

## NOTICE OF DETERMINATION

**TO:** X 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. 23-100: General Plan Amendment (GPA) No. 23-004, Zoning District Map Amendment (Zone Change) No. 23-006, Specific Plan Amendment (SPA) No. 23-004, Development Agreement (DA) No. 23-085, Tentative Parcel Map No. 20709 (TPM No. 22-009R1) (Building No. 1), Design Review (DRP) No. 22-029R1 (Building No. 1), Tentative Parcel Map 20708 (TPM No. 22-030R1) (Building No. 2), Design Review No. 22-061R1 (Building No. 2), Tentative Parcel Map 20707 (TPM No. 22-031R1) (Building No. 3), Design Review No. 22-062R1 (Building No. 3)

**State Clearinghouse Number:** 2022110389

**Name of Person or Agency carrying out project:** Sarah Bova, Acacia Real Estate Development c/o Thienes Engineering, Inc., 14349 Firestone Blvd., La Mirada, CA 90638

**Project Location:** The Project Site is located north of Santa Ana Avenue and between Citrus Avenue and Oleander Avenue, and at the northeast corner of the Santa Ana Avenue and Oleander Avenue intersection. The approximately 29.8-acre Project Site includes 18 parcels, including Assessor Parcel Numbers (APNs) 0255-011-13, -14, -15, -18, -19, -25, -26, -27, -28, -29, -30, -31, and -32, and 0255-021-17, -18, -22, -23, and -24.

**Project Description:** 2<sup>nd</sup> Reading for Master Case No. 23-100: General Plan Amendment (GPA) No. 23-004, Zoning District Map Amendment (Zone Change) No. 23-006, Specific Plan Amendment (SPA) No. 23-004, Development Agreement (DA) No. 23-085, Tentative Parcel Map No. 20709 (TPM No. 22-009R1) (Building No. 1), Design Review (DRP) No. 22-029R1 (Building No. 1), Tentative Parcel Map 20708 (TPM No. 22-030R1) (Building No. 2), Design Review No. 22-061R1 (Building No. 2), Tentative Parcel Map 20707 (TPM No. 22-031R1) (Building No. 3), Design Review No. 22-062R1 (Building No. 3) - Amendment of the subject site's land use designation for approximately 29.4 adjusted gross acres (inclusive of a five-acre parcel that does not include development) from Residential Planned Community (R-PC) and Multiple-Family Medium/High Residential (R-MFMH) to General Industrial (I-G) and proposed site and architectural design for the development of three (3) industrial commerce center buildings totaling approximately 521,030 square feet, and associated Final Environmental Impact Report (EIR). No development is currently proposed on APN 0255-011-15 (5 acre site).

This is to certify that the City of Fontana held a second reading on December 12, 2023 for the Ordinances approving the Zoning District Map Amendment (ZCA) No. 23-006, Specific Plan Amendment No. 23-004, and Development Agreement No. 23-085 and made the following determinations:

1. The project X will \_\_\_\_ will not have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared and fully analyzed the effects of the project. The EIR thoroughly analyzed and discussed all potential environmental impacts.
3. Mitigation measures X were \_\_\_\_ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations X was \_\_\_\_ was not adopted for this project.
5. Findings X were \_\_\_\_ 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 Addenda are specified as follows:

**Custodian:** City of Fontana, Planning Department

**Location:** 8353 Sierra Avenue, Fontana, CA 92335

*For*   
DiTanyon Johnson  
Principal Planner

Date Received for Filing