



FONTANA
CALIFORNIA
NOTICE OF EXEMPTION

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

1. Project Title:	Master Case No. 25-0071, TTM No. 26-0005 (TTM No. 20856) and Design Review No. 25-0031
2. Project Applicant (include address, telephone number and email address):	Bryan Avilla Newbridge, Manager 500 Newport Center Drive #570 Newport Beach, CA 92660 (949) 344-2701 bavilla@newbridgehomes.com
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):	The project site is located at 8202 Wheeler Avenue (APN: 0192-021-07)
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	A request for approval of a Tentative Tract Map for the establishment of eight (8) condominiums along with a request for the site and architectural approval of a new eight (8) unit multi-family development project and associated site improvements on approximately .4 acres.

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	Bryan Avilla NewBridge, Manager 500 Newport Center Drive #570 Newport Beach, CA 92660 (949) 344-2701 bavilla@newbridgehomes.com
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:	
8. Exempt status: (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 (Infill Development) of the California Environmental Quality Act
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	

9. Reason why project was exempt:	The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 – Infill Development). The project meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use (WXMU-3) land use designation of the General Plan and the Multi-Family Core of the FBC zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site has previously been developed, and 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.
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10. Lead Agency Contact Person: Telephone:	Moises Lomeli, Assistant Planner 909-350-6658
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 18, 2026	

Date:

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.