

NOTICE OF EXEMPTION

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| <p>TO: Office of Land Use and Climate Innovation <input checked="" type="checkbox"/> State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p> | <p>FROM: Name: City of Fontana (Public Agency) Address: 8353 Sierra Ave, Fontana CA 92335 Telephone: 909-350-6656</p> |
| <p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address:</p> | |

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| <p>1. Project Title:</p> | <p>Master Case No. 21-000106-R1; Design Review No. 21-042-R1</p> |
| <p>2. Project Applicant (include address, telephone number and email address):</p> | <p>Calabash Fontana Holding, LLC. 34 Wood Crest Irvine, CA 92603</p> <p>Chris Courtney (951)314-8457 chris@montevistahomes.us</p> |
| <p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p> | <p>The project site is located at 8162 Calabash Avenue, (APN: 0230-011-36).</p> |
| <p>4. (a) Project Location – City: Fontana</p> | <p>(b) Project Location – County: San Bernardino</p> |
| <p>5. Description of nature, purpose, and beneficiaries of Project:</p> | <p>The project is a request to approve modifications to previously approved site and architectural design for a new 46-unit attached row house townhome development within eight (8)/two-story buildings with associated site improvements.</p> |

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| 6. Name of Public Agency approving project: | City of Fontana |
| 7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: | Calabash Fontana Holding, LLC |
| 8. Exempt status: (check one) | |
| (a) <input type="checkbox"/> Ministerial project. | (Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268) |
| (b) <input type="checkbox"/> Not a project. | State CEQA Guidelines 15050(c)(2)-(3) |
| (c) <input type="checkbox"/> Declared Emergency | (Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a)) |
| (d) <input type="checkbox"/> Emergency Project. | (Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c)) |
| (e) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number: | Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act |
| (f) <input type="checkbox"/> Statutory Exemption. State Code section number: | |
| (g) <input type="checkbox"/> Other. Explanation: | |
| 9. Reason why project was exempt: | <p>The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development). The Project Site meets the CEQA requirements for a Class 32 Exemption, as: (1) The Project is consistent with the Walkable Mixed Use (WMXU-1) land use designation of the General Plan and FBC/Route 66 Gateway zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.</p> |

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| 10. Lead Agency Contact Person: Telephone: | Alejandro Rico, Associate Planner 909-350-6558 |
| 11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing. | |
| 12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: May 5, 2026 | |

Date: May 7, 2026

Signature

Name: Rina Leung

Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.