

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

Project Title:

Case Number: 2025-30

Project Location - Specific - Including City and County:

5053 and 5065 Mission Boulevard, Montclair, CA 91763

Description of Project: Tentative Tract Map No. 20765 and Precise Plan of Design to construct a 42-unit condominium residential development.

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. _____

CLERK OF THE
BOARD OF SUPERVISORS
2025 OCT 31 PM 3:01
SAN BERNARDINO COUNTY
CALIFORNIA

DATE FILED & POSTED

Posted On: 10.31.25

Removed On: 12.08.25

Receipt No: 36-10312025-807

Reasons why project is exempt:

The project qualifies 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 42-unit infill residential condominium 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: _____

CLERK OF THE
BOARD OF SUPERVISORS
2025 OCT 31 PM 3:04
SAN BERNARDINO COUNTY
CALIFORNIA