NOTICE OF DETERMINATION

TO: _X_ County Clerk, County of San Bernardino

_X_ Office of Planning and Research

FROM: City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: Master Case No. 22-145, Tentative Parcel Map No. (20669) No. 22-034 and Design Review No. 22-065 – Jefferson Fontana Project

State Clearinghouse Number: 2023100792

Name of Person or Agency carrying out project: Alejandro Rico – Associate Planner. City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

Project Location: The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10 , and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

Project Description: Tentative Parcel Map No. 20669 (TPM No. 22-034); Design Review Project No. 22-065 - A request to consolidate thirteen (13) parcels (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35) totaling approximately 11.6 acres into two (2) parcels (parcel 1 approximately 5.55 acres and parcel 2 approximately 5.66 acres) for the construction of a mixed-use development consisting of 437 residential units and 4,000 square feet of retail.

Project Proponent & Address: Jay Adamowitz, JPI Development, 11988 El Camino Real, Suite 200, San Diego, CA 92130

Contact Name & Phone: Alejandro Rico, Associate Planner (909) 350-6558

This is to certify that on April 2, 2024, the Planning Commission of the City of Fontana approved the above-described project along with the aforementioned Mitigated Negative Declaration, and made the following determinations:

1. The project ____ will _X_ will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures _X_ were ___ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations __ was _X_ was not adopted for this project.
5. Findings ___ were _X_ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Addendum are specified as follows:

   Custodian: City of Fontana, Planning Department
   Location: 8353 Sierra Avenue, Fontana, CA 92335

_____
Rina Leung
Senior Planner

Date Received for Filing

ATTACHMENT NO. 4