



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 NO. 22-115: GENERAL PLAN AMENDMENT NO. 22-009, ZONING DISTRICT MAP AMENDMENT NO. 22-009, TENTATIVE PARCEL MAP NO. 22-029 (TPM No. 20834), DESIGN REVIEW NO. 22-054, AND DEVELOPMENT AGREEMENT NO. 23-096

The applicant, is requesting approval of a General Plan Amendment to amend the land use designation from Community Commercial (C-C) to Light Industrial (I-L), a Zoning District Map Amendment to amend the zoning designation from Community Commercial (C-1) to Light Industrial (M-1) for APN: 0251-151-10, a Tentative Parcel Map for the consolidation of twenty-one (21) parcels into one (1) parcel of approximately 15.8 acres, and Design Review for site and architectural review to construct a 355,995 square foot industrial commerce building. The project will include site improvements of parking, landscaping, and other associated on-site and off-site improvements on a 15.8-acre project site. The applicant has also prepared a development agreement.

**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. Based on the information in the Initial Study, no significant impact is anticipated as a result of project implementation, with mitigation incorporated, and a Mitigated Negative Declaration has been prepared for the City Council's consideration.

Location: The project is located on the northside of Slover Avenue and south of Boyle Avenue and on the east side of Citrus Avenue. (APNs: 0251-151-03 through -07, -09 and -10, -14 through -16, -18 through -22, and -39 through -44)

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 Irene Romero, at (909) 350-6658. E-mail: ir Romero@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