



**Contact Information:**  
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## Slover Business Park Overlay & Slover Gateway Commerce Center Project

Notice of Preparation/Scoping Meeting

Date Issued: December 4, 2018

### Project Summary

This Project contains two distinct components: the creation of the Slover Business Park Overlay and the proposed development of the Slover Gateway Commerce Center. The proposed Slover Business Park Overlay is a series of legislative actions that would allow the option for warehousing and business park land uses to be developed within the ±127-acre Overlay area. As shown in the Project Location Map, the proposed Overlay area is located in the south-central portion of the City of Fontana and is located west of Juniper Avenue and east of Citrus Avenue and immediately north and south of Slover Avenue. The principal discretionary actions required to implement the Slover Business Park Overlay include the approvals of a General Plan Amendment (GPA No. 18-004) and Zoning Code Amendment (ZCA No. 18-003). ZCA No. 18-003 would add a new division, "Business Park & Warehousing Distribution Overlay District – Slover Avenue," to Chapter 30, Article IX of the Fontana Municipal Code, that would establish supplemental development regulations and design standards for any future warehousing or business park proposal within the Slover Business Park Overlay area. The Slover Business Park Overlay would allow warehousing distribution and business park buildings to be constructed to a maximum height of 60 feet, with a maximum lot coverage of 50%, a maximum Floor Area Ratio (FAR) of 0.55, and a maximum building size of 250,000 square feet. The Slover Gateway Commerce Center is a site-specific proposal to construct and operate an approximately 192,790-square foot (s.f.) high-cube warehouse building on an approximately 8.5-acre property located at the southeast corner of Slover Avenue and Cypress Avenue within the Overlay area. The Slover Gateway Commerce Center would require approval of a Design Review, Lot Line Adjustment, and Conditional Use Permit.



### Environmental Review

The required Notice of Preparation (NOP) for an Environmental Impact Report (EIR) is posted on the City's website ([www.fontana.org](http://www.fontana.org)). The NOP identifies environmental topics that will be evaluated in the EIR for the proposed Project, which the City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare. The NOP will circulate for public review until Friday, January 4, 2019. Comments on the NOP can be submitted to DiTanyon Johnson, Senior Planner at the City of Fontana (contact information is provided above), by 5 p.m. on January 4, 2019.

### Scoping Meeting

Pursuant to Section 21083.9(a)(2) of the CEQA Statute and CEQA Guidelines Section 15082(c), the City of Fontana will hold a public scoping meeting at 5 p.m. on Wednesday, December 12, 2018 at the City of Fontana Development Services Office Building, located at 8353 Sierra Avenue, Fontana, CA 92335. At this meeting, agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.