FIRST CYCLE 2004
GENERAL PLAN AMENDMENTS
ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AMENDING THE SAN BERNARDINO COUNTY GENERAL PLAN OFFICIAL MAPS OF THE OFFICIAL LAND USE PLAN.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. Public hearings have been held before the Planning Commission and Board of Supervisors of the County of San Bernardino, State of California, pursuant to the Planning and Zoning Law of the State of California and the County Code of the County of San Bernardino.

SECTION 2.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked "OLUD MAP FH-05A," from OH/RL (Oak Hills/Rural Living) to OH/CN (Oak Hills/Neighborhood Commercial) on approximately 2.36 acres, located on the northeast corner of Phelan and Baldy Mesa Roads; Oak Hills Planning Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed General Plan Land Use District Amendment is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised. The Land Use District Change will provide for additional neighborhood commercial opportunities in an area currently lacking such development.

2. The proposed General Plan Land Use District Amendment is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The proposed Land Use District Amendment is consistent with County General Plan Goal D-41 to implement strategies aimed at developing a balance between housing and employment opportunities for all residents. It is consistent with Goals D-45 and D-47 to provide a compatible and harmonious arrangement of land uses. Policies LU-3 and LU-5 promote balanced, efficient commercial developments that are functional, safe, attractive and convenient to shoppers, are capable of strengthening the local economy, enhance the quality of life of County residents, and improve the negative jobs/housing balance.

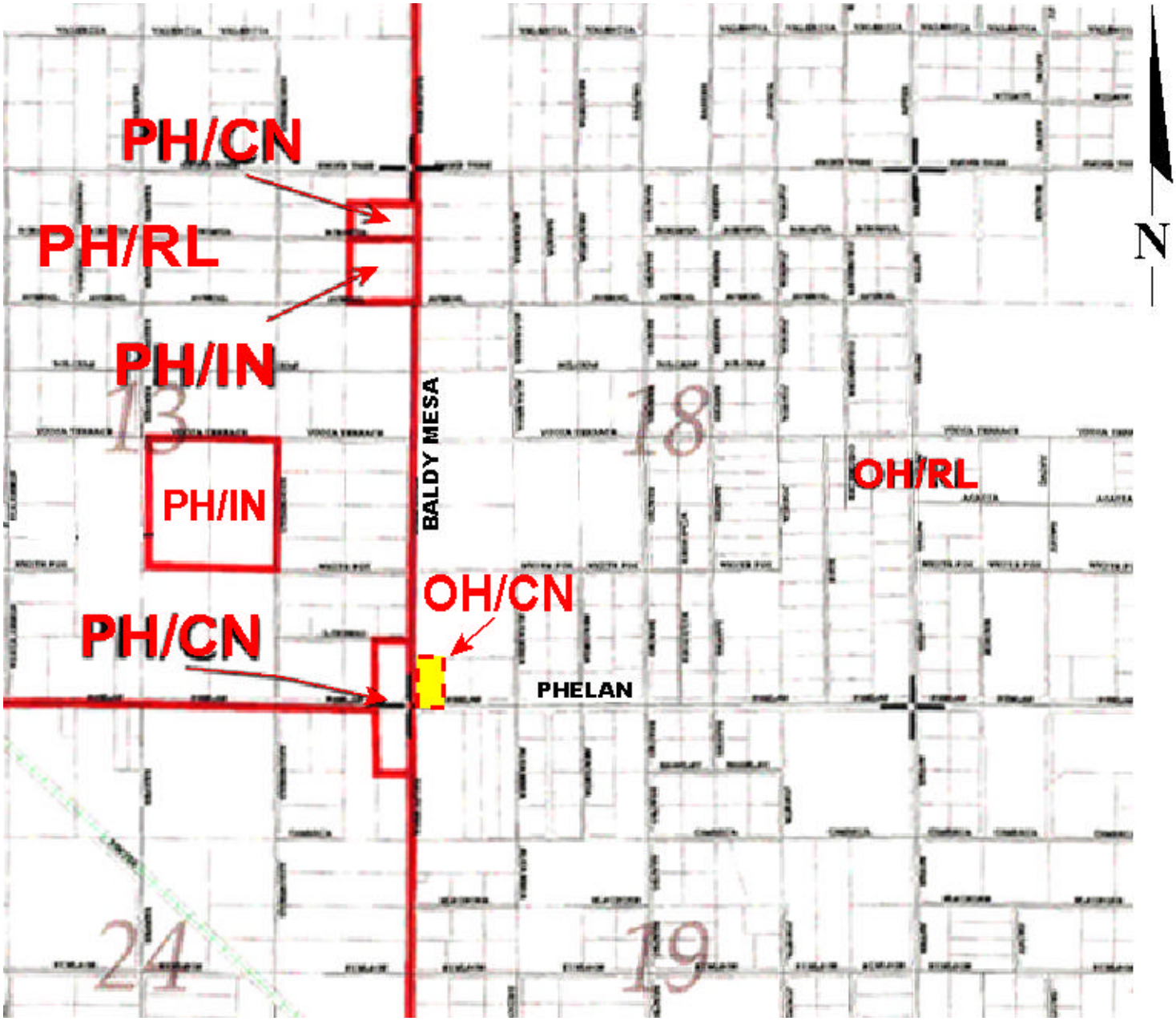
3. The proposed General Plan Land Use District Amendment does not conflict with provisions of the Development Code or any applicable specific plan. Future development will comply with all necessary provisions of the Development Code. The proposal is compatible with the Phelan Community Plan and the Oak Hills Community Plan.

4. The proposed General Plan Land Use District Amendment will not have a substantial adverse effect on surrounding property. Development of the proposed mini-market and fuel station must comply with the requirements of the County Development Code. The proposed project includes both landscaping and a masonry wall to provide buffers for adjacent residential properties.

5. The proposed General Plan Land Use District Amendment will not have a significant effect on the environment. An independent Initial Study was completed for the concurrently filed General Plan Amendment and the Conditional Use Permit applications. Mitigation measures have been identified and incorporated into the Conditions of Approval that will reduce the impacts of the project to a level below significance. The site was previously disturbed by the construction of a single-family residence. Development of the proposed mini-market and fuel station will adhere to and comply with necessary development conditions, standards, and environmental mitigation measures.

6. The Mitigated Negative Declaration reflects the County's independent judgement.

TOWNLEY – OAK HILLS/1ST SUPERVISORIAL DISTRICT OLUD MAPS FH-05A



SECTION 3.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked "OLUD MAPS FH-29A" from BL/RS-1AA (Bloomington/Single Residential-one acre minimum lot size-Additional Agriculture Overlay) to BL/RS-20M (Bloomington/Single Residential-20,000 square feet minimum lot size) on 3.47 acres, located on the west side of Alder Road, approximately 970 feet north of Santa Ana Avenue; Bloomington Planning Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed land use district change to RS-20M is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised because the district change meets the minimum land use district size and represents an urban "infill" project. The project will increase the housing stock in the area, and the project will qualify for on-site individual sub-surface septic systems approved by Environmental Health Services.

2. The proposed land use district change will provide a reasonable and logical continuation of the surrounding lot size patterns, and is consistent with the goals and policies of the General Plan, as follows:

   Goal D-43 – Encourages a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well integrated land uses that meet general social and economic needs.

   Policy LU-2 (b) Allow varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land.

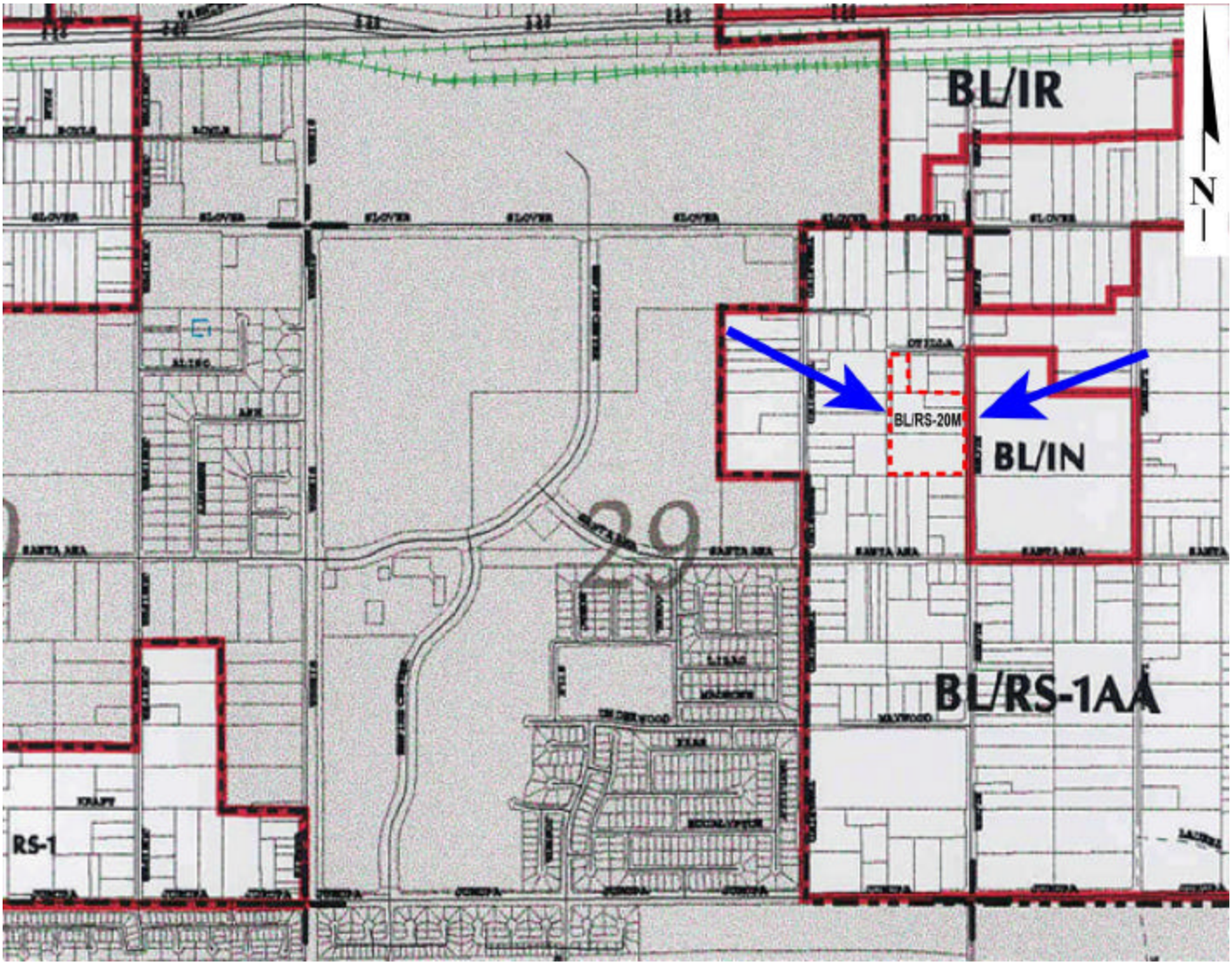
3. The proposed land use district change does not conflict with the provisions of the County Development Code, or Bloomington Planning Area, since the project, as conditioned, is consistent with requirements for minimum district size and minimum lot size. In addition, the project as proposed is consistent with the Bloomington MAC that recommends the RS-20M designation, as not precluding a "rural residential" lifestyle by allowing for some animal uses.

4. The proposed land use district change will not have a substantial adverse effect on surrounding property, as there is adequate area to comply with development. The proposed project will not have a significant effect on the environment. A negative declaration can be supported.

5. The proposed General Plan Land Use District Amendment will not have a significant effect on the environment. An independent Initial Study was completed for the concurrently filed General Plan Amendment and the Tentative Tract applications. The Conditions of Approval that will reduce the impacts of the project to a level below significance.

6. The Negative Declaration reflects the County's independent judgement.

CORTEZ – BLOOMINGTON/5TH SUPERVISORIAL DISTRICT OLUD MAPS FH-29A



SECTION 4.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked "OLUD MAP FH-27A," from RS-20M (Single Residential-20,000 sq. ft. minimum lot size) to RS (Single Residential) on 1.05 acres, located on the northwest corner of Vernon and Howard Avenues; Montclair area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed land use district change is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised because the district change recognizes an area in transition from rural to urban uses and can be considered an urban in-fill project with all utilities existing and available. The project will increase the housing stock in the area, and the project will be connected to the public sanitary sewer system, rather than utilizing septic systems.

2. The Infrastructure Improvement Level is IL-1 which permits lot sizes less than one-half acre in size, thus, the reduction in lot size from 20,000 square feet to 7,200 square feet is consistent with the minimum lot size of the existing improvement level. The General Plan Amendment is consistent with the goals and policies of the General Plan, as follows:

   Goal D-43 – that encourages a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well integrated land uses that meet general social and economic needs.

   Goal D-48 – that encourages the distribution of land uses in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.

   Goal –D54 – that encourages future growth in areas where infrastructure facilities and public services exist or can easily, be provided or acquired and where other desired attributes of the land, such as open space, watershed areas and scenic resources, will not be adversely impacted.

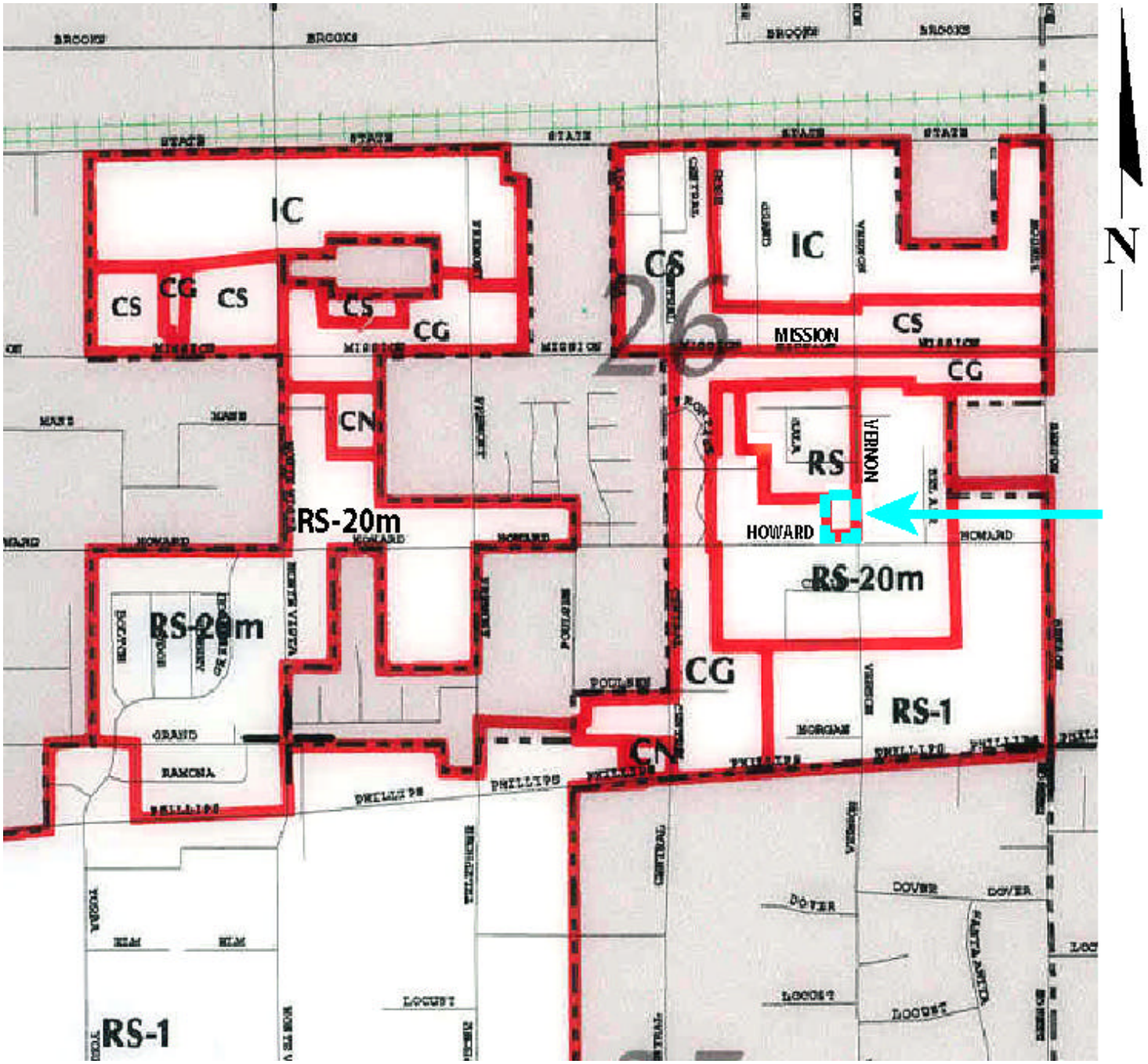
   Policy LU-7h – which requires that general plan amendments be consistent with the Infrastructure Improvement Levels designated for the subject sites.

3. The proposed land use district change does not conflict with the provisions of the County Development Code, or any applicable planning area, as the subject site is already designated under Infrastructure Improvement Level 1 which is reserved for higher density single family residences on lot sizes less than one-half acre, so there is no need for a change in improvement level. The project has been designed to exceed the minimum requirements of the RS district because no parcel will be less than 10,000 square feet in area. In order to match the existing wall on the Applegate Subdivision to the north, the City of Montclair is requesting that the wall be 7'6" in height with intermediate 8' high columns. The project, as conditioned, is subject to all requirements that can be incorporated into the conditions of approval for Valley infrastructure level one improvements.

4. The proposed land use district change will not have a substantial adverse effect on surrounding property, as there is adequate area to comply with development standards.

5. An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal will not have any adverse impacts after implementation of appropriate Conditions of Approval. Therefore, a Negative Declaration is recommended. The intent to adopt a Negative Declaration was advertised to the public on February 15, 2004.

TAN – MONTCLAIR/4TH SUPERVISORIAL DISTRICT OLUD MAPS FH-27A



SECTION 5.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked "OLUD MAP FH-27A," from RS-1 (Single Residential-one acre minimum lot size) to RS-20M (Single Residential-20,000 sq. ft. minimum lot size) on 15 acres, located on northwest corner of Philadelphia Street and Humboldt Avenue at the western terminus of Compton Street; Chino area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed land use district change to RS-20m is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised because the district change meets the minimum land use district size and represents a urban "infill" project. The project will increase the available housing stock in the area, and the project will qualify for connection to City of Chino sewers.

2. The proposed land use district change will provide a reasonable and logical continuation of the surrounding lot size patterns, and is consistent with the goals and policies of the General Plan, as follows:

   Goal D-43 - Encourages a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally, well-integrated land uses that meet general social and economic needs.

   Policy LU-2 (b) Allow varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land.

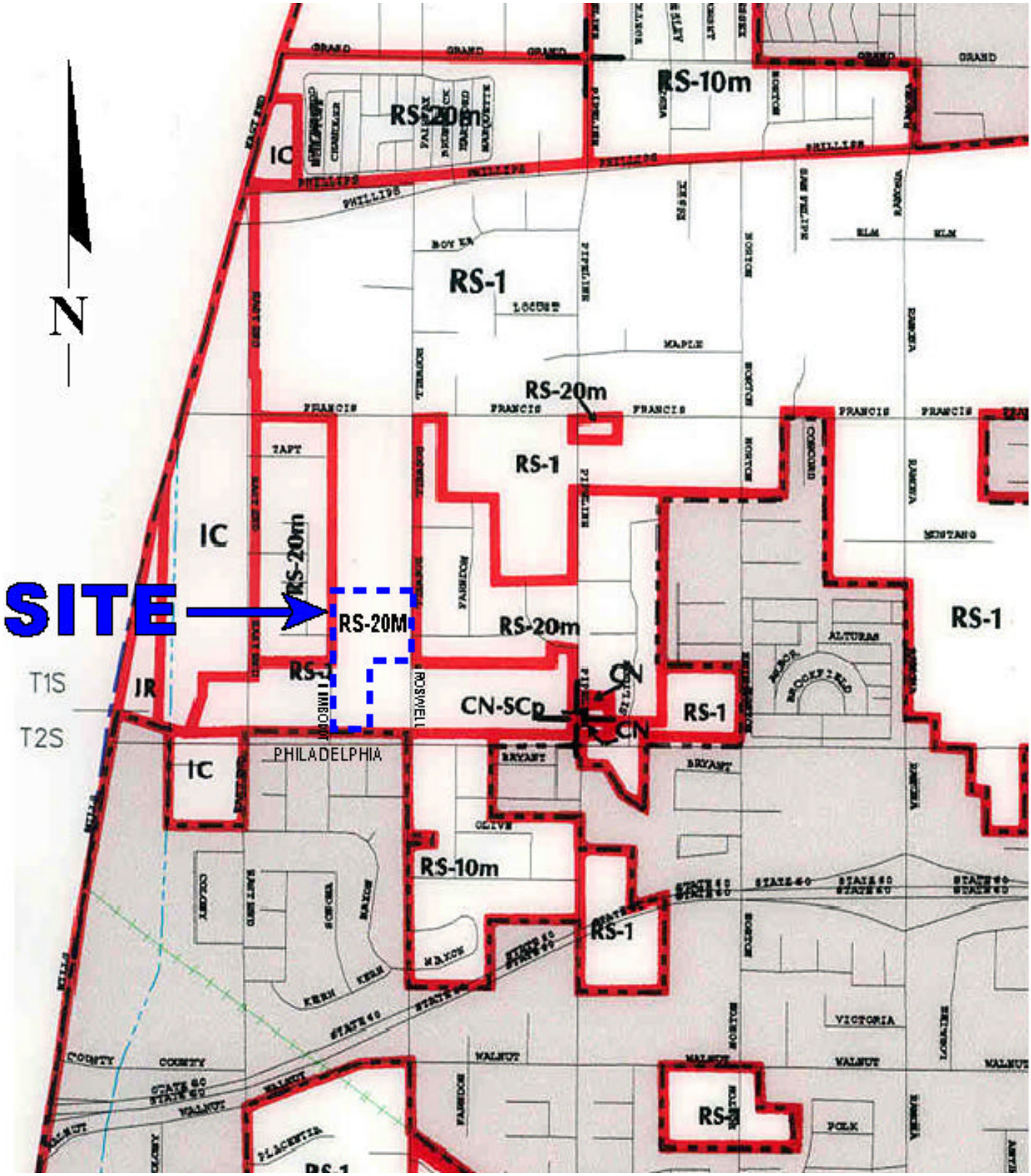
3. The proposed land use district change does not conflict with the provisions of the County Development Code, or Chino planning area, since the project, as conditioned, is consistent with requirements for minimum district size and minimum lot size. In addition, the project as proposed is consistent with the city preference that recommends the RS-20m designation, as not precluding a "rural residential" lifestyle by allowing for some remaining animal uses.

4. The proposed land use district change will not have a substantial adverse effect on surrounding property, as there is adequate area to comply with development. The proposed project will not have a significant effect on the environment. A negative declaration can be supported by the independent project Initial Study.

5. The proposed General Plan Land Use District Amendment will not have a significant effect on the environment. An independent Initial Study was completed for the concurrently filed General Plan Amendment and the Tentative Tract applications. The proposed Conditions of Approval will reduce the impacts of the project to a level below significance.

6. The Negative Declaration reflects the County's independent judgment and analysis.

CENTERSTONE COMMUNITIES – CHINO/4TH SUPERVISORIAL DISTRICT **OLUD MAPS FH-27A**



SECTION 6. The General Plan Land Use District Amendments adopted by this ordinance shall become effective thirty (30) days after its adoption.

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DENNIS HANSBERGER, Chairman
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIRMAN OF THE BOARD

J. RENEÉ BASTIAN,
Clerk of the Board of Supervisors
of the County of San Bernardino

_____

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, J. RENEÉ BASTIAN, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the day _____ of _____2004, at which meeting were present Supervisors:

and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this _____ day of _____,2004.

J. RENEÉ BASTIAN,
Clerk of the Board of Supervisors of the County
of San Bernardino, State of California

_____
Deputy