



## NOTICE OF PUBLIC HEARING NOTICE PLANNING COMMISSION

### WHEN /WHERE IS THE MEETING?

The City of Rancho Cucamonga Planning Commission will be holding a public hearing at 7:00 p.m. on Wednesday, December 8, 2021, at the Rancho Cucamonga Civic Center, Council Chambers, located at 10500 Civic Center Drive, Rancho Cucamonga, CA 91730, to consider the following described project.

### WHAT IS PROPOSED?

**LOCATED ON NAPA STREET EAST OF ETIWANDA AVENUE – HILLWOOD ENTERPRISES, L.P.** – Recommendation to the City Council for the following: An Annexation (DRC2020-00185) of one 2.9 acre parcel identified as APN: 0229-291-46 totaling approximately 2.9 acres, and a portion of another parcel totaling approximately 0.69 acres identified as 0229-291-23 currently located within unincorporated San Bernardino County to be annexed into the City of Rancho Cucamonga; a General Plan Amendment (DRC2020-00184) to designate the annexed parcels and portions thereof to a land use designation of Heavy Industrial; Pre-zoning to designate the annexed parcels and portions thereof to the Industrial Employment (IE) zone; and a Tentative Parcel Map (SUBTPM20251), Design Review (DRC2020-00177), Conditional Use Permit (DRC2021-00317), Uniform Sign Program (DRC2020-00178) and Development Agreement (DRC2021-00175) to allow for the development of two new industrial warehouse buildings totaling approximately 655,878 square feet on certain property located approximately 650 feet east of Etiwanda Avenue north of Napa Street. The project plans also include an alternate site plan which illustrates the construction of only one of the proposed buildings totaling approximately 500,648 square feet, with the remainder of the site being dedicated to parking, landscaping, truck court and loading areas; APN: 0229-291-23, 0229-291-46 and 0229-291-54. The City Council will consider final action for this item at a later date yet to be scheduled. An Environmental Impact Report (SCH No. 2020090076) was prepared for the project. Primary Case File No. DRC2020-00177.

### WHO TO CONTACT:

Anyone having concerns or questions or wishing to review or comment on the project should contact Sean McPherson, Senior Planner at (909) 477-2750, Ext. 4307 or via email at [Sean.Mcpherson@cityofrc.us](mailto:Sean.Mcpherson@cityofrc.us).

### WHAT CAN I DO?

All interested parties are invited to express opinions for or against the proposal and submit their concerns via email to [Sean.Mcpherson@cityofrc.us](mailto:Sean.Mcpherson@cityofrc.us) prior to said meeting. All comments received will be presented to the Planning Commission and included in the record.

The decision of the Planning Commission is final unless the project is appealed within 10 days. Appeals must be filed in writing to the City Clerk, state the reason for the appeal, and be accompanied by the appropriate filing fee.

If you challenge the foregoing action in court, you may be limited to raising only those issues you or someone else raised at the public hearing for final action described in this notice, or in written correspondence delivered to the planning commission at, or prior to, the public hearing.

### DATE NOTICE MAILED:

November 24, 2021