



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: **Master Case No. 21-127**
Tentative Tract Map No. 20431 (TTM No. 21-011)
Design Review No. 21-050
2. Project Location: **The project site is located on the west side of Cherry Avenue approximately 250-foot south of the southwest corner of Foothill Boulevard and Cherry Avenue, (APN2: APNs: 0230-051-39, -40, -41, and -42)**
3. (a) Project Location - City: **Fontana, CA 92335**
(b) Project Location - County: **San Bernardino**
4. Description of nature, purpose, and beneficiaries of Project:
Tentative Tract Map No. 20431 is a proposal to consolidate four lots into one parcel for condominium purpose, totaling approximately 4.4 adjusted gross acres.
Design Review No. 20-050 is for site and architectural review for a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet.
5. Name of Public Agency approving project: **City of Fontana**
6. Name of Person or Agency carrying out project: **MCO Development, Inc.**
One Venture, Suite 130
Irvine, CA 92618
7. Exempt status: (Check one)
 - (a) ☐ Ministerial project.
 - (b) ☐ Not a project.
 - (c) ☐ Emergency Project.
 - (d) ☒ Categorical Exemption. State type and class number: Exempt under **Section No. 15332 (Class 32, In-Fill Development Projects) of the California Environmental Quality Act and Section No. 3-22 (Existing Facility) the 2019 Local Guidelines for Implementing CEQA.**
 - (e) ☐ Declared Emergency.
 - (f) ☐ Statutory Exemption. State Code section number:
 - (g) ☐ Other Explanation: _____



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8. Reason why project was exempt: **This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill.** 1) the project is consistent with the Walkable Mixed-Use Downtown and Corridors (WMXU-1) General Plan land use designation; 2) the project site is approximately 4.4 adjusted gross acres (less than 5 acres); 3) the project site is not within any known sensitive or threatened habitat area; 4) the project will not have a significant effect relating to traffic, noise, air quality, or water quality; and 5) there are adequate public utilities and service for the development of the proposed 82-unit condominium complex project.
9. Contact Person: Jon S. Dille, Associate Planner Telephone: (909) 350-6681

Date Received for Filing:

(Clerk Stamp Here)

Salvador Quintanilla
Senior Planner