

## NOTICE OF DETERMINATION

TO:  County Clerk, County of San Bernardino

FROM:

City of Fontana  
Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

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. 20-073, General Plan Amendment No. 20-015; Zoning District Map Amendment No. 20-015; Conditional Use Permit No. 22-013; Tentative Tract Map No. 20-006 (TTM No. 20358); and Design Review No. 20-028

**State Clearinghouse Number:** N/A

**Name of Person or Agency carrying out project:**

Monte Vista Assets, Inc.  
8628 Hillside Road,  
Alta Loma, CA 91701

**Project Location:** The project site is located at the southwest corner of Orchid Avenue and Poplar Avenue and continues to Catawba Avenue (APNs: 0233-122-60, -63, -28, -29) (8.8 acres).

**Project Description:** The applicant, Monte Vista Assets, LLC, requested and received, City Council approval for General Plan Amendment No. 20-015, Zoning District Map Amendment No. 20-015, Conditional Use Permit No. 22-013, Tentative Tract Map No. 20-006 (TTM No. 20358), and Design Review No. 20-028 for the development to constructs 53 single-family residential detached unit and additional site improvements.

This is to certify that the City of Fontana approved the 2<sup>nd</sup> Reading for the above-described project on April 23, 2024, and made the following determinations:

1. The project \_\_\_ will  will not have a significant effect on the environment.
2. An Initial Study (IS/MND) was previously prepared and approved and fully analyzed the effects of the project. The IS/MND thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the IS/MND and no further environmental review is required. Mitigation measures were made a condition of the approval of the project.
3. Mitigation measures  were \_\_\_ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations \_\_\_ was  was not adopted for this project.
5. Findings  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 MND are specified as follows:

**NOTICE OF DETERMINATION**

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



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Salvador Quintanilla  
Senior Planner

Date Received for Filing