



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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

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. 22-115: General Plan Amendment (GPA) No. 22-009, Zone District Map Amendment (ZCA) No. 22-009, Tentative Parcel Map No. 20834 (TPM No. 22-029), Design Review (DRP) No. 22-054 and Development Agreement (AGR) No. 23-096.**

The applicant, CHIPT Fontana Citrus Avenue, L.P., is requesting approval of a General Plan Amendment to amend the land use designation from Community Commercial (C-C) to Light Industrial (I-L), a Zoning District Map Amendment to amend the zoning designation from Community Commercial (C-1) to Light Industrial (M-1) for APN: 0251-151-10, a Tentative Parcel Map for the consolidation of twenty-one (21) parcels into one (1) parcel, and Design Review for site and architectural review to construct a 355,995 square-foot industrial commerce building. The project will include site improvements of parking, landscaping, and other associated on-site and off-site improvements on a 15.84-acre project site. The applicant has also prepared a development agreement.

**Environmental Determination:**

A Mitigated Negative Declaration (MND) has been prepared pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

**Location:**

The project site is located on the north of Slover Avenue and south of Boyle Avenue and on the east side of Citrus Avenue. (APNs:0251-151-03 through -07, -09 and -10, -14 through -16, -18 through -22, and -39 through -44)





**Date of Hearing:** March 19, 2024

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

**Time of Hearing:** 6:00 PM

Should you have any questions concerning this project, please contact **Irene Romero Associate Planner**, at (909) 350-6658 or email at [iromero@fontanaca.gov](mailto:iromero@fontanaca.gov).

The period for comments regarding the mitigated negative declaration for this project is from February 27, 2024, to March 18, 2024. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online [at https://www.fontanaca.gov/2137/Environmental-Documents](https://www.fontanaca.gov/2137/Environmental-Documents). Please submit your comments via email to **Irene Romero, Associate Planner**, at [iromero@fontanaca.gov](mailto:iromero@fontanaca.gov).

*The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.*

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL.

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.

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