

## **RESOLUTION NO. 2019-096**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM AND DIRECTING STAFF TO FILE THE NOTICE OF DETERMINATION AND APPROVING TENTATIVE PARCEL MAP NO. 20010 (TPM NO. 19-003), APPROVING TENTATIVE TRACT MAP NO. 20224 (TTM NO. 18-011), APPROVING CONDITIONAL USE PERMIT NO. 18-027 (MASTER CASE NO. 18-096) FOR AN AREA PLAN AND PLANNED UNIT DEVELOPMENT, AND APPROVING DESIGN REVIEW NO. 18-028.**

**WHEREAS**, the City of Fontana received an application on August 30, 2018, for a Tentative Parcel Map (TPM) to subdivide one (1) existing parcel into two (2) parcels for residential condominiums and a future commercial center, Tentative Tract Map (TTM) for condominium purposes on approximately 21.67 adjusted gross acres for the purpose of creating a condominium map for 253 condominiums, a Conditional Use Permit application for purposes of establishing an Area Plan and Planned Unit Development for the residential and for future development of a commercial center, and a Design Review application for site and architecture review of 253 condominiums and recreational building

Project Applicant: NH Duncan Canyon LLC  
500 Newport Center Drive, Suite 570  
Newport Beach, CA 92660

Project Location: Located on the northeast corner of Duncan Canyon Road and Citrus Avenue (APN 0239-081-35).

Site Area: 32.88 gross acres

**WHEREAS**, all of the notices required by statute or the City Municipal Code have been given as required; and

**WHEREAS**, the subject site includes one (1) parcel that was annexed from San Bernardino County into the City of Fontana on October 8, 1981; and

**WHEREAS**, pursuant to the California Environmental Act (CEQA) and the 2019 Local Guidelines Section 6.16 for Implementing CEQA, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project; and

**WHEREAS**, on May 21, 2019, the Planning Commission received public testimony and considered Tentative Parcel Map No. 20010 (TPM No. 19-003), Tentative Tract Map No. 20224 (TTM No. 18-011), Conditional Use Permit (CUP) No. 18-027, and Design Review No. 18-028; and,