

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 Agency) Address: 8353 Sierra Ave, 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. 25-0051; Tentative Tract Map No. 25-0003 (TTM No. 20839) & Design Review No. 25-0020
2. Project Applicant (include address, telephone number and email address):	Chris Courtney Monte Vista Homes PO Box 9599 Alta Loma, CA 91701 chris@montevistahomes.us (951) 314-8457
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 14907 S. Highland Avenue, (APN: 0228-021-07)
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	The project is a request to approve subdivision of 3.5 acres into 46 lots for development and a request to approve site and architectural design for 46 townhome units within 23 duplex buildings with associated site improvements, along with an Affordable Housing Density Bonus Agreement together with related covenant, conditions, restrictions providing for a minimum of two affordable housing units in accordance with the state density bonus law.

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:	Chris Courtney Monte Vista Homes PO Box 9599 Alta Loma, CA 91701 chris@montevistahomes.us (951) 314-8457
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 Site meets the CEQA requirements for a Class 32 Exemption, as: (1) The Project is consistent with the Medium Density Residential (R-M) land use designation of the General Plan and the Medium Density (R-2) 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.

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10. Lead Agency Contact Person: Telephone:	Cecily Session-Goins, Senior Planner (909) 350-6723
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: 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.