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: Enclave at North Fontana Project

Lead Agency: City of Fontana | Contact Person: Cecily Session-Goins

Mailing Address: 8353 Sierra Avenue | Phone: 909 350 6723

City: Fontana | Zip: 92335 | County: San Bernardino

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

Cross Streets: Curtis Avenue and Catawba Avenue | Zip Code: 92336

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ′ 35.9 ″ N / 117 ° 27 ′ 23.5 ″ W Total Acres: 11.99

Assessor's Parcel No.: 1108-08-04 | Section: 25 | Twp.: T01N | Range: R06W | Base: SBM

Within 2 Miles: State Hwy #: SR 210, I 15 | Waterways:

Airports: NA | Railways: NA | Schools: Summit HS, Sierra Lakes ES, Falcon Ridge ES

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: ☐ FONSI

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:

Development Type:

☒ Residential: Units 153 Acres 11.99
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ 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/FBC - Village/WMXU-2

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

The proposed project includes the construction of a 153-unit condominium community, with 84 multi-family dwelling units, and 69 single-family dwelling units and the subdivision of the project site for condominium purposes. The proposed project would also provide private open spaces, landscaped paseos, a central neighborhood park, internal circulation consisting of six alleys, and frontage improvements along Curtis Avenue consisting of installation of sidewalk, perimeter wall, decorative signage, and driveway access. The proposed project would include the installation of the following utility connections to the satisfaction of the applicable utility providers: water, wastewater, stormwater drainage, electric, natural gas, and telecommunications. Connections to existing utility infrastructure would be within the adjacent public rights-of-way.

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 and "**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 # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB #_____
_____ 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 # _____	_____ 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: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

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

Starting Date November 26, 2025 Ending Date December 16, 2025

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates
Address: 1504 Eureka Road, Suite 310
City/State/Zip: Roseville, CA 95661
Contact: Kat Hughes
Phone: 916 850-2113

Applicant: Lewis Management Corporation
Address: 1156 N. Mountain Avenue
City/State/Zip: Upland, CA 91786
Phone: 909 949 6716

Signature of Lead Agency Representative: _____ **Date:** 11/18/25

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