

## PUBLIC NOTICE

This is a public notice that the City of Corona's Planning and Housing Commission will conduct a public hearing in the City Council Chambers at 400 S. Vicentia Ave., on Monday, August 26, 2024, at 6:00 p.m. or thereafter upon the following:

**TTM 38495:** Tentative Tract Map to subdivide approximately 9.33 gross acres into 35 lots for single family residential purposes, located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way, in the R-1-20 and R-1-14.4 single family residential zones (Assessor's Parcel Number: 120-020-022).

**PP2023-0009:** Precise Plan to review the site plan, architecture, perimeter walls/fencing and landscaping for a residential development project consisting of 35 single family homes on 9.33 acres within the R-1-20 and R-1-14.4 single family residential zones, located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way (Assessor's Parcel Number: 120-020-022).

**AHDB2023-0001:** Density Bonus Housing Agreement application for a 35-unit single family residential development associated with TTM 38495 and PP2023-0009, located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way, in the R-1-20 and R-1-14.4 single family residential zones (Assessor's Parcel Number: 120-020-022).

California Environmental Quality Act (CEQA) – An Initial Study has been prepared for the project pursuant to Section 15063 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). The Initial Study prepared by the city, as the lead agency, determined that the project may have potentially significant effects, but these significant effects are capable of being mitigated to a point where clearly no significant effects would occur; and there is no substantial evidence in light of the whole record before the city, that the project may have a significant effect on the environment. Therefore, per CEQA Section 15070 (b), the city has prepared a Mitigated Negative Declaration (MND) for the project. The Mitigated Negative Declaration for the project is being considered by the Planning and Housing Commission at the public hearing on August 26, 2024.

(Applicant: Warmington Residential)

This is a public hearing, and you are invited to attend and comment on the applications described above. If you challenge any portion of this project in court, 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 at, or prior to, the public hearing. If you have written comments that you wish to be included in the staff report, please deliver them to the Planning and Housing Commission Secretary, on or before the Wednesday prior to the meeting. If you have questions about this notice or the application to be heard, please call Consulting Planner, Rocio Lopez, in the Planning and Development Department at (951) 736-2262.

Planning and Housing Commission Secretary  
City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882  
Corona City Hall-- Online, All the Time @ [www.CoronaCA.gov](http://www.CoronaCA.gov)

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