



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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 PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

MASTER CASE NO. 20-073, GENERAL PLAN AMENDMENT NO. 20-015, ZONING DISTRICT MAP AMENDMENT NO. 20-015, CONDITIONAL USE PERMIT NO. 22-013, TENTATIVE PARCEL MAP NO. 20358 (TPM No. 20-006), AND DESIGN REVIEW NO. 20-028

The applicant, Monte Vista Assets, LLC., is requesting approval of a General Plan Amendment to amend the land use designation, a Zoning District map amendment to amend the zoning designation, a Tentative Parcel Map for the subdivision of four parcels, a Conditional Use Permit for a Planned Unit Development, and Design Review for the site and architectural review to construct a 53-lot single-family residential detached unit complex. The subdivision will include site improvements of parking, landscaping, and other associated on-site and off-site improvements on an 8.8-acre.

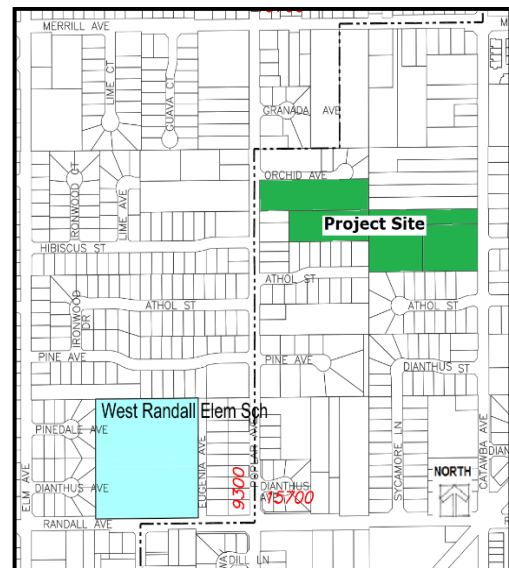
Environmental Determination: A Mitigated Negative Declaration (MND) has been prepared pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

Location: 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: January 16, 2024

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 PM



Should you have any questions concerning this project, please contact **Jon Dille Associate Planner**, at (909) 350-6681 or email him at jdille@fontanaca.gov.

The period for comment regarding the mitigated negative declaration for this project is from December 22, 2023, to January 11, 2024. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at <https://www.fontanaca.gov/2137/Environmental-Documents>. Please submit your comments via email to **Jon Dille, Associate Planner**, at jdille@fontanaca.gov.



The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL.

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: December 22, 2023