

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

June 22, 2021

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Lord Constructors Warehouses Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Lord Constructors Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit on a 1.8-acre parcel in Fontana and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended Findings for approval of the Policy Plan Amendment, Zoning Amendment and Conditional Use Permit.
 - c. Adopt the Policy Plan Amendment to change the Land Use Category from Medium Density Residential to Limited Industrial on 1.8 acres.
 - d. Adopt the Zoning Amendment from Multiple Residential to Community Industrial on 1.8 acres.
 - e. Approve the Conditional Use Permit to construct two warehouse/fabrication buildings of 16,831 square feet and 15,613 square feet on separate parcels, subject to the recommended Conditions of Approval.
 - f. Direct the Clerk of the Board to File the Notice of Determination.
 - Applicant: Lord Constructors
 - Community: Fontana
 - Location: South side of Arrow Route, approximately 350 feet west of Calabash Avenue.
2. Continue the item for final action with the Second Cycle 2021 Land Use Element Amendment.

(Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Consideration of this item will not result in the additional use of Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

**Lord Constructors Warehouses Policy Plan Amendment, Zoning
Amendment, and Conditional Use Permit
June 22, 2021**

The applicant, Lord Constructors, has proposed a project consisting of four actions: (1) Adoption of a Mitigated Negative Declaration, (2) Adoption of a Policy Plan Amendment from Medium Density Residential (MDR) to Limited Industrial (LI) on 1.8 acres, (3) Adoption of a Zoning Amendment from Multiple Residential (RM) to Community Industrial (IC) on 1.8 acres, and (4) Approval of a Conditional Use Permit for two warehouse/fabrication buildings of 16,831 square feet and 15,613 square feet on separate parcels subject to the recommended Conditions of Approval. The project site is located on the south side of Arrow Route, approximately 350 feet west of Calabash Avenue in the community of Fontana.

The subject property is currently designated as Medium Density Residential (MDR) in the recently adopted Policy Plan, and the current zoning designation is Multiple Residential (RM). The applicant has requested a Policy Plan Amendment to change the current land use designation to Light Industrial (LI). In order to be consistent with the Policy Plan and to allow the proposed use, a Zoning Amendment is also required to change the zoning designation from RM to Community Industrial (IC). The subject property is located within a block that has multiple Policy Plan Land Use Category designations and Zoning Districts. Community Industrial zoning adjoins the westerly and southerly property lines. An amendment similar to the proposed project was approved by the Board of Supervisors (Board) on May 2, 2017 (Item No. 86), on the adjoining property to the west for a similarly sized property and similar use. A detailed project description and planning analysis of the project is enclosed within the Planning Commission staff report and attached to this report/recommendation.

An Initial Study (IS) was prepared to identify the potential impacts the project may have on the environment, as well as to identify all design features and mitigation measures that will reduce said impacts to less-than-significant levels. The IS concludes that all potentially significant environmental impacts resulting from the construction and operation of the proposed project can be mitigated to a less-than-significant level. Therefore, the recommendation includes the adoption of a Mitigated Negative Declaration and filing a Notice of Determination.

The San Bernardino County Code requires a recommendation from the Planning Commission for final action by the Board on Policy Plan and Zoning Amendments. At the Planning Commission hearing on May 20, 2021, one person spoke, but did not take a position on the project. The Planning Commission recommended approval of the project by a unanimous vote of 5-0.

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on June 2, 2021; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on June 2, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on June 7, 2021.

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Record of Action of the Board of Supervisors
County of San Bernardino

Hearing Opened
Public comment: None
Hearing Closed

**DECLARED INTENT TO ADOPT & CONTINUED TO SECOND CYCLE, 2021 GENERAL
PLAN
AMENDMENT**

Moved: Janice Rutherford Seconded: Joe Baca, Jr.
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: June 22, 2021



cc: File - LUSD -Second Cycle GPA 2021 w/ Item #135
JLL 06/24/2021