

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. 20-083, Tentative Parcel Map No. (20464) No. 20-021, Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 20-026, Conditional Use Permit No. 22-018, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028 and Design Review No. 20-031 – Fontana Square Project

State Clearinghouse Number: N/A

Name of Person or Agency carrying out project: Salvador Quintanilla – Senior Planner. City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

Project Location: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

Project Description: Tentative Parcel Map No. 20464 (TPM No. 20-021) – a request to combine 31 parcels and vacate a portion of Highland Avenue into four parcels; Variance No. 22-001 a request to reduce the landscape setback abutting a freeway from 25 feet to two feet in partial location at the rear of the project site; Conditional Use Permit No. 20-025 – a request to establish a 5-story, 75 room, Holiday Inn Express; Conditional Use Permit No. 20-026 – a request to establish a 5-story, 109 room, Staybridge Hotel; Conditional Use Permit No. 22-019 – a request to operate a State of California Alcohol Beverage Control (ABC) license type 47 (On-Sale General – Eating Place) for the place of assembly; Conditional Use Permit No. 22-028 – a request to operate a place of assembly (banquet hall) with the Fontana Square commercial center; and Design Review No. 20-031 – a request for the site and architectural review for the development of commercial retail center which includes, a banquet hall, two hotels, a site down restaurant, and an In-n-out drive-through restaurant on an approximately 8.9 adjusted gross acre site located within General Commercial (C-2) Zoning District..

Project Proponent & Address: Jinder Singh, 61380 29 Palms Highway, Suite 15 &16, Joshua Tree, CA 92252

Contact Name & Phone: Jinder Singh – (760) 832-1760

This is to certify that on January 17, 2023, 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 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 Mitigated Negative Declaration are specified as follows:

Custodian: City of Fontana, Planning Department

Location: 8353 Sierra Avenue, Fontana, CA 92335


DiTanyon Johnson
Principal Planner

Date Received for Filing