

**NOTICE OF DETERMINATION**

COUNTY OF  
SAN BERNARDINO

APR - 4 2024

CLERK OF THE BOARD

**TO:** X County Clerk, County of  
San Bernardino

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

X Office of Planning and Research

**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:** N/A

**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:** Siri Smith, 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:

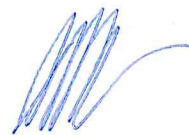
**Custodian:** City of Fontana, Planning Department  
**Location:** 8353 Sierra Avenue, Fontana, CA 92335

DATE FILED & POSTED

Posted On: 4-4-24

Removed On: 5-17-24

Receipt No: 30-04042024-242



Rina Leung  
Senior Planner

Date Received for Filing