

## NOTICE OF EXEMPTION

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

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| 1. Project Title:                                                                                                                                                                       | <b>Master Case No. 25-0064; Tentative Tract Map No. 25-0007 (TTM No. 20852) &amp; Design Review No. 25-0029</b>                                                                                                                                                                                |
| 2. Project Applicant (include address, telephone number and email address):                                                                                                             | <b>Chris Courtney</b><br><b>Monte Vista Homes</b><br><b>PO Box 9599</b><br><b>Alta Loma, CA 91701</b><br><a href="mailto:chris@montevistahomes.us">chris@montevistahomes.us</a><br><b>(951) 314-8457</b>                                                                                       |
| 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): | <b>The project site is located at 7844 Alder Avenue, (APNs: 0190-301-12, -21, 37, -40, -41, and -42</b>                                                                                                                                                                                        |
| 4. (a) Project Location – City: Fontana                                                                                                                                                 | (b) Project Location – County: San Bernardino                                                                                                                                                                                                                                                  |
| 5. Description of nature, purpose, and beneficiaries of Project:                                                                                                                        | <b>The project is a request to approve subdivision of 3.75 acres into 26 parcels including two (2) affordable residences for residential development and request to approve site and architectural design for 26 single family detached two-story units with associated site improvements.</b> |

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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: | <b>Chris Courtney</b><br><b>Monte Vista Homes</b><br><b>PO Box 9599</b><br><b>Alta Loma, CA 91701</b><br><a href="mailto:chris@montevistahomes.us">chris@montevistahomes.us</a><br><b>(951) 314-8457</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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.<br>State type and section number:                                                                                                                                                                                                                               | <b>Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (f) <input type="checkbox"/> Statutory Exemption.<br>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 Single Family Residential (R-SF) land use designation of the General Plan and the Single Family (R-1) 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. Furthermore, none of the exceptions in CEQA Section 15300.2 apply to the Project.</p> |

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| 10. Lead Agency Contact Person:<br>Telephone:                                                                                                                                                        | Moises Lomeli,<br>Assistant Planner<br>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 <input type="checkbox"/><br>No <input type="checkbox"/><br>If yes, the date of the public hearing was: July 21, 2026 |                                                     |

Date:

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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.