



Notice of Exemption

DATE FILED & POSTED

Posted On: 07-25-24

Removed On: 08-30-24

Receipt No: 36-07252024-545

To: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA. 92415-0130

From: City of Redlands
Planning Division
P.O. Box 3005
Redlands, CA. 92373

Office of Planning & Research
State Clearinghouse (<https://ceganet.opr.ca.gov/>)
P.O. Box 3044
Sacramento, CA. 95812-3044

Subject: *Filing of Notice of Exemption in Compliance with Section 21152 of the Public Resources Code and CEQA Guidelines Sections 15061 & 15062.*

Project Title: Plum Lane Hotel (Commission Review and Approval No. 955)

Project Applicant: Amar Patel

Project Location - Address: Northeast corner of Plum Lane and Idaho Street in the City of Redlands. (Assessor Parcel Number: 0292-341-26-0000)

Project Location - City: Redlands, California

Project Location - County: San Bernardino County

Project Description: A request to construct an approximately 35,963 square-foot, 4-story hotel with 52 guest rooms and a parking lot with 57 spaces, including related on-site improvements such as landscape, lighting, and utilities. The proposal includes a minor modification to reduce the width of specified parking lot planters as permitted by RMC Section 18.196.130. The project site is a 0.77-acre vacant parcel located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000) in the Office/Industrial District of Specific Plan No. 25.

Name of Public Agency Approving Project: City of Redlands

Name of Person or Agency Carrying Out Project: Amar Patel

This is to advise that on July 23, 2024, the Planning Commission of the City of Redlands approved the above-referenced project, and made the following determination:

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:
- Statutory Exemptions. State type and section number:

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Reasons why project is exempt:

The proposed project is consistent with the applicable General Plan designation, the applicable General Plan policies, and with the Specific Plan development standards. The proposed project is within city limits on a project site that is not more than five acres that is completely surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site is adequately serviced by all required utilities and public services. Therefore, the project qualifies for exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

Lead Agency: City of Redlands, Development Services Department

Contact Person: Ryan Murphy, Senior Planner

Telephone: (909) 798-7555 (option 2)

This is to certify that the project documents and record of project approval are available to the general public and may be examined at the City of Redlands Development Services Department, Planning Division office, located at 35 Cajon Street, Suite 20, Redlands, CA 92373. The custodian of records is the City Planner, and may be contacted during regular business hours at (909) 798-7555 extension 2.



Ryan Murphy
Senior Planner
July 25, 2024

- Signed by Lead Agency
- Signed by Applicant

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