

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: Aragon West District, Walnut Village Specific Plan

Lead Agency: City of Fontana Contact Person: Alejandro Rico, Associate Planner
 Mailing Address: 8353 Sierra Avenue Phone: 909-350-6558
 City: Fontana Zip: 92335 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Fontana
 Cross Streets: South Highland Avenue and Mango Avenue Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): -117 ° 43 ' 26.18 " N / 34 ° 13 ' 42.95 " W Total Acres: 6.50

Assessor's Parcel No.: 0240-121-22 Section: 32 Twp.: 1N Range: 5W Base: SBBM

Within 2 Miles: State Hwy #: State Route 210 Waterways: _____
 Airports: _____ Railways: _____ Schools: A.B. Miller High School, Kathy Brinks Elementary, Mango

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 100 Acres 6.5
 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 / Specific Plan #3, Walnut Village Specific Plan / (C-C) Community Commercial, (R-PC) Residential Planned Community, SP #3, and Walnut Village Specific Plan, and Auto Center Overlay District

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

The Project includes development of 100 condominium units on one (1) parcel (APN 0240-121-22) 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 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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date November 17, 2021 Ending Date December 7, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc</u>	Applicant: <u>Frontier Communities</u>
Address: <u>1500 Iowa Avenue, Suite 200</u>	Address: <u>2151 E. Convention Center Way, Suite 200</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Carl Winter, Associate</u>	Phone: <u>909-354-8049</u>
Phone: <u>951-781-9310</u>	

Signature of Lead Agency Representative:  Date: 1/12/22

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