

NOTICE OF EXEMPTION

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

1. Project Title:	Master Case No. 22-000124-R1, and Design Review No. 22-00057-R1.
2. Project Applicant (include address, telephone number and email address):	Flory Smith Production Director flory.smith@aaifirm.com (909) 355-6688 Andresen Architecture 17087 Orange Way Fontana, CA 92335
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 west of Citrus Avenue and north of Baseline Avenue and located at 16180 Baseline Avenue, (APN: 0240-031-31).
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	The project is to amend previously approved Design Review (DR No. 22-00057), to modify the elevations, increase the number and size of the 2-bedroom units, reduce the number of 1-bedroom units, while still keeping the 66 units, reduce the square footage of the recreational room and landscaping area, increase the size of the carport, porte cochere, and trellis area, for a previously approved 66-unit senior apartment complex within two (2) buildings, and associated site improvements, on approximately 2.02 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 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:	Flory Smith Production Director flory.smith@aaifirm.com (909) 355-6688 Andresen Architecture 17087 Orange Way Fontana, CA 92335
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 Projects) 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:	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 one lot 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 (2.0 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: Telephone:	Salvador Quintanilla, Senior Planner 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"/> No <input type="checkbox"/> If yes, the date of the public hearing was: December 2, 2025	

Date: December 3, 2025

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.