

**NOTICE OF EXEMPTION**

TO: Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead Avenue, 2nd Floor  
San Bernardino, CA 92415-0130

FROM: City of Fontana  
Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

1. Project Title: **MCN 21-106, Tentative Tract Map No. 21-005 (TTM No. 20498) and DRP 21-042**
2. Project Location - Specific: **8162 Calabash Avenue (APN: 0230-011-36)**
3. (a) Project Location - City: **Fontana, CA 92335**  
(b) Project Location - County: **San Bernardino**
4. Description of nature, purpose, and beneficiaries of Project: **Design Review No. 21-042 and Tentative Tract Map No. 21-005 (TTM No. 20498) is a request to develop on a 2.5-acre site with a 46-unit multi-family project along with associated improvements.**
4. Name of Public Agency approving project: **City of Fontana**
5. Name of Person or Agency carrying out project: **Calabash Fontana Holding LLC**  
**34 Woodcrest**  
**Irvine, CA 92603**
6. Exempt status: (Check one)  
(a)  Ministerial project.  
(b)  Not a project.  
(c)  Emergency Project.  
(d)  Categorical Exemption. State type and class number: **Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) and Section 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA**  
(e)  Declared Emergency.  
(f)  Statutory Exemption. State Code section number: \_\_\_\_\_  
(g)  Other. Explanation: \_\_\_\_\_
7. Reason why project was exempt: **The project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.22 (In-Fill Projects) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA requirements of In-fill: (1) The project is consistent with the Walkable Mixed-Use Corridor & Downtown (WMXU-1) General Plan land use designation and the Form Based Code (FBC) Route 66 subdistrict designation and regulations; (2) The project site is less than five (5) acres at approximately 2.5 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed condominium complex.**

8. Contact Person: Alejandro Rico, Associate Planner Telephone: (909) 350-6558

Date Received for Filing:

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Rina Leung  
Senior Planner

(Clerk Stamp Here)