



**Land Use Services Department**  
**Planning Division**

# **BOARD OF SUPERVISORS HEARING**

Land Use Services Department

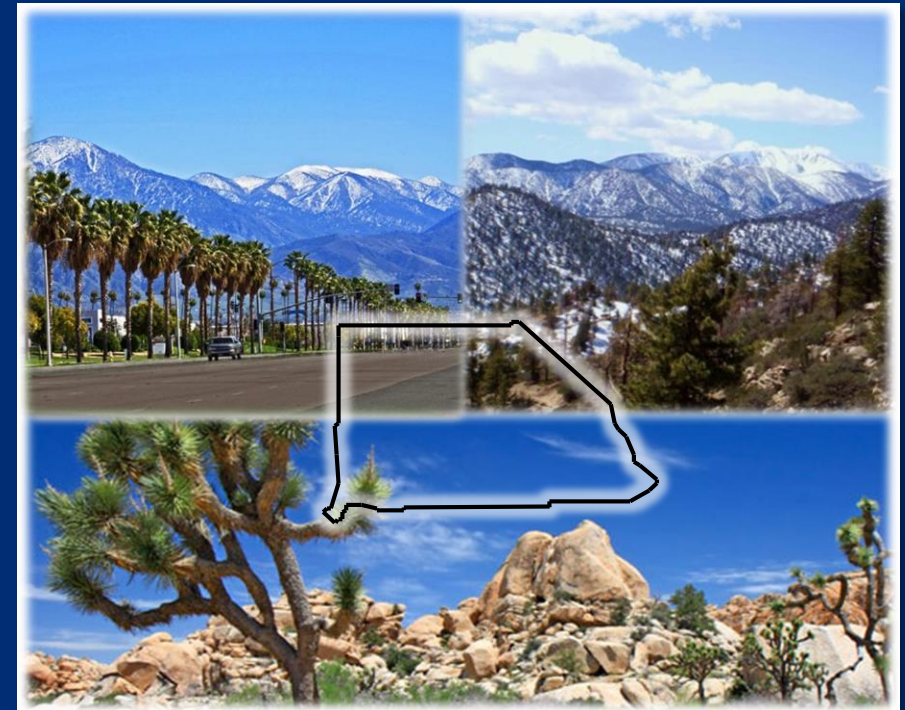
Fourth Cycle 2020 General Plan

Land Use Element Amendment

Heidi Duron

Planning Director

November 17, 2020



1. Applicant: Mark and Cathy Kuri GPA and CUP (RV & Personal Storage Project)  
Community: Phelan
2. Applicant: Vulcan Materials – GPA, CUP and Reclamation Plan (Area Q Quarry Project)  
Community: San Bernardino Sphere of Influence
3. Applicant: Bruno Mancinelli GPA, PDP and TTM 18533 (Whitehaven Estates Project)  
Community: Oak Hills

## That the Board of Supervisors:

1. Conduct a public hearing to consider the Fourth Cycle 2020 General Plan Land Use Element Amendment and:
  - a. Pursuant to the California Environmental Quality Act (CEQA);
    - i. Adopt a Mitigated Negative Declaration for the Kuri RV & Personal Storage Project.
    - ii. Certify the Environmental Impact Report for the Vulcan Area Q Quarry Project.
    - iii. Adopt the recommended CEQA Findings and Mitigation Monitoring and Reporting Program for the Vulcan Area Q Project.
    - iv. Adopt a Mitigated Negative Declaration for the Whitehaven Estates Project.
  - b. Consider proposed ordinance relating to the zoning for the Kuri RV & Personal Storage Facility Project from Phelan-Pinon Hills Rural Living (PH/RL) to Phelan-Pinon Hills Rural Commercial (PH/CR), the Vulcan Area Q Quarry Project from Muscoy Single Residential, 1-acre Minimum Parcel Size (MS/RS-1) to Muscoy Community Industrial (MS/IC), and the Whitehaven Estates Project from Oak Hills Resource Conservation (OH/RC) and Oak Hills Floodway (OH/FW) to Oak Hills Rural Living (OH/RL).

- c. Make alterations, if necessary, to proposed ordinance.
- d. Approve introduction of proposed ordinance.
- e. Read title only of proposed ordinance for the Fourth Cycle 2020 General Plan Land Use Element Amendment, waive reading of entire text and adopt the ordinance.
- f. Adopt the Resolution amending the 2007 General Plan and 2020 Countywide Plan, Policy Plan included in the Fourth Cycle 2020 General Plan/Policy Plan Land Use Element for:
  - i. The Kuri RV & Personal Storage Facility Project from Phelan-Pinon Hills Rural Living (PH/RL) to Phelan-Pinon Hills Rural Commercial (PH/CR) under the 2007 General Plan and from Rural Living (RL) to Commercial (C) under the 2020 Countywide Plan.
  - ii. The Vulcan Area Q Quarry Project from Muscoy Single Residential, 1-acre Minimum Parcel Size (MS/RS-1) to Muscoy Community Industrial (MS/IC) under the 2007 General Plan.
  - iii. The Whitehaven Estates Project from Oak Hills Resource Conservation (OH/RC) and Oak Hills Floodway (OH/FW) to Oak Hills Rural Living (OH/RL) under the 2007 General Plan and from Resource Land Management (RLM) and Public Facility (PF) to Rural Living (RL) under the 2020 Countywide Plan.

- g. Adopt the Findings recommended by the Planning Commission for approval of the Kuri RV & Personal Storage Facility, Vulcan Area Q Quarry, and the Whitehaven Estates Projects.
- h. Approve:
  - i. The Kuri RV & Personal Storage Facility Conditional Use Permit, subject to the recommended Conditions of Approval
  - ii. The Vulcan Area Q Quarry Conditional Use Permit and Reclamation Plan 2020M-01, subject to the recommended Conditions of Approval.
  - iii. The Whitehaven Estates Planned Development Permit and Tentative Tract Map 18533, subject to the recommended Conditions of Approval.
- i. Approve the Vulcan Area Q Quarry Water Supply Assessment.
- j. Direct the Clerk of the Board to file the Notices of Determination.