



NOTICE OF PUBLIC HEARING

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

Due to the evolving situation with the COVID-19 Novel Coronavirus and the health recommendations for social distancing from the Center for Disease Control (CDC) **THE CITY OF FONTANA PLANNING COMMISSION MEETING OF JUNE 2, 2020 AT 6:00 PM SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.** The general public is encouraged to watch and participate from the safety of their home while practicing social distancing. The meeting can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontanaca.swagit.com/live>. Members of the public can submit comments via e-mail at: planningcomments@fontana.org at any time prior to the closing of the public hearing for each agenda item. Comments received prior to 12:00 p.m. on Wednesday, May 27, 2020 will be provided in advance to the Planning Commissioners. City Staff will be monitoring this e-mail during the meeting and will read the comments into the record at the appropriate time during the meeting. Please submit comments prior to the opening of the public comment period for each agenda item. Public Comments of no more than 3 minutes shall be read into the record. In the subject of your e-mail, please indicate the item number and if it is a public hearing item whether you are in favor or opposition of the project. Comments received after the public comment period is closed shall not become part of the public record of the hearing and shall not be made available to the Planning Commission.

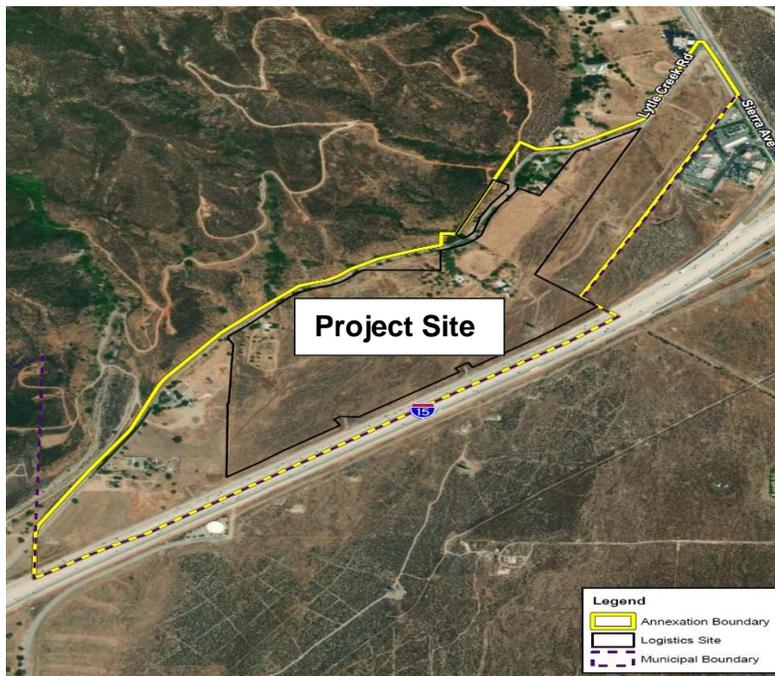
Alternatively, you can leave your pre-recorded comment by calling (909) 600-5502 and leave your comments in a voice mail message before 5:00 p.m. the day of the meeting to have it played during the meeting.

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. 15-078; Annexation No. 16-001; General Plan Amendment No. 15-005;
General Plan Amendment No. 17-001; Zone Change No. 15-009; Tentative Parcel Map No. 19712;
Design Review No. 16-003 and Development Agreement No. 16-001**

A request to annex approximately 152 acres into the City of Fontana City limits including modifications to the Sphere of Influence and modifications to the boundaries of pertinent utility districts. The proposed project also includes a proposed Design Review to allow for a high-cube warehouse building totaling approximately 1,175,788 square feet on approximately 66.5 acres, a General Plan Amendment to change the General Plan land use map from Residential Estate (R-E) to Light Industrial (I-L) and to assign a General Plan designation to I-L and R-E to certain parcels, a General Plan Amendment to determine the alignment of Lytle Creek Road, a Zone Change to change the pre-zoning from R-E to Light Industrial (M-1) and assign a pre-zoning of M-1 and R-E to certain parcels. Also, included in the entitlements is a Tentative Parcel Map to reconfigure the existing parcels and a Development Agreement.



Environmental Determination:

This project has been determined to have a significant effect on the environment and a Final Environmental Impact Report (FEIR) State Clearing House No. 2018011008) has been prepared pursuant to Sections 15080 to 15097 of the California Environmental Quality Act (CEQA).

Location of Property:

The annexation area is approximately 152 acres and occupies multiple parcels, including Accessors's Parcel Numbers (APN's) 0239-041-02, -15, -17, -18; 0239-071-05, -08, -18, -20, -25, -27, -31; 0239-081-01, -39; 0239-091-13, -14; 0239-092-06, -07, -08; 0239-093-06, -07, and -08. The proposed I-15 Logistics Warehouse project is located within the proposed annexation area and is located in unincorporated San Bernardino County just northwest of Interstate 15 (I-15), west of Sierra Avenue, along the south side of Lytle Creek Road, and in the northern portion of the City of Fontana's Sphere of Influence (SOI).

Date of Hearing:

June 2, 2020

Place of Hearing:

Remotely via Local Cable:
KFON Channel 3 and Streaming Online: <https://fontanaca.swagit.com/live>

Time of Hearing:

6:00 P.M.

Should you have any questions concerning this project, please contact **DiTanyon Johnson, Senior Planner**, at (909) 350-6678 or by e-mail at djohnson@fontana.org.

ANY INTERESTED PARTY MAY SEND ANY INFORMATION TO THE EMAIL LISTED ABOVE WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION BY REQUESTING IT FROM THE PROJECT PLANNER AND LISTED ONLINE AT <https://www.fontana.org/2137/Environmental-Documents>

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Publish: May 22, 2020



PLANNING DIVISION

May 19, 2020

City Council

Acquanetta Warren
Mayor

Jesse Armendarez
Mayor Pro Tem

John B. Roberts
Council Member

Jesus "Jesse" Sandoval
Council Member

Phillip W. Cothran
Council Member

Dear Property Owner,

RE: General Plan Amendment No. 20-008 and Zoning Change. 20-007:

A proposal to change the General Plan land use designation from Single-Family Residential (R-SF) to Medium-Density Residential (R-M) and Zoning district from Single-Family Residential (R-1) to Medium-Density Residential (R-2). The area proposed to be changed is located on the northeast corner of Merrill Avenue and Catawba Avenue.

To clarify the attached notice and to provide more information regarding the attached notice we have included a Frequently Asked Questions (FAQ) sheet attached to this letter that responds to questions and comments that you may have. Additionally, if you have any questions regarding this matter, please contact me, at (909) 350-6678 or email at djohnson@fontana.org.

Sincerely,

DiTanyon Johnson
Senior Planner

FREQUENTLY ASKED QUESTIONS

1. Why is the City Considering these Land Use Changes?

On October 9, 2019, Governor Gavin Newsom signed Senate Bill 330 (SB 330) into law. SB 330 declared a housing crisis in California and imposed requirements designed to streamline the construction of new housing and prevent the loss of existing housing and land available for future residential use. SB 330 became effective on January 1, 2020. Among other things, SB 330 added Government Code Section 66300, which includes a provision that:

...does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance or a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity

Approval of the proposed Master Case No. 15-078: General Plan Amendment No. 15-005 and Zone Change No. 15-009 (a proposed development located at Sierra Avenue and Lytle Creek Road) and would result in a net loss of residential land at that development site. Therefore, the City must identify other property(ies) to offset the lost housing capacity. This area was selected for this purpose.

2. Does the City Intend to Redevelop this area?

No, the City of Fontana does not intend to purchase or condemn (using the power of eminent domain) any portion of this area, nor does the City have an intent to redevelop any of these properties.

3. What Could These Land Use Changes Mean for the Future Development in the area?

The proposed land use changes to area would allow any given property owner within the zone change area if they so desired to build up to 12 units per acre versus what is currently allowed, which is five (5) dwelling units per acre.

4. What is the Process for if I or a developer wanted to develop my site?

If any future development is proposed by a private party, such development will require either a building plan check approval for four (4) or less homes or approval through a public hearing for projects that have five (5) or more homes. Notice to the public, including nearby residents, would be provided in connection with any future public hearing process. The public would also be provided with specific development information (e.g., height, density, security features, exterior lighting, and architecture) at that time.



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MCN No. 20-048; GPA No. 20-008; and ZCA No. 20-007

The City of Fontana is proposing to change the General Plan land use designation from Single-Family Residential (R-SF) to Medium-Density Residential (R-M) and Zoning district from Single-Family Residential (R-1) to Medium-Density Residential (R-2). **THERE IS NO DEVELOPMENT BEING PROPOSED AS PART OF THESE APPLICATIONS.**

Environmental Determination:

This project has been determined to have a significant effect on the environment and a Final Environmental Impact Report (FEIR) (State Clearing House No. 2018011008) has been prepared pursuant to Sections 15080 to 15097 of the California Environmental Quality Act (CEQA).

Location of Property:

Located on the northeast corner of Merrill Avenue and Catawba Avenue are identified as APNs: 0233-052-02, -03,-11,-12,-13,-14,-15,-21,-23,-24,-25,-26,-27,-33,-34,-35,-36,-37,-38, 0233-521-01,-02,-03,-04,-05,-06,-07, and -08



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