

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

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

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RECEIPT NUMBER:

36 — 08132026 — 585

STATE CLEARINGHOUSE NUMBER (If applicable)

2006071109

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Fontana

LEAD AGENCY EMAIL

-

DATE

08132026

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 Communities

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: #166134☐ 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: csgoins@fontanaca.gov
TO:	☒ Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) DATE FILED & POSTED Posted On: <u>8/13/26</u> Removed On: <u>9/18/26</u> Receipt No: <u>36-08132026-585</u> Address: _____ Contact: _____ Phone: _____	

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 (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**

Notice of Determination

CLERK OF THE
 BOARD OF SUPERVISORS
 SAN BERNARDINO COUNTY
 CALIFORNIA
 2026 AUG 13 AM 9:45

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. 23-000005, & 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

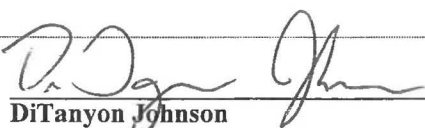
This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **August 11, 2026** and has made the following determinations regarding the above described project:

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 AUG 13 AM 9:45
 SAN BERNARDINO COUNTY
 CALIFORNIA

Date:

8/13/2026


DiTanyon Johnson
Planning Manager

Clerk's File Stamp:

CLERK OF THE
BOARD OF SUPERVISORS
2026 AUG 13 AM 9:45
SAN BERNARDINO COUNTY
CALIFORNIA