

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

July 28, 2020

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Cheryl Montanez, General Plan Amendment and Conditional Use Permit

RECOMMENDATION(S)

1. Conduct a public hearing for the Cheryl Montanez General Plan Amendment on one parcel of 2.38 acres and a Conditional Use Permit on three parcels encompassing 4.77 acres in the Fontana area and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended findings for approval of the General Plan Amendment and Conditional Use Permit.
 - c. Adopt a General Plan Amendment from Single Residential (RS) to Community Industrial (IC) on one 2.38-acre parcel.
 - d. Approve the Conditional Use Permit on three parcels to establish a 12,000-square foot office building and 4,980-square foot warehouse for a fiber optic company, subject to the recommended Conditions of Approval.
 - e. Direct the Clerk of the Board to File a Notice of Determination.
 - Applicant: Cheryl Montanez
 - Community: Fontana
 - Location: West side of Cottonwood Avenue, between approximately 320 feet and 650 feet north of Arrow Route
2. Continue the item for final action with the Second Cycle General Plan Land Use Element Amendment for 2020.
(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 use of additional 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

The applicant, Cheryl Montanez, requests a General Plan Amendment (GPA) to change the Land Use Zoning Designation on one 2.38-acre parcel from Single Residential (RS) to Community Industrial (IC) and a Conditional Use Permit (CUP) to develop a 12,000-square foot

office building and 4,980-square foot warehouse for operation of a fiber optic company on 4.77 acres, including the 2.38-acre parcel that is the subject of the GPA (Project).

Project Analysis

The proposed GPA will change the Land Use Zoning Designation of a 2.38-acre parcel from Single Residential (RS) to Community Industrial (IC). The balance of the Project site to the south will remain IC, with the total Project area of the three parcels totaling 4.77 acres. The proposed Project complies with applicable development standards of the County Development Code, subject to implementation of the recommended conditions of approval of the CUP. As a condition of approval, the three parcels that comprise the Project site will be merged into one parcel.

Public Input

One property owner adjoining a portion of the Project site to the west has expressed concerns about the proposed Project, and contends it will affect property values and quality of life due to potential noise, dust, traffic, and aesthetic concerns.

California Environmental Quality Act

In accordance with California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15070, an Initial Study (IS) has been completed to comply with the California Environmental Quality Act (CEQA). The IS concluded that the Project will not have a significant impact on the environment with the implementation of the mitigation measures contained in the IS, which are incorporated in the recommended conditions of approval for the Project. Therefore, a Mitigated Negative Declaration is proposed.

Further detailed description of the Project analysis, public input and CEQA compliance are provided within the Planning Commission staff report attached to this item.

Planning Commission

The Project was considered in a public hearing by the Planning Commission on April 9, 2020. No comments were received from the public during public testimony. The Planning Commission recommended approval of the Project with a vote of 4-0 (Commissioner Mathews absent).

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel and Jason Searles, Deputy County Counsel, 387-5455) on June 29, 2020; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on July 1, 2020 and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on July 10, 2020.

**Cheryl Montanez, General Plan Amendment and Conditional Use
Permit
July 28, 2020**

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, 2020 GENERAL
PLAN AMENDMENTS**

Moved: Josie Gonzales Seconded: Robert A. Lovingood
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: July 28, 2020



cc: File -
jm 08/12/2020