

# Notice of Exemption

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

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

County Clerk  
County of San Bernardino  
385 N. Arrowhead Ave, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

**DATE FILED & POSTED**

Posted On: 11-27-24

Removed On: 01-02-25

Receipt No: 36-11272024-921

Project Title: Euclid Villas (Development Plan Review No. DPR-23-0006)

Project Applicant: Euclid Villas LP, Fariba Atighehchi

Project Location – Specific: 120 S. Euclid Avenue

Project Location – City: Upland

Project Location – County: San Bernardino

### Description of Nature, Purpose and Beneficiaries of Project:

The Euclid Villas project (Development Plan Review No. DPR-23-0006) includes the construction of a 4-story apartment building containing 81-units, including 80 one-bedroom affordable units and one (1) two-bedroom managers unit. The project will be 100% affordable for seniors earning less than 80% of the local area median income (AMI). The project provides approximately 1,192 square feet of residential amenity/supportive service space that is designed into the buildings' common open space. These services include a community kitchen, computer lab, lobby, lounge areas, and other amenities for residents. Additionally, 1,186 sq. ft. on the 4th floor, and 339 sq. ft. on the 2nd floor of common outdoor space is proposed in the form of an outdoor terrace. The project also includes community laundry rooms, leasing office and counseling rooms. This project also includes the development of a 1,563 square foot retail/restaurant building, facing Euclid Avenue, which will also provide a walkable neighborhood convenience for the residents.

Name of Public Agency Approving the Project: City Of Upland

Name of Person or Agency Carrying Out Project: City of Upland

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));

Other

Categorical Exemption. State type and section number:

§15332 In-Fill Development Projects, Class 32 (a-e).

Statutory Exemptions. State code number: §15194. Affordable Housing Exemption

### Reasons Why Project is Exempt:

The project meets the requirements listed under §15194, *Affordable Housing Exemption* of the CEQA Guidelines, because the proposed project meets criteria set forth in Section 15192 of the CEQA Guidelines and the project meets required size, location, unit and affordable housing criteria. In addition, pursuant to §15332 of the CEQA Guidelines, the proposed project is consistent with applicable general plan designation and policies, as well as applicable zoning designation and regulations; occurs within city limits on a property that is no more than five acres in size and substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Joshua Winter

Area Code/Telephone/Extension: (909) 931-4143

### 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: 

Date: 11/27/2024

Title: Senior Planner

Signed By Lead Agency  Signed By Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR:

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

SAN BERNARDINO COUNTY  
CLERK OF THE  
BOARD OF SUPERVISORS  
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