



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

Si desea información en Español referente a esta notificación o proyecto, favor de comunicarse al (909) 350-6728.

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

**MASTER CASE NO. 21-063, GENERAL PLAN AMENDMENT NO. 21-003,
SPECIFIC PLAN AMENDMENT NO. 21-006, ZONING CODE AMENDMENT NO.
21-005, DESIGN REVIEW NO. 21-024, and
TENTATIVE TRACT MAP NO. 20441 (TTM NO. 21-002)**

The proposed project includes site and architectural review to construct a 100 unit condominium project on one parcel totaling approximately 6.5 adjusted gross acres. The project includes a General Plan Amendment to change the General Plan land use designation from Community Commercial (C-C) to Residential-Planned Community (R-PC), Specific Plan Amendment to establish the Aragon West District with development requirements to allow multi-family development, Zoning Code Amendment to remove the Auto Center Overlay District boundary from the project site, Tentative Tract Map to for a proposed condominium map, and Design Review for site and architectural review of 20 condominium buildings, and 2.5 acres of park space with amenities.

**Environmental
Determination:**

Pursuant to Section No. 15070 of the California Environmental Act (CEQA) and pursuant to Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program has been prepared for this project.

The Initial Study and Mitigated Negative Declaration are available for public review from November 17, 2021 until December 7, 2021, at the Planning Division counter, Fontana Lewis Library, and on the City of Fontana's website, <https://www.fontana.org/2137/Environmental-Documents>

**Location of
Property:**

The project site is located on the southwest corner of the intersection of South Highland Avenue and Mango Avenue (APN 0240-121-22)



Date of Hearing: December 7, 2021

Place of Hearing: City Hall Council
Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 p.m.



Should you have any questions concerning this project, please contact Alejandro Rico, Associate Planner, at (909) 350-6558.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DIVISION, CITY HALL.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.