



NOTICE OF EXEMPTION

27215 Base Line, Highland, CA 92346
Telephone (909) 864-8732 FAX: (909) 862-3180

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

Project Title: Conditional Use Permit CUP 23-001 and Design Review Application DRA 24-001; Development and operation of a Automobile Repair Shop.

Project Location - Specific: 26503 Base Line, Highland, CA. Assessor's Parcel Number: 1192-331-03.

Project Location - City: Highland

Project Location - County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project: The project is for the construction and operation of a auto repair shop including a 4,800 square foot office/workshop building on a 0.42 acre site. The shop will operate Monday through Sundays from 8:00 am to 6:00 pm.

Name of Public Agency Approving Project: Highland Planning Commission

Name of Person or Agency Carrying Out Project: Johnny Carlos Rueda

Exempt Status: (check one)

- Ministerial (Sec. 21080(b); 152680);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *Infill Development Project* (Class 32) (Section 15332)
- Statutory Exemptions. State code number.

Reasons why project is exempt: The project is in an Planned Commercial Zone, appropriate for commercial use. It will be constructed on a vacant lot surrounded by commercial uses. There are adequate services and utilities to service the site. The use and related improvements are consistent with the applicable general plan designation and all applicable policies and zoning designations. It is 0.42 acre (not more than 5). It has no value as habitat for endangered, rare or threatened species. It will not result in significant effects relating to traffic, noise, air quality, or water quality. It can be served by all required utilities and public services.

Lead Agency Contact Person:

Kim Stater, Assistant Community Development Director
Area Code / Telephone / Extension: (909) 864-8732 Ext. 204

DATE FILED & POSTED

Posted On: 11-21-24

Removed On: 12-27-24

Receipt No: 36-11212024-897

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: Kim Stater Date: 11/21/24 Title: Asst. CD Director

- Signed by Lead Agency Date received for filing at OPR: N/A
- Signed by Applicant

SAN BERNARDINO COUNTY
2024 NOV 21 AM 10:15
CLERK OF THE BOARD OF SUPERVISORS
CALIFORNIA