

NOTICE OF DETERMINATION

TO:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Cecily Session-Goins Phone: (909) 350-6723
			Email: csgoins@fontanaca.gov
TO:	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1 st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
<input checked="" type="checkbox"/>		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):
Project Title: Master Case No. 24-0026; Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011
Project Applicant (include address, telephone number and email address): North Fontana Investment Company LLC, 1156 N. Mountain Ave., Upland, CA 91786 – Stacey Sassaman, (909) 949-6716, Stacey.sassaman@lewismc.com
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): Northside of Curtis Avenue at Catawba Avenue (APN: 1108-081-04)
General Project Location (City and/or County): City of Fontana, County: San Bernardino

Project Description: **A request for a condo map, and site and architectural approval of the 153-unit condominium development project and associated site improvements, on 11.99 acres.**

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.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **December 16, 2025** and has made the following determinations regarding the above described project:

	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
<input type="checkbox"/>	An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.	
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.	
<input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.	
<input type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.	
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Ave, Fontana CA 92335

Date:

Rina Leung
Senior Planner

Clerk's File Stamp:

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