



FONTANA
CALIFORNIA

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.*

The Project site is not on any properties listed under Section 65962.5 of the Government Code.

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. 20-083, Tentative Parcel Map (TPM) No. 20-021 (TPM No. 20464), Conditional Use Permit (CUP) No. 20-025, Conditional Use Permit (CUP) No. 22-018, Conditional Use Permit No. 22-019, Conditional Use Permit (CUP) No. 22-028, Design Review Project (DRP) No. 20-031, and Variance (VAR) No. 22-001

The applicant is proposing a development to construct a multi-tenant commercial development on an 8.8-acre site, composed of a banquet hall, a dual branded hotel (Holiday Inn Express / a Staybridge Suites), a Restaurant, and an In-N-Out Burger. Additionally, a State of California Alcohol Beverage Control (ABC) Licenses type 41 for the Staybridge Hotel, and type 47 for the Banquet Hall, a Tentative Parcel Map to subdivide the property into four (4) parcels, the site and architectural review for the commercial development, and a Variance to reduce the rear yard setback abutting the freeway from 25 feet to 2 feet. The project includes onsite improvements such as decorative landscaping, surface parking, drive thru, security lighting and among other associated improvements.

Environmental Determination:

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for this project in accordance with Section 15072 of the California Environmental Quality Act (CEQA) and Section 6.04 of the 2019 City of Fontana Local Guidelines for Implementing the CEQA. Based on the information in the IS/MND, all significant impacts anticipated as a result of project implementation would be less than with mitigation incorporated, and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Planning Commission's consideration; therefore, a Notice of Determination has been prepared.



Location of Property:

16014 S. Highland Avenue
(APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52)

Date of Hearing: January 17, 2023



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

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Salvador Quintanilla, Senior Planner, at (909) 350-6656 or via email at squintanilla@fontana.org.

The City of Fontana (City) has prepared an Initial Study (IS)/Mitigated Negative Declaration (MND) for the proposed project. The period for comment regarding the mitigated negative declaration for this project is from December 23, 2022 to January 17, 2023. 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.fontana.org/2137/Environmental-Documents>. Please submit your comments via email to Salvador Quintanilla at squintanilla@fontana.org.

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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