

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Redlands
35 Cajon Street #200
Redlands, CA 92373

County Clerk
County of: San Bernardino
385 N Arrowhead Ave #2
San Bernardino, CA 92415

(Address)

Project Title: The Venue at Orange Project Phase 2

Project Applicant: Miller Architectural Corporation

Project Location - Specific:

1600 Orange Avenue, Redlands CA; APN 0292-48-201

Project Location - City: Redlands Project Location - County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project:

The proposed Project is within the boundary of a previously approved Orange Avenue Luxury Apartments Project. The Project applicant is seeking to develop a 3.3-acre portion of the Approved Project site with 164 dwelling units. The project would restrict 50 units for low-income affordable housing in exchange for approval of a density bonus. Thus, in combination with the previously developed units, the Project would result in a density of 22.5 dwelling units per acre.

Name of Public Agency Approving Project: City of Redlands

Name of Person or Agency Carrying Out Project: Miller Architectural Corporation

Exempt Status: **(check one):**

- 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: Section 15332
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

Qualifies for a Class 32 Exemption because it is: (1) consistent with the General Plan designation & policies & zoning regulations; (2) located within the City limits, surrounded by urban uses & less than 5 acres; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities & public services.

Lead Agency
Contact Person: Sean Reilly Area Code/Telephone/Extension: 909.798.7555 ext. 7344

If filed by applicant:

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

Signature:  Digitally signed by Sean Reilly
Date: 10/1/2024 Title: Principal Planner
Date: 2024.10.01 08:56:05 -07'00'

▪ Signed by Lead Agency Signed by Applicant

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: _____