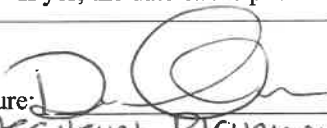


NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: City of Montclair (Public Agency)
<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk County of: San Bernardino 385 North Arrowhead Avenue, 2nd Floor San Bernardino, CA 92415-0130	Address 5111 Benito Street Montclair, CA 91763 DATE FILED & POSTED Posted On: <u>11.06.25</u> Removed On: <u>12.12.25</u> Receipt No: <u>36-11062025-817</u>

1. Project Title:	5473 San Jose Street Tentative Parcel Map
2. Project Applicant:	ANDALUSIA DEV LLC
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):	5473 San Jose Street, Montclair, CA 91763 128' west of Vernon Ave 750' east of Rose Avenue
4. (a) Project Location – City: Montclair	
5. Description of nature, purpose, and beneficiaries of Project:	A request to approve a tentative parcel map no. 21020 to allow the subdivision of a 15,000 SF lot into two residential parcels. Parcel 1 would result in a 7,833 SF parcel and Parcel 2 would result in 7,591 SF parcel.
6. Name of Public Agency approving project:	City of Montclair
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:	ANDALUSIA DEV LLC <div style="position: absolute; right: 0; top: 0; transform: rotate(90deg); font-size: small;"> CLERK OF THE BOARD OF SUPERVISORS 2025 NOV -6 AM 11:11 SAN BERNARDINO COUNTY CALIFORNIA </div>
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	State CEQA Guidelines § 15301 (Existing Facilities)
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The Planning Division has determined this project to be categorically exempt from the under Section 15315 of the California Environmental Quality Act (CEQA)

	Guidelines as a minor land division involving four or fewer parcels. The project meets all required criteria, including that the parcels have access to existing public streets and utilities, no variances or exceptions are required, and the subdivision is in conformance with the General Plan and applicable zoning regulations. As such, there is no substantial evidence the project will pose a potentially significant impact to the environment.
10. Lead Agency Contact Person:	Dinora Ochoa, Assistant Planner
Telephone:	909-625-9434
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: September 08, 2025	

Signature: 

Date: 11/4/2025

Title: Assistant Planner

☒ 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.

CLERK OF THE
 BOARD OF SUPERVISORS
 2025 NOV -6 AM 11:16
 SAN BERNARDINO COUNTY
 CALIFORNIA