

**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:** Appeal (APL) No. 24-007: Requests to overturn the Planning Commission’s April 2, 2024 decision approving Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review (DRP) No. 22-065 along with the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

**State Clearinghouse Number:** N/A

**Name of Person or Agency carrying out project:** Alejandro Rico, 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, -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

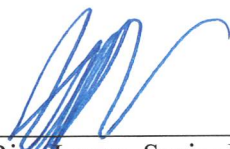
**Contact Name & Phone:** Alejandro Rico (909) 350-6558

On April 2, 2024, the City of Fontana’s Planning Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, in accordance with the California Environmental Quality Act Guidelines.

On **May 28, 2024**, the City Council of the City of Fontana denied the appeal of the Planning Commission’s approval of the Jefferson Fontana Project which included approvals of Tentative Parcel Map (TPM 20669) and Design Review (DRP) No. 22-065 and upheld the Planning Commission’s approval for the above-described project for Master Case No. 22-145 and adopted a Mitigated Negative Declaration and Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program and made the following determinations:

1. The project \_\_\_ will  X  will not have a significant effect on the environment and an IS/MND was prepared and previously adopted for this project pursuant to the provisions of CEQA.
2. A Mitigated Negative Declaration was prepared and adopted 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 Mitigated Negative Declaration are specified as follows:

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



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Rina Leung, Senior Planner

Date Received for Filing