



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
More Design Solutions

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the General Plan Amendment and Conditional Use Permit.

Project Title: More Design Solutions – General Plan Amendment Land Use Zoning District Change/Conditional Use Permit

Project No.: P201800322

Project Location: On the west side of Cottonwood Avenue, encompassing three parcels that extend between approximately 320 feet and 650 feet north of Arrow Route, in the Fontana area.

Project Description: GENERAL PLAN AMENDMENT TO CHANGE THE OFFICIAL LAND USE ZONING DISTRICT FROM RS (SINGLE RESIDENTIAL) TO IC (COMMUNITY INDUSTRIAL) ON ONE OF THREE PROJECT PARCELS CONSISTING OF 2.38 ACRES AND A CONDITIONAL USE PERMIT TO CONSTRUCT A 12,000 SQ. FT. OFFICE BUILDING AND A 4,980 SQ. FT. WAREHOUSE BUILDING, WITH ASSOCIATED PARKING AND LANDSCAPING ON ALL THREE PARCELS, TOTALING 4.77 ACRES, LOCATED IN THE FONTANA AREA, 2ND SUPERVISORIAL DISTRICT; APN 0229-082-14, 29, AND 30, CASE NO. P201800322.

Environmental Review and Public Comment: The circulation of the Initial Study/Draft Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx> or by emailing the Planner at Jim.Morrissey@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The IS/MND is available for the CEQA-required 20-day public review and comment period beginning **January 30, 2020** through **February 18, 2020 at 4:30 PM**. Please submit comments to Jim.Morrissey@lus.sbcounty.gov or to:

Jim Morrissey, Contract Planner
909-387-4234
County of San Bernardino
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
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