

EXHIBIT A

Findings

FINDINGS - GENERAL PLAN AMENDMENT (RS-20M to SD (PRD-2014-02)

[SBCC 86.12.060]

1. **The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or an applicable specific plan, as it is consistent with the following goals and policies of the County General Plan:**

Policy LU 9.1 – Encourage infill development in unincorporated areas and sphere of influence areas.

Goal Implementation: The proposed General Plan Amendment will allow the extension of residential development which occurs North, East and West of the proposed project.

Goal LU 2.1 – Promote varied approaches to residential development to foster a variety of housing types and densities and more efficient use of the land.

Goal Implementation: The project is a varied approach to residential development as it will establish a residential community with a higher density than the existing residential area, which includes a community park for recreation.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a project that has incorporated appropriate conditions of approval and mitigation measures to protect and enhance public health and safety, while providing a logical and orderly expansion of an existing adjacent single residential land uses.**
3. **The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised, because the proposed amendment represents a continuation of the existing residential land use patterns and zoning in the surrounding areas. The amendment does not compromise existing or other planned uses and a community benefit will be derived from the creation of new single residential lots that may generate local construction jobs and retail/construction material sales.**

4. **The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area,** because the proposed amendment will extend residential development, and allow the development of single-family homes adjacent to other existing single-family homes.
5. **The proposed land use zoning district change does not conflict with provisions of this Development Code,** because the project site conforms to the size and location criteria specified for the Special Development land use district and all future construction will be required to conform to the planned residential development standards and other applicable land use regulations.
6. **The proposed land use zoning district change will not have a substantial adverse effect on surrounding property,** because development standards established with the Special Development - Planned Development district proposed are similar to the surrounding land use patterns and represents a continuation of the existing land use pattern and zoning in the surrounding area.
7. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The site has been conditioned to obtain water service and sewer service. Fire and police protection will also be provided by The Chino Valley Fire District and the Sheriff's Department. The project will have sufficient permitted solid waste storage capacity to accommodate the project's solid waste disposal needs. The County has evaluated drainage associated with the project and determined that impacts will be less than significant with the implementation of specified mitigation measures.
8. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project.** The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures.

FINDINGS: PLANNED DEVELOPMENT

[SBCC 85.06.040]

1. **The proposed development is consistent with the General Plan and any applicable plan.** The proposed Preliminary and Final Development plan together with the provisions for its design and improvement are consistent with the concurrently filed General Plan Amendment and the General Plan goals and policies. The project specifically implements the following goals and policies:

Goal LU 1 –There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels because the site will be served with water and sewer from the City of Chino. The County maintained access road is adjacent to the project site and road improvements have been made a condition of project approval.

2. **The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in terms of shape and size to accommodate the use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features** because the dimensions and layout of the lot are sufficient to accommodate all planned uses for the proposed development.
3. **The site for the proposed development has adequate access, in that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed development** because the project has suitable access from Pipeline Avenue. The project has been required to construct any necessary road improvements to provide adequate ingress and egress points to the project site with proper visual clearance.
4. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of development plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare,** because the conditions of approval require the site to be served by the City of Chino for water and sewer services, and meets the standards of the Chino Valley Fire District.

5. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use, and will be compatible with the existing and planned land use character of the surrounding area.** Conditions of approval and project mitigation measures regulate and prohibit excessive noise, traffic, vibrations and other foreseeable disturbances. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems on this or adjacent sites, as sufficient building setbacks have been required and the use of such systems is encouraged.
6. **The improvements required by the proposed conditions of development plan approval, and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site including fire, flood, seismic, and slope hazards** because the conditions of approval include measures to reduce impacts to soil erosion, drainage and fire safety. In addition, the conditions of approval require that the construction contractors to comply with air and water quality mitigation
7. **The proposed development carries out the intent of the Planned Development Permit provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.** The Planned Development allows the development of single family homes at a density that is higher than conventional development standards. The proposed configuration places a shared recreational area in the center of the development for the residences in the facility. Underneath the recreational area is an underground chamber that will be designed to treat the storm water, which further provides a more efficient use of the land.

FINDINGS: TENTATIVE TRACT MAP 18582 [SBCC 87.02.060]

1. **The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable community plan, and any applicable specific plan,** because the project allows orderly residential development and as it is consistent with the following goals of the County General Plan:

Goal LU 1.2 The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.

Goal Implementation: The subdivision is to allow a Planned Residential Development as an extension of residential uses North, East and West of the project site.

2. **The site is physically suitable for the type and proposed density of development site,** because the tract map includes adequate setbacks and access roads.
3. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat,** because site does not contain threatened or endangered species.
4. **The design of the subdivision and type of improvements are not likely to cause serious public health problems,** because the site location, the subdivision design, and the density proposed are such that hazards from flood, fire, noise and other potential public health hazards are minimal with the implementation of the proposed conditions of approval and mitigation measures.
5. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision** because the recorded map will require all necessary public rights of easements to be shown. The development will provide two-points of legal and physical access to the site with proper documentation of those access rights. The conditions of approval shall require that any easement conflicts be resolved and that statements of concurrence be provided from utility companies, whose easements may be affected by the proposed development prior to recordation.

6. **The discharge of the sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board**, because the proposed homes will connect existing sewer facilities, which is in compliance with the Regional Water Quality Control Board.
7. **The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities**; because the proposed lots will provide adequate building setback guidelines for the land use. The building setbacks promote optimum spacing of structures to create adequate opportunity for the use of solar technology.
8. **The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law**, because the size and shape of the proposed space are adequate for the type of residential development proposed, and appropriate agencies (including County Surveyor, County Public Works, County Fire, County Environmental Health Services, County Building and Safety, County Special Districts and LAFCO) have all reviewed and approved the project design, the proposed conditions and the mitigation measures. The access roads, sewer and water service lines to all proposed parcels currently exist and any required modifications to these are required to be bonded prior to recordation and to be constructed prior to final inspection of any new construction on the new lots.
9. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project.** The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures.