

NOTICE OF EXEMPTION

TO: () Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Montclair
Community Development Dept.
5111 Benito Street
P.O. Box 2308
Montclair, CA 91763-0808

(X) Clerk of the Board
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415

DATE FILED & POSTED

Posted On: 4/5/24

Removed On: 5/13/24

Receipt No: 36-04052024-
252

Project Title:

Case Number: 2023-40

Project Location - Specific - Including City and County:

4711 and 4761 Mission Blvd., Montclair, CA 91763

Description of Project: Tentative Tract Map No. 20656 and Precise Plan of Design for a 22-lot single-family residential development. The project includes a Density Bonus request that would allow the initial 18-unit single-family development be increased by four units totaling 22 units, with two units restricted to lower-income home purchasers. One concession and one waiver from development standards in the form of reduced lot width and minimum lot size for five parcels.

Name of Public Agency Approving Project:

City of Montclair

Name of Person or Agency Carry Out Project:

WC Homes, LLC

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
- Categorical Exemption per Section 15332
- Statutory Exemptions. State the code number. _____.

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CALIFORNIA
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CLERK OF THE
BOARD OF SUPERVISORS

Reasons why project is exempt:

The project is deemed to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the State CEQA Guidelines, which covers infill projects in significantly developed areas. The proposed 22-lot infill single-family residential development is consistent with the applicable policies of the General Plan, the City's zoning requirements, is less than five acres in area, has utilities present in the area to serve the

development, and contains no rare or endangered plants or species. As such, there is no substantial evidence the project will pose a potential significant impact to the environment.

Lead Agency:

Contact Person: Christine Sanchez Caldwell

Telephone: (909) 625-9413

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
 Yes No

By:



MICHAEL DIAZ
Director of Community Development
Department of Community Development
City of Montclair

Date received for filing: _____

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