



NOTICE OF PUBLIC HEARING

Si desea información en Español referente a esta notificación o proyecto, favor de comunicarse al (909) 350-6728.

In compliance with Section No. 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 or email clerks@fontana.org. 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:

Appeal (APL) No. 22-001 - Master Case No. (MCN) 21-084, Tentative Parcel Map No. 20447 (TPM No. 21-017), and Design Review (DRP) No. 21-030: a request for an appeal to overturn the Planning Commission's decision on March 15, 2022, approving, TPM No. 20447, to combine six parcels (APNs: 0236-081-08, -09, -41, -42, -43, and -44) totaling approximately 6.6 gross acres into one (1) parcel, and DRP No. 21-030 for the construction industrial commerce center building has been designed with approximately 127,000 square feet of warehouse area for two (2) potential tenants with office/mezzanine space totaling approximately 10,000 square feet. The industrial commerce center building includes 26 warehouse dock doors, one (1) ground level door, 37 trailer parking spaces, and 55 passenger car parking spaces. The building was designed with a maximum height of 42-foot. The site is located on the northeast corner of the intersection of Santa Ana Avenue and Calabash Avenue within the Slover West Industrial District of the Southwest Industrial Park Specific Plan within the City of Fontana.

**Environmental
Determination:**

The Planning Department staff has reviewed the proposed project and made the following environmental recommendation: If there is a recommendation to uphold the Appeal, no environmental is required pursuant to Article No. 18, Section No. 15270 (Projects Which Are Disapproved) of the California Environmental Quality Act (CEQA) and Section 3.06 of the of the 2019 Local Guidelines for implementing CEQA.

Location:

The project site is located on at 10821 Calabash Avenue, 10841 Calabash Avenue, 10861 Calabash Avenue, 10881 Calabash Avenue, 13946 Santa Ana Avenue, and 13950 Santa Ana Avenue (APNs: 0236-081-08, -09, -41, -42, -43, and -44).

Date of Hearing:

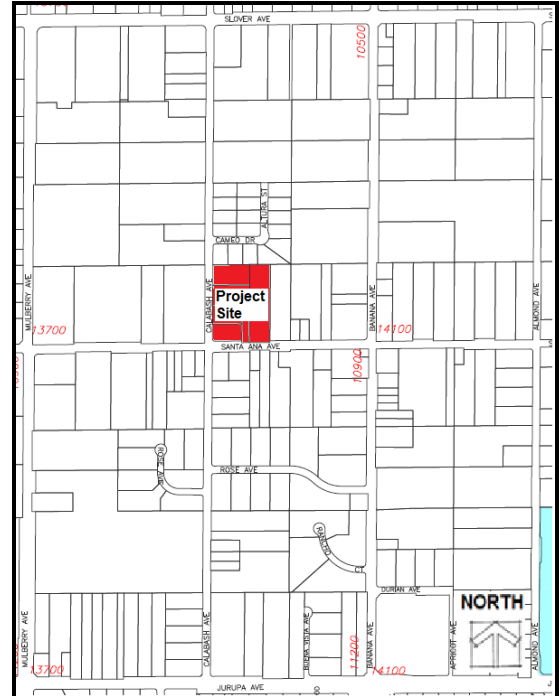
May 10, 2022

Place of Hearing:

8353 Sierra Avenue, Fontana, CA, City Hall Council Chambers.

Time of Hearing:

7:00 P.M.



Should you have any questions concerning this project, please contact Jon Dille, **Associate Planner**, at 909-350-6681 or via E-mail: jdille@fontana.org

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.