



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND  
NOTICE OF PUBLIC HEARING**

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**SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O  
PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.**

**THE CITY OF FONTANA CITY COUNCIL HEARING OF  
February 8, 2022 AT 7:00 PM**

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 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 CITY COUNCIL 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 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 January 18, 2022 until February 8, 2022, at the Planning Department counter, Fontana Lewis Library, and on the City of Fontana's website, <https://www.fontana.org/2137/Environmental-Documents>

**Property Location:** Located on the southwest corner of Mango Avenue and South Highland Avenue (APN: 0240-121-22).

**Date of Hearing:** February 8, 2022

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

**Time of Hearing:** 7:00 P.M.



Should you have any questions concerning this project, please contact, Alejandro Rico, Associate Planner, at (909) 350-6558 or [arico@fontana.org](mailto:arico@fontana.org). Any interested party may send any public comments to the city council by e-mailing [planning@fontana.org](mailto:planning@fontana.org) a copy of the proposal and environmental documentation is available for inspection by requesting it from the planner, listed above.

*The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.*

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 TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.