

NOTICE OF DETERMINATION

CLERK OF THE
BOARD OF SUPERVISORS

2025 MAY 15 PM 12:57

TO:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Rina Leung Phone: (909) 350-6555
<input checked="" type="checkbox"/>	<p>DATE FILED & POSTED Posted On: 5.15.25 Removed On: 6.20.25 Receipt No: 36-05152025-338</p>		Email: rleung@fontanaca.gov
TO:	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1 st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
<input checked="" type="checkbox"/>		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: Master Case No. 25-0011 and Municipal Code Amendment No. 25-0001
Project Applicant (include address, telephone number and email address): Rina Leung (Senior Planner), Planning Department, City of Fontana, 8353 Sierra Avenue, Fontana, CA 92335, (909) 350-6555, rleung@fontanaca.gov
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 Entertainment Center Overlay District (Planning Area 1 – Approximately 119 acres generally located at the intersection of Valley Boulevard and Sierra Avenue; Planning Area 2 – Approximately 27 acres generally located north of the intersection of Foothill Boulevard and Sierra Avenue; and Planning Area 3 - Approximately 37 acres generally located north of the intersection of Foothill Boulevard and Cherry Avenue. Form Based Code (FBC - Downtown Gateway and Route 66 Gateway) and Commercial Zoning Districts revisions are generally located along Foothill Boulevard.

Form Based Code (FBC - Sierra Gateway and Valley Gateway) revisions are generally located along Sierra Avenue from Randall Avenue to I-10 freeway and along Valley Boulevard between Cypress Avenue to Alder Avenue.

Other changes and amendments to this Zoning and Development Code as described above in the project description are to be implemented Citywide.

General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: A Municipal Code Amendment to establish an Entertainment Center Overlay District that includes three (3) Entertainment Center Planning Areas along with regulations. Other changes include revisions to the land use tables in Form Based Code (FBC) and Commercial Zoning Districts for parcels that have frontage along Foothill Boulevard between Ilex Street to Maple Avenue and along Sierra Avenue from I-10 to Foothill Boulevard to: restrict certain auto/light industrial related uses, allow by right certain entertainment/recreational uses, modify regulations for Alcoholic Beverage Sales to allow by right for on-site alcoholic beverage sales license to restaurants, and modify the requirements for farmers markets. The amendment also revises the nonconforming provisions and include requirements for Route 66 signage on Foothill Boulevard. The Ordinance for this amendment - Master Case No. 25-0011 and Municipal Code Amendment No. 25-001 is exempt pursuant to Sections 15162, 15164, and 15183 the California Environmental Quality Act (CEQA) because this Municipal Code Amendment that establishes an Overlay along with modifications in the Zoning and Development Code that limits, modify, and clarifies uses in commercial areas, and requires public art along with branding/signage is consistent with the Fontana General Plan and General Plan Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) that was certified by City Council on November 13, 2018 and it anticipated the development of commercial/recreation uses in existing commercially designated areas

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 13, 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 checked="" 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. The proposed amendments are consistent with the certified Fontana General Plan Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) that was certified by City Council on November 13, 2018 as the proposed amendments will have no new or more severe significant environmental effect “peculiar to” the Ordinance for the amendments than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR, and all applicable mitigation measures in the certified EIR will be undertaken. Thus, this project qualifies for an exemption from the California Environmental Quality Act (CEQA) specifically Public Resources Code 20183.3 and CEQA Guidelines Section 15183.
3. <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.
4. <input 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.
5. <input type="checkbox"/>	Mitigation measures [<input type="checkbox"/> were <input checked="" type="checkbox"/> were not] made a condition of the approval of the project.
6. <input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
7. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
8. <input checked="" 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: City of Fontana – Planning Department	Location: City of Fontana – Planning Department 8353 Sierra Avenue Fontana, Ca. 92335
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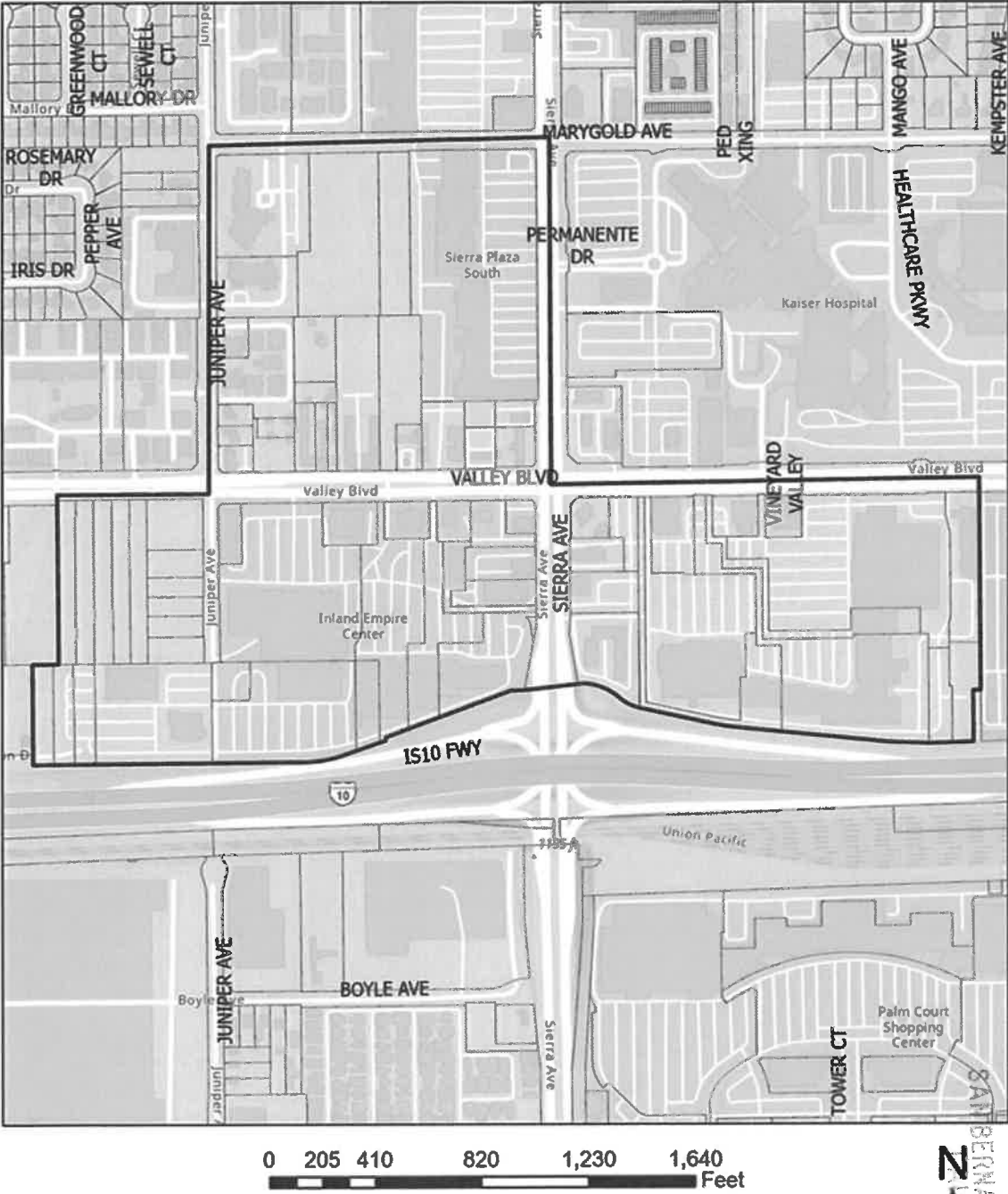
Date: 5/13/25	 DiTanyon Johnson Planning Manager
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Clerk's File Stamp:

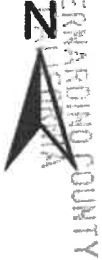
Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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2025 MAY 15 PM 1:19
SAN BERNARDINO COUNTY
CALIFORNIA

Planning Area 1 Valley Blvd & Sierra Ave



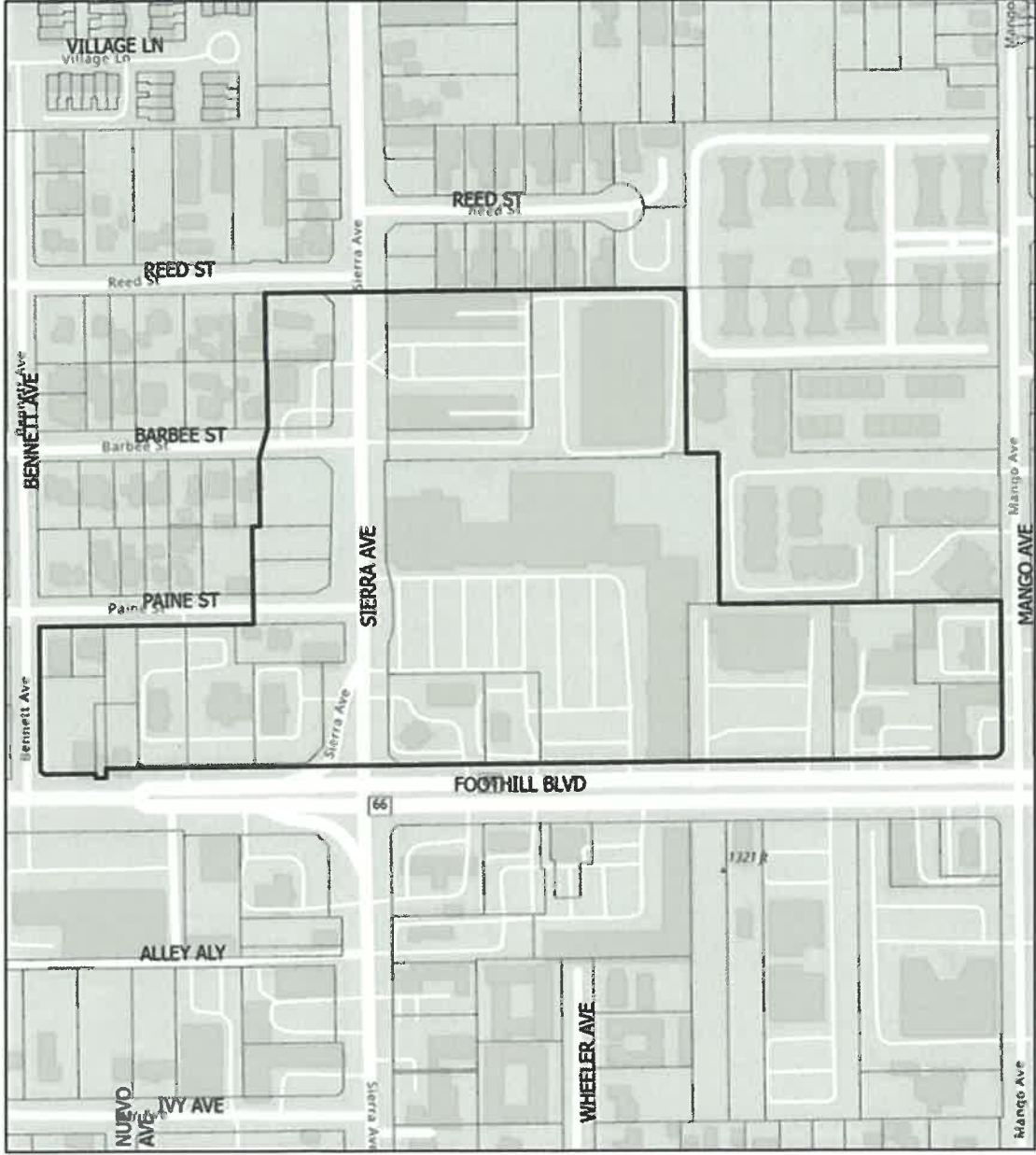
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2025 MAY 15 PM 1:19

SAN BERNARDINO COUNTY
CALIFORNIA

Planning Area 2 Foothill Blvd & Sierra Ave



Planning Area 3 Foothill Blvd & Cherry Ave



0 165 330 660 990 1,320 Feet

