



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 CITY COUNCIL OF THE CITY OF FONTANA FOR THE FOLLOWING:

Appeal (APL) No. 24-007 & Master Case No. 22-145

A request by Lozeau Drury LLP, on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") ("The Appellant") to appeal the Planning Commission's decision on April 2, 2024, which approved Master Case No. 22-145 for Tentative Parcel Map No. 20669 (TPM No. 22-034) and Design Review No. 22-065 along with the adoption of an Initial Study, Mitigated Negative Declaration, and Mitigation, Monitoring, and Reporting Program for the development of a 437-unit multifamily development, 4,000 square feet of retail space, 14,150 square feet of leasing and amenity space, onsite parking, and associated improvements on an 11.6 gross acre project site. Additionally, the project would include associated leasing buildings, fitness centers, pool areas, fire pits, lounge areas, a dog park, and other amenities on a site located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I)10, and west of Juniper Avenue (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

Environmental Determination:

On April 2, 2024, the Planning Commission adopted a Mitigated Negative Declaration that analyzed potential environmental impacts associated with development of the property for Master Case No. 22-145: Tentative Parcel Map No. 20669 (TPM No. 22-034) and Design Review No. 22-065 (in accordance with Sections 15070-15073 of the California Environmental Quality Act (CEQA) and Section 6.04 of the 2019 City of Fontana Local Guidelines for Implementing the CEQA. This document can be reviewed at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at <https://www.fontanaca.gov/2137/Environmental-Documents> from the Planning Commission Meeting of April 2, 2024.

Location of Property:

The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35)

Date of Hearing: May 28, 2024





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

Time of Hearing: 2:00 P.M.

Should you have any questions concerning this project, please contact Alejandro Rico, Associate Planner, at (909) 350-6558 or arico@fontanaca.gov.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE CITY COUNCIL. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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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