

NOTICE OF DETERMINATION

TO: County Clerk, County of San Bernardino
 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. 23-102 and Design Review No. 23-023 – Arboretum Gardens (G-1 and G-2)

State Clearinghouse Number: SCH 2006071109 for the Arboretum Specific Plan (EIR)

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

Project Location: The proposed project is located east of Cypress Avenue and south of Duncan Canyon Road within the Gardens Village Planning Area of the Arboretum Specific Plan (Planning areas G-1 and G-2)

Project Description: Design Review No. 23-023 is a request for approval of the site and architectural design to construct 214 detached, alley-loaded condominiums.

Project Proponent & Address: Lewis Management Corp., 1156 N. Mountain Ave., Upland, CA 91786

This is to advise that the City of Fontana approved the above-described project on April 16, 2024 and has made the following determinations:

- The project ___ will will not have a significant effect on the environment.
- ___ 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.
___ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
 The project was described in and fully discussed and analyzed in the certified Final Environmental Impact Report adopted by the City Council on September 23, 2009.
- Mitigation measures ___ were were not made a condition of the approval of the project.
- A Statement of Overriding Considerations ___ was was not adopted for this project.
- Findings were ___ were not made pursuant to the provisions of CEQA.
- The location and custodian of the documents which comprise the record of proceedings for the Final Environmental Impact Report are specified as follows:

Custodian: City of Fontana, Planning Department
Location: 8353 Sierra Avenue, Fontana, CA 92335
(909) 350-6723

CLERK OF THE BOARD OF SUPERVISORS
2024 APR 18 PM 2:41
COUNTY OF SAN BERNARDINO CALIFORNIA


Rina Leung Senior Planner

Date Received for Filing : **4/18/2024**

DATE FILED & POSTED

Posted On: **4/18/24**

Removed On: **5/24/24**

Receipt No: **36-04182024-282**

NOTICE OF DETERMINATION

**CLERK OF THE BOARD
SEP 24 2009**

**TO: Clerk of the Board
County of San Bernardino
385 North Arrowhead, 2nd Floor
San Bernardino, CA 92415**

**FROM: City of Fontana
Community Development Department
8353 Sierra Avenue
Fontana, CA 92335**

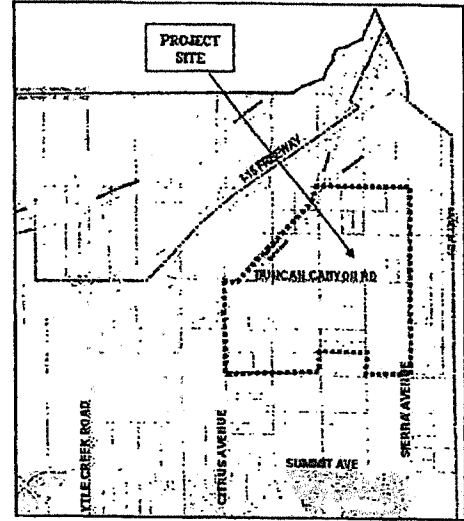
**COUNTY OF
SAN BERNARDINO**

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

Project Title: ARBORETUM SPECIFIC PLAN

State Clearinghouse Number: SCH 2006071109

**Contact Person: Charles Fahie, Senior Planner
Telephone Number: (909) 350-6724**



Project Location (Include County): The 531.3-gross acre project site is located in the northern section of the City of Fontana in the County of San Bernardino. The project site is bounded by Citrus Avenue on the west, Sierra Avenue on the east, a dirt road (located approximately 1/2 mile north of Duncan Canyon Road and proposed as Grapeland Street) on the north, the SCE and SCG easements on the northwest and the Metropolitan Water District (MWD) right-of-way (which is proposed as the future alignment of Casa Grande Avenue) on the south. The site is vacant.

Project Description: The Arboretum Specific Plan proposes the development of the project site with as many as 3,526 residential units, an 8.8-acre Commercial Activity Center, a regional arboretum, scattered parks, an elementary school, and a combined elementary-middle school. Future development would occur within four residential villages, and would include 592 single-family detached units, 986 cluster homes, and high density detached units, 906 high density attached townhomes, and 1,042 attached condominium units. The Commercial Activity Center would be developed with approximately 95,832 square feet of commercial retail and office uses. A network of pedestrian trails and bikeways would connect the Arboretum, various parks and the regional trail on the SCE/SCG easement. The proposed developments on the project site would be accompanied by on-site infrastructure improvements, which include water, sewer, power, gas, telephone and cable line extensions both on and off-site, as well as roadway extensions and improvements. The project includes a General Plan Amendment which changes approximately 299.7 gross acres of land currently designated as Residential Planned Community (R-PC) to Multi-Family Residential (R-MF) and approximately 231.6 gross acres of land currently designated as Regional Mixed Use (RMU) to Multi-Family Residential (R-MF). The General Plan Amendment will also change the text in Chapter 3 of the Land Use Element to allow detached residential single-family lots of 3,000 square feet within a Specific Plan. The project includes a Zone Change which changes approximately 299.7 gross acres of land currently designated as Residential Planned Community (R-PC), and approximately 231.6 gross acres of land currently designated as Regional Mixed Use (RMU) to the Arboretum Specific Plan. In addition, the project includes a Development Agreement which will establish the phasing, financing for the Specific Plan.

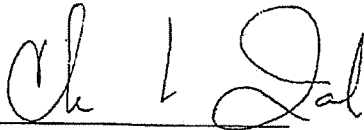
Receipt # 387142
SEP 19 PM 2:41
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
CALIFORNIA

This is to certify that the City of Fontana, as Lead Agency, approved the above described project on September 23, 2009 and made the following determinations:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were made a condition of the approval of the project and an MMRP has been adopted for the project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Environmental Impact Report are specified as follows:

Custodian: City of Fontana, City Clerk
Location: 8353 Sierra Avenue
Fontana, California 92335

Date: Sept 23, 2009

Signature: 

CLERK OF THE BOARD

Title: Charles Fahie, Senior Planner

SEP 24 2009

COUNTY OF
Date Received for Filing
SAN BERNARDINO

CLERK OF THE
BOARD OF SUPERVISORS
2009 APR 18 PM 2:11
COUNTY OF SAN BERNARDINO
CALIFORNIA



State of California--The Resources Agency
 DEPARTMENT OF FISH AND GAME
2009 ENVIRONMENTAL FILING FEE CASH RECEIPT

| | |
|--|--------|
| RECEIPT # | 387142 |
| STATE CLEARING HOUSE # (If applicable) | |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

| | | | |
|---|--|--------------------------------|-------------|
| LEAD AGENCY City of Fontana | | DATE | 9/24/09 |
| COUNTY/STATE AGENCY OF FILING County of San Bernardino | | DOCUMENT NUMBER | |
| PROJECT TITLE ARBORETUM SPECIFIC Plan | | | |
| PROJECT APPLICANT NAME City of Fontana | | PHONE NUMBER (909) 350-6724 | |
| PROJECT APPLICANT ADDRESS 8353 Sierra Ave | | CITY Fontana | STATE CA |
| | | ZIP CODE | 92335 |

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

| CHECK APPLICABLE FEES: | | |
|---|------------|-------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | \$2,768.25 | \$ 2,768.25 |
| <input type="checkbox"/> Negative Declaration | \$1,993.00 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> Projects Subject to Certified Regulatory Programs | \$941.25 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 50.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No. Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD: 0352108 13838 \$ _____
 Cash
 Credit
 Check
 Other

SIGNATURE: [Signature] TITLE: DEPUTY CLERK

WHITE - PROJECT APPLICANT
 YELLOW - DFG/ASB
 PINK - LEAD AGENCY
 GOLDEN ROD - COUNTY CLERK
 FG 753.5a (Rev. 7/08)

CLERK OF THE
 BOARD OF SUPERVISORS
 COUNTY OF SAN BERNARDINO
 CALIFORNIA
 2009 APR 18 PM 2:41