

## NOTICE OF EXEMPTION

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| TO:    Office of Land Use and Climate<br>Innovation<br><input type="checkbox"/> 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. 23-0101, Conditional Use Permit No. 24-0022, and Design Review No. 23-0024.</b>   |
| 2. Project Applicant (include address, telephone number and email address):   | <b>Bobbie Rey,</b><br><b>Project Administrative Coordinator</b><br><a href="mailto:Bobbie.rey@aaifirm.com"><b>Bobbie.rey@aaifirm.com</b></a><br><b>(909) 355-6688</b><br><b>Andresen Architecture</b><br><b>17087 Orange Way</b><br><b>Fontana, CA 92335</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 the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)</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 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)</b> |
| 6. Name of Public Agency approving project:   | City of Fontana  |

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| 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>Bobbie Rey,</b><br><b>Project Administrative Coordinator</b><br><a href="mailto:Bobbie.rey@aaifirm.com">Bobbie.rey@aaifirm.com</a><br><b>(909) 355-6688</b><br><b>Andresen Architecture</b><br><b>17087 Orange Way</b><br><b>Fontana, CA 92335</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 (Accessory Structures) 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><b>The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 In-Fill Development Project), Class 32</b></p> <p><b>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.</b></p> |

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| 10. Lead Agency Contact Person:<br>Telephone:  | Salvador Quintanilla, Senior Planner<br>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 <input type="checkbox"/><br>No <input type="checkbox"/><br>If yes, the date of the public hearing was: August 19, 2025 |  |

Date: August 20, 2025

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Signature

Name: DiTanyon Johnson

Title: Planning Manager

☒ 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.