



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

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RECEIPT NUMBER:

36 — 01/15/2026 — 027

STATE CLEARINGHOUSE NUMBER (If applicable)

2025100627

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

|  |                   |                           |
|--|-------------------|---------------------------|
| LEAD AGENCY<br><b>City of Fontana</b>                  | LEAD AGENCY EMAIL | DATE<br><b>01/15/2026</b> |
| COUNTY/STATE AGENCY OF FILING<br><b>San Bernardino</b> |                   | DOCUMENT NUMBER           |

PROJECT TITLE

Master Case No. MCN 24-0060; GPA No. 24-0004, ZCA No. 24-0004, Tract Map 24-0009, CUP 24-0023 & DR 24-0031

|  |                                 |                                      |          |
|--|---------------------------------|--------------------------------------|----------|
| PROJECT APPLICANT NAME<br><b>Jake Sowder</b>                 | PROJECT APPLICANT EMAIL         | PHONE NUMBER<br><b>(909)373-2637</b> |          |
| PROJECT APPLICANT ADDRESS<br><b>10621 Civic Center Drive</b> | CITY<br><b>Rancho Cucamonga</b> | STATE<br><b>CA</b>                   | ZIP CODE |

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)  | \$4,227.50 | \$ 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$3,043.75 | \$ 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ 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  |
| <input checked="" type="checkbox"/> County documentary handling fee   | \$       | \$ 50.00 |
| <input type="checkbox"/> Other  | \$       | \$       |

PAYMENT METHOD:

Cash  Credit  Check  Other

**TOTAL RECEIVED** \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

**Jessica Ruiz, Deputy Clerk**

## NOTICE OF DETERMINATION

DATE FILED & POSTED

Posted On: 1-15-20

Removed On: 2-20-20

Receipt No: 36-01152020-027

|     |  |  |
|-----|--|--|
| TO: | <input type="checkbox"/> Clerk of the Board of Supervisors<br>or<br><input checked="" type="checkbox"/> County Clerk<br>Address:                           | FROM:<br>Public Agency/Lead Agency Name:<br>City of Fontana<br>Address:<br>8353 Sierra Avenue<br>Fontana, CA 92335<br>Contact: Alexia Barberena<br>Phone: (909) 350-6568 |
|     |  | Email: <u><a href="mailto:abarberena@fontanaca.gov">abarberena@fontanaca.gov</a></u>   |
| TO: | <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation<br>State Clearinghouse<br>1400 Tenth Street, Rm. 113<br>Sacramento, CA 95814 | Lead Agency (if different from above)<br><br>Address:<br><br>Contact:<br><br>Phone:  |

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

|  |   |
|--|---|
| State Clearinghouse Number<br>(If submitted to SCH):   | 2025100627  |
| Project Title:   | Master Case No. (MCN) 24-0060; General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DR) No. 24-0031 |
| Project Applicant (include address, telephone number and email address):   |   |
| Jake Sowder, Project Manager<br><u><a href="mailto:jsowder@divpac.com">jsowder@divpac.com</a></u><br>Diversity Pacific Communities<br>10621 Civic Center Drive<br>Rancho Cucamonga, CA<br>(909)373-2637  |   |
| Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):   |   |
| The project site is located south of South Highland Avenue, north of Walnut Street, west of Almeria Avenue and at the terminus of Knox Avenue. (APN: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05) |   |
| General Project Location (City and/or County): Fontana, San Bernardino County  |   |
| Project Description:   |   |

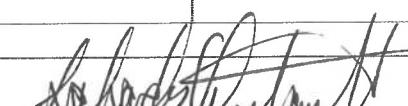
A 2<sup>nd</sup> reading for the request to amend the General Plan Land Use Designation of from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), a request to change the zoning designation from Multi-Family Medium/High Residential (R-4) to Multi-Family Residential (R-3), a request to subdivide 35 parcels for the establishment of a condominium map and abandon a portion of Knox Avenue, a request to create a Planned Unit Development (PUD), and a request to review the architecture, site design and associated improvements for a new 393 multi-family unit (condominium) development with site improvements, on approximately 31.0 gross acres.

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 January 13, 2026 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.   | An Addendum to a certified Environmental Impact Report was prepared 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.                       |  |  |
| 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:                 |  |  |
|  | <table border="1"><tr><td>Custodian:<br/>City of Fontana, Planning Department</td><td>Location:<br/>8353 Sierra Avenue, Fontana, CA 92335</td></tr></table>                       | Custodian:<br>City of Fontana, Planning Department | Location:<br>8353 Sierra Avenue, Fontana, CA 92335 |
| Custodian:<br>City of Fontana, Planning Department | Location:<br>8353 Sierra Avenue, Fontana, CA 92335  |  |  |

Date: 1/13/2026

  
Salvador Quintanilla  
Senior Planner

Clerk's File Stamp: