



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

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RECEIPT NUMBER:

36 — 05222025 — 361

STATE CLEARINGHOUSE NUMBER (If applicable)

N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Fontana

LEAD AGENCY EMAIL

abarberena@fontanaca.gov

DATE

05222025

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

-

PROJECT TITLE

Master Case(MCN) No. 18-000069R1; Conditional Use Permit No. 18-000020R1, (CUP) No. 23-000009, (CUP)23-000010, and (DRP) No.18-000018R1

PROJECT APPLICANT NAME

Andresen Architecture, Inc.-Bobbie Lee Rey

PROJECT APPLICANT EMAIL

bobbie.rey@aaifirm.com

PHONE NUMBER

(909)355-6688

PROJECT APPLICANT ADDRESS

17087 Orange Way

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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
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<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
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<input type="checkbox"/> Other		\$	
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PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Alicia Meza, Deputy Clerk

DATE FILED & POSTED

Posted On: 5-22-25Removed On: 6-27-25Receipt No: 36-05222025 -
361

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Alexia Barberena Phone: (909) 350-6568
			Email: abarberena@fontanaca.gov
TO:	<input checked="" type="checkbox"/> 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): N/A
Project Title: Master Case (MCN) No. 18-000069R1; Conditional Use Permit (CUP) No. 18-000020R1, Conditional Use Permit (CUP) No. 23-000009, Conditional Use Permit (CUP) No. 23-000010, and Design Review (DRP) No.18-000018R1
Project Applicant (include address, telephone number and email address): Bobbie Lee Rey , Project Administration Coordinator, Andresen Architecture, Inc., 17087 Orange Way, Fontana, CA 92335, (909) 355-6688, bobbie.rev@aaifirm.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): Located on the northwest corner of Valley Boulevard and Beech Avenue with frontage on Fontana Avenue (0235-072-09, -10, and -11)
General Project Location (City and/or County): City of Fontana, County: San Bernardino

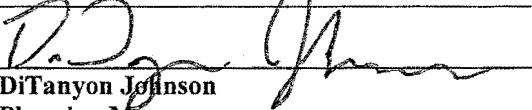
CLERK OF THE
BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY
2025 MAY 22 PM 1:09
FONTANA

Project Description: Conditional Use Permit No. 18-000020R1, a request to amend CUP No. 18-000020 to add trailer sales to truck sales and ancillary truck repair; Conditional Use Permit No. 23-000009, a request to reestablish truck and trailer sales with ancillary truck repair (previously CUP No. 18-000021); and CUP No. 23-0000010, a request to reestablish truck and trailer sales with ancillary truck repair (previously CUP No. 18-000022). Additionally, Design Review No. 18-000020R1 is a request to modify previously approved Design Review No. 18-000020 to accommodate new trailer display parking spaces (APNs: 0235-072-09, -10, and -11). See Exhibits "A" and "B" for explanation on why the APNs are different from the original approval.

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.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on May 20, 2025 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input type="checkbox"/>	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.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. An Initial Study/Mitigated Negative Declaration was previously prepared and approved and fully analyzed the effects of the project. The Initial Study/Mitigated Negative Declaration 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 Initial Study/Mitigated Negative Declaration and no further environmental review is required.
3.	<input type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4.	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
6.	<input type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:		
	Custodian:	Location:

Date: 5/22/2025	 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.

CLERK OF THE
BOARD OF SUPERVISORS
2025 MAY 22 PM 1:56
SAN BERNARDINO COUNTY
CALIFORNIA

Exhibit "A"

Project Summary

The Valley Truck project was approved on December 17, 2019 under Master Case No. 18-000069, Tentative Parcel Map No. 18-000007 (TPM No. 19983), Conditional Use Permit No. 18-000020, Conditional Use Permit No. 18-000021, Conditional Use Permit No. 18-000022, and Design Review No. 18-000018. This project approved the request to reconfigure five (5) parcels (APNs: 0235-072-01, -04, -07, -08, and 0235-063-11). This also approved a five-parcel development that is being built out in phases. This project is modifying three (3) of the five (5) parcels.

Furthermore, parcel numbers 0235-072-01, -04, -07, -08, and 0235-063-11 are now expired per the approved and recorded Tentative Parcel Map No. 19983. The new parcels are 0235-072-09, -10, -11, -12 and 0235-063-15. Please note that the applicant is only requesting to modify parcels 0235-072-09, -10, and -11.

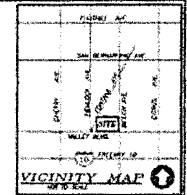
On May 20, 2025, The Planning Commission approved Conditional Use Permit No. 18-000020R1, a request to amend CUP No. 18-000020 to add trailer sales to truck sales and ancillary truck repair; Conditional Use Permit No. 23-000009, a request to reestablish truck and trailer sales with ancillary truck repair (previously CUP No. 18-000021); and CUP No. 23-000010, a request to reestablish truck and trailer sales with ancillary truck repair (previously CUP No. 18-000022). Additionally, Design Review No. 18-000020R1 is a request to modify previously approved Design Review No. 18-000020 to accommodate new trailer display parking spaces.

2025 MAY 22 PM 1:56

SAN BERNARDINO COUNTY
CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 831, A RESUBDIVISION OF THE TOWNSITE OF SANSEVADRE,
AS RECORDED IN MAP BOOK 18, PAGE 78, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

Exhibit B



ADDRESS: JESSE HARR
 2057 HILLY HOLLOW RD
 WILSON, NC 27157
 (704) 384-6483

ENGINEER: HEWITT E. FOWLER, P.E. 27077
 100 FOWLER RD
 1483 CRESTVIEW ROAD
 WILSON, NC 27154
 (919) 233-8233

A.P.N.: 0335-0072-040, 041, 071, 081, 082-083-084-085
 0335-0072-086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860

PARCEL 1
THE NORTH 140 FEET OF THE EAST 3 ACRES OF FARM LOT 192, SEMI-TRUCK LAND AND WATER COMPANY, RECORDED IN MAP BOOK
11, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY STATE OF CALIFORNIA,
EXCEPT THE SOUTH 38 FEET OF THE EAST 140 FEET THEREOF.

PARCEL 2
THE EAST 5 ACRES OF PARCEL LOT 920, EXCEPT THE NORTH 255 FEET, SEWM-THOMP LAND AND WATER COMPANY, RECORDED IN MAP BOOK
21, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY STATE OF CALIFORNIA.
ALSO EXCEPT THE EAST 160 FEET OF THE SOUTH 213.12 FEET THEREOF.

PORTION OF TRACT LOT 820, SAN ANTONIO LAND AND TRUST COMPANY, RECORDED IN MAP BOOK 11, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, LYING EAST OF PORTLAND AVENUE.

SAYING AND OCCUPYING THE EAST 5 ACRES THEREOF.

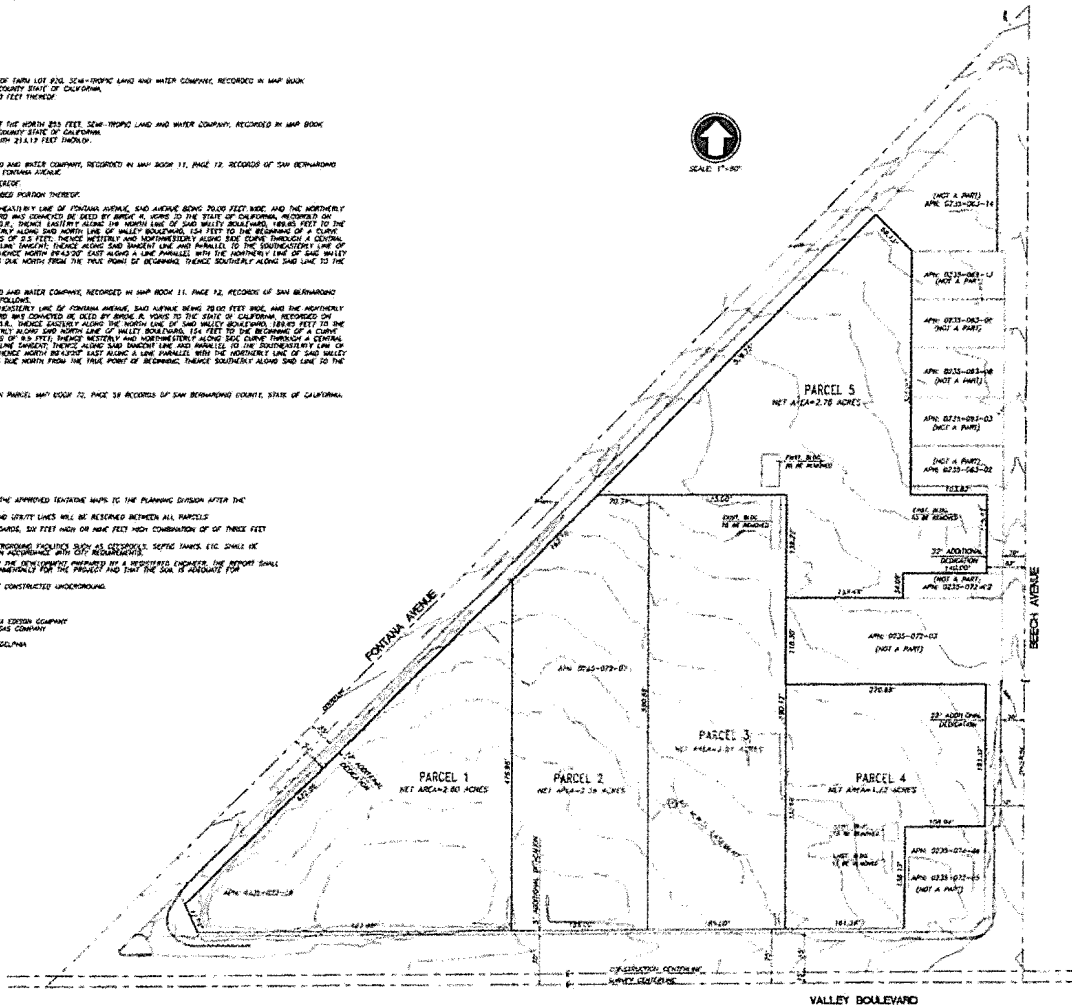
SAYING AND DESCRIBING THE FOLLOWING DESCRIBED PORTION THEREOF.

[illegible][illegible]

PAGE 6
PARCEL 7 OF PARCEL MAP 3773, RECORDED IN PARCEL MAP BOOK 72, PAGE 38 RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

4. APPLICANT SHALL SUBMIT DETAILED DATA OF THE APPROPRIED TENSILE WALLS TO THE PLANNING DIVISION AFTER THE PLANNING COMMISSION APPROVAL.
5. PROTECTIVE HOODS, BATTERED, AND UTILITY LINES WILL BE RELOCATED BETWEEN ALL PARCELS.
6. PROTECTIVE WALLS MUST BE OF SIX FOOT STANDARDS, SIX FEET HIGH OR MORE FEET HIGH COMBINATION OF THREE FEET PLANNING WALL AND SIX FEET HIGH WALL.
7. ALL EXISTING STRUCTURES INCLUDING UNIMPROVED PRODUCE SUCH AS CROPPERS, SHELTER LAMBS, ETC. SHALL BE REMOVED.
8. APPLICANT TO SUBMIT A SOILS REPORT FOR THE DEVELOPMENT REQUIRED BY A DISTRICTED CHARGE, THE REPORT SHALL DETERMINE IF THE SOIL IS SUITABLE ENVIRONMENTALLY FOR THE PROJECT AND THAT THE SOIL IS ADEQUATE FOR CONSTRUCTION FOR DEVELOPMENT.
9. ALL UTILITY WALLS AND STRUCTURES TO BE CONSTRUCTED UNIMPROVED.

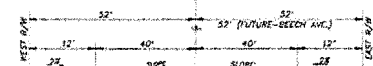
1. ELECTRICITY = SOUTHERN CALIFORNIA Edison COMPANY
2. GAS = THE SOUTHERN CALIFORNIA GAS COMPANY
3. TELEPHONE = VERIZON
4. CABLE TV = TV SATELLITE OF AMERICA
5. WATER = FONTANA WATER COMPANY
6. SEWER = CITY OF FONTANA



STREET CROSS-SECTION
VALLEY BOULEVARD
NOT TO SCALE



STREET CROSS-SECTION
FONTANA AVENUE
NGF TO SCALE



STREET CROSS-SECTION
BEECH AVENUE
NOT TO SCALE

EASEMENT NOTES:

- ① AN EASEMENT FOR WATER INTAKE AND POWER LINE AND INCIDENTAL PURPOSES RECORDED IN BOOK 138, PAGE 10 OF OFFICIAL RECORDS. THIS EASEMENT CAN NOT BE LOCATED BY RECORD.
- ② AN EASEMENT FOR WATER CONDUIT AND INCIDENTAL PURPOSES RECORDED IN BOOK 66, PAGE 237 OF OFFICIAL RECORDS. THIS EASEMENT CAN NOT BE LOCATED BY RECORD.
- ③ AN EASEMENT FOR WATER CONDUIT, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 668, PAGE 297, OF OFFICIAL RECORDS. THIS EASEMENT CAN NOT BE LOCATED BY RECORD.
- ④ AN EASEMENT FOR WATER CONDUIT AND INCIDENTAL PURPOSES RECORDED IN BOOK 818, PAGE 282, OF OFFICIAL RECORDS IN FAVOR OF METROPOLITAN WATER DISTRICT. THIS EASEMENT IS SHOWN ON THE PLAN.
- ⑤ RECREATION, ACCESS, STORAGE, AND PUBLIC UTILITY LINES ACROSS PROPERTY LOTS IS BEING RESERVED ON THIS MAP.



HP ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING
1408 CRESTVIEW ROAD, REDLANDS, CA, 92374