

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Fontana Walnut Residential Project

Lead Agency: City of Fontana

Contact Person: Alexia Barberena

Mailing Address: 8353 Sierra Avenue

Phone: 909-350-6568

City: Fontana

Zip: 92335

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Fontana

Cross Streets: Knox Avenue and Highland Avenue and Jurupa Avenue and Alder Avenue Zip Code: 92335

Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 51.61 " N / -117 ° 27 ' 42.72 " W Total Acres: 87.09

Assessor's Parcel No.: 0228-051-01, 0228-051-14 through -17, 0228-051-19 through -21, 0228-052-01, 0228

Section: 36

Twp.: 1N

Range: 6W

Base: SBBB

Within 2 Miles: State Hwy #: State Route 210, Interstate 10

Waterways:

Airports:

Railways: Metrolink

Schools: Dorothy Grant Innovation Academy, A.B. Miller High School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: TTM 20712

Development Type:

☒ Residential: Units 393 Acres 87.09
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Land / R-4 (Multi-Family Medium/High Density Residential)/Residential Planned Community (R-PC; 3.0-6.4 du/ac)

Project Description: (please use a separate page if necessary)

The proposed project involves construction and operation of a 393-unit residential development and associated parking, drive aisles, fencing, landscaping, utilities, and site amenities on approximately 30.99 gross acres (30.53 net acres); this is referred to as the Residential Development Site, which includes an amendment to the Residential Development Site's General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to Multi-Family Residential (R-MF) and its zoning from R-4 (Multi-Family Medium/High Residential) to R-3 (Multi-Family Residential). The project also includes the upzone of two parcels totaling 56.1 acres from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39 du/ac); these are referred to as the "Upzone Properties." There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>San Bernardino Council of Governments</u>
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 17, 2025 Ending Date November 17, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Diversified Pacific</u>
Address: <u>1500 Iowa Avenue, Suite 200</u>	Address: <u>10621 Civic Center Drive</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Rancho Cucamonga, California 91730</u>
Contact: <u>Dionisios Glentis</u>	Phone: <u>909-373-2637</u>
Phone: <u>951-777-2338</u>	

Signature of Lead Agency Representative: Alexia Barberena Digitally signed by Alexia Barberena
DN: cn=Alexia Barberena, o=USGS, ou=Planning, ou=Development Services, dc=usgs, dc=gov
Date: 2025.10.09 16:41:46-0700 Date: 10/9/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.