

NOTICE OF DETERMINATION

TO:	x Clerk of the Board of Supervisors or County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Rina Leung Phone: (909) 350-6566
			Email: rleung@fontanaca.gov
TO:	X Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) 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): 2016021099
Project Title: Citrus and Summit Multi-Family Residential Project; Master Case No. (MCN) 24-0059; Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910), and Design Review (DRP) No. 24-0030
Project Applicant (include address, telephone number and email address): Karen Alves BCT Dev Acquisition Co LLC 1400 Newport Center Drive, #200 Newport, CA 92660 209-777-9259 kalvesccampion@cherrytreecp.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): The project site is located on the southwest corner of Citrus Avenue and Summit Avenue (APNs: 1108-082-01 through -20 and 1108-082-022 through -30)
General Project Location (City and/or County): Fontana, San Bernardino County

Project Description:

The Project includes 595 multi-family dwelling units to be constructed on approximately 27.3 net acres (28.4 gross acres) of vacant and previously disturbed land in an urbanized area. The Project consists of three sites:

- Site 1A: Site 1A is approximately 9.1 acres (1 parcel) and would have 200 multi-family residential dwelling units, a 6,200 square foot (sf) pool, approximately 22,855 sf of outdoor common space, and an amenity building.
- Site 1B: Site 1B of the Project is approximately 7.3 acres (1 parcel) and would consist of 170 housing units, an approximately 3,700 sf pool area, an amenity building, and approximately 17,000 sf of common outdoor space.
- Site 2: Site 2 of the Project would sit on approximately 10.9 acres (2 parcels) and consist of 225 housing units and approximately 24,500 sf of outdoor common space.

The proposed dwelling units would range from approximately 1,138 sf to 1,697 sf. The Project also includes consolidation of twenty-nine (29) parcels into four (4) parcels for the development of the multi-family project.

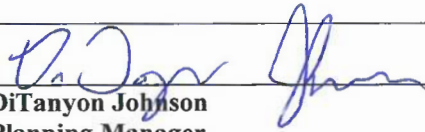
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use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

BCT Dev Acquisition Co., LLC
1400 Newport Center Drive, #200
Newport, CA 92660

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 4, 2025 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 Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. Pursuant to the environmental documents prepared for the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) that was certified by the City Council on November 13, 2018. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, it was determined that the previously certified Final EIR has adequately identified the impacts associated with this project and an Addendum has been prepared for this project. <u>This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.</u>
☐	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 this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
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 [X 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 environmental documents along with comments and responses and record of project approval, or the Addendum was approved on October 21, 2025, and is available to General Public at: 8353 Sierra Avenue, Fontana, CA 92335

Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335
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Date:	 DiTanyon Johnson Planning Manager
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Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.