



Legislation Details (With Text)

File #: 21-2478 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 9/12/2023 **In control:** Planning Commission
On agenda: 10/17/2023 **Final action:**
Title: Master Case (MCN) No. 23-092; General Plan Amendment (GPA) No. 23-003, Zoning District Map Amendment (ZCA) No. 23-004, and Development Code Amendment (ZCA) No. 23-005, Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.

Based on the information contained within this staff report, and subject to the attached findings, staff recommends that the Planning Commission adopt Resolution PC No. 2023- _____, and forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No. 23-003; and,
3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 23-004; and,
4. Adopt an ordinance approving Development Code Amendment (ZCA) No. 23-005.

APPLICANT:
City of Fontana-Engineering Department
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:
The project site is comprised of eight (8) parcels comprised of approximately 25 acres (APNs: 0232-171-05, -06, -07, -08, -09, -12, -13, and -14) located on the southwest corner of Arrow Boulevard and Tokay Avenue and is divided into two parts which are Site A and Site B. Site A encompasses four (4) parcels (APNs: 0232-171-05, -06, -07, and -08), which all front Arrow Boulevard. Site B encompasses four (4) parcels (APNs: 0232-171-09, -12, -13, and -14), which all front Tokay Avenue.

PROJECT PLANNER:
Rina Leung, Senior Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Existing and Proposed General Plan Land Use Designation, 3. Attachment No. 3 - Existing and Proposed Zoning District Map Amendment, 4. Attachment No. 4 - Existing and Proposed Development Code Amendment Overlay District, 5. Attachment No. 5 - Planning Commission Resolution, 6. Attachment No. 6 - Notice of Determination, 7. Attachment No. 7 - Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing Notice

Date	Ver.	Action By	Action	Result
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FROM:

Planning Department

TITLE:

Master Case (MCN) No. 23-092; General Plan Amendment (GPA) No. 23-003, Zoning District Map Amendment (ZCA) No. 23-004, and Development Code Amendment (ZCA) No. 23-005, Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program .

RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached findings, staff recommends that the Planning Commission adopt Resolution PC No. 2023- _____, and forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination;
2. Adopt a resolution approving General Plan Amendment (GPA) No. 23-003;
3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 23-004; and
4. Adopt an ordinance approving Development Code Amendment (ZCA) No. 23-005.

APPLICANT:

City of Fontana-Engineering Department
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

The project site is comprised of eight (8) parcels comprised of approximately 25 acres (APNs: 0232-171-05, -06, -07, -08, -09, -12, -13, and -14) located on the southwest corner of Arrow Boulevard and Tokay Avenue and is divided into two parts which are Site A and Site B. Site A encompasses four (4) parcels (APNs: 0232-171-05, -06, -07, and -08), which all front Arrow Boulevard. Site B encompasses four (4) parcels (APNs: 0232-171-09, -12, -13, and -14), which all front Tokay Avenue.

REQUEST:

General Plan Amendment (GPA) No. 23-003 - A request to change Figure 15.9 (Land Use Category) in Chapter 15 (Land Use, Zoning and Urban Design) of the General Plan for the entire project site (Sites A and B) comprised of eight (8) parcels (APNs: 0232-171-05, -06, -07, -08, -09, -12, -13, and -14) from Open Space (OS) to Light Industrial (I-L) and a request to add an Emergency Shelter Overlay District designation for Site A comprised of four (4) parcels (APNs: 0232-171-05, -06, -07, and -08) .

Zoning District Map Amendment (ZCA) No. 23-004 - A request to change the zoning designation of the entire project site (Sites A and B) comprised of eight (8) parcels (APNs: 0232-171-05, -06, -07, -08, -09, -12, -13, and -14) from Open Space - Resource (OS-R) to Light Industrial (M-1).

Development Code Amendment (ZCA) No. 23-005 - A request to add an Emergency Shelter Overlay District designation for Site A comprised of four (4) parcels (APNs: 0232-171-05, -06, -07, and -08) to Section 30-651 (a), Figure 1 of the Zoning and Development Code.

PROJECT PLANNER:

Rina Leung, Senior Planner

BACKGROUND INFORMATION:

Existing Land Use Designations:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Open Space (OS)	Open Space - Resource (OS-R)	Vacant
North:	General Industrial (I-G)	General Industrial (M-2)	Fontana Water Company and industrial
South:	Light Industrial (I-L) Open Space (OS)	Light Industrial (M-1)/Open Space - Resource (OS-R)/Emergency Shelter Overlay	Industrial and residential
West:	Open Space (OS)	Open Space - Resource (OS-R)	Vacant and industrial
East:	Walkable Mixed-use Downtown and Corridors (WMXU-1)/ Medium Density Residential (R-M)	Form Based Code - Transitional District (FBC)/Medium Density Residential (R-2)	Single family residential, apartments, and vacant

PROJECT DESCRIPTION:

The project site is comprised of approximately 25 acres which includes Site A and Site B as previously described. Although Site A is vacant, a portion of Site B was once utilized for mining; however, it is currently vacant and mining operations have ceased. The project site is surrounded by a combination of industrial and residential development.

The project site fronts on Arrow Boulevard which is classified as “Primary Highway” and Tokay Avenue which fronts the property on the east is classified as a “Local/Collector Street”. The existing General Plan Land use and Zoning Designation of the project site is Open Space (OS) and Open Space Resource (OS-R) respectively. No development is proposed as part of this project.

ANALYSIS:

The proposed project includes a request to change the General Plan land use designation from Open Space (OS) to Light Industrial (I-L) and to change the zoning designation from Open Space - Resource (OS-R) to Light Industrial (M-1) for the entire project site (Sites A and B). The proposal also includes the addition of an Emergency Shelter Overlay District designation for a portion of the project site comprised of four (4) parcels (Site A). The city has received an application for the development of a homelessness care and resource center for Site A; it is anticipated that the application will move forward at another time, in the future. Therefore, the entitlement application under consideration does not include any development at this time and is solely for a land use redesignation.

The proposed project is consistent with the goals and policies of the Zoning and Development Code,

General Plan, and Housing Element, as described below:

Zoning and Development Code:

Section 30 -040 of the Zoning and Development Code, states that Code may be amended by changing the development standards (text) or zoning designation map boundaries 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.

The project includes a General Plan Amendment for the Project Site's land use designation (from OS to I-L) a Zoning District Map Amendment to rezone the respective area (from OS-R to M-1) and a General Plan and Development Code Amendment to add an Emergency Shelter Overlay District designation for Site A. The aforementioned changes will allow for the development of a variety of housing types including, supportive and transitional housing uses and a homelessness care and resource center for Site A. Similarly, changes to Site B will facilitate the redevelopment of a vacant, unutilized site that was once used for mining purposes. Any future redevelopment of site B will be developed with a maximum Floor Area Ratio (FAR) of .60.

Changes to the Project Site's land use designation would help to facilitate future revitalization and development opportunities. The changes would also contribute to capturing opportunities for living wage jobs and an increased variety of housing types in the area. The Project Site will be developed with a variety of different uses including industrial, service and residential. The project will contribute to building a sustainable community where people living in either site could live and work. Any future development will be reviewed by the City's Planning, Fire and Building Department. Additionally, any future development will be required to meet all Fire and Building Codes, as well as the Fontana Municipal Code. Therefore, the project will promote public's health, safety, or general welfare.

General Plan Goals and Policies:

Chapter 13, Goal No. 1, Action A: Establish a balance of industrial and manufacturing development along with services, especially in sectors with living wage jobs. The proposal, which includes, an addition of Emergency Shelter Overlay District designation for Site A, will facilitate future revitalization and development opportunities of the vacant property that will contribute to opportunities for living wage jobs in an area that is developed with industrial, service and residential uses.

Chapter 13, Goal No. 3, Action A: Refine zoning to encourage mixed-use development where appropriate and create standards and procedures to implement connectivity improvements in new development areas. The project site is within 100 feet of the walkable mixed-use downtown and corridors (WMXU-1) area where residential, service, commercial and some limited light industrial uses are envisioned in the General Plan. Thus, this proposed land use redesignation would contribute to mixture of industrial, service, and residential uses that will be developed with sidewalks in the future to provide connectivity to other nearby uses will contribute to a sustainable community where future workers at the project site could live, walk, and utilize the services in the area as anticipated in the General Plan.

Housing Element Goals and Policies:

Section 4, Goal No. 1, Policy 1N: Amend Fontana Zoning Code for a variety of housing types.

The proposed project includes a change to the General Plan land use designation of Open Space (OS) to Light Industrial (I-L) and a change of the zoning designation from Open Space - Resource (OS-R) to Light Industrial (M-1) for the entire project site (Sites A and B). The proposal also includes the addition of an Emergency Shelter Overlay District designation for a portion of the project site comprised of four (4) parcels (Site A). This Emergency Shelter Overlay District will allow for the opportunity for a variety of housing types including supportive and transitional housing uses for properties in this overlay within the Light Industrial (M-1) zoning district.

Environmental:

An Initial Study (IS)/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. The IS concluded that no impacts would be caused by the project; therefore, a Mitigated Negative Declaration and a Notice of Determination have been prepared for the Planning Commission's consideration. The Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>. The Notice of Intent to Adopt a IS/Mitigated Negative Declaration and Public Hearing Notice was issued on September 22, 2023, for a public comment period of September 22, 2023 until October 17, 2023, no comments were received.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

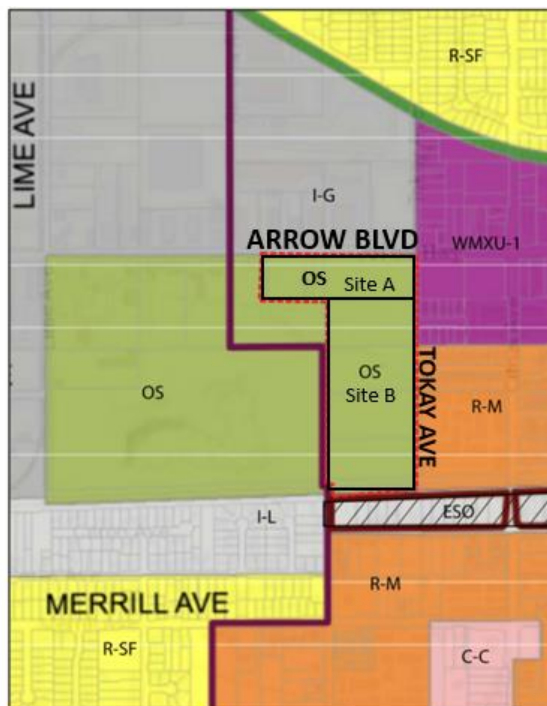
1. Vicinity Map
2. Existing and Proposed General Plan Land Use Designation
3. Existing and Proposed Zoning District Map Amendment
4. Existing and Proposed Development Code Amendment Overlay District
5. Planning Commission Resolution and Findings
6. Notice of Determination
7. Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing Notice



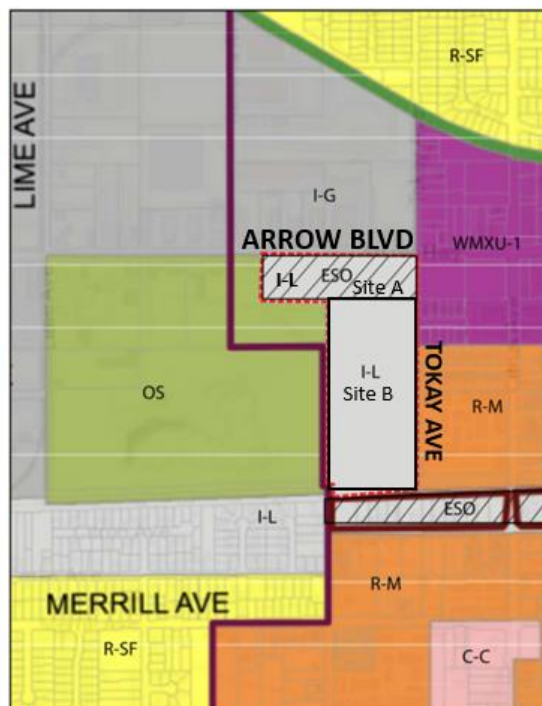
VICINITY MAP

DATE: October 17, 2023

CASE: Master Case No. 23-092
 General Plan Amendment No. 23-003
 Zoning Code Amendment (ZCA) No. 23-004
 Development Code Amendment (ZCA) No. 23-005



EXISTING GENERAL PLAN DESIGNATIONS
 [Hatched Box] Emergency Shelter Overlay (ESO)
 [Red Dashed Box] Project Site



PROPOSED GENERAL PLAN DESIGNATIONS

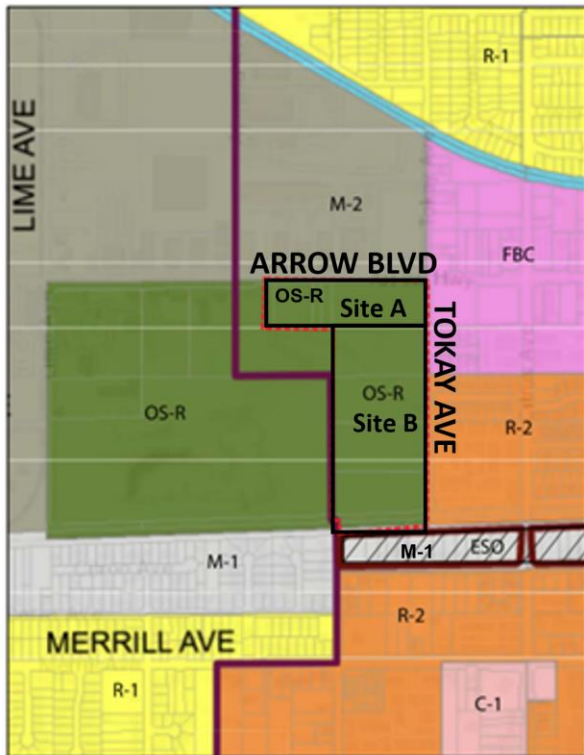
General Plan Land Use Legend

- [Pink Box] C-C Community Commercial
- [Grey Box] I-G Light Industrial
- [Light Grey Box] I-L General Industrial
- [Green Box] OS Open Space
- [Orange Box] R-M Medium Density Residential
- [Yellow Box] R-SF Single Family Residential
- [Purple Box] WMXU-1 Walkable Mixed-Use Corridor & Downtown

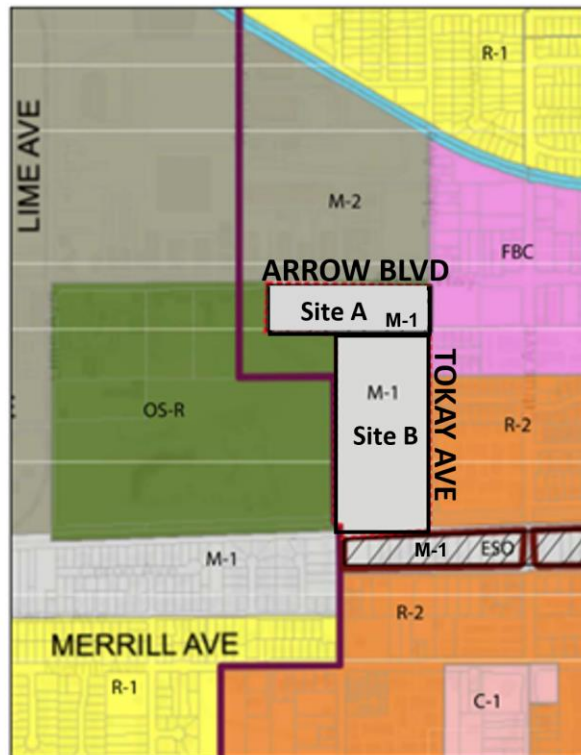
General Plan Amendment

DATE: October 17, 2023

CASE: Master Case No. 23-092
 General Plan Amendment No. 23-003
 Zoning Code Amendment (ZCA) No. 23-004
 Development Code Amendment (ZCA) No. 23-005



EXISTING ZONING DESIGNATIONS



PROPOSED ZONING DESIGNATIONS

Zoning Legend

- C-1 Community Commercial
- M-1 Light Industrial
- M-2 General Industrial
- OS-R Open Space - Resource
- R-1 Single Family Residential
- R-2 Medium Density Residential
- FBC Form-Based Code

Zoning Code (District Map) Amendment

DATE: October 17, 2023

CASE: Master Case No. 23-092

General Plan Amendment No. 23-003

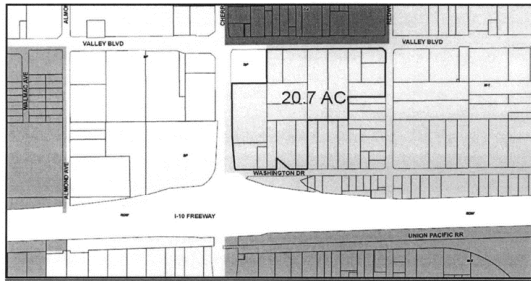
Zoning Code Amendment (ZCA) No. 23-004

Development Code Amendment (ZCA) No. 23-005

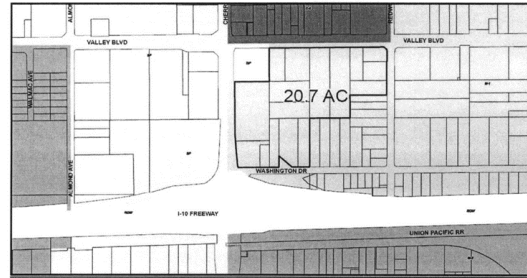
Section 30-651 - Emergency shelter overlay district (ESO) regulations.

(a) *Applicability.* The provisions of this division shall apply to light industrial (I-L) land use designations as specified in Figure 1.

Existing Figure 1



Proposed Figure 1



CITY OF FONTANA PLANNING DEPARTMENT

Development Code Amendment

DATE: October 17, 2023

CASE: Master Case No. 23-092

General Plan Amendment No. 23-003

Zoning Code Amendment (ZCA) No. 23-004

Development Code Amendment (ZCA) No. 23-005

RESOLUTION PC NO. 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT (GPA) 23-003 TO AMEND THE LAND USE DESIGNATION FOR THE PROJECT SITE OF APPROXIMATELY 25 ACRES OF LAND LOCATED ON THE SOUTHWEST CORNER OF ARROW BOULEVARD AND TOKAY AVENUE (WHICH IS DIVIDED INTO SITES A AND B, CONSISTING OF FOUR PARCELS EACH) FROM OPEN SPACE (OS) TO LIGHT INDUSTRIAL (I-L) AND TO INCLUDE AN EMERGENCY SHELTER OVERLAY DISTRICT DESIGNATION FOR SITE A OF THE PROJECT, ZONING DISTRICT MAP AMENDMENT (ZCA) NO. 23-004 TO CHANGE THE ZONING FROM OPEN SPACE - RESOURCE (OS-R) TO LIGHT INDUSTRIAL (M-1) FOR THE PROJECT SITE AND DEVELOPMENT CODE AMENDMENT (ZCA) NO. 23-005 TO ADD AN EMERGENCY SHELTER OVERLAY DISTRICT DESIGNATION FOR SITE A THAT IS COMPRISED OF FOUR (4) PARCELS

WHEREAS, on August 31, 2023, the City of Fontana's ("the City") Engineering Department initiated General Plan Amendment (GPA) No. 23-003 to amend Figure 15.9 (Land Use Category) in Chapter 15 (Land Use, Zoning and Urban Design) of the General Plan for approximately 25 acres located on the southwest corner of Arrow Boulevard and Tokay Avenue ("Sites A and B" together "Project Site") from Open Space ("OS") to Light Industrial (I-L) and to include an emergency shelter overlay district designation for Site A; Zoning Code (District Map) Amendment (ZCA) No. 23-004 to change the zoning for the Project Site from Open Space Resource ("OS-R") to light industrial ("M-1") and Development Code Amendment (ZCA) No. 23-005 to add an Emergency Shelter Overlay District designation for Site A ; and

WHEREAS, the Project Site is divided into two parts, Site A and Site B, each comprised of four parcels. Site A encompasses four (4) parcels (APNs: 0232-171-05, -06, -07, and -08), that front Arrow Boulevard and Site B encompasses four (4) parcels (APNs: 0232-171-09, -12, -13, and -14), that front Tokay Avenue; and,

WHEREAS, an amendment to the General Plan and Zoning District Map will allow for a mixture of industrial, service and residential uses that will contribute to a sustainable community where future workers may live and utilize the services in the respective area as anticipated in the General Plan; and

WHEREAS, amendments to the General Plan and Development Code include the addition of an Emergency Shelter Overlay District designation for Site A that will allow for a variety of housing types including supportive and transitional housing uses; and

WHEREAS, General Plan Amendment (GPA) No. 23-003, Zoning Code (District Map) Amendment (ZCA) No. 23-004, Development Code Amendment (ZCA) No. 23-005 are supported by the goals and policies of the General Plan; and

WHEREAS, pursuant to the California Environmental Act (CEQA), an Initial Study (IS) /Mitigated Negative Declaration and Mitigation Monitoring Program were prepared. A Notice of Intent to Adopt the IS/Mitigated Negative Declaration was issued on September 22, 2023, providing for a public comment period from September 22, 2023 to October 17, 2023. No comments were received. The IS concludes that no significant impacts would be caused by the project, therefore, a Mitigated Negative Declaration has been recommended for adoption; and

WHEREAS, the City of Fontana wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and,

WHEREAS, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of the public hearing was published in the *Fontana Herald* newspaper on September 22, 2023, at City Hall and at the project site; and,

WHEREAS, the Planning Commission ("Commission") carefully considered all information, evidence and testimony presented at its public hearing on October 17, 2023 pertaining to the IS/ Mitigated Negative Declaration, General Plan Amendment (GPA) No. 23-003, Zoning Code (District Map) Amendment (ZCA) No. 23-004 and Development Code Amendment (ZCA) No. 23-005; and,

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. The Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission finds that the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been completed in compliance with the 2019 Local CEQA Guidelines and the State CEQA Guidelines.

Section 3. General Plan Amendment Findings. The Commission hereby makes the following findings for General Plan Amendment (GPA) No. 23-003 in accordance with Section 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The project includes a General Plan Amendment for the land use designation of Sites A and B (from OS to I-L) a Zoning District Map Amendment to rezone the same (from OS-R to M-1) and a General Plan and Development Code Amendment to add an Emergency Shelter Overlay District designation for Site A

The project is consistent with subsection A of the Actions outlined in the City's first Goal under Section E (Policies and Actions to Achieve the Goals) of Chapter 13 of the General Plan- to "[e]stablish a balanced of industrial and manufacturing development along with services, especially in sectors with living wage jobs." The site is currently designated as OS-R and a portion of the Project Site, Site B, was once used for mining. The property has since been vacant as the mining operations in Site B have ceased. The land use re—designation will facilitate future revitalization and development possibilities for the property, which will contribute to opportunities for living wage jobs in an area developed with industrial, service and residential uses.

The project is consistent with subsection A of the Actions outlined in the City's third Goal under Section E of Chapter 13 of the General Plan—to "[r]efine zoning to encourage mixed-use development where appropriate and create standards and procedures to implement connectivity improvements in new development areas." The project site is within 100 feet of the walkable mixed-use downtown and downtown corridors (WMXU-1) area where residential, service, commercial and some light industrial uses are envisioned in the General Plan. Modifying the designation in this area would contribute to a mixture of industrial, service and residential uses that will be developed with sidewalks to provide connectivity to other nearby uses and to contribute to a sustainable community where future workers of industrial, service and residential workers could live, walk, and utilize the services in the area as anticipated in the General Plan.

The land use re—designation is consistent with Goal No. 1 on page 4-10, Policy 1N, Section 4 of the Housing Element: Amend Fontana Zoning Code for a variety of housing types. The project includes the addition of an Emergency Shelter Overlay District designation for Site A. This Emergency Shelter Overlay District will allow for a variety of housing types including supportive and transitional housing uses for properties in this overlay within the Light Industrial (M-1) zoning district.

Section 4. Zoning District Map and Development Code Amendment Findings.

The Planning Commission hereby makes the following findings for Zoning Code (District Map) Amendment (ZCA) No. 23-004 and Development Code Amendment (ZCA) No. 23-005 in accordance with Section 30-040 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries 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.**

Findings of Fact: The project includes a General Plan Amendment for the Project Site's land use designation (from OS to I-L) a Zoning District Map Amendment to rezone the respective area (from OS-R to M-1) and a General Plan and Development Code Amendment to add an Emergency Shelter Overlay District designation for Site A. The aforementioned changes will allow for the development of a variety of housing types including, supportive and transitional housing uses and a homelessness care and resource center for Site A. Similarly, changes to Site B will facilitate the redevelopment of a vacant, unutilized site that was once used for mining purposes. Any future redevelopment of site B will be developed with a maximum Floor Area Ratio (FAR) of .60.

Changes to the Project Site's land use designation would help to facilitate future revitalization and development opportunities. The changes would also contribute to capturing opportunities for living wage jobs and an increased variety of housing types in the area. The Project Site will be developed with a variety of different uses including industrial, service and residential. The project will contribute to building a sustainable community where people living in either site could live and work. Any future development will be reviewed by the City's Planning, Fire and Building Department. Additionally, any future development will be required to meet all Fire and Building Codes, as well as the Fontana Municipal Code. Therefore, the project will promote public's health, safety, or general welfare.

Section 5. Recommendation. Based on the foregoing, the Commission recommends that the City of Fontana's City Council adopt the following:

- A resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and direct staff to file the Notice of Determination;
- A resolution adopting General Plan Amendment (GPA) No. 23-003;

- An ordinance adopting Zoning Code (District Map) Amendment (ZCA) No. 23-004; and
- An ordinance adopting Development Code Amendment (ZCA) No. 23-005 subject to the findings as indicated herein.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 7. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 8. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 9. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 17th day of October 2023.

City of Fontana

Cathline Fort, Chairperson

ATTEST:

I, Ralph Thrasher, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 17th day of October 2023, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ralph Thrasher, Secretary

NOTICE OF DETERMINATION

TO: X County Clerk, County of
San Bernardino

X Office of Planning and Research

FROM: City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: General Plan Amendment (GPA No. 23-003), Zoning District Map Amendment (ZCA No. 23-004), and Development Code Amendment (ZCA23-005).

State Clearinghouse Number: N/A

Name of Person or Agency carrying out project: Chris Sorensen, Engineering Department, City of Fontana.

Project Location: Southwest corner of Arrow Boulevard and Tokay Avenue. Site A encompasses four (4) parcels (APNs: 0232-171-05, -06, -07, and -08). Site B encompasses four (4) parcels (APNs: 0232-171-09, -12, -13, and -14).

Project Description: A request for a General Plan Amendment and Zoning District Map Amendment to redesignate the land use designation of both Site A and Site B comprised of approximately 25 acres, from Open Space - Resource (OS/OS-R) to Light Industrial (I-L/M-1). The General Plan Amendment and Development Code Amendment also includes request to add an Emergency Shelter Overlay District designation for Site A. The proposed project does not include any development as a part of this application

This is to certify that on ____, 2023 the City Council of the City of Fontana adopted the environmental documentation for the above described project along with the aforementioned Mitigated Negative Declaration, and made the following determinations:

1. The project __ will X will not have a significant effect on the environment.
3. Mitigation measures X were __ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations __ was X was not adopted for this project.
5. Findings X were __ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Addenda are specified as follows:

Custodian: City of Fontana, Planning Department
Location: 8353 Sierra Avenue, Fontana, CA 92335

DiTanyon Johnson
Principal Planner

Date Received for Filing



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION AND 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 PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

MCN23-0092: General Plan Amendment (GPA23-0003), Zoning District Map Amendment (ZCA23-0004), and Development Code Amendment (ZCA23-0005)

The proposed project is a request to redesignate eight (8) parcels encompassing approximately 25 acres. The project site is divided into two parts: Site A and Site B, each consisting of four (4) parcels. The proposed project is a request for a General Plan Amendment and Zoning District Map Amendment to redesignate the land use designation of both Site A and Site B from Open Space - Resource (OS/OS-R) to Light Industrial (I-L/M-1). The General Plan Amendment and Development Code Amendment also includes request to add an Emergency Shelter Overlay District designation for Site A. The proposed project does not include any development as a part of this application.

Date of Hearing: October 17, 2023

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

Time of Hearing: 6:00 p.m.



**Location of
Property:**

The project site is located at the southwest corner of Arrow Boulevard and Tokay Avenue. Site A encompasses four (4) parcels (APNs: 0232-171-05, -06, -07, and -08), which all front Arrow Boulevard. Site B encompasses four (4) parcels (APNs: 0232-171-09, -12, -13, and -14), which all front Tokay Avenue.

**Environmental
Determination:**

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

The IS/MND is available for public review from September 22, 2023 until October 17, 2023, 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 **Rina Leung, Senior Planner**, at (909) 350-6566 or email at rleung@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. 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.

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.