

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk Address: 222 W Hospitality Lane 1 st Floor, San Bernardino, CA 92415	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Cecily Session-Goins, Senior Planner Phone: (909) 350-6723 Email: csgoins@fontanaca.gov
TO:	☒ Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone: 	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 202305027
Project Title: Master Case No. (MCN) 25-0088; Tentative Tract Map No. 25-0008 (TTM No. 20863), and Design Review No. 25-0037
Project Applicant (include address, telephone number and email address): Monte Vista Homes, Chris Courtney, Senior Project Manager, (951) 314-8457, chris@montvistahomes.us
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): Located near the northwest corner of Baseline Avenue and Palmetto Avenue (APNs: 0240-161-29, -33, -36, & -37)
General Project Location (City and/or County): City of Fontana, County: San Bernardino
Project Description: Master Case No. (MCN) 25-0088; Tentative Tract Map No. 25-0008 (TTM No. 20863), and Design Review No. 25-0037; A request to establish a condominium map for residential development, and a request for site and architectural approval for construction of a new multi-family condominium complex development consisting of 108 townhome units, within eighteen (18) buildings, with associated site improvements, on 6.7 acres, located near the northwest corner of Baseline Avenue and Palmetto Avenue, (APNs: 0240-161-29, -33, -36, and -37)

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.
Chris Courtney, Senior Project Manager, Monte Vista Homes, PO Box 9559, Alta Loma, CA 91701, (951) 314-8457, chris@montevistahomes.us

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **August 4, 2026** and has made the following determinations regarding the above-described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. Pursuant to CEQA Guidelines sections 15162 and 15164, the project was described in and fully discussed and analyzed in the Walnut Village Specific Plan Environmental Impact Report. The aforementioned EIR was adopted by the City Council on July 23, 2024.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location:

Clerk's File Stamp:

Date:	DiTanyon Johnson Planning Manager

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.