



San Bernardino County

Legislation Text

File #: 3205, Agenda Item #: 109

**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

Fourth Cycle 2020 General Plan/Policy Plan Amendment and Related Actions

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Fourth Cycle 2020 General Plan/Policy 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 the Mitigation Monitoring and Reporting Program for the Vulcan Area Q Quarry Project.
 - iv. Adopt a Mitigated Negative Declaration for the Whitehaven Estates Project.
 - b. Consider the proposed ordinance relating to the zoning in the County for:
 - i. The Kuri RV & Personal Storage Facility Project from Phelan-Pinon Hills/Rural Living (PH/RL) to Phelan-Pinon Hills/Rural Commercial (CR) on 8.62 acres.
 - ii. The Vulcan Area Q Quarry Project from Muscoy Community Plan, Single Residential, 1-acre Minimum Parcel Size (MS/RS-1) to Muscoy Community Plan, Community Industrial (MS/IC) on 196 acres.
 - iii. The Whitehaven Estates Project 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) on 155 acres.
 - c. Make alterations, if necessary, to proposed ordinance.
 - d. Approve introduction of proposed ordinance.
 - e. Read title only of proposed ordinance relating to 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 designation and from Rural Living (RL) to Commercial (C) under the 2020 Countywide Plan, Policy Plan designation.
 - ii. The Vulcan Area Q Quarry Project from Muscoy Community Plan, Single Residential, 1-acre Minimum Parcel Size (MS/RS-1) to Muscoy Community Plan, Community Industrial (MS/IC) under the 2007 General Plan.
 - iii. The Whitehaven Estates Project 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) under the 2007 General Plan designation and from Resource Land Management (RLM) and Public Facility (PF) to Rural Living (RL) under the 2020 Countywide Plan, Policy Plan designation.

g. Adopt the Findings recommended by the Planning Commission for the approval of:

- i. The Kuri RV & Personal Storage Facility Project.
- ii. The Vulcan Area Q Quarry Project.
- iii. The Whitehaven Estates Project.

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 Notices of Determination for the Kuri RV & Personal Storage Facility Project, the Vulcan Area Q Quarry Project, and the Whitehaven Estates Project.

(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

Approval 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 these applications are paid by the applicants.

BACKGROUND INFORMATION

Section 65358 of the California Government Code requires that mandatory elements of the County General Plan/Policy Plan be amended no more than four times during any calendar year. The Projects presented for approval in the Land Use Element Amendment Cycle require changes to the General Plan Land Use Designation on the approximately 8.62-acre Kuri RV & Personal Storage project site, the 196-acre Vulcan Area Q Quarry project site, and 155-acre Whitehaven Estates project site. The proposed land use changes comprise the fourth amendment of the General Plan/Policy Plan Land Use Element for 2020. All subject Projects have been considered in public hearings by the Planning Commission and the Board of Supervisors (Board). Therefore, the Fourth Cycle Land Use Element Amendment of the County General Plan/Policy Plan is presented for final adoption, including the following Projects:

Project No. 1: Kuri RV & Personal Storage Facility Project

Applicant: Mark and Cathy Kuri

Community: Phelan/1st Supervisorial District

Location: North of Lindero St., extending between Arrowhead Rd. and Baldy Mesa Rd.

Proposal: A) 2007 General Plan Land Use Designation Amendment from Phelan-Pinon Hills/Rural Living (PH/RL) to Phelan-Pinon Hills/Rural Commercial (PH/CR) and 2020 Countywide Plan, Policy Plan Land Use Designation Amendment from Rural Living (RL) to Commercial (C) on an 8.62-acre site.

B) Conditional Use Permit to develop a self-storage facility with a 2,160-sf office, a 2,388-sf caretaker's dwelling, four self-storage structures totaling 73,401 sf, and outdoor RV storage.

CEQA: Mitigated Negative Declaration

APN: 3065-481-08, -09, -10, & -11

The Kuri RV & Personal Storage Facility Project was considered in a public hearing by the Planning Commission on September 3, 2020. The Planning Commission recommended approval of the Project with a vote of 5-0. The Project is scheduled for a public hearing before the Board on November 17, 2020.

Project No. 2: Vulcan Area Q Quarry Project

Applicant: Vulcan Materials Company - Western Division

Community: San Bernardino/5th Supervisorial District

Location: West of Cajon Blvd., northwest of Muscoy

Proposal: A) 2007 General Plan Land Use Designation Amendment from Muscoy Community Plan, Single Residential, 1-acre Minimum Parcel Size (MS/RS-1) to Muscoy Community Plan, Community Industrial (MS/IC) on an 196-acre site.

B) Conditional Use Permit to allow Surface Mining.

C) Reclamation Plan (2020M-01) (SMRP) for the proposed Area Q Quarry in accordance with the Surface Mining and Reclamation Act and the San Bernardino County Development Code.

CEQA: Environmental Impact Report (EIR)

APN: 0262-241-16 - multiple parcels

The Vulcan Area Q Quarry Project was considered in a public hearing by the Planning Commission on September 3, 2020. The Planning Commission recommended approval of the Project with a vote of 5-0. The Project is scheduled for a public hearing before the Board on November 17, 2020.

Project No. 3: Whitehaven Estates Project

Applicant: Bruno Mancinelli

Community: Oak Hills/1st Supervisorial District

Location: Southwest corner of Whitehaven Street and Braceo Street

Proposal: A) 2007 General Plan Land Use Designation Amendment from Oak Hills Community Plan, Resource Conservation (OH/RC) and Oak Hills, Floodway (OH/FW) to Oak Hills Community Plan, Rural Living (OH/RL) and 2020 Countywide Plan, Policy Plan Land Use Designation Amendment from Resource Land Management (RLM) and Public Facility (PF) to Rural Living (RL) on an 155-acre site.

B) 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.

C) Tentative Tract Map 18533 to subdivide approximately 155 acres into fifty-four residential lots, one open space lot, and two lettered detention basin lots.

CEQA: Mitigated Negative Declaration.

APN: 0357-062-01

The Whitehaven Estates Project was considered in a public hearing by the Planning Commission on October 8, 2020. The Planning Commission recommended approval of the Project with a vote of 3-0 (Commissioner Mathews absent; Vice Chair Allard recused). The Project is scheduled for a public hearing before the Board on November 17, 2020.

If after conducting the public hearing for the Kuri RV & Personal Storage Project, Vulcan Area Q Quarry Project, and Whitehaven Estates Project the Board declares its intent to approve these Projects, they will be included in the ordinance and resolution for final adoption as part of the 2020 Fourth Cycle General Plan/Policy Plan Land Use Element Amendment action.

On October 27, 2020, the Board adopted the Countywide Plan, which contains a Policy Plan and Policy Plan Map, LU-1 (Land Use Map) component that amended the 2007 General Plan (text and maps) in its entirety. The resolution adopting the Countywide Plan, including the Policy Plan and Land Use Map component is not

effective until 30 days after its adoption date of October 27, 2020. The Board has reviewed and evaluated the projects comprising of the fourth cycle for consistency with both the 2007 General Plan and 2020 Countywide Plan, Policy Plan component, and desire to amend both plans and applicable maps in order to ensure the appropriate General Plan/Policy Plan land use designation is reflected in the governing land use document for each of the projects.

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 III, 387-5412) on October 29, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on October 30, 2020.