



FONTANA  
CALIFORNIA

## 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:

**Master Case (MCN) No. 23-100, General Plan Amendment (GPA) No. 23-004, Zone Change Application (ZCA) No. 23-006, Specific Plan Amendment (SPA) No. 23-004, Development Agreement (AGR) No. 23-085, Design Review (DRP) No. 22-029R1 (Building No. 1), Tentative Parcel Map (TPM) No. 20709 (TPM No. 22-009R1, Building No. 1), Design Review No. 22-061R1 (Building No. 2), Tentative Parcel Map (TPM) No. 20708 (TPM No. 22-030R1, Building No. 2), Design Review No. 22-062R1 (Building No. 3), Tentative Parcel Map (TPM) No. 20707 (TPM No. 22-031R1, Building No. 3):** A proposal to amend the General Plan land use designation from Residential Planned Community (R-PC) and Multi-Family Medium/High Density Residential (R-MFMH) to General Industrial (I-G); amend the zoning designation from Residential Planned Community (R-PC) and Multi-Family Medium/High Density Residential (R-4) to Southwest Industrial Park (SWIP) Specific Plan, Slover East Industrial District and amend the SWIP Specific Plan to expand the SWIP boundaries to include the Project Site of 29.4 acres. The applicant has also prepared a development agreement. The applicant is proposing the development of approximately 24.4 acres of a 29.4-acre property (APNs 0255-011-13, -14, -15, -18, -19, -25, -26, -27, -28, -29, -30, -31, and -32, and 0255-021-17, -18, -22, -23, and -24) with three industrial commerce center buildings of approximately 149,990 square feet (Building No. 1), 186,540 square feet (Building No. 2), and 184,500 square feet (Building No. 3) totaling 521,030 square feet and improvements to the sites which include screen walls, vehicular parking areas, drive aisles, and landscaping. The project will also include the consolidation of various parcels into individual parcels for the development of Building Nos. 1 through 3.

**Environmental  
Determination:**

This project has been determined to have a significant effect on the environment and a Draft Environmental Impact Report (EIR) (SCH No. 2022110389) has been prepared pursuant to Sections 15080 to 15097 and Section 15163 of the California Environmental Quality Act (CEQA).



**Location of  
Property:**

The Project Site is located north of Santa Ana Avenue, between Citrus Avenue and Oleander Avenue, and at the northeast corner of the Santa Ana Avenue and Oleander Avenue intersection. The approximately 29.8-acre Project Site includes 18 parcels, including Assessor Parcel Numbers (APNs) 0255-011-13, -14, -15, -18, -19, -25, -26, -27, -28, -29, -30, -31, and -32, and 0255-021-17, -18, -22, -23, and -24.



**Date of  
Hearing:** November 14, 2023

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

**Time of  
Hearing:** 7:00 P.M.

The City of Fontana (City) has prepared a Final Environmental Impact Report (FEIR) for the proposed project. The FEIR is available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at <https://www.fontanaca.gov/2137/Environmental-Documents>. Should you have any questions concerning this project, please contact Salvador Quintanilla, Senior Planner, at (909) 350-6656. E-mail: [squintanilla@fontanaca.gov](mailto:squintanilla@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: November 4, 2023