

Notice of Exemption

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

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

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

DATE FILED & POSTED

Posted On: 11-27-24

Removed On: 01-02-25

Receipt No: 36-11272024-920

Project Title: Magnolia Villas (Development Plan Review No. DPR-23-0005)

Project Applicant: Stowell Villas LP, Fariba Atighehchi

Project Location – Specific: 255 E. Stowell Street

Project Location – City: Upland

Project Location – County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project:

The Magnolia Villas project (Development Plan Review No. DPR-23-0005) includes the construction of a 4-story apartment building containing 93-units, including 73 one-bedroom units and 20 two-bedroom units (one two-bedroom unit will be used as a manager's unit). The project will be 100% affordable for households earning less than 80% of the local area median income (AMI). The project provides approximately 1,132 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, approximately 1,391 square feet of common outdoor space is proposed in the form of an outdoor terrace. Both amenities are located on the 4th level. The project also includes community laundry rooms, a leasing office and counseling rooms.

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.

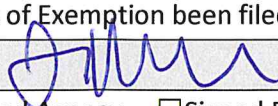
Lead Agency Contact Person: Joshua Winter

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
CALIFORNIA
2024 NOV 27 PM 2:20
CLERK OF THE
BOARD OF SUPERVISORS