



San Bernardino County

Legislation Text

File #: 3204, Agenda Item #: 108

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

November 17, 2020

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Whitehaven Estates General Plan/Policy Plan Amendment, Planned Development, and Tentative Tract Map

RECOMMENDATION(S)

1. Conduct a public hearing for the Whitehaven Estates General Plan/Policy Plan Amendment, Planned Development, and Tentative Tract Map on 155 acres in Oak Hills 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 be to change the Land Use Zoning District from Oak Hills Community Plan, Resource Conservation (OH/RC) and Oak Hills Community Plan, Floodway (OH/FW) to Oak Hills Community Plan, Rural Living (OH/RL) and a Policy Plan Amendment, which under the 2020 Countywide Plan, Policy Plan would be to 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 that includes a preliminary and final development plan for a 54-unit single family residential project with a 39-acre open space conservation lot for the Oro Grande Wash and two lettered lots for detention basins, subject to the recommended Conditions of Approval.
 - e. Approve Tentative Tract Map 18533 to subdivide approximately 155 acres into 54 single-family residential lots, one open space lot and two lettered detention basin lots, subject to the recommended Conditions of Approval.
 - f. Direct the Clerk of the Board to File the Notice of Determination.
 - Applicant: Bruno Mancinelli
 - Community: Oak Hills/1st Supervisorial District
 - Location: Southwest corner of Whitehaven Street and Braceo Street
2. Continue the item for final action with the Fourth Cycle General Plan Land Use Element Amendment for 2020.

(Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Consideration of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

The applicant, Mr. Bruno Mancinelli, is requesting four actions (collectively "Project"): (1) Adoption of a Mitigated Negative Declaration (SCH No. 2020060430), (2) approval of a General Plan Amendment (GPA), which under the 2007 General Plan would be to change the Land Use Designation from Oak Hills Community Plan Resource Conservation (OH/RC) and Oak Hills Floodway (OH/FW) to Oak Hills Rural Living (OH/RL) and a Policy Plan Amendment, which under the 2020 Countywide Plan, Policy Plan would be to change the Land Use Designation from Resource Land Management (RLM) and Public Facility (PF) to Rural Living (RL), (3) Approval of a Planned Development Permit (PDP) that includes a preliminary and final development plan for a 54-unit single family residential project with a 39-acre open space conservation lot for the Oro Grande Wash and two lettered lots for detention basins, and (4) Approval of Tentative Tract Map 18533 to subdivide approximately 155 acres into 54 single-family residential lots, one open space lot and two lettered detention basin lots. The Project site is located in the Oak Hills community, at the Southwest corner of Whitehaven Street and Braceo Street

The Project includes the subdivision of 155 acres into 54 residential lots with a minimum size of 1.75 acres and an average size of 2.15 acres. The intent of the PDP is to allow clustering of the residential lots to respect the site topography and maintain open space. To do so requires a reduction in minimum lot size from 2.5 acres to 1.75 acres. The applicant proposes a 39-acre open space conservation lot for the Oro Grande Wash area in the southern portion of the Project site, which is the primary public benefit derived from the non-standard lot sizes and configuration.

An Initial Study was prepared to identify the potential impacts the proposed Project may have on the environment, as well as to identify all design features and mitigation measures that will reduce said impacts to less than significant levels. The IS concludes that all potentially significant environmental impacts resulting from the construction and operation of the proposed Project can be mitigated to a less-than-significant level. Therefore, the recommendation includes the adoption of a Mitigated Negative Declaration and filing a Notice of Determination.

The County Code requires a recommendation from the Planning Commission for Board of Supervisors consideration and final action on a General Plan Amendment. At the Planning Commission hearing on October 8, 2020. One member of the public expressed concern about the Project and asked that the Project be denied. The Planning Commission recommended approval of the Project by a vote of 3-0. Commissioner Mathews was absent and Commissioner Allard recused himself.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel, and Jason Searles, Deputy County Counsel, 387-5455) on October 30, 2020; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on October 29, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on October 30, 2020.