ Exempt from fee
- ☑ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☑ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other #3002		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Julie Arentz	Julie Arentz, Deputy Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012026)

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars ($50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

A photocopy of the monthly State of California Form No. CA25 (TC31)
CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
A copy of all CDFW No Effect Determinations filed in lieu of fee payment
A copy of all NODs and NOEs filed with the county during the preceding month
A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
The next eight digits automatically populate when a date is entered.
The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090