



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: Bruno Mancinelli - Whitehaven Estates

Heidi Duron
Planning Director
November 17, 2020

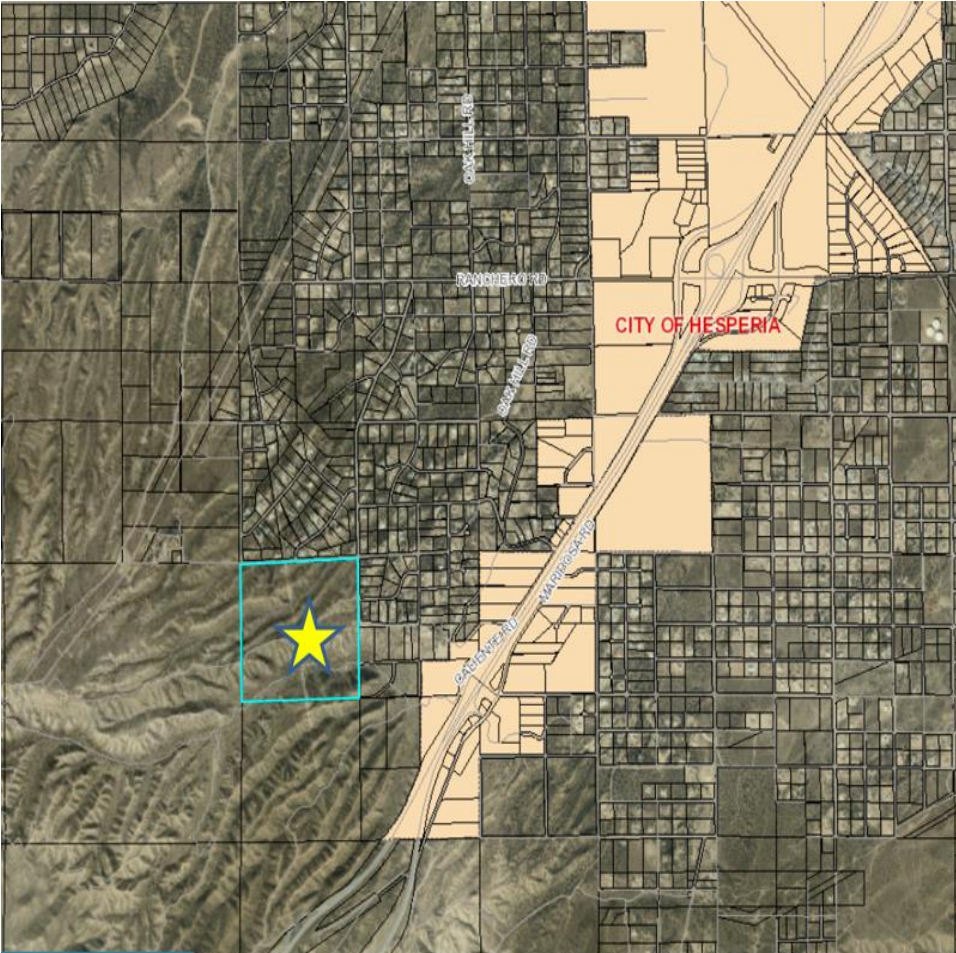


2007 General Plan

- General Plan Land Use Zoning District Amendment from Oak Hills Resource Conservation (OH/RC) and Oak Hills Floodway (OH/FW) to Oak Hills Rural Living (OH/RL),

2020 Countywide Plan

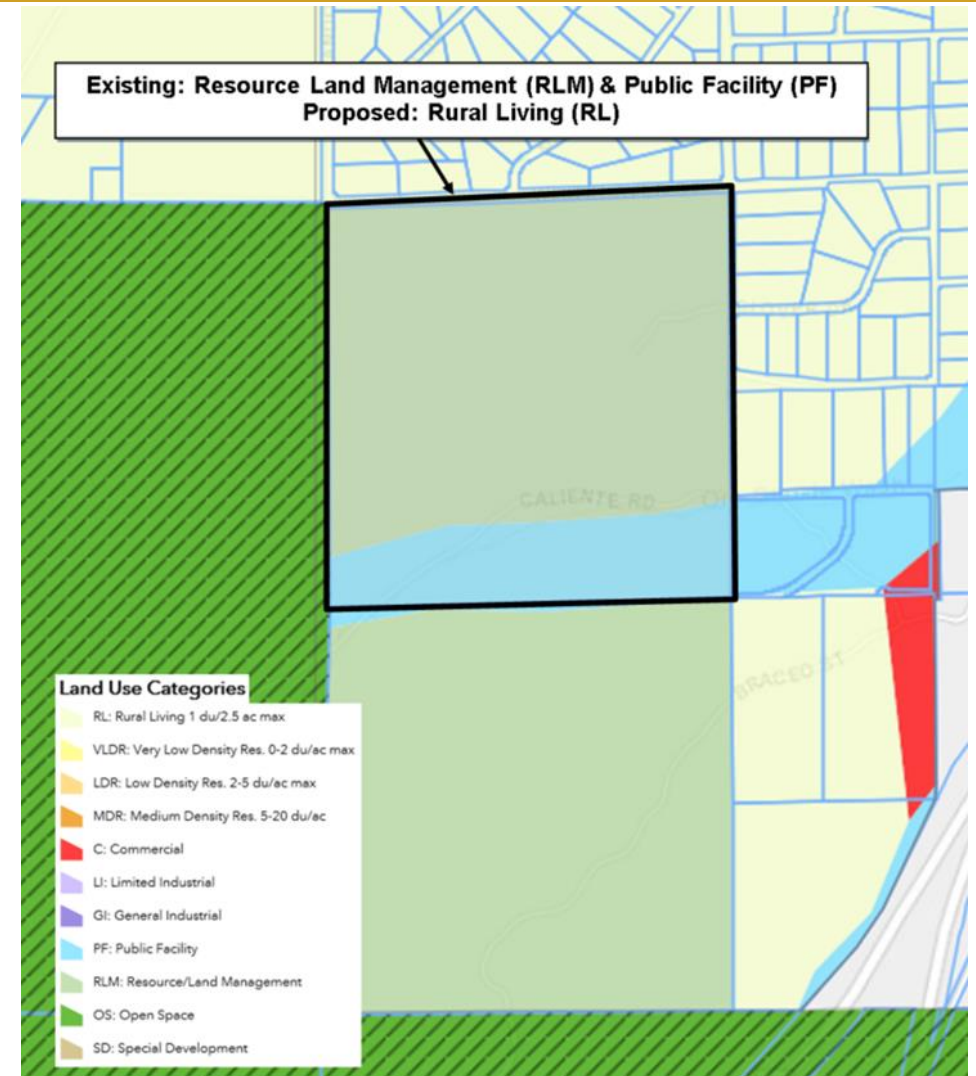
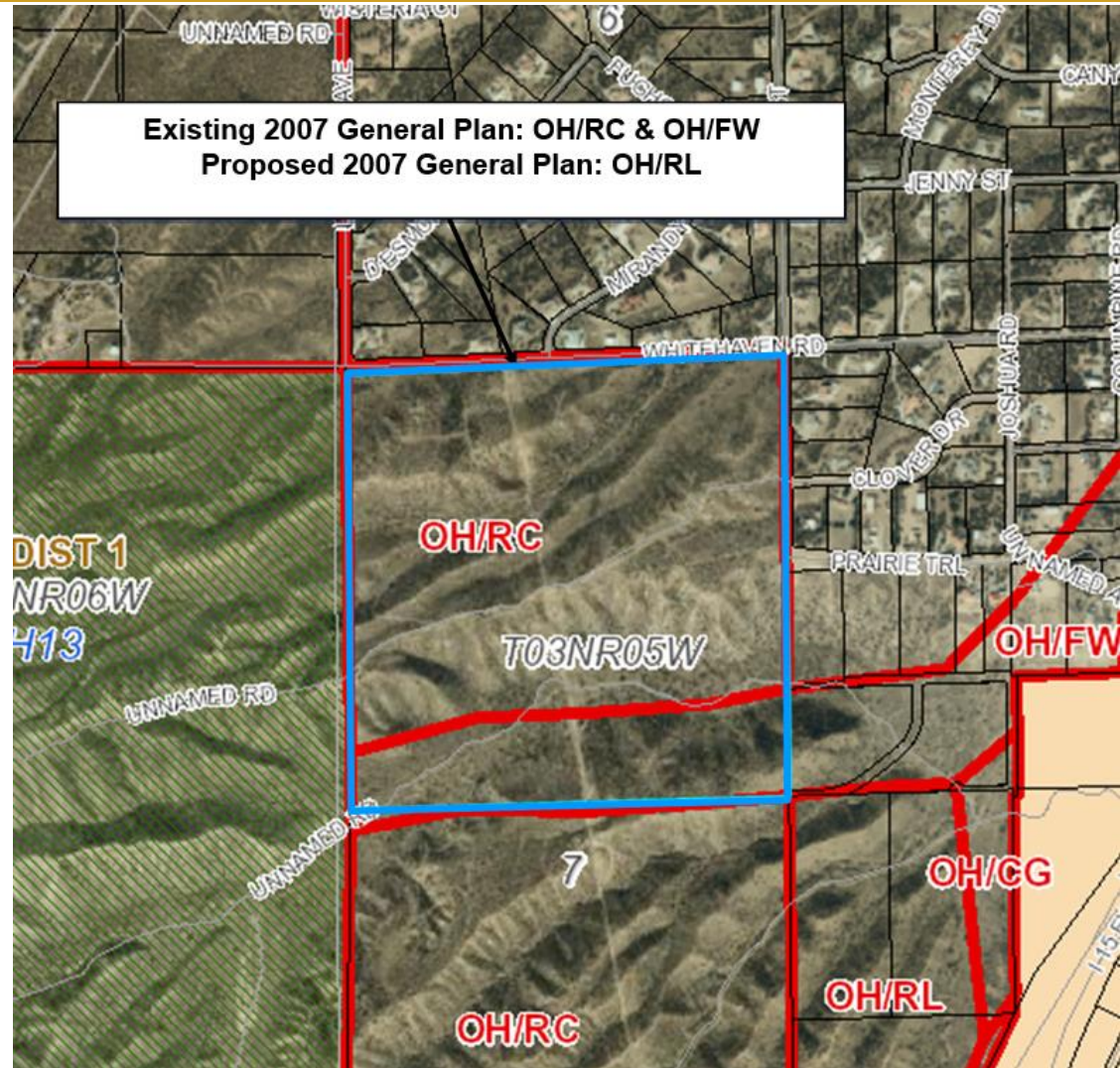
- Policy Plan Amendment to change the Land Use Designation from Resource Land Management (RLM) and Public Facility (PF) to Rural Living (RL),
- Planned Development Permit (PDP) with a preliminary and final development plans for a 54-unit single family residential project with a reduction in minimum lot size from 2.5 acres to 1.75 acres.
- Tentative Tract Map No. 18533 to subdivide approximately 155 acres into 54 single-family residential lots, a 39-acre open space conservation lot for the Oro Grande Wash and two lettered lots for detention basins.



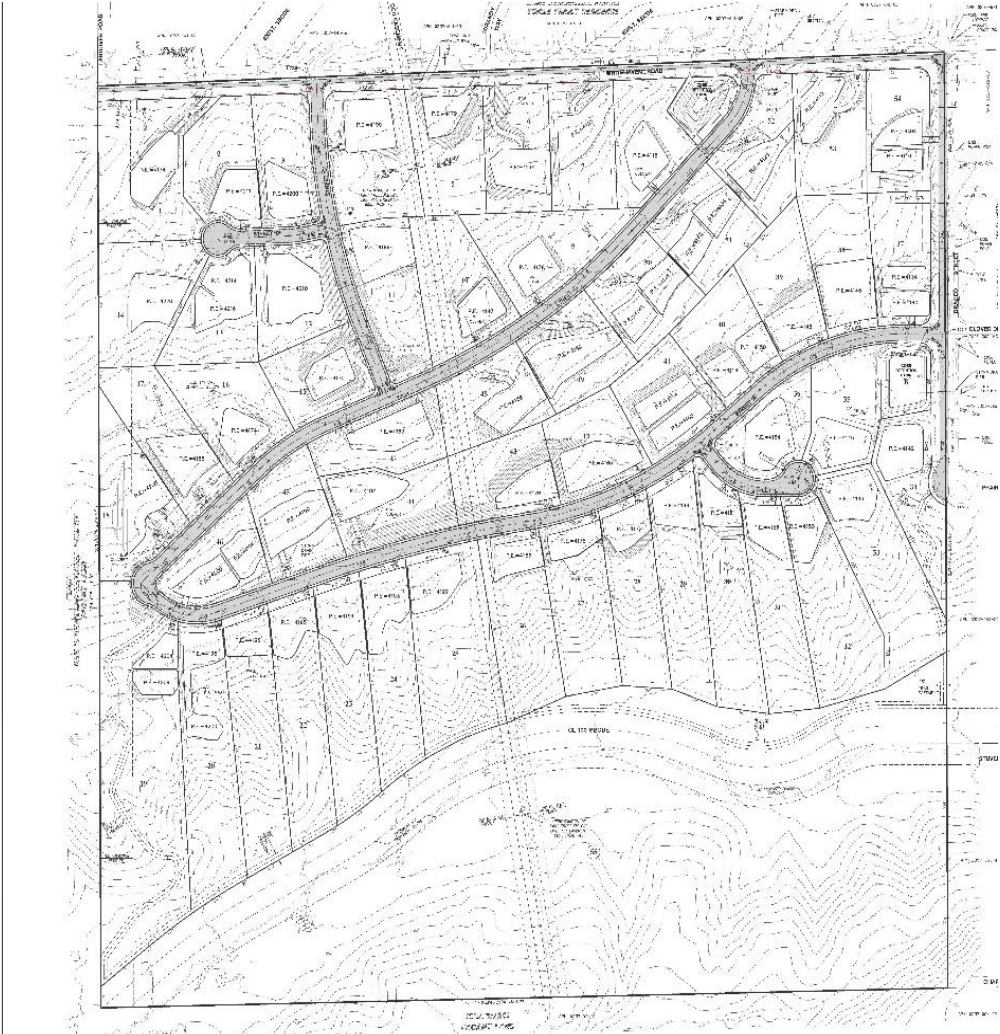
Project Location

- Oak Hills community west of Interstate 15.
- Located within the City of Hesperia Sphere of Influence (SOI).
- Site topography is rolling hills.

Proposed Amendment



Tentative Tract Map No. 18533



Existing Site Photos (2020)

Looking West along Whitehaven at Northeast Corner of Property



Looking East along Whitehaven Street at Midpoint of Northern Property Boundary



- 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.
 - Several emails were received that expressed concerns about potential impacts to community character, scenic views, biological resources, traffic and fire protection;
 - Letter received from California Department of Fish & Wildlife presented recommendations that have been included as Conditions of Approval.

- Maintains the rural character of the Oak Hills community with a residential density that is consistent with surrounding development;
- Logical extension of Rural Living designation currently in place north and east of the project site;
- No significant adverse environmental impacts, with the implementation of proposed mitigation measures and conditions of approval;
- Proposes to minimize grading and land alteration by grading for streets, detention basins, building pads and driveways only;
- Conserves open space and protects natural resources in the Oro Grande Wash area.

- The Planning Commission conducted a public hearing on October 8, 2020.
- Public Comments:
 - One speaker expressed concerns and opposition to the Project.
- The Planning Commission recommended Board of Supervisors approval of the Project by a unanimous vote.

That the Board of Supervisors:

1. Conduct a public hearing for the Whitehaven Estates Project and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended Findings for approval of the General Plan/Policy Plan Amendment, Planned Development and Tentative Tract Map.
 - c. Adopt the General Plan Amendment, which under the 2007 General Plan would change the Land Use Zoning District from Oak Hills Resource Conservation (OH/RC) and Oak Floodway (OH/FW) to Oak Hills Rural Living (OH/RL) and under the 2020 Countywide Plan would change the Land Use Designation from Resource Land Management (RLM) and Public Facility (PF) to Rural Living (RL) on 155 acres.
 - d. Approve the Planned Development Permit with a preliminary and final development plans for a 54-unit single family residential project, subject to the recommended Conditions of Approval.
 - e. Approve Tentative Tract Map 18533 to subdivide approximately 155 acres into 54 single-family residential lots, open space conservation and detention basins, subject to the recommended Conditions of Approval.
 - f. Direct the Clerk of the Board to file a Notice of Determination
2. Continue the item for final action with the Fourth Cycle General Plan Land Use Element Amendment for 2020.