

ORDINANCE NO. 4417
AGUA MANSA INDUSTRIAL CORRIDOR SPECIFIC PLAN AMENDMENT

**AN ORDINANCE OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA,
AMENDING THE AGUA MANSA INDUSTRIAL CORRIDOR SPECIFIC PLAN LAND USE
PLAN MAP, FIGURE 20.**

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. Public hearings have been held before the Planning Commission and Board of Supervisors of San Bernardino County, State of California, pursuant to the Planning and Zoning Laws of the State of California and the San Bernardino County Code.

SECTION 2.

The Agua Mansa Industrial Corridor Specific Plan, Land Use Plan Map Figure 20 is amended as shown on the attached map from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) on a 2.72-acre parcel (APN: 0260-051-14); in conjunction with a Conditional Use Permit to establish a contractor's storage yard and to construct a 4,900-square foot metal storage building at 19792 El Rivino Road (Project site).

FINDINGS FOR THE SPECIFIC PLAN AMENDMENT:

1. The proposed development is generally in compliance with the actions, goals, objectives, and policies of the Policy Plan.

The Specific Plan Amendment to the Agua Mansa Industrial Corridor Specific Plan (Specific Plan), to amend the land use designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) is internally consistent with all other provisions of the Specific Plan and the Policy Plan. The Policy Plan allows the Specific Plan to establish development standards and policies that are different from those specified in the Policy Plan and San Bernardino County Code (Development Code). The Specific Plan is intended to supplement the provisions of the countywide development standards in order to address the unique needs of properties within the specific plan area. The proposed change in the zoning designation and proposed development will be consistent with the Policy Plan by fostering greater economic development and design opportunities that could not be achieved through the use of conventional zoning and development standards. The proposed amendment will specifically assist in the implementation of the following Policy Plan goals and policies:

Policy LU-2. Land Use Mix and Compatibility. An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.

Policy LU-2.1 Compatibility with existing uses. We require that new development be located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

Policy LU-2.4 Land Use Map consistency. We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code may be required to maximize compatibility with surrounding land uses and community identity.

2. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be injurious to the property or improvements in the vicinity and zoning designation in which the property is located.

The proposed change in the land use zoning designation will be consistent with the land use zoning designation to the north and southeast of the Project site and will be in full compliance with all applicable Specific Plan and Development Code requirements. The proposed amendment will facilitate the establishment of a contractor's storage yard in order to promote land use consistency and economic

development that is compatible with adjacent land uses, to assist in the implementation of the following Policy Plan goal:

Policy ED-3 Countywide Business and Employment Growth. Growth of new businesses, improved profitability of existing businesses, and an increased number and quality of jobs in the County.

3. The proposed development would: (A) Ensure quality development by encouraging greater flexibility with more creative and aesthetically pleasing designs for major developments; (B) Ensure the timely provision of essential public services and facilities consistent with the demand for the services and facilities; and (C) Promote a harmonious variety of housing choices and commercial and industrial activities, attain a desirable balance of residential and employment opportunities, and result in a high level of amenities and the preservation of the natural and scenic qualities of open space.

The proposed development will establish a contractor's storage yard and a 4,900-square foot metal storage building in compliance with the AM/SP-MED IND land use zoning designation. The Project design, site landscaping, and parking is compatible with industrial development to the north, east and southeast of the site. The retention of the 940-square foot administrative modular office building is consistent and compatible with the existing residential structures to the south, promoting a consistent architectural theme along El Rivino Road. An Initial Study has been prepared to analyze public services and facilities and concluded that the proposed development will not result in substantial adverse physical impacts associated with public services and facilities for fire, police, schools, parks, or other public facilities.

The Project has been designed to comply with development standards of the AM/SP-MED IND, as required by Tables 8 and 10 of the Specific Plan, for Permitted Uses and Development Standards for the "Medium Industrial" Land Use Category within the Specific Plan, and will facilitate the development of an industrial use and promote employment opportunities in support of the following Specific Plan Policy:

- It is the goal of the [Specific] Plan to facilitate growth in the industrial sector to balance the provisions of jobs and housing in the Inland Empire region and to provide employment for a wide range of individuals and income groups (Section 4.1.5 (1) – Regional Planning Issues).
4. The subject site is physically suitable for the proposed land use zoning district designation.

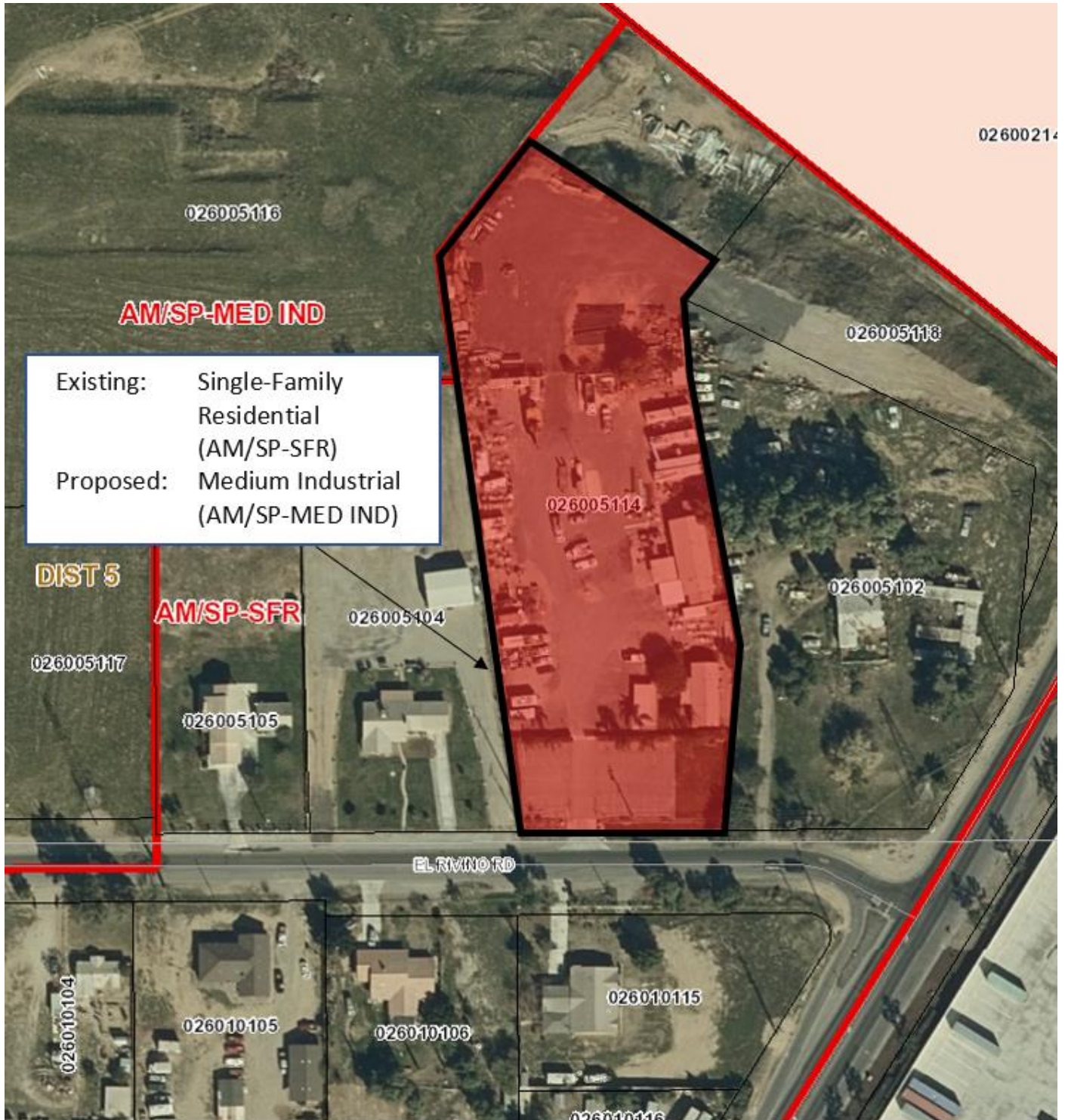
The Project is in compliance with all applicable AM/SP-MED IND Development Standards as required by Table 1 – Project Code Compliance. There are no physical constraints on the site that would limit establishment of the contractor's storage yard as proposed. Moreover, there is adequate access to the Project site, and the site design incorporates appropriate street and highway characteristics to serve the proposed use. All necessary infrastructure and public services are available and already serve the Project site.

5. The Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the County's Environmental Review Procedures.

An Initial Study/Mitigated Negative Declaration has been prepared to analyze all potential impacts related to the proposed Specific Plan Amendment and Conditional Use Permit in compliance with CEQA and the County's environmental review procedures. Mitigation measures formulated to reduce potential impacts on noise, hydrology and water quality, and transportation/traffic are recommended as conditions of approval of the Project, to be implemented through the proposed Mitigation Monitoring and Reporting Plan.

6. There would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored.

An environmental review analysis has been completed for the Project pursuant to the CEQA in order to determine the presence and extent of any environmental impacts, as discussed in the Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration determined that the Project will not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. The Project will be subject to mitigation measures included in the Mitigation Monitoring/Reporting Program to mitigate any potential adverse impacts.



SECTION 3. The Agua Mansa Industrial Corridor Specific Plan, Land Use Plan Map Figure 20 Amendment shall become effective thirty (30) days after the adoption of this ordinance.

CURT HAGMAN, Chairman
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIR OF THE BOARD

LYNNA MONELL,
Clerk of the Board of Supervisors
of San Bernardino County

STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, LYNNA MONELL, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the 26th of October, 2021, at which meeting were present Supervisors: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr. and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

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

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this 26th of October, 2021.

Approved as to Form
STEVEN O'NEILL
Interim County Counsel

LYNNA MONELL,
Clerk of the Board of Supervisors

By: _____
JOLENA E. GRIDER
Deputy County Counsel

By: _____
Deputy

Date: _____