

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Alejandro Rico Phone: (909) 350-6558
			Email: arico@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):
Project Title: Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review (DR) No. 23-0027 – Banana Ave and Santa Ana Ave Industrial commerce center facility
Project Applicant (include address, telephone number and email address): LBA Realty/LBA Logistics 3347 Michelson Drive Irvine, CA 92612 Sarah Ng: 949-955-9342 / SNg@lbarealty.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): Northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to consolidate five (5) parcels into one (1) parcel for the development of a 166,985 square foot industrial commerce center facility, and a request for site and architectural approval of the new Industrial commerce center facility, and associated site improvements, on 9.19 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.

LBA Realty/LBA Logistics
3347 Michelson Drive
Irvine, CA 92612

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 7, 2025 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input checked="" type="checkbox"/>	An Environmental Impact Report (EIR) was previously prepared and approved and fully analyzed the effects of the project. The EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous EIR and no further environmental review is required.
	<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 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.
3.	<input type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4.	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
6.	<input type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> 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: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, 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.