



Notice of Exemption

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 Land Use and Climate Innovation
State Clearinghouse (<https://ceqanet.lci.ca.gov/>)
1400 10th Street
Sacramento, CA 95814

Subject: *Filing of Notice of Exemption in accordance with section 21152 of the Public Resources Code and CEQA Guidelines section 15332*

Project Title: Revision No. 1 to Commission Review & Approval No. 974

Project Applicant: Balboa Park Properties, LLC, P.O. Box 7538, Redlands CA 92375

Project Location - Address: Northeast Corner of W. Stuart Avenue and N. Eureka Street

Project Location - City: Redlands

Project Location - County: San Bernardino

Project Description: A request to construct a four-story mixed-use building including 106 dwelling units and approximately 6,715 square feet of commercial space on the ground floor. The project site encompasses approximately 2.85 acres and is currently vacant, located in the Village Center (VC) district of the Transit Villages Specific Plan.

Name of Public Agency Approving Project: City of Redlands

Name of Person or Agency Carrying Out Project: Balboa Park Properties, LLC

This is to advise that on January 13, 2026, 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 (number & type): 15332 (Infill Development Projects)
- ☐ Statutory Exemptions (number & type):
- ☐ Other Exemptions (number & type):

Reason why project is exempt:

The proposed project is exempt because it is consistent with the General Plan designation and all applicable General Plan policies, as well as consistent with the applicable zoning designation and regulations; it is located within City limits on a project site no more than five (5) acres in size, and substantially surrounded by urban uses; the project site has no value for endangered, rare, or threatened species; the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and the project site can be adequately served by all required utilities and public services.

Lead Agency: City of Redlands, Development Services Department

Contact Person: Kevin Beery, Senior Planner

Telephone: (909) 798-7555

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.



Kevin Beery, Senior Planner

January 21, 2026

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Enc:

1. Project Location Map
2. Project Site Plan
3. Exemption Justification

Figure 1: Project Location Map

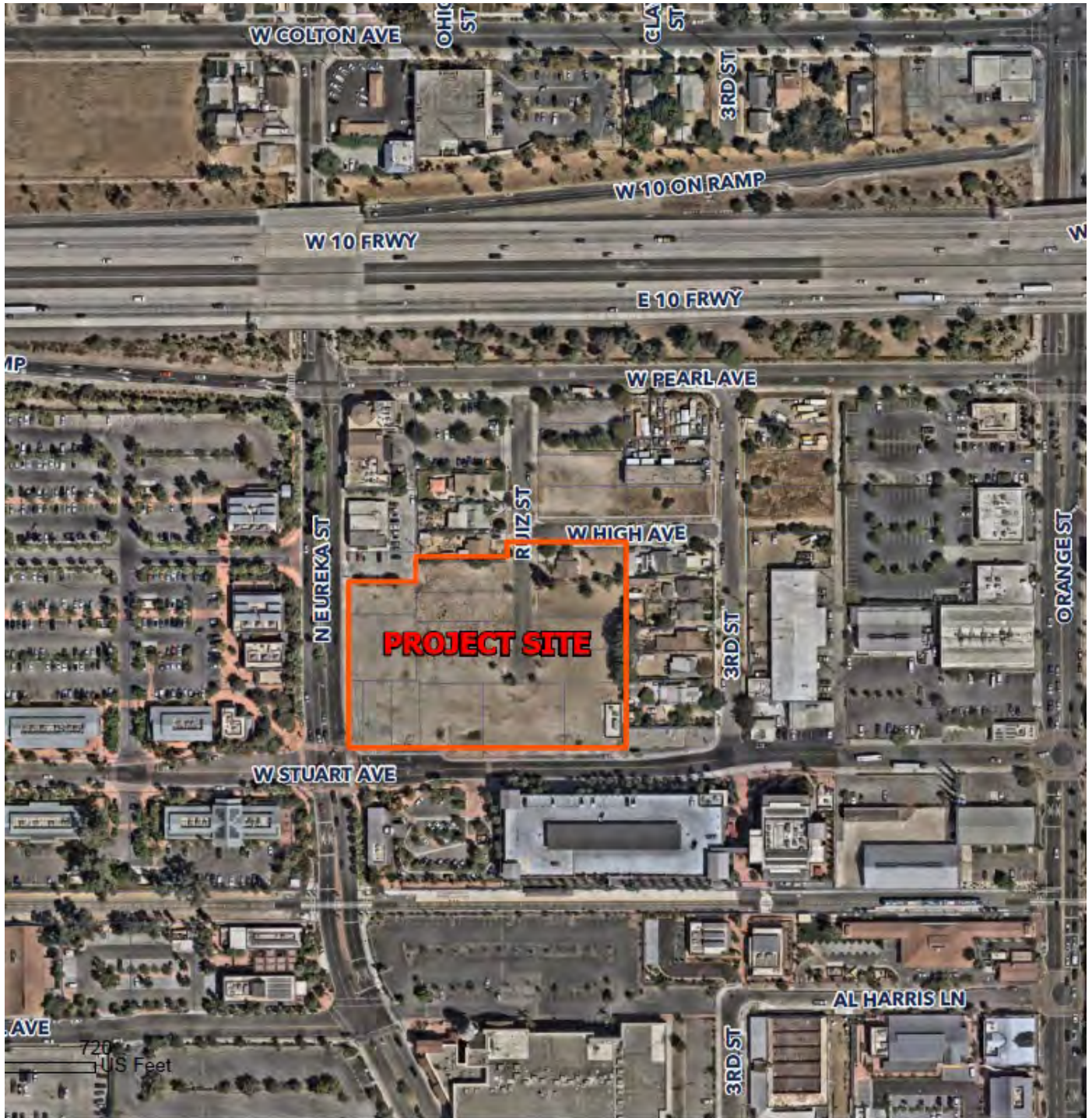


Figure 2: Site Plan



Exemption Justification

I. Purpose

The California Environmental Quality Act (“CEQA”) Guidelines includes a number of statutory and categorical exemptions for proposed development projects (“Project” as defined by CEQA) for purposes of streamlining development review, among other legislative purposes for such exemptions. CEQA Guidelines section 15332 (Infill Development Projects) exempts the proposed project because it meets all applicable criteria under section 15332:

- a) It is consistent with the General Plan designation and all applicable General Plan policies, as well as consistent with the applicable zoning designation and regulations;
- b) It is located within City limits on a project site no more than five (5) acres in size, and substantially surrounded by urban uses;
- c) The project site has no value for endangered, rare, or threatened species;
- d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and
- e) The project site can be adequately served by all required utilities and public services.

Additionally, this document demonstrates that the proposed project and its circumstances would not result in any exceptions under CEQA Guidelines sections 15162 and/or 15300.2.

II. Project Setting

Project Location:

The 2.85-acre project site is located at the northeast corner of Eureka Street and Stuart Avenue in the City of Redlands, San Bernardino County, California. The site is located within Section 00 of Township 1 South and Range 3 West (San Bernardino Principal Meridian). Regional access to the project site is provided by Interstate 10 (I-10) and State Route 38.

Existing Site Conditions:

The proposed development site comprises one parcel (Lot 1 of Tract No. 20755) encompassing approximately 2.85 acres (net). It is currently vacant.

Existing Land Uses and Regulatory Setting:

The project site has a City of Redlands General Plan land use designation of “Transit Village” which encourages higher densities of residential and mixed-use development in the core developed areas of Redlands (with varying densities as described in the General Plan). The Transit Village designation also encourages higher intensities of uses for non-residential land uses (such as retail, office, service commercial, personal services, and similar types of uses compatible with residential and mixed uses). The Transit Village land use designation is intended to implement the vision of the City’s *2035 General Plan* and is compatible with the Transit Villages Specific Plan (TVSP) adopted in October 2022.

Surrounding Land Uses:

The project site is in the downtown core area of the City of Redlands and is substantially surrounded by urban uses as described further in Table 1 below.

Table 1: Surrounding Land Uses and Regulatory Setting

	<i>Existing Land Use</i>	<i>General Plan Land Use Designation</i>	<i>Zoning Designation</i>
North:	Retail businesses, restaurant, and three detached single-family residences	Transit Village	Village Center (VC) District of the TVSP
East:	Retail businesses, restaurants, and six detached single-family residences	Transit Village	Village Center (VC) District of the TVSP
South:	Coffee shop, downtown parking structure (private), Downtown Redlands train station and bus stops, retail and office uses, movie theatre	Transit Village	Village Center (VC) District of the TVSP
West:	Retail shopping center, restaurants	Transit Village	Village General (VG) District of the TVSP

III. Project Description

The proposed development is a four-story, 106-unit apartment complex with 6,715 square feet of ground-floor commercial space. The development is characterized as a 'garden-style' building complex designed in a contemporary architectural style. Residential units would be distributed throughout the site around landscaped courtyards; commercial space would be located at the street corner and along Stuart Avenue. Other project features include on-site private open space and courtyards, resident amenities and private community room, 61 off-street parking spaces inside two ground-level parking garages, frontage improvements and utility connections.

IV. Section 15332 Exemption Requirements

Section 15332 of the CEQA Guidelines (In-fill Development Projects) exempts the proposed project because it meets all applicable criteria contained in section 15332, as summarized in Table 2 below.

Table 2: Summary of Section 15332 (Class 32) Exemption Criteria

Section 15332 (Class 32) criteria:	How proposed Project meets criteria:
a) Consistent with the General Plan designation and all applicable General Plan policies, as well as consistent with the applicable zoning designation and regulations.	The development proposal is consistent with the Redlands General Plan and the Transit Villages Specific Plan. The project site is located within the “Transit Village” land use designation of the general plan. The existing zoning designation is Village Center (VC) District of the Transit Villages Specific Plan, which is consistent with the general plan land use designation. The project is therefore consistent with applicable general plan policy and zoning regulations.
b) Located within City limits on a project site no more than five (5) acres in size, and substantially surrounded by urban uses.	The 2.85-acre project site is located in downtown Redlands and is completely surrounded by commercial buildings, several single-family residences, and a transit station.
c) Has no value for endangered, rare, or threatened species.	Development of the project site will not result in any impacts to, or contribute to, the overall decline of any of the special-status plant species or wildlife. There will be no impacts to any rare, threatened, or endangered species that will result from the development of this Project. The project site is totally vacant and unimproved, a portion of which was previously developed in recent years (all structures have since been removed). There are no plant habitat or wildlife habitat on the project site nor within close proximity to the project site. There are no wildlife corridors in the vicinity of downtown Redlands.
d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.	<i>Traffic:</i> The proposal is exempt from Vehicle Miles Traveled (VMT) analysis pursuant to the City’s adopted <i>CEQA Assessment VMT Analysis Guidelines</i>, which exempts projects located within a Transit Priority Area (in which this site is located) as well as exempts multi-family residential projects with up to 299 dwelling units and do not generate more than 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year. Therefore, there will be no potentially significant impacts in terms of transportation. <i>Noise:</i> The proposed development will not generate any significant noise impacts. The future construction and operation of a mixed-use project in downtown Redlands will be required to comply with the City’s adopted Noise Ordinance (RMC Chapter 8.06). Operational noise would include typical vehicle and household noise in an urban setting, as well as noise associated with commercial (e.g., retail, personal services) activities. <i>Air Quality:</i> The proposed development would not result in any potentially significant air quality impacts. The future construction and operation of a mixed-use project in close

	proximity to multiple transit options (e.g., bus, bicycle, pedestrian routes, and light passenger rail) will be consistent with SCAG's Regional Transportation Plan and other regional plans. The construction and operation of a high-density mixed-use project will be consistent with and implement local and regional air quality standards and regulations as promulgated by the South Coast Air Quality Management District (South Coast AQMD), and the land use will be consistent with the General Plan designation and therefore will meet the South Coast AQMD's "Air Quality Management Plan." Air quality impacts and greenhouse gas (GHG) emissions from a mixed-use project have been analyzed in a CalEEMod air quality model and report prepared for this specific project. No significant impacts are anticipated in terms of air quality or GHG emissions. <i>Water Quality:</i> The project site is under the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB), which delegates a portion of its authority to the City of Redlands to monitor and enforce surface runoff (to include various grading and construction-related activities). The future construction and operation of the project will be required to comply with all SARWQCB, NPDES, and other standard requirements and regulations. No significant impacts are anticipated or reasonably foreseeable from the project.
e) The site can be adequately served by all required utilities and public services.	<i>Utilities:</i> At the time of future development with the mixed-use project, all necessary public and private utility connections will be provided into the subject property from the surrounding streets and public rights-of-way or utility easements. <i>Public Services:</i> Adequate public services are currently provided by the City of Redlands (including Police, Fire, Medical Aid, Engineering and Public Works, solid waste hauling, facilities and community services, parks and recreation, planning, etc.) and will be available at the time of future development.

V. Exceptions

In addition to meeting the criteria stated above for section 15332, CEQA Guidelines section 15300.2 provides specific instances where exceptions apply to a project that would otherwise meet the requirements for a categorical exemption, such as a Class 32 in-fill development. These exceptions are:

- a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to

be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- b) Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant.
- c) Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d) Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e) Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources.

None of the exceptions under section 15300.2 apply to the project as summarized in Table 4.

Table 3: Summary of Section 15300.2 exceptions

Section 15300.2 Exceptions:	How proposed Project meets criteria:
Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.	Not applicable. The class 32 (Infill Development) exemption is not limited by the project location. The proposed project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant.	No impact. The construction of a mixed-use project in downtown Redlands, which land use and density will be consistent with the General Plan designation and Specific Plan regulations, will not have any significant cumulative impacts.

Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.	No impact. Neither significant effects would result from the proposed mixed-use project or subdivision (lot mergers), or future construction of multiple mixed-use and residential buildings, nor are significant impacts a reasonable possibility.
Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.	No impact. The proposed project will not result in damage to scenic resources (including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources) within a highway officially designated as a state scenic highway.
Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Calif. Gov. Code Section 65962.5.	No impact. The proposed Project site is not listed as a hazardous waste site on any list compiled pursuant to Calif. Gov. Code section 65962.5 (Cortese List).
Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources.	No impact. The proposed Project site is not listed as a historical resource on any local, state, or federal historic resources lists.

VI. Conclusion

The analysis above provides substantial evidence that the proposed project does not require any further review under CEQA Guidelines section 15332. Therefore, the City of Redlands has determined the proposed project would not have a significant effect on the environment. Additionally, the analysis shows there are no exceptions to the project's eligibility for a categorical exemption, as identified in CEQA Guidelines section 15300.2.

References

1. City of Redlands, *General Plan 2035* (December 5, 2017). Available at: <https://www.cityofredlands.org/post/planning-division-general-plan>.
2. City of Redlands, *Climate Action Plan* (December 5, 2017). Available at: <https://www.cityofredlands.org/post/planning-division-general-plan>.
3. City of Redlands, *General Plan Update and Climate Action Plan EIR* (July 21, 2017). Available at: <https://www.cityofredlands.org/post/planning-division-general-plan>.
4. City of Redlands, Zoning Ordinance (Title 18 of the Redlands Municipal Code). Available at: https://codelibrary.amlegal.com/codes/redlandsca/latest/redlands_ca/0-0-0-15192.
5. City of Redlands, *Transit Villages Specific Plan* (October 2022). Available at: <https://www.cityofredlands.org/pod/transit-villages-plan>.
6. City of Redlands, *Redlands Transit Villages District and Specific Plan Project Draft Environmental Impact Report* (July 2022) and *Final Environmental Impact Report* (September 2022) (SCH #2021080622). Available at: City of Redlands, Planning Division, 35 Cajon Street, Suite 20, Redlands, CA 92373. Telephone (909) 798-7555 ext. 2.
7. City of Redlands, *CEQA Assessment VMT Guidelines*. Available at: <https://www.cityofredlands.org/post/environmental-documents>.
8. City of Redlands, Engineering Division and MUED standard requirements and regulations. Available at: <https://www.cityofredlands.org/engineering>.
9. Governor's Office of Planning & Research, *California Environmental Quality Act*, as amended. Available at: <https://www.opr.ca.gov/ceqa/>.
10. Santa Ana Regional Water Quality Control Board, Stormwater Program (current MS4 Permit, and Construction General Permit Order 2022-0057-DWQ, if applicable). Available at: https://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/.
11. South Coast Air Quality Management District, *Air Quality Management Plan*. Available at: <https://www.aqmd.gov/home/air-quality/air-quality-management-plans/air-quality-mgt-plan>.
12. Southern California Association of Governments. *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS)*. Available at: <https://scaq.ca.gov/read-plan-adopted-final-connect-socal-2020>.