



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. 21-038, Design Review Project (DRP) No. 21-013, and Tentative Parcel Map (TPM) No. 20456 (TPM No. 21-007).

The Project involves the development of a warehouse distribution building with 623,460 square feet (s.f.) of floor area, of which a maximum of 25 percent (or 155,865 s.f.) could be used for refrigerated storage space, on an approximately 29.8-acre property. Associated site improvements include a loading/unloading area with loading dock doors and trailer parking spaces, passenger vehicle parking, drive aisles, landscaping, utility infrastructure, exterior lighting, walls/fencing, and signage. The proposed building is intended to be used as an industrial commerce facility; however, the end user has not been identified at this time. Therefore, specific details about the future operation of the proposed buildings are not currently available, but given the possibility that operations at the Project Site may occur twenty-four (24) hours a day and seven (7) days a week, the environmental analysis has assumed this level of activity. The Project also includes a Tentative Parcel Map to consolidate the existing parcels within the Project Site into one parcel and vacate the existing right-of-way for Boyle Avenue that runs through the central portion of the Project Site.

The Project Site is located at the northwest corner of the Slover Avenue and Cypress Avenue intersection within the City of Fontana. The Project Site encompasses 22 individual parcels, Assessor Parcel Numbers (APNs): 0251-163-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, and -13 and 0251-164-03, -04, -10, -11, -12, -14, -15, -16, -20, -23, and -25. The Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

Public Comment Period: May 13, 2023 through June 28, 2023

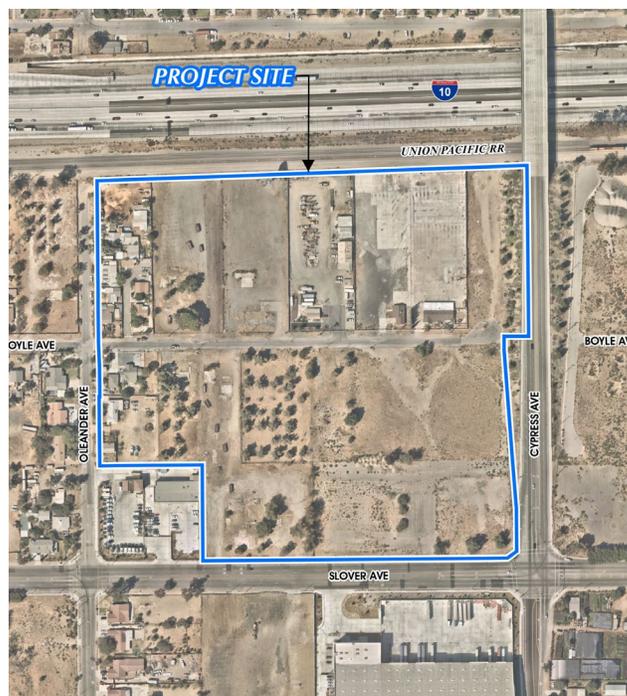
Environmental Determination: This project has been determined to have a significant effect on the environment and a Draft Environmental Impact Report (EIR) (SCH No. 2021120059) has been prepared pursuant to Sections 15080 to 15097 and Section 15163 of the California Environmental Quality Act (CEQA).

Location of Property: The Project Site is located at the northwest corner of the intersection of Slover Avenue and Cypress Avenue.

Date of Hearing: June 6, 2023

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

Time of Hearing: 6:00 p.m.



Project Impacts: The Draft Environmental Impact Report 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 a significant unavoidable impact related to greenhouse gas emissions.

Public Comments: A public hearing with the Fontana Planning Commission has been scheduled for June 6, 2023, at 6:00 pm. 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 June 28, 2023. Address all written comments to Jon Dille, Associate Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Jon Dille at: jdille@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 **Jon Dille** at (909) 350-6681 or jdille@fontana.org.

Publish: May 13, 2023

S.B. Sun Newspaper