

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a		Print	StartOv	er Save
		RECEIPT N	JMBER:	
		36 — 08		608
			ARINGHOUSE	NUMBER (If applicable)
SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.		N/A		
	LEADAGENCY EMAIL		DATE	2025
City of Fontana	_		08202	
COUNTY/STATE AGENCY OF FILING San Bernardino			DOCUME	NT NUMBER
		-		
PROJECT TITLE				
Master Case No. 23-0101, Conditional Use Per				
PROJECT APPLICANT NAME	PROJECT APPLICANT EM		PHONE N	
Bobbie Rey-Andresen Architecture	bobbie.rey@aai	firm.cor		55-6688
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
17087 Orange Way	Fontana	CA	92335	5
PROJECT APPLICANT (Check appropriate box)	_			_
Local Public Agency School District	Other Special District	State	e Agency	Private Entity
CHECK APPLICABLE FEES:				
Environmental Impact Report (EIR)	q	4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)		52,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due of		31,401.75	\$	0.00
Solution regulatory regular (orally decarmon paymont due of	anodity to obt tv	71,401.10	Ψ	
✓ Exempt from fee				
Notice of Exemption (attach)				
☐ CDFW No Effect Determination (attach)				
☐ Fee previously paid (attach previously issued cash receipt copy	')			
				0.00
Water Right Application or Petition Fee (State Water Resources	S Control Board only)	\$850.00	\$	50.00
County documentary handling fee			\$	30.00
Other			\$	
PAYMENT METHOD: #159207	TOTAL D	EOEN/ED	¢.	50.00
☐ Cash ☐ Credit ☐ Check ☐ Other	TOTAL R	ECEIVED	\$	
SIGNATURE AGEN	ICY OF FILING PRINTED NA	ME AND TIT	LE	
X Acidon Alic	cia Meza, Deputy	Clerk		

NOTICE OF EXEMPTION

TO:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113	FROM: (Public Agency)	Name: Address:	City of Fontana 8353 Sierra Ave, Fontana CA 92335
	Sacramento, CA 95812-3044		Telephone:	909-350-6656
	Clerk of the Board of Supervisors or County Clerk (Include County name) Address:	Posted	E FILED & PO On: 8.20 ed On: 9.20 ot No: 36-09)·45

1.	Project Title:	Master Case No. 23-0101, Conditional Use Permit No. 24-0022, and Design Review No. 23-0024.
SUPERVISOR	Project Applicant (include address, telephone number and email address):	Bobbie Rey, Project Administrative Coordinator Bobbie.rey@aaifirm.com (909) 355-6688 Andresen Architecture 17087 Orange Way Fontana, CA 92335
	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):	The project site is located at the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)
4.	(a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5.	Description of nature, purpose, and beneficiaries of Project:	The project is for the development (Mahmoudi Mixed Use Project) of a mixed-use development of multi-family residential units that include 163 multi-family units, 5,000 square feet of commercial space, and first floor parking garage on approximately 3.5 acres, located at the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)
6.	Name of Public Agency approving project:	City of Fontana

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(1)	**
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30 OF	AUG
BOARD	2072

7.	the project undertakin financial a Agency as person rec license, ce	Person or Agency undertaking t, including any person ag an activity that receives ssistance from the Public s part of the activity or the ceiving a lease, permit, ertificate, or other entitlement in the Public Agency as part of 7:	Bobbie Rey, Project Administrative Coordinator Bobbie.rey@aaifirm.com (909) 355-6688 Andresen Architecture 17087 Orange Way Fontana, CA 92335
8.	Exempt st	atus: (check one)	
	(a) 🗆	Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b) 🗆	Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
	(c) 🗆	Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(d) 🗆	Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(e) 🗵	Categorical Exemption. State type and section number:	Exempt under Section 15332, Class 32 (Accessory Structures) of the California Environmental Quality Act
	(f) [Statutory Exemption. State Code section number:	
	(g) 🗆	Other. Explanation:	
SAM BERNARDING COUNTY 6		hy project was exempt:	The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 In-Fill Development Project), Class 32 The project site is currently two lots surrounded by development within the City's designated infill boundary. The project is consistent with the General Plan and zoning, site is on five (5) gross acres or less (3.5 acres), has no value as habitat for endangered, rare, or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, it has been determined that the project qualifies for a categorical exemption.

10. Lead Agency Contact Person:	Salvador Quintanilla, Senior Planner	
Telephone:	909-350-6656	
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 □ No □ If yes, the date of the public hearing was: August 19, 2025		

Date: August 20, 2025

Name: DiTanyon Johnson

Title: Planning Manager

☐ Signed by Applicant

Date Received for Filing: 8/20/2025

(Clerk Stamp Here)

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