



NOTICE OF PUBLIC HEARING

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

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:

MCN No. 20-073: General Plan Amendment (GPA No. 20-015), Zoning District Map Amendment (ZCA No. 20-015), Conditional Use Permit (CUP No. 22-013), Tentative Tract Map (TTM No. 20-006), and Design Review (DR No. 20-028)

A proposal to amend the General Plan land use designation from Single Family Residential (R-SF) district to the Medium Density Residential (R-M) district, a Zoning District Map Amendment to amend the zoning designation from Single Family Residential (R-1) to Medium Density Residential (R-2) for the properties of APNs: 0233-122-28; -29, -60, and -63 of approximately 8.8 adjusted gross acres, a Tentative Tract Map for the subdivision of four (4) parcels for the development of a 53-lot subdivision, a Conditional Use Permit to establish minimum development standards for a Planned Unit Development, and a Design Review request for the site and architectural review to construct a 53-lot single-family residential detached project. The project will include site improvements parking, landscaping, and other associated on-site and offsite improvements on an 8.8-acre.

Environmental Determination:

An Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring Program have been prepared pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

Location of Property:

The project site is located on the southeast corner of Orchid Avenue and Poplar Avenue and on the west side of Catawba Avenue. (APNs: 0233-122- 60, - 63, -28, -29)

Date of Hearing:

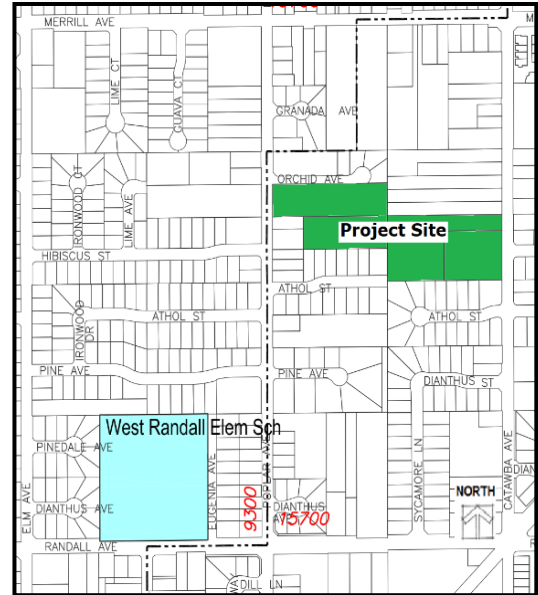
April 9, 2024

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335



Time of Hearing: 2:00 PM



The IS/MND is available at the Planning Department counter, and on the City of Fontana's website: <https://www.fontanaca.gov/2137/Environmental-Documents>. Should you have any questions concerning this project, please contact Jon Dille, Associate Planner, at (909) 350-6681. E-mail: jdille@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE CITY COUNCIL. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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.

Publish date: March 29, 2024