



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 07162026 — 506

STATE CLEARINGHOUSE NUMBER (If applicable)

2006071109

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Fontana

LEAD AGENCY EMAIL

-

DATE

07162026

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

-

PROJECT TITLE

Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002; ETC.

PROJECT APPLICANT NAME

Daniel Wolzniak-Planned Communitites

PROJECT APPLICANT EMAIL

daniel.wozniak@lewismc.com

PHONE NUMBER

(909) 579-1231

PROJECT APPLICANT ADDRESS

1156 N. Mountain Avenue

CITY

Upland

STATE

CA

ZIP CODE

-

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

#165863

☐ Cash☐ Credit☒ Check☐ Other**TOTAL RECEIVED**

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Alicia Meza, Deputy Clerk

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk Address: 222 W Hospitality Lane 1 st Floor, San Bernardino, CA 92415	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Cecily Session-Goins Phone: (909) 350-6723 Email: <u>csgoins@fontanaca.gov</u>
TO:	☒ Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814 DATE FILED & POSTED Posted On: <u>7/16/26</u> Removed On: <u>8/21/26</u> Receipt No: <u>36-07162026-506</u>	Lead Agency (if different from above) Address: Contact: Phone:	

CLERK OF THE
BOARD OF SUPERVISORS
2026 JUL 16 AM 10:09
SAN BERNARDINO COUNTY
CALIFORNIA

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2006071109
Project Title: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012
Project Applicant (include address, telephone number and email address): Daniel Wolzniak, Vice President – Planned Communities, 1156 N. Mountain Avenue, Upland, CA, (909) 579-1231, daniel.wozniak@lewismc.com
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): Arboretum Specific Plan – Generally bound by Sierra Avenue to the east, Citrus Avenue to the west, Casa Grande Street to the south and Grapeland Avenue to the north.
Commercial center project – Northwest corner of Sierra Avenue and Terra Vista Drive
General Project Location (City and/or County): City of Fontana, County: San Bernardino

Project Description: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Daniel Wolzniak, Vice President – Planned Communities, 1156 N. Mountain Avenue, Upland, CA, (909) 579-1231, daniel.wozniak@lewismc.com

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 14, 2026 and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2.	☒	An Addendum to the Environmental Impact Report (SCH 2006071109) that was previously prepared for this project was prepared for this project pursuant to the provisions of CEQA. The Addendum and EIR 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 previous EIR and no further environmental review is required. Mitigation measures were made a condition of the approval of the project.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for the project.
3.	☐	Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4.	☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.
5.	☐	A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6.	☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.
This is to certify that the Addendum, Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:		
Custodian:		Location: City of Fontana 8353 Sierra Avenue Fontana, CA 92335

CLERK OF THE BOARD OF SUPERVISORS
2026 JUL 16 AM 10:09
SAN BERNARDINO COUNTY
CALIFORNIA

Date:

7/15/28


Rina Leung
Senior Planner

Clerk's File Stamp:

CLERK OF THE
BOARD OF SUPERVISORS
2026 JUL 16 AM 10:09
SAN BERNARDINO COUNTY
CALIFORNIA

CLERK OF THE
BOARD OF SUPERVISORS

2026 JUL 16 AM 10:10

SAN BERNARDINO COUNTY
CALIFORNIA



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME

2009 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 387142

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Fontana		DATE 9/24/09	
COUNTY/STATE AGENCY OF FILING County of San Bernardino		DOCUMENT NUMBER	
PROJECT TITLE ARBORETUM SPECIFIC Plan			
PROJECT APPLICANT NAME City of Fontana		PHONE NUMBER (909) 350-6724	
PROJECT APPLICANT ADDRESS 8353 Sierra Ave	CITY Fontana	STATE CA	ZIP CODE 92335

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report	\$2,768.25	\$ 2,768.25
☐ Negative Declaration	\$1,993.00	\$
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$
☒ Projects Subject to Certified Regulatory Programs	\$941.25	\$
☒ County Administrative Fee	\$50.00	\$ 50.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ DFG No. Effect Determination (Form Attached)		
☐ Other		\$

PAYMENT METHOD: ~~13838~~ 13838

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,818.25

SIGNATURE X	TITLE DEPUTY CLERK
----------------	-----------------------

WHITE - PROJECT APPLICANT

YELLOW - DFG/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

FG 753.5a (Rev. 7/08)

CLERK OF THE
BOARD OF SUPERVISORS
NOTICE OF DETERMINATION

CLERK OF THE BOARD

SEP 24 2009

COUNTY OF
SAN BERNARDINO

TO: Clerk of the Board
County of San Bernardino
385 North Arrowhead, 2nd Floor
San Bernardino, CA 92415

FROM: City of Fontana
Community Development Department
8353 Sierra Avenue
Fontana, CA 92335

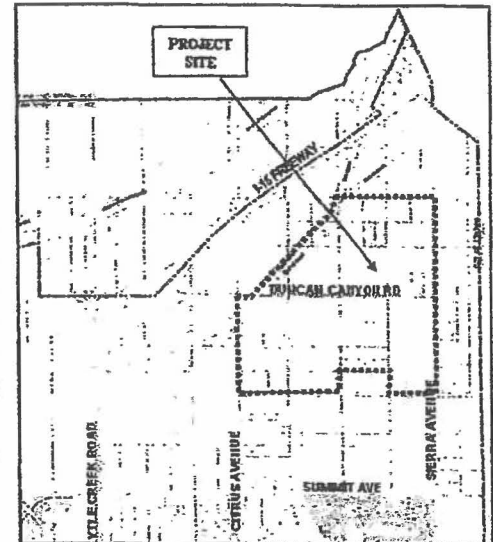
SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: **ARBORETUM SPECIFIC PLAN**

State Clearinghouse Number: **SCH 2006071109**

Contact Person: Charles Fahie, Senior Planner
Telephone Number: (909) 350-6724

Project Location (Include County): The 531.3-gross acre project site is located in the northern section of the City of Fontana in the County of San Bernardino. The project site is bounded by Citrus Avenue on the west, Sierra Avenue on the east, a dirt road (located approximately ½ mile north of Duncan Canyon Road and proposed as Grapeland Street) on the north, the SCE and SCG easements on the northwest and the Metropolitan Water District (MWD) right-of-way (which is proposed as the future alignment of Casa Grande Avenue) on the south. The site is vacant.



Project Description: The Arboretum Specific Plan proposes the development of the project site with as many as 3,526 residential units, an 8.8-acre Commercial Activity Center, a regional arboretum, scattered parks, an elementary school, and a combined elementary-middle school. Future development would occur within four residential villages, and would include 592 single-family detached units, 986 cluster homes, and high density detached units, 906 high density attached townhomes, and 1,042 attached condominium units. The Commercial Activity Center would be developed with approximately 95,832 square feet of commercial retail and office uses. A network of pedestrian trails and bikeways would connect the Arboretum, various parks and the regional trail on the SCE/SCG easement. The proposed developments on the project site would be accompanied by on-site infrastructure improvements, which include water, sewer, power, gas, telephone and cable line extensions both on and off-site, as well as roadway extensions and improvements. The project includes a General Plan Amendment which changes approximately 299.7 gross acres of land currently designated as Residential Planned Community (R-PC) to Multi-Family Residential (R-MF) and approximately 231.6 gross acres of land currently designated as Regional Mixed Use (RMU) to Multi-Family Residential (R-MF). The General Plan Amendment will also change the text in Chapter 3 of the Land Use Element to allow detached residential single-family lots of 3,000 square feet within a Specific Plan. The project includes a Zone Change which changes approximately 299.7 gross acres of land currently designated as Residential Planned Community (R-PC), and approximately 231.6 gross acres of land currently designated as Regional Mixed Use (RMU) to the Arboretum Specific Plan. In addition, the project includes a Development Agreement which will establish the phasing, financing for the Specific Plan.

Receipt #
387142

This is to certify that the City of Fontana, as Lead Agency, approved the above described project on September 23, 2009 and made the following determinations:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were made a condition of the approval of the project and an MMRP has been adopted for the project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Environmental Impact Report are specified as follows:

Custodian: City of Fontana, City Clerk
Location: 8353 Sierra Avenue
Fontana, California 92335

Date: Sept 23, 2009

CLERK OF THE BOARD

SEP 24 2009

COUNTY OF
Date Received for Filing
SAN BERNARDINO

Signature: Ch I Dal

Title: Charles Fahie, Senior Planner

CLERK OF THE
BOARD OF SUPERVISORS
2009 JUL 16 AM 10:10
SAN BERNARDINO COUNTY
CALIFORNIA