



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA TO RECEIVE COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) (NO FORMAL ACTION WILL BE TAKEN) ON THE FOLLOWING PROJECT:

Master Case (MCN) No. 22-053, Design Review (DRP) No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 22-009 (Building No. 1), Design Review No. 22-061 (Building No. 2) Tentative Parcel Map (TPM) No. 22-030 (Building No. 2), Design Review No. 22-062 (Building No. 3), Tentative Parcel Map (TPM) No. 22-031 (Building No. 3), General Plan Amendment (GPA) No. 22-004, Zone Change Application (ZCA) No. 22-005, Specific Plan Amendment No. 22-002 and Development Agreement No. 23-005.

Public Comment Period: April 7, 2023 through May 22, 2023

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 and south of Jurupa Hills High School, 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: April 18, 2023

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

Time of Hearing: 6:00 p.m.

The proposed project includes a request to amend the General Plan land use designation of 29.4-acres to be developed from Residential Planned Community (R-PC) and Multiple-Family Medium/High Residential (R-MFMH) to General Industrial (I-G) and a Zone Change request to change the zoning designation from Residential Planned Community (R-PC) and Multiple-Family Medium/High Density Residential (R-4) to the Southwest Industrial Park (SWIP) Specific Plan, Slover East Industrial District. The proposed project includes a request to amend the SWIP Specific Plan Land Use Map

to expand the SWIP boundary to include approximately 29.4-acres. No development is currently proposed on APN: 0255-011-15. The proposed project also includes a request for the site and architectural review and consolidation of various parcels into three (Design Reviews and Tentative Parcel Maps (TPMs)) to develop the proposed 24.4-acre Project Site except for APN: 0255-011-15.

The three industrial commerce center buildings are designated as “Building No. 1,” “Building No. 2,” and “Building No. 3” for reference purposes. Building No. 1 is proposed at the northeast corner of the intersection of Citrus Avenue and Santa Ana Avenue and would contain 151,618 s.f. of floor area including 141,618 s.f. of industrial commerce center space and up to 10,000 s.f. of supporting office space. A screened truck court with 17 loading docks and 44 trailer parking spaces would be provided on the east side of the building. Passenger vehicle parking would occur to the north and east of the building.

Building No. 2 is proposed at the northwest corner of the intersection of Oleander Avenue and Santa Ana Avenue and would contain 196,336 s.f. of floor area including 180,336 s.f. of industrial commerce center space and up to 16,000 s.f. of supporting office space. A screened truck court with 26 loading docks and 44 trailer parking spaces would be provided on the west side of the building. Passenger vehicle parking would occur to the east and west of the building.

Building No. 3 is proposed at the northeast corner of the intersection of Oleander Avenue and Santa Ana Avenue and would contain 192,895 s.f. of floor area including 176,895 s.f. of industrial commerce center space and up to 16,000 s.f. of supporting office space. A screened truck court with 26 loading docks and 44 trailer parking spaces would be provided on the east side of the building. Passenger vehicle parking would occur to the east and west of the building.

Building Nos. 1, 2, and 3 are designed to reach heights of 39 feet, 6 inches feet above the finished floor elevation; however, the buildings would have a varied roofline and the maximum height (including parapets) would extend to 44 feet, 6 inches feet above finished floor elevation. The buildings would be constructed of concrete tilt-up panels painted in various shades of white and gray and low-reflective blue glass would be used for windows. Decorative building elements include panel reveals, parapets, mullions, and canopies at office entries. The Project is being developed on a speculative basis and the three proposed buildings could operate 24 hours per day, 7 days per week.

Project Impacts: The Draft Environmental Impact Report (DEIR) evaluates the Project’s potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and services systems, and wildfire. The Draft EIR indicates that, after the application of identified mitigation, the Project would result in significant unavoidable impacts to greenhouse gas emissions, noise, and transportation.

Public Comments: A public hearing with the Fontana Planning Commission has been scheduled for April 18, 2023, at 6:00 p.m. The hearing will take place in-person at the City’s Council Chambers located at 8353 Sierra Avenue, Fontana, CA 92335. The hearing can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://watchkfon.fontana.org/CablecastPublicSite/?channel=1>. No formal action will be taken at that Fontana Planning Commission hearing. This hearing is simply to solicit comments from the Planning Commission on the Draft EIR. The proposed project will be addressed and considered at a subsequent and currently unscheduled meeting/hearing to be held by the Fontana Planning Commission.

Written comments on the Draft EIR must be received no later than 5:00 p.m. on May 22, 2023. Address all written comments to Salvador Quintanilla, Senior Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Salvador Quintanilla at: squintanilla@fontana.org.

Availability of the Draft Environmental Impact Report: The Draft EIR can be viewed at the following URL: <https://www.fontana.org/2137/Environmental-Documents>.

NO FORMAL ACTION WILL BE TAKEN AT THE FONTANA PLANNING COMMISSION HEARING. THIS HEARING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE DRAFT EIR. THE PROPOSED PROJECT WILL BE ADDRESSED AND CONSIDERED AT A SUBSEQUENT AND CURRENTLY UNSCHEDULED MEETING(S)/HEARING(S) TO BE HELD BY THE FONTANA PLANNING COMMISSION.

Should you have any questions concerning this project, please contact **Salvador Quintanilla** at (909) 350-6656 or squintanilla@fontana.org.