

**LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY**

NOTICE OF DETERMINATION

TO:

Clerk of the Board of Supervisors
County Government Center
385 North Arrowhead Avenue
San Bernardino, CA 92415-0130

Land Use & Climate Innovation
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

FROM:

Local Agency Formation Commission
1601 E. 3rd Street, Suite 102
San Bernardino, CA 92415-0490

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

PROJECT TITLE: LAFCO SC#538 - City of Montclair Irrevocable Agreement to Annex No. 24-43-I-111 for Sewer Service (APNs 1011-351-04 and 1011-351-05)

STATE CLEARINGHOUSE NO.: 2021110150

PROJECT LOCATION: The service contract area relates to two parcels, Assessor Parcel Numbers (APNs) 1011-351-04 and 1011-351-05, which encompasses approximately 2.42 acres and is generally located on the southwestern corner of Mission Boulevard and Benson Avenue, within the City of Montclair's southeastern sphere of influence.

PROJECT DESCRIPTION: Authorization of a service extension agreement submitted by the City of Montclair to provide sewer service outside its boundaries to a proposed 31-lot townhome development on the two parcels, APNs 1011-351-04 and 1011-351-05.

LEAD AGENCY CONTACT: Alexander Lee, Planner, County Land Use Services Department, at (909) 387-4539.

RESPONSIBLE AGENCY CONTACT: Local Agency Formation Commission Staff at (909) 388-0480.

This is to advise that the Local Agency Formation Commission for San Bernardino County (Commission), as responsible agency, has approved the above-described project and has made the following determinations regarding the project:

1. The project will not have a significant adverse impact on the environment.
2. A Negative Declaration, with mitigation measures included in the Conditions of Approval, was prepared by the County of San Bernardino as a function of its review of Tentative Tract Map (TTM 20348) to subdivide two lots into a 31-lot townhome development and a Minor Use Permit for the construction of 31 two-story single-family homes including a community room with centralized open areas on a total of approximately 2.42 acres. A copy of the Mitigated Negative Declaration may be reviewed at the Local Agency Formation Commission Office, 1601 E. 3rd Street, Suite 102, San Bernardino, CA 92415-0490.

DATE FILED & POSTED

Posted On: 7.18.25

Removed On: 8.25.25

Receipt No: 36-07182025-514

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3. Mitigation measures included in the Conditions of Approval for the project approved by the County have been acknowledged by the Local Agency Formation Commission. No alternatives or additional mitigation measures were adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the County and/or other agencies and not the Commission, and are self-mitigating through the Conditions of Approval.
4. A Statement of Overriding Considerations was not adopted by the Commission for this project.
5. Findings were not made by the commission pursuant to the provisions of CEQA.

DECISION DATE: JULY 16, 2025



SAMUEL MARTINEZ
Executive Officer

cc: Alexander Lee, Planner, Land Use Services Department, San Bernardino County

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