



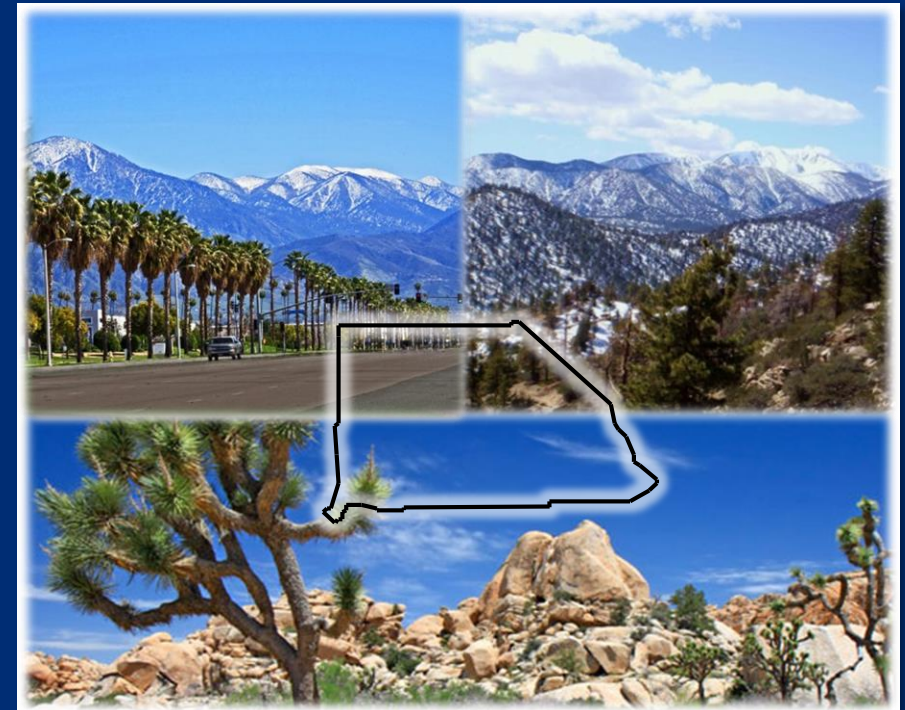
Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: Cheryl Montanez

Heidi Duron
Planning Director
July 28, 2020



Montanez Fiber Optics Office and Warehouse

- General Plan Amendment to change the Land Use District from Single Residential (RS) to Community Industrial (IC) on one of three project parcels.
- Conditional Use Permit (CUP) to establish a 12,000-square foot office building and a 4,980-square foot warehouse building on three parcels, totaling 4.77 acres.



Proposed General Plan Land Use Map



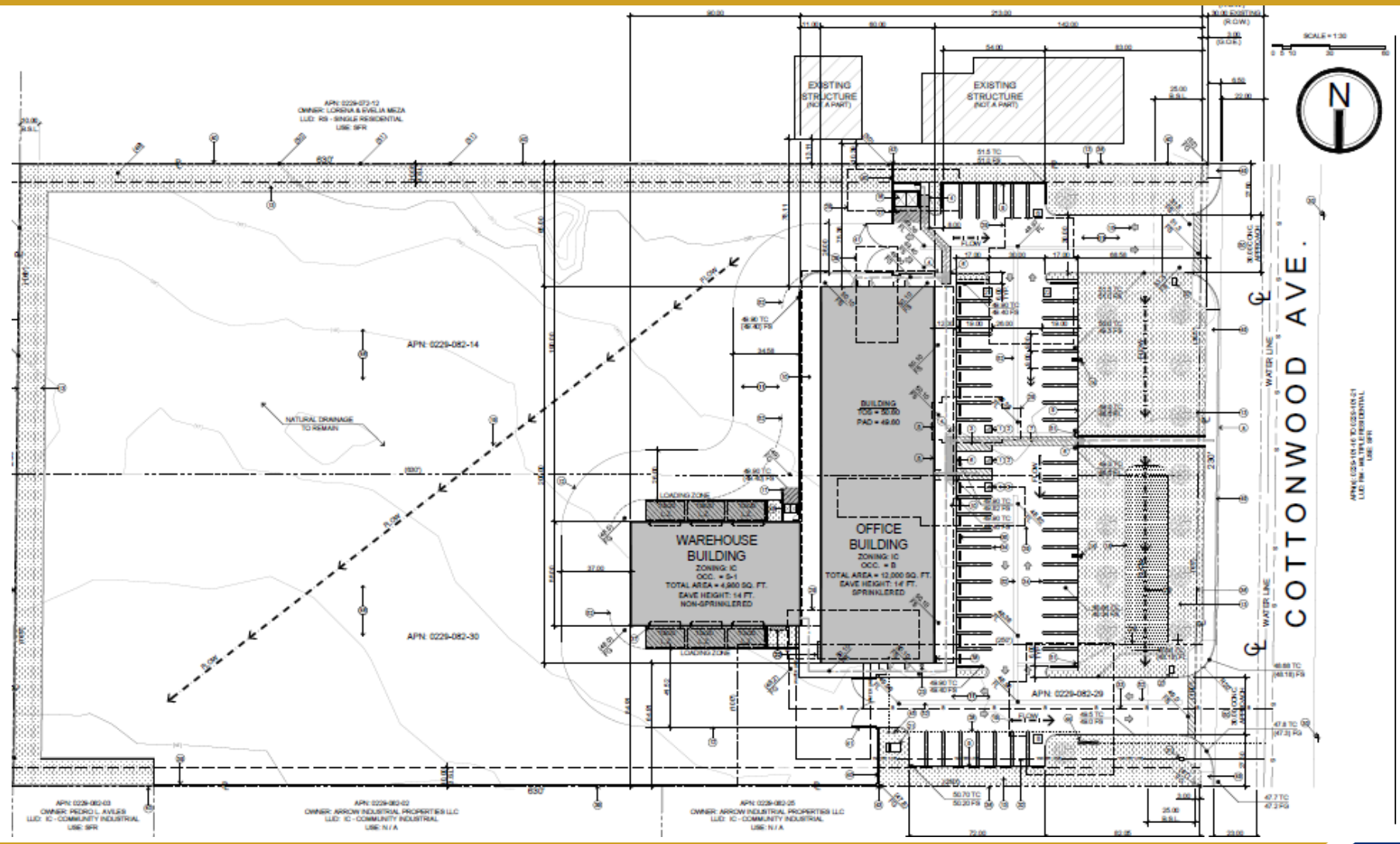
- Project site previously contained single-family residential structures that have since been removed.
- Two of the three parcels are located within the IC (Community Industrial) District.
- The most northerly parcel is proposed to change from the RS District to IC District and is approximately 2.4 acres in size.

Looking West Across Project Site

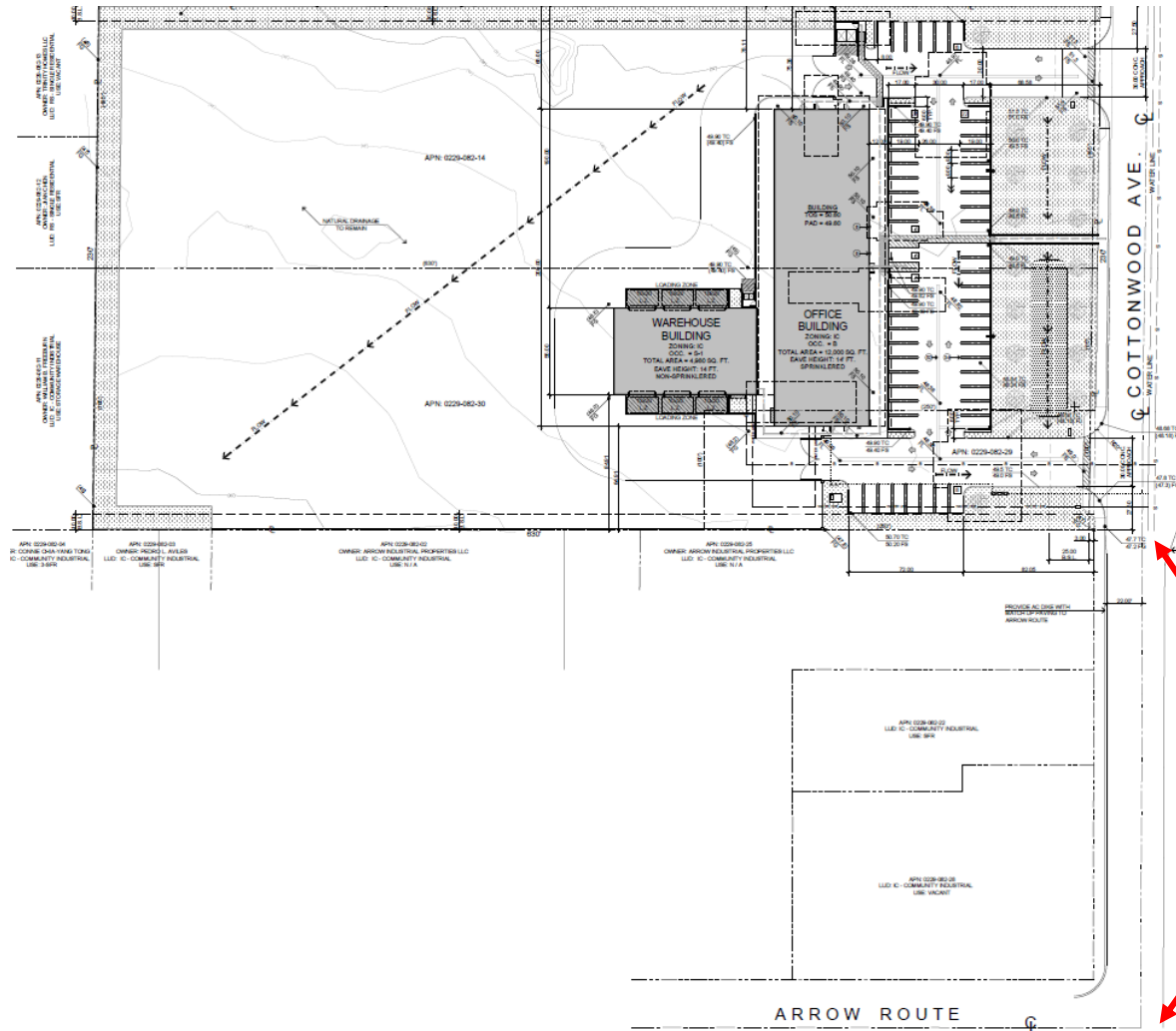


Looking Northwest Across Project Site





Required Street Improvements



Additional off-site AC dike and paving improvements required.

- An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is proposed for adoption.
- A Notice of Availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - No comments were received

On April 9, 2020 the Planning Commission conducted a public hearing and recommended approval of the Project by a unanimous vote.

That the Board of Supervisors:

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 declare an 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.
2. Continue the item for final action with the Second Cycle General Plan Land Use Element Amendment for 2020.