

## **ORDINANCE NO. 1903**

**AN ORDINANCE OF THE CITY COUNCIL OF CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT 21-007 TO AMEND PLANNING AREA 12 COMPRISING APPROXIMATELY 9 GROSS ACRES OF THE CITRUS HEIGHTS NORTH SPECIFIC PLAN (APN 1107-262-37) TO ALLOW DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL UNITS.**

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

**WHEREAS**, on December 14, 2021, the applicant submitted Specific Plan Amendment 21-007 to amend the Citrus Heights North Specific Plan to provide for residential uses within the subject site; and

**WHEREAS**, on July 5, 2022, the Planning Commission duly conducted a noticed public hearing on Specific Plan No. 21-007, received testimony and information from any and all parties, and recommended its approval to the City Council by resolution; and.

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

**WHEREAS**, based on the information presented to the City Council at the public hearing held for Specific Plan No. 21-007, on July 26, 2022, the testimony received, and the supporting documents in evidence, the City Council finds that the proposed specific plan amendment is in conformance with the goals and policies of the General Plan.

**WHEREAS**, Specific Plan No. 21-007 is consistent with the goals and policies of the City of Fontana, General Plan by providing high quality residential development.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Pursuant to Section 15162 and Section 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section No. 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Citrus Heights North Program Environmental Impact Report (PEIR) (SCH NO. 2003111125) has been prepared for this proposed project. The aforementioned EIR anticipated various types of residential uses. The City Council finds that the Addendum contains a complete and accurate reporting of all the environmental impacts associated with the project. The City Council further finds that the Addendum has been completed in compliance with Sections

15162 and 15164 of the CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines. A Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California CEQA and the 2019 Local Guidelines for Implementing CEQA.

**Section 2.** The City of Fontana City Council hereby makes the following findings for Specific Plan Amendment No. 21-007 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

**Finding:** A Specific Plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.

**Finding of Fact:** The applicant is proposing to modify the Citrus Heights North Specific Plan to provide for residential uses. The proposed residential project will provide for diversity of housing choice within the City, and the Specific Plan ensures that the project design and development standards will produce an appropriate and desirable residential development for the City and will meet or exceed the criteria developed for such development.

**Section 3.** Specific Plan Amendment No. 21-007 is hereby approved modifying the text of the Citrus Heights North Specific Plan as shown in Exhibit "A", attached hereto and by this reference incorporated.

**Section 4.** This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News or other local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

**APPROVED AND ADOPTED** this 26th day of July, 2022.

**READ AND APPROVED AS TO LEGAL FORM:**

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City Attorney

I, Germaine McClellan Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 26<sup>th</sup> day of July, 2022, and was finally passed and adopted not less than five days thereafter on the 13<sup>th</sup> day of September, 2022, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

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City Clerk of the City of Fontana

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Mayor of the City of Fontana

**ATTEST:**

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City Clerk

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**Exhibit “A”**

Citrus Heights North Specific Plan Amendment

(See Attachment No. 2)