NOTICE OF EXEMPTION

To: Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95812

From: California Department of General Services
707 3rd Street
West Sacramento, CA 95605

Project Title: Merrill Apartments Project

Project Location – Specific: 16433 and 16499 Merrill Avenue

Project Location – City: Fontana

Project Location – County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project:

The Project consists of the demolition of the existing 8,000 SF DMV building and associated parking and landscaping and the construction of a five-story, approximately 150,000 sf multi-family 100% affordable housing building with 128 units (127 income-restricted and 1 manager unit) on an approximately 1.57-acre state-owned surplus property. Amenities include playground, garden, recreation and picnic areas; associated parking (approximately 135 spaces), drought-tolerant landscaping, and all-electric building systems with rooftop solar photo voltaic.

Name of Public Agency Approving Project: State Department of General Services

Name of Person or Agency Carrying Out Project: Kerry Zadel, Asst. Chief, Real Estate Services Division

Exempt Status: Categorical Exemption - Class 32, In-Fill Development, CEQA Sec. 15332

Reasons Why Project is Exempt:

The Project qualifies for a Class 32 Categorical Exemption (CEQA Guidelines §15332) because:
§15332(a): The site's local designations are WMXU-1 (Walkable Mixed Use Corridor & Downtown) and Form-Based Code - Civic. The project's high-density, mixed-use corridor context and affordable housing objectives are consistent with the applicable planning framework and policies promoting infill, walkability, housing supply, and multimodal access in Downtown Fontana. §15332(b): The 1.57-acre site lies within city limits, is substantially surrounded by urban uses and is characterized by improved streets and level topography. 15332(c): The site is a fully urbanized, paved unused DMV facility with no native habitat. §15332(d): The site is within a High-Quality Transit Area (HQTA) and, as 100% affordable infill housing, is presumed to have a less-than-significant transportation impact under CEQA Guidelines §15064.3(b)(1). The project will be served by existing water, wastewater, solid waste, fire/police, schools, and parks/library services without creating significant new demand The State attests that no exceptions to the exemption apply and there are no unusual circumstances.

Contact Person: Elisa Sabatini, Senior Environmental Planner

Telephone Number: (279) 946-7891

Signature:

Kerry Zadel

Signed by Lead Agency