

**CITY OF VICTORVILLE
CITY COUNCIL
AGENDA**

ADJOURNED
REGULAR MEETING

6:00 P.M. JUNE 26, 2007
BOARD ROOM, MOJAVE DESERT AQMD
14306 PARK AVENUE, VICTORVILLE, CA

CALL TO ORDER

NOTICE TO THE PUBLIC: PERSONS WHO WISH TO ADDRESS THE CITY COUNCIL ON AN AGENDA ITEM ARE REQUEST TO COMPLETE ONE OF THE **WHITE CARDS** WHICH HAVE BEEN PLACED ON THE AGENDA STAND AT THE BACK OF THE ROOM AND GIVE IT TO THE CITY CLERK FOR THE RECORD

PUBLIC COMMENT

1. PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

PUBLIC HEARINGS

2. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE INTRODUCTION OF ORDINANCE NO. 2201 ENTITLED:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE APPROVING AMENDMENT PLN07-00062, TO ALLOW FOR VARIOUS AMENDMENTS OF THE VICTORVILLE MUNICIPAL CODE TO TITLE 17, SUBDIVISIONS; AND TITLE 18, ZONING – CITY OF VICTORVILLE

3. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 07-169, THE INTRODUCTION OF ORDINANCE NO. 2188 AND THE ADOPTION OF A NEGATIVE DECLARATION WITH A “DE MINIMIS” FINDING

A. RESOLUTION NO. 07-169 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT PLN07-00039, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED

ELEMENTS TO REDESIGNATE A PORTION OF PROPERTY FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL – ST. MARY’S MEDICAL CENTER

B. ORDINANCE NO. 2198 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE PLN07-00039 TO RECLASSIFY A PORTION OF PROPERTY FROM R-3T (HIGH DENSITY RESIDENTIAL – TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) – ST. MARY’S MEDICAL CENTER

C. NEGATIVE DECLARATION WITH A “DE MINIMIS” FINDING

4. A PUBLIC HEARING CALLED TO HEAR ARGUMENTS FOR OR AGAINST THE ADOPTION OF RESOLUTION NO. 07-170, THE INTRODUCTION OF ORDINANCE NO. 2199 AND THE ADOPTION OF A NEGATIVE DECLARATION WITH A “DE MINIMIS” FINDING

A. RESOLUTION NO. 07-170 ENTITLED:

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT PLN07-00052, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LIGHT INDUSTRIAL TO PUBLIC/INSTITUTIONAL – ADELANTO SCHOOL DISTRICT

B. ORDINANCE NO. 2199 ENTITLED:

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE PLN07-00052 TO RECLASSIFY PROPERTY FROM IPDT (INDUSTRIAL PARK DISTRICT – TRANSITIONAL) TO P-C (PUBLIC AND CIVIC) - ADELANTO SCHOOL DISTRICT

C. NEGATIVE DECLARATION WITH A “DE MINIMIS” FINDING

CONTINUED CLOSED SESSION

5. CLOSED SESSION CALLED PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

PROPERTY LOCATION: 13462 Shady Hills Road /APN 0460-242-21

PROPERTY OWNER: Christopher and Jennifer Massey

NEGOTIATING PARTIES: Green de Bortnowsky & Quintanilla / Property Owner

UNDER NEGOTIATION: Acquisition, price and terms of payment

AGENDA ITEM

MEETING OF: 6/26/07

SUBMITTED BY: Carolee Bates
City Clerk

DATE: 6/18/07

SUBJECT: PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC

RECOMMENDATION: N/A

FISCAL IMPACT: N/A

Budget Amount:

Budget Acct. No.:

--Finance Department Use Only--
Additional Appropriation:

___ No

___ Yes/\$ Amt.:

Finance Director Review and Approval___

DISCUSSION: State law requires that each agenda of a governing body provide an opportunity for members of the public to address the legislative body on items of interest to the public within the body's subject matter of jurisdiction.

Accordingly, this item has been placed on the agenda to afford an opportunity for public comment at this time.

/cb

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EXECUTIVE SUMMARY

Amendment PLN07-00062

PROJECT DESCRIPTION: A proposed amendment to the Victorville Municipal Code to allow for various amendments to Title 17 and Title 18

APPLICANT:	City of Victorville
PLANNING COMMISSION PUBLIC HEARING DATES:	June 13, 2007
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

PERTINENT INFORMATION

The majority of the proposed amendments provide technical clarification to existing sections, however some of the more significant changes and additions include:

17.48 Lots and Blocks.

Prohibits most residential lots from having direct access onto designated Collector roadways and requires an additional 10-foot lettered lot for landscape purposes where residential lots rear onto designated Collector roadways.

18.30 C-2 General Commercial District.

Permits hospitals and their accessory uses on a minimum 20-acre building site.

18.42 M-1 Light Industrial District.

18.44 M-2 Heavy Industrial District.

Introduces lot coverage standards into these districts.

18.66 Accessory Uses.

Introduces height limitations and development standards for private, non-commercial, amateur antennas (ham radio antennas) within single-family residential zones.

18.68 Temporary Uses.

To revise guidelines for storage containers to address those typically associated with residential uses (i.e. "PODS" or other "pick-up and delivery" storage structures).

/pi

Public Hearing

-2-

6-26-07

MEMORANDUM

DATE: June 26, 2007
TO: Mayor and City Council
FROM: Bill Webb
Director of Development



SUBJECT: PUBLIC HEARING - AMENDMENT PLN07-00062 - CITY OF VICTORVILLE -
ORDINANCE NO. 2201

At the regular meeting held June 13, 2007, the Planning Commission conducted a public hearing to hear arguments for or against Amendment PLN07-00062 to allow for various amendments of the Victorville Municipal Code to Title 17 and Title 18. An excerpt of the minutes is as follows:

“Mr. Borchert outlined the staff report and noted that the proposal for care facilities, with Conditional Use Permits, in the multi-family district was removed and a proposed guideline for antenna structures used for amateur radio was added.

Chairman McEachron opened the public hearing at 7:18 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:18 p.m.

A motion was made by Commissioner Porter and seconded by Commissioner Hinojos to approve Resolution P-07-110. The motion carried by unanimous vote of the Commission. The Resolution was entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION AMENDMENT PLN07-00062, VARIOUS AMENDMENTS OF THE VICTORVILLE MUNICIPAL CODE TO TITLE 17, SUBDIVISIONS AND TITLE 18, ZONING”

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the public hearing.

BW:pi

Attachments

ORDINANCE NO. 2201

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE APPROVING AMENDMENT PLN07-00062, TO ALLOW FOR VARIOUS AMENDMENTS OF THE VICTORVILLE MUNICIPAL CODE TO TITLE 17, SUBDIVISIONS; AND TITLE 18, ZONING – CITY OF VICTORVILLE

Pursuant to Title 7, Chapter 4, article 2 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on the 13th of June 2007, to hear arguments for and against the issue and, after hearing all testimony offered, they adopted Resolution No. P-07-110, which recommended to the City Council the adoption of Amendment PLN07-00062, and

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) based upon CEQA Guidelines Section 15061(b) (3).

The City Council finds the following amendments appropriate:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Amend the following sections of Title 17 & 18, to read:

Title 17 Amendments

Chapter 17.48 - Lots and Blocks

17.48.060 Avoidance of through, reverse frontage and reverse corner lots. *Addition*

Through lots, reverse frontage lots and reverse corner lots shall be avoided except where essential to provide a separation of residential development from traffic arteries or where otherwise required by topography and/or orientation.

17.48.060 Avoidance of through, flag, reverse frontage and reverse corner lots.

Through lots, flag lots, reverse frontage lots and reverse corner lots shall be avoided except where essential to provide a separation of residential development from traffic arteries or where otherwise required by topography and/or orientation.

17.48.100 Residential lots. *Change*

(a) Single-family residential lots abutting any arterial street shall not front or have access rights to such streets. The planning commission may allow, however, single-family residential lots one-half acre or larger in size with frontages of one hundred feet or greater to front on and have access rights to secondary arterial streets. Circular drives or other means to allow forward egress of vehicles from residential property onto the secondary arterial may be required by the planning commission in such cases. No residential lots shall front on or have access to major arterial streets. Where a frontage road is not provided, a solid masonry wall six feet in height shall be constructed along the right-of-way line along an arterial street. In lieu of the required solid masonry wall along arterial streets, the planning commission may substitute the requirement with more restrictive setback requirements for residential lots one-half acre or larger and one hundred feet of frontage or more.

(a) Single-family residential lots abutting any arterial or collector street shall not front or have access rights to such streets. The planning commission may allow, however, single-family residential lots one-half acre or larger in size with frontages of one hundred feet or greater to front on and have access

rights to arterial or collector streets. Circular drives or other means to allow forward egress of vehicles from residential property onto the arterial or collector may be required by the planning commission in such cases. No residential lots shall front on or have access to major arterial streets. Lots rearing onto collector streets shall provide an additional ten foot wide lettered lot for the establishment of Landscape Management Assessment District. Where a frontage road is not provided, a solid masonry wall six feet in height shall be constructed along the right-of-way line along an arterial street. In lieu of the required solid masonry wall along arterial streets, the planning commission may substitute the requirement with more restrictive setback requirements for residential lots one-half acre or larger and one hundred feet of frontage or more.

Title 18 Amendments

Chapter 18.16 - R-1 Single-Family Residential District

18.16.030 Conditional uses. *Change*

~~(8) Nursing home and/or rest home serving six or fewer adults;~~

18.16.040 Accessory Uses. *Change*

~~(3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and shall meet all building code requirements. An accessory structure may be constructed anywhere within the rear and side yards, provided the structure meets all building code requirements;~~

(3) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side lot line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.18 - R-2 Medium-Density Residential District

18.18.030 Conditional Uses. *Change*

~~(8) Nursing and/or rest home serving six or fewer adults;~~

18.18.020 Accessory Uses. *Change*

~~(1) An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. Said accessory structure may be constructed to the property line of said rear and side yard, provided that the roof system does not extend beyond the property line, and shall meet all building code requirements.~~

(1) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side property line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.20 - R-3 High-Density Residential District

18.20.040 Accessory Uses.

Change

(1) An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. ~~Said accessory structure may be constructed to the property line of said rear and side yard, provided that the roof system does not extend beyond the property line, and shall meet all building code requirements.~~

(1) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side property line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.22 - R-4 Very-High-Density Multiple Residential District

18.22.040 Accessory Uses.

Change

(1) An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. ~~Said accessory structure may be constructed to the property line of said rear and side yard, provided that the roof system does not extend beyond the property line, and shall meet all building code requirements.~~

(1) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side property line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.30 - C-2 General Commercial District

18.30.020 Permitted uses.

Change

~~(7)(B) Billiard hall, bowling alley or other similar indoor amusement facility;~~

*Existing Uses (7)(C) – (7)(D) shall be renumbered to (7)(B) – (7)(C) to reflect this change.

Addition

(7)(D) Hospital (minimum twenty (20) acre building site), including accessory uses such as nursing homes;

*Existing Uses (7)(E) – (7)(K) shall remain as numbered.

18.30.030 Conditional Uses.

Change

~~(3) Alcohol rehabilitation/recovery facility;~~

*Existing Uses (4)-(9) shall be renumbered to (3)-(8) to reflect this change.

Addition

(9) Billiard hall, bowling alley or other similar indoor amusement facility;

*Existing Uses (10)-(37) shall remain as numbered.

Chapter 18.42 - M-1 Light Industrial District**18.42.055 Lot Coverage.*****Addition***

The lot area coverage by buildings or structures shall not exceed sixty percent of the total area.

Chapter 18.44 - M-2 Heavy Industrial District**18.44.055 Lot Coverage.*****Addition***

The lot area coverage by buildings or structures shall not exceed sixty percent of the total area.

Chapter 18.58 - General Regulations**18.58.200 Wireless communication antenna and accessory equipment facilities. *Change***

(c) Location. Wireless communication facilities shall be allowable within all zone districts provided that they are approved administratively or by the planning commission.

(1) Administrative Review. The following wireless communication facilities shall be subject to review and approval by the planning director upon the filing of a proper application with the planning department. Administrative review shall be conducted within ten working days of application submission.

(A) Antennas up to a maximum of fifteen feet in height above an existing building or rooftop and that are screened from view from all adjacent public rights-of-way;

(B) Antennas that are architecturally integrated with an existing building or structure so as not to be recognized as antennas;

(C) Antennas that are mounted onto other existing structures such as water tanks, pump stations, utility poles, ball field lighting, and similar structures where the antenna height does not exceed the structure height by more than fifteen feet;

(D) Addition of new equipment to allow for co-location on an existing city-approved structure, ~~not to exceed an additional increase in height of fifteen feet;~~

Chapter 18.60 - Off-Street Parking**18.60.140 Landscaping requirements.*****Change***

(c) Landscaping requirements for parking areas are as follows:

(2) All nonresidential parking areas requiring four or more parking stalls shall have a minimum of ~~three~~ percent of its surface area exclusive of frontage planting, devoted to landscaping as follows:

(A) Interior Landscaping. Every parking area which requires twenty-five parking spaces or more shall provide all of the required ~~three~~-percent landscaping within the interior of the parking area. The landscaping shall be located throughout the parking area in order to obtain maximum dispersion and shall consist of one ~~fifteen~~-gallon tree for each ~~fifteen~~ parking spaces or fraction thereof and approved ground cover. Required planting located along the perimeter of the parking area or abutting the buildings on the subject property shall not be considered as part of the interior landscaping. See Figure 18.60.140

(B) Peripheral Landscaping. Where interior landscaping is not required, the required ~~three~~-percent landscaping may be distributed along the periphery of the parking area and between any building and parking area. See Figure 18.60.140.

(c) Landscaping requirements for parking areas are as follows:

(2) All nonresidential parking areas requiring four or more parking stalls shall have a minimum of five percent of its surface area exclusive of frontage planting, devoted to landscaping as follows:

- (A) Interior Landscaping. Every parking area which requires twenty-five parking spaces or more shall provide all of the required five-percent landscaping within the interior of the parking area. The landscaping shall be located throughout the parking area in order to obtain maximum dispersion and shall consist of one 24-inch box tree for each eight parking spaces or fraction thereof and approved ground cover. Planter islands and/or landscape fingers shall have a minimum interior width of five feet. Required planting located along the perimeter of the parking area or abutting the buildings on the subject property shall not be considered as part of the interior landscaping. See Figure 18.60.140
- (B) Peripheral Landscaping. Where interior landscaping is not required, the required five-percent landscaping may be distributed along the periphery of the parking area and between any building and parking area. See Figure 18.60.140.

Chapter 18.62 - Signs

18.62.110 Prohibited signs.

Addition

(6) Any sign that encroaches into a dedicated City right-of-way, unless otherwise permitted.

Chapter 18.66 - Accessory Uses and Buildings

18.66.070 Private, Non-commercial, Amateur Antennas.

Addition

The installation of private, non-commercial or amateur antennas are permitted in single-family residential zoning districts subject to the following:

- A. One mast shall be permitted per lot or parcel. No more than three (3) antennas may be mounted per mast and provided, further, that no antennas or antenna wires shall be attached to balloons.
- B. The maximum height of a mast or an antenna shall be forty-five (45) feet. However, the maximum height of an antenna mounted upon a self-supporting telescoping tower may exceed the limit by twenty (20) feet, provided that the highest portion of the antenna does not exceed forty-five (45) foot in height when the antenna is not in use. Any greater size or height necessary for reception shall be subject to Planning Commission approval of a Conditional Use Permit pursuant to Chapter 18.74.

The following requirements shall apply to all amateur radio facilities described in this section:

- A. The antenna is accessory to the primary use of the property and that the use of the property is not a telecommunications facility;
- B. An antenna mast not roof-mounted shall be located behind the main structure and no closer than ten (10) feet to the rear and side property lines. A roof-mounted antenna shall be kept to the rear portion of the main structure to minimize antenna visibility from the street.
- C. Sufficient anti-climbing measures must be incorporated in the structure, as needed, to reduce potential for trespass and injury.
- D. The amateur radio operator must retain and provide proof upon request of an official certification from the Federal Communication Commission.
- E. A building permit shall be obtained for all amateur radio antennas.

Chapter 18.68 - Temporary Uses**18.68.020 Uses subject to planning director approval.*****Change***

~~(8) Storage containers may be used as a temporary storage structure only for retail commercial, industrial or public/civic uses, and only for a period of up to three months per calendar year, in connection with a principal use. The storage containers shall be located so as to be screened from view from a public street. If screening by location is not possible, the container may be painted to match the surroundings. Storage containers shall be well maintained and free from graffiti. For purposes of this section, a storage container is a structure that was originally designed, used and/or intended to be used to transport cargo over land or sea and has no wheels which are permanently attached to the structure; or any other approved prefabricated structure as identified by the city building department.~~

(8) Storage containers may be used in accord with the following guidelines:

(A) Retail commercial, industrial or public/civic uses: A temporary storage structure for a period of up to three months per calendar year, in connection with a principal use. The storage containers shall be located so as to be screened from view from a public street. If screening by location is not possible, the container may be painted to match the surroundings. Storage containers shall be well maintained and free from graffiti.

(B) Single-family residential uses: A "pick-up and delivery" storage structure for a period of up to 72 hours per quarter annually is permitted without review of the Director. The storage containers shall only be used for the loading or unloading of the tenants possessions. Permanent on-site storage containers are prohibited.

For purposes of this section, a storage container is a structure that was originally designed, used and/or intended to be used to transport cargo over land or sea and has no wheels which are permanently attached to the structure; or any other approved prefabricated structure as identified by the city building department (i.e. "PODS" or other "pick-up and delivery" storage structures).



PLANNING COMMISSION STAFF REPORT

DATE: June 13, 2007 **AGENDA NO. 9**

CASES: PLN07-00062

SUBJECT: To allow for various amendments of the Victorville Municipal Code to Title 17 and Title 18.

APPLICANT: City of Victorville

LOCATION: N/A

I. STAFF RECOMMENDATION:

That the Planning Commission take the following action:

1. **Amendment** - Adopt Resolution No. P-07-110, recommending City Council approval of Case No. PLN07-00062; and
2. **Environmental Assessment** - Find the project exempt pursuant to Section 15061(b) of the California Environmental Quality Act.

II. SUMMARY:

To allow for various amendments of the Victorville Municipal Code to Title 17 and Title 18, including the following:

- Various additions, deletions and reorganization of permitted and conditional uses within Residential Zone Districts; and
- Various additions, deletions and reorganization of permitted and conditional uses within Commercial Zone Districts; and
- Various additions and modifications to landscaping requirements for commercial projects; and
- Various modifications to accessory structure regulations; and
- Adding lot coverage regulations to all industrial zones; and
- Various additions/ modification to lot design standards and access.

III. STAFF ANALYSIS:

1. Amendment.

- **Chapter 17.48 Lots and Blocks**

To avoid the use of flag lots except where essential to separate residential development from traffic arteries or where otherwise required by topography and/or orientation. A Planning Division policy that has been enforced for some time as flag lots induce disorderly development patterns lead to other access and development problems.

To prohibit most residential lots from having direct access to Collector streets as well as to require an additional ten foot lettered lot along the rear property line of lots rearing onto Collector streets. A Planning Division policy that has been enforced via Conditions of Approval and tract design for some time, this revision will codify what the Planning Commission has been approving/ conditioning on all recent tracts.

- **Chapter 18.16 R-1 Single-Family Residential District.**
- **Chapter 18.18 R-2 Medium Density Residential District.**

To remove provisions for allowing nursing homes and/or rest homes in excess of those permitted by State Law. Staff finds that these types of uses are better suited in multi-family residential zones and has therefore proposed to add said uses into the R-2 (Medium Density Residential), R-3 (High Density Residential) and R-4 (Very High Density Multiple Residential) Zone Districts as noted below.

To coordinate the regulations on accessory structures in all R-1, R-2, R-3 and R-4 residential zones and provide enhanced emergency access.

- ~~Chapter 18.18 R-2 Medium Density Residential District.~~
- **Chapter 18.20 R-3 High Density Residential District.**
- **Chapter 18.22 R-4 Very High Density Multiple Residential District.**

To revise existing wording from "nursing and/or rest home" to "health care facility" in the conditional uses section and to revise the intent of the use, as per State Law, the City can only impose regulations on facilities serving seven or more adults.

To coordinate the regulations on accessory structures in all R-1, R-2, R-3 and R-4 residential zones and provide enhanced emergency access.

- **Chapter 18.30 C-2 General Commercial District.**
To revise permitted and conditional use section to move "Billiard hall, bowling alley or other similar indoor amusement facility" from a permitted use to a conditional use due to potential safety issues. Also, to allow for hospitals and their accessory functions as permitted uses within the Zone District.
- **Chapter 18.42 M-1 Light Industrial District.**
Chapter 18.44 M-2 Heavy Industrial District.
To introduce lot area coverage standards in accord with those already codified in the I.P.D. (Industrial Park District) Zone District.

- **Chapter 18.58 General Regulations.**
To remove a provision allowing cell towers to add an additional fifteen feet of height to an existing "City approved structure" via administrative approval. While Staff generally supports co-location of cell towers, this provision currently allows for an applicant to request a co-location at an existing cell tower with an additional fifteen feet of height via administrative review with no maximum height. This process could be repeated, resulting in cell towers reaching extreme heights with no public review or approval by the Planning Commission.

- **Chapter 18.60 Off-Street Parking.**

To revise required amount and location of parking area landscaping in accord with the approved Commercial Design Guidelines.

- **Chapter 18.62 Signs.**

To prohibit any sign that encroaches into a public right-of-way. This has historically been a Planning Division policy however it has never been included in the municipal code. Besides being aesthetically unappealing, a sign within the public right-of-way has the potential to create hazards to the public as line of sight and traffic lanes may be compromised for motorists.

- **Chapter 18.66 Accessory Uses and Buildings.**

To introduce height limitations and development standards for private, non-commercial, amateur antennas (ham radio antennas) within single-family residential zones. Staff has suggested height limitations and development restrictions to insure the safety of the community and to minimize antenna visibility.

- **Chapter 18.68 Temporary Uses.**

To revise guidelines for storage containers to address those typically associated with residential uses (i.e. "PODS" or other "pick-up and delivery" storage structures).

2. Environmental Assessment.

- Exempt pursuant to Section 15061(b) of the California Environmental Quality Act – There is no possibility that the amendments could have a significant effect on the environment.

NUMBER OF RADIUS LETTERS MAILED: N/A

AJ

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

PLN07-00062 Amendments – Revised 6/13/07

Title 17 Amendments

Chapter 17.48 Lots and Blocks

17.48.060 Avoidance of through, reverse frontage and reverse corner lots. *Addition*

Through lots, reverse frontage lots and reverse corner lots shall be avoided except where essential to provide a separation of residential development from traffic arteries or where otherwise required by topography and/or orientation.

17.48.060 Avoidance of through, flag, reverse frontage and reverse corner lots.

Through lots, flag lots, reverse frontage lots and reverse corner lots shall be avoided except where essential to provide a separation of residential development from traffic arteries or where otherwise required by topography and/or orientation.

17.48.100 Residential lots. *Change*

(a) Single-family residential lots abutting any arterial street shall not front or have access rights to such streets. The planning commission may allow, however, single-family residential lots one-half acre or larger in size with frontages of one hundred feet or greater to front on and have access rights to secondary arterial streets. Circular drives or other means to allow forward egress of vehicles from residential property onto the secondary arterial may be required by the planning commission in such cases. No residential lots shall front on or have access to major arterial streets. Where a frontage road is not provided, a solid masonry wall six feet in height shall be constructed along the right-of-way line along an arterial street. In lieu of the required solid masonry wall along arterial streets, the planning commission may substitute the requirement with more restrictive setback requirements for residential lots one-half acre or larger and one hundred feet of frontage or more.

(a) Single-family residential lots abutting any arterial or collector street shall not front or have access rights to such streets. The planning commission may allow, however, single-family residential lots one-half acre or larger in size with frontages of one hundred feet or greater to front on and have access rights to arterial or collector streets. Circular drives or other means to allow forward egress of vehicles from residential property onto the arterial or collector may be required by the planning commission in such cases. No residential lots shall front on or have access to major arterial streets. Lots rearing onto collector streets shall provide an additional ten foot wide lettered lot for the establishment of Landscape Management Assessment District. Where a frontage road is not provided, a solid masonry wall six feet in height shall be constructed along the right-of-way line along an arterial street. In lieu of the required solid masonry wall along arterial streets, the planning commission may substitute the requirement with more restrictive setback requirements for residential lots one-half acre or larger and one hundred feet of frontage or more.

Title 18 Amendments

Chapter 18.16

R-1 Single-Family Residential District

18.16.030 Conditional uses.

Change

~~(8) Nursing home and/or rest home serving six or fewer adults;~~

18.16.040 Accessory Uses.

Change

~~(3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and shall meet all building code requirements. An accessory structure may be constructed anywhere within the rear and side yards, provided the structure meets all building code requirements;~~

(3) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side lot line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.18

R-2 Medium-Density Residential District

18.18.030 Conditional Uses.

Change

~~(8) Nursing and/or rest home serving six or fewer adults;~~

18.18.020 Accessory Uses.

Change

~~(1) An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. Said accessory structure may be constructed to the property line of said rear and side yard, provided that the roof system does not extend beyond the property line, and shall meet all building code requirements.~~

(1) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side property line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.20
R-3 High-Density Residential District

18.20.040 Accessory Uses.

Change

(1) An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. Said accessory structure may be constructed to the property line of said rear and side yard, provided that the roof system does not extend beyond the property line, and shall meet all building code requirements.

(1) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side property line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.22
R-4 Very-High-Density Multiple Residential District

18.22.040 Accessory Uses.

Change

(1) An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. Said accessory structure may be constructed to the property line of said rear and side yard, provided that the roof system does not extend beyond the property line, and shall meet all building code requirements.

(1) An accessory structure may occupy part of a required rear yard and/or side yard along the interior side lot line, provided that the roof system does not extend beyond the property line and a building permit is not required. Any structure that requires a building permit shall be setback a minimum of five (5) feet from any rear or interior side property line. All accessory structures shall incorporate architectural features/elements of the primary structure and shall meet all current building code requirements.

Chapter 18.30
C-2 General Commercial District

18.30.020 Permitted uses.

Change

~~(7)(B) Billiard hall, bowling alley or other similar indoor amusement facility;~~

*Existing Uses (7)(C) – (7)(D) shall be renumbered to (7)(B) – (7)(C) to reflect this change.

Addition

(7)(D) Hospital (minimum twenty (20) acre building site), including accessory uses such as nursing homes;

*Existing Uses (7)(E) – (7)(K) shall remain as numbered.

18.30.030 Conditional Uses.

Change

(3) Alcohol rehabilitation/recovery facility;

*Existing Uses (4)-(9) shall be renumbered to (3)-(8) to reflect this change.

Addition

(9) Billiard hall, bowling alley or other similar indoor amusement facility;

*Existing Uses (10)-(37) shall remain as numbered.

Chapter 18.42
M-1 Light Industrial District

18.42.055 Lot Coverage.

Addition

The lot area coverage by buildings or structures shall not exceed sixty percent of the total area.

Chapter 18.44
M-2 Heavy Industrial District

18.44.055 Lot Coverage.

Addition

The lot area coverage by buildings or structures shall not exceed sixty percent of the total area.

Chapter 18.58
General Regulations

18.58.200 Wireless communication antenna and accessory equipment facilities. *Change*

(c) Location. Wireless communication facilities shall be allowable within all zone districts provided that they are approved administratively or by the planning commission.

(1) Administrative Review. The following wireless communication facilities shall be subject to review and approval by the planning director upon the filing of a proper application with the planning department. Administrative review shall be conducted within ten working days of application submission.

(A) Antennas up to a maximum of fifteen feet in height above an existing building or rooftop and that are screened from view from all adjacent public rights-of-way;

(B) Antennas that are architecturally integrated with an existing building or structure so as not to be recognized as antennas;

(C) Antennas that are mounted onto other existing structures such as water tanks, pump stations, utility poles, ball field lighting, and similar structures where the antenna height does not exceed the structure height by more than fifteen feet;

(D) Addition of new equipment to allow for co-location on an existing city-approved structure, ~~not to exceed an additional increase in height of fifteen feet;~~

Chapter 18.60
Off-Street Parking

18.60.140 Landscaping requirements.

Change

(c) Landscaping requirements for parking areas are as follows:

(2) All nonresidential parking areas requiring four or more parking stalls shall have a minimum of ~~three~~ percent of its surface area exclusive of frontage planting, devoted to landscaping as follows:

(A) Interior Landscaping. Every parking area which requires twenty-five parking spaces or more shall provide all of the required ~~three~~-percent landscaping within the interior of the parking area. The landscaping shall be located throughout the parking area in order to obtain maximum dispersion and shall consist of one ~~fifteen-gallon~~ tree for each ~~fifteen~~ parking spaces or fraction thereof and approved ground cover. Required planting located along the perimeter of the parking area or abutting the buildings on the subject property shall not be considered as part of the interior landscaping. See Figure 18.60.140

(B) Peripheral Landscaping. Where interior landscaping is not required, the required ~~three~~-percent landscaping may be distributed along the periphery of the parking area and between any building and parking area. See Figure 18.60.140.

(c) Landscaping requirements for parking areas are as follows:

(2) All nonresidential parking areas requiring four or more parking stalls shall have a minimum of five percent of its surface area exclusive of frontage planting, devoted to landscaping as follows:

(A) Interior Landscaping. Every parking area which requires twenty-five parking spaces or more shall provide all of the required five-percent landscaping within the interior of the parking area. The landscaping shall be located throughout the parking area in order to obtain maximum dispersion and shall consist of one 24-inch box tree for each eight parking spaces or fraction thereof and approved ground cover. Planter islands and/or landscape fingers shall have a minimum interior width of five feet. Required planting located along the perimeter of the parking area or abutting the buildings on the subject property shall not be considered as part of the interior landscaping. See Figure 18.60.140

(B) Peripheral Landscaping. Where interior landscaping is not required, the required five-percent landscaping may be distributed along the periphery of the parking area and between any building and parking area. See Figure 18.60.140.

Chapter 18.62
Signs

18.62.110 Prohibited signs.

Addition

(6) Any sign that encroaches into a dedicated City right-of-way, unless otherwise permitted.

Chapter 18.66
Accessory Uses and Buildings

18.66.070 Private, Non-commercial, Amateur Antennas.

Addition

The installation of private, non-commercial or amateur antennas are permitted in single-family residential zoning districts subject to the following:

- A. One mast shall be permitted per lot or parcel. No more than three (3) antennas may be mounted per mast and provided, further, that no antennas or antenna wires shall be attached to balloons.
- B. The maximum height of a mast or an antenna shall be forty-five (45) feet. However, the maximum height of an antenna mounted upon a self-supporting telescoping tower may exceed the limit by twenty (20) feet, provided that the highest portion of the antenna does not exceed forty-five (45) foot in height when the antenna is not in use. Any greater size or height necessary for reception shall be subject to Planning Commission approval of a Conditional Use Permit pursuant to Chapter 18.74.

The following requirements shall apply to all amateur radio facilities described in this section:

- A. The antenna is accessory to the primary use of the property and that the use of the property is not a telecommunications facility;
- B. An antenna mast not roof-mounted shall be located behind the main structure and no closer than ten (10) feet to the rear and side property lines. A roof-mounted antenna shall be kept to the rear portion of the main structure to minimize antenna visibility from the street.
- C. Sufficient anti-climbing measures must be incorporated in the structure, as needed, to reduce potential for trespass and injury.
- D. The amateur radio operator must retain and provide proof upon request of an official certification from the Federal Communication Commission.
- E. A building permit shall be obtained for all amateur radio antennas.

Chapter 18.68 Temporary Uses

18.68.020 Uses subject to planning director approval.

Change

~~(8) Storage containers may be used as a temporary storage structure only for retail commercial, industrial or public/civic uses, and only for a period of up to three months per calendar year, in connection with a principal use. The storage containers shall be located so as to be screened from view from a public street. If screening by location is not possible, the container may be painted to match the surroundings. Storage containers shall be well maintained and free from graffiti. For purposes of this section, a storage container is a structure that was originally designed, used and/or intended to be used to transport cargo over land or sea and has no wheels which are permanently attached to the structure; or any other approved prefabricated structure as identified by the city building department.~~

(8) Storage containers may be used in accord with the following guidelines:

(A) Retail commercial, industrial or public/civic uses: A temporary storage structure for a period of up to three months per calendar year, in connection with a principal use. The storage containers shall be located so as to be screened from view from a public street. If screening by location is not possible, the container may be painted to match the surroundings. Storage containers shall be well maintained and free from graffiti.

(B) Single-family residential uses: A "pick-up and delivery" storage structure for a period of up to 72 hours per quarter annually is permitted without review of the Director. The storage containers shall only be used for the loading or unloading of the tenants possessions. Permanent on-site storage containers are prohibited.

For purposes of this section, a storage container is a structure that was originally designed, used and/or intended to be used to transport cargo over land or sea and has no wheels which are permanently attached to the structure; or any other approved prefabricated structure as identified by the city building department (i.e. "PODS" or other "pick-up and delivery" storage structures).

EXECUTIVE SUMMARY

General Plan Amendment and Zone Change PLN07-00039

PROJECT DESCRIPTION: A proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate a portion of property from High Density Residential to Commercial and a change of zone to reclassify a portion of property from R-3T (High Density Residential – Transitional) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property located north of Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of Amargosa Road.

APPLICANT:	St. Mary's Medical Center
PLANNING COMMISSION PUBLIC HEARING DATES:	June 13, 2007
NUMBER OF PEOPLE SPEAKING IN FAVOR:	1
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

PERTINENT INFORMATION

This proposal will change approximately 50 acres of High Density Residential (R-3T) to Commercial (C-2) in the southern portion of the Golden Triangle planning area. Additionally, the existing C-2T zoning will have the transitional designation removed as it is no longer applicable. The applicant is St. Mary's Medical Center, and along with the proposed code amendments, if approved, will allow the submittal of a new hospital site in the future

/pi

Public Hearing

-3-

6-26-07

MEMORANDUM

DATE: June 26, 2007
TO: Mayor and City Council Members
FROM: Bill Webb
Director of Development



SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT AND ZONE CHANGE
PLN07-00039 – ST. MARY'S MEDICAL CENTER – RESOLUTION NO. 07-169
AND ORDINANCE NO. 2198

At the regular meeting held June 13, 2007, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate a portion of property from High Density Residential to Commercial and a change of zone to reclassify a portion of property from R-3T (High Density Residential - Transitional) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property located north of Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of Amargosa Road. An excerpt from the minutes of that meeting is as follows:

“Mr. Borchert outlined the staff report.

Chairman McEachron opened the public hearing at 7:02 p.m.

Norman Miller, President of the Golden Triangle Ad Hoc Committee, addressed the Chair and stated he had talked to several people in the area and they were very excited about the project. He questioned how soon the project would be started and whether the hospital would have a trauma unit. He also noted the location was between Main Street in Hesperia and Bear Valley Road and questioned whether any pressure could be put on Hesperia to start construction on the Eucalyptus interchange.

There being no further testimony, Chairman McEachron closed the public hearing at 7:03 p.m.

A motion was made by Commissioner Metzler and seconded by Commissioner Kurth to approve the Negative Declaration with a “de minimis” finding for PLN07-00039 and Resolutions P-07-097 and P-07-098. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT PLN07-00039 AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE A PORTION OF PROPERTY FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF

ZONE CHANGE PLN07-00039, A CHANGE OF ZONE TO RECLASSIFY A PORTION OF PROPERTY FROM R-3T (HIGH DENSITY RESIDENTIAL TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)"

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 07-169

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT PLN07-00039, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE A PORTION OF PROPERTY FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL – ST. MARY'S MEDICAL CENTER

WHEREAS, St. Mary's Medical Center, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate a portion of property from High Density Residential to Commercial on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A 44.28 acre portion of the Southeast ¼ of Section 11, Township 4 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California, according to the official plat of said land on file in the district land office, lying Northwesterly of State Highway No. 31C, as the same now exists, and lying Southwesterly of that portion conveyed to Mono Power Company, a corporation, by deed recorded February 8, 1971, in book 7605, page 124, official records; and

WHEREAS, pursuant to Title 7, Division 1, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 13, 2007, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-07-097, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate a portion of property from High Density Residential to Commercial on property located north of Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of Amargosa Road.

ORDINANCE NO. 2198

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE PLN07-00039 TO RECLASSIFY A PORTION OF PROPERTY FROM R-3T (HIGH DENSITY RESIDENTIAL - TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL) – ST. MARY'S MEDICAL CENTER

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 13th day of June 2007, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-07-098, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

A 44.28 acre portion of the Southeast ¼ of Section 11, Township 4 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California, according to the official plat of said land on file in the district land office, lying Northwesterly of State Highway No. 31C, as the same now exists, and lying Southwesterly of that portion conveyed to Mono Power Company, a corporation, by deed recorded February 8, 1971, in book 7605, page 124, official records; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change PLN07-00039 be adopted, reclassifying a portion of property from R-3T (High Density Residential - Transitional) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) on property generally located north of Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of Amargosa Road.

CITY OF VICTORVILLE PLANNING DIVISION
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 269-0070

NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 8, 2007

Name or Title of Project: Proposed General Plan Amendment & Zone Change PLN07-00039.

Location: North of and abutting Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of and abutting Amargosa Road.

Entity or Person Undertaking Project: St. Mary Medical Center / Mr. Donald Miller, Chief Financial Officer; 18300 Highway 18; Apple Valley, CA 92307

Description of Project: A request to amend the Land Use Element of the General Plan to change approximately 50 acres of High Density Residential to Commercial and to change the zoning designation on approximately 87 acres from R-3T (High Density Residential – Transitional) & C-2T (General Commercial – Transitional) Zone Districts to a C-2 (General Commercial) Zone District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 11, 2007, through May 30, 2007.

Public Hearing Date: June 13, 2007.

Adopted by the Planning Commission on June 13, 2007.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on June 26, 2007

TERRY CALDWELL, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT



PLANNING COMMISSION STAFF REPORT

DATE: June 13, 2007 **AGENDA NO. 1**

CASE: PLN07-00039

SUBJECT: A request to amend the Land Use Element of the General Plan to change approximately 50 acres of High Density Residential to Commercial and to change the zoning designation on approximately 87 acres from R-3T (High-Density Residential – Transitional) & C-2T (General Commercial – Transitional) Zone Districts to a C-2 (General Commercial) Zone District.

APPLICANT: St. Mary Medical Center

LOCATION: North of and abutting Mojave Street (Arterial), south of and abutting Mesa Street (Collector), east of Topaz Road (Arterial) and west of and abutting Amargosa Road (Arterial).

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** - Adopt Resolution No. P-07-097, recommending City Council approval of the General Plan Amendment portion of Case No. PLN07-00039; and
2. **Zone Change** - Adopt Resolution No. P-07-098, recommending City Council approval of the Zone Change portion of Case No. PLN07-00039; and
3. **Environmental Assessment** - Recommend the issuance of a Negative Declaration with a "de minimis" finding for the project.

II. SUMMARY:

The applicant is proposing to reclassify approximately 87 total acres of property from R-3T (High Density Residential – Transitional) and C-2T (General Commercial – Transitional) to C-2 (General Commercial) in order to accommodate for a hospital site in the future. The site is surrounded by a mix of single-family residential and commercial zones as well as Interstate 15 to the east.

III. STAFF ANALYSIS:

1. General Plan Amendment

- The proposed amendment will change approximately 50 acres of the 87-acre site from High Density Residential to Commercial, in order to permit for the subsequent zone change to C-2 (General Commercial District) as discussed below.

- The subject property currently contains a split General Plan designation as well as a split zoning designation, which this proposal seeks to remedy by amending the Land Use element of the General Plan to designate the entire parcel as Commercial.
- Approval of this amendment will allow for the development of a hospital and accessory uses on the entire site, which the applicant plans to submit if this proposal and Agenda item #9 are approved.

2. Zone Change.

- The proposed Zone Change seeks to designate the entire approximately 87-acre site as C-2 (General Commercial District), while existing zoning designates the subject property as C-2T (General Commercial - Transitional) and R-3T (High Density Residential - Transitional).
- Staff finds that approval of this proposal will not divide an established community or negatively impact any surrounding properties, as the site itself as well as the majority of the surrounding properties are vacant. Existing residential structures to the north and west of the proposal may be impacted once development is proposed, however potential future development of this site as a hospital and its accessory uses will be controlled via conditions of approval to ensure impacts to noise, aesthetics and traffic are brought to a level of little or no significance.
- Staff notes that a code amendment included in Agenda item #9 would make a hospital and its accessory uses a permitted use within the C-2 Zone District on a building site over 20 acres. Staff expects a development proposal for a hospital to be submitted to the City should this proposal and Agenda item #9 be approved by the Planning Commission and City Council as funding for acquisition of the site and any future development are contingent upon these items being approved.

3. Environmental Assessment.

- A Negative Declaration with a "de minimis" finding has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act.

4. Changes to the General Plan & Zoning Map.

Should the proposal be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled "Distribution of Land Use" and Table 6 entitled "Existing Land Uses" on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the High Density Residential land use designation by 50 acres within the Golden Triangle Planning Area. A corresponding increase in Commercial acreage within the same Planning Area would also occur.
2. Figure 7 of the Land Use Element of the General Plan entitled, "Golden Triangle Planning Area" shall be updated in accordance with this proposal.

3. The Official Zoning Map of the City of Victorville would be updated in order to classify the entire subject parcel as having a Commercial General Plan designation with a C-2 (General Commercial) zoning designation.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Commercial & High Density Residential	C-2T* & R-3T*	N/A
North	Single-family residences	Very Low Density Residential	R-1TB1**	N/A
South	Vacant	Commercial	C-2T*	N/A
East	Interstate 15	N/A	N/A	N/A
West	Single-family residences	Commercial & Low Density Residential	C-2T* & R-1T*	N/A

* The "T" or Transitional District was applied to these parcels in order to require a biological survey to determine if the site contains habitat for the Desert Tortoise prior to development activities.

** The "T" or Transitional District was applied to these parcels in order to require a biological survey to determine if the site contains habitat for the Desert Tortoise prior to development activities as well as to provide guidelines for the keeping of animals.

NUMBER OF RADIUS LABELS MAILED: 22

AJ

THE STAFF RECOMMENDATION MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

RESOLUTION NO. P-07-097

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT PLN07-00039 AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE A PORTION OF PROPERTY FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL

WHEREAS, an application has been received from St. Mary's Medical Center regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A 44.28 acre portion of the Southeast $\frac{1}{4}$ of Section 11, Township 4 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California, according to the official plat of said land on file in the district land office, lying Northwesterly of State Highway No. 31C, as the same now exists, and lying Southwesterly of that portion conveyed to Mono Power Company, a corporation, by deed recorded February 8, 1971, in book 7605, page 124, official records; and

WHEREAS, the Public Hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California to hear arguments for and against the issue; and

WHEREAS, the Planning Commission finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements;

WHEREAS, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the Planning Commission finds that the Negative Declaration reflects the lead agency's independent judgment and analysis; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that PLN07-00039 be approved.

RESOLUTION NO. P-07-098

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE PLN07-00039, A CHANGE OF ZONE TO RECLASSIFY A PORTION OF PROPERTY FROM R-3T (HIGH DENSITY RESIDENTIAL TRANSITIONAL) AND C-2T (GENERAL COMMERCIAL TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)

WHEREAS, an application has been received from St. Mary's Medical Center regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A 44.28 acre portion of the Southeast ¼ of Section 11, Township 4 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California, according to the official plat of said land on file in the district land office, lying Northwesterly of State Highway No. 31C, as the same now exists, and lying Southwesterly of that portion conveyed to Mono Power Company, a corporation, by deed recorded February 8, 1971, in book 7605, page 124, official records; and

WHEREAS, a public hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division I, Chapter 4 of the Government Code of the State of California, to hear arguments for and against the issues; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed commercial use; and

WHEREAS, the Planning Commission finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, the Planning Commission finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Zone

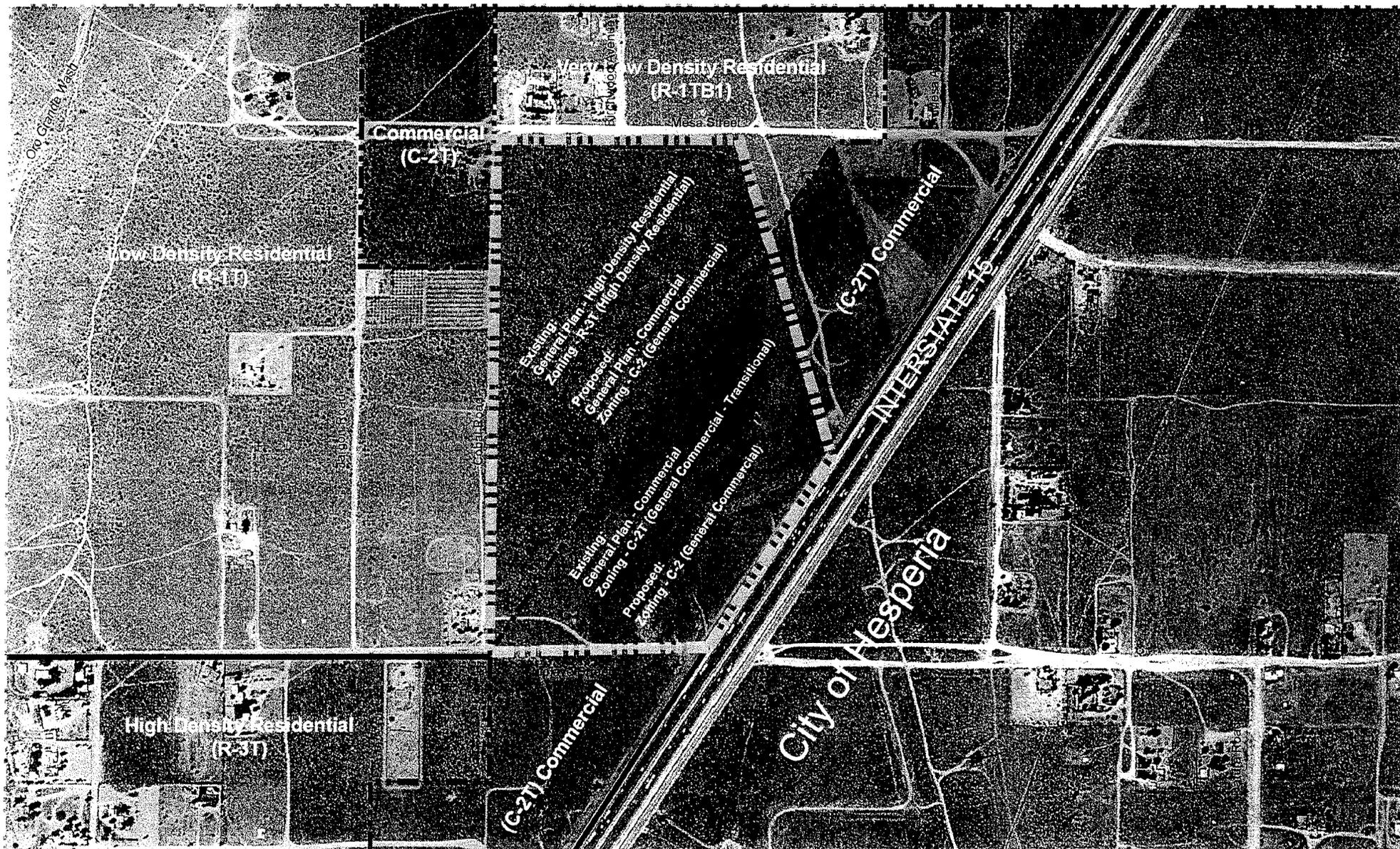
Change will not have an effect on the environment and therefore recommends adoption by the City Council; and

WHEREAS, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the Planning Commission finds that the Negative Declaration reflects the lead agency's independent judgment and analysis; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA;

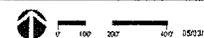
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that Zone Change PLN07-00039 be approved.



St. Mary's Medical Facility Campus

Existing and Proposed General Plan and Zoning Designations

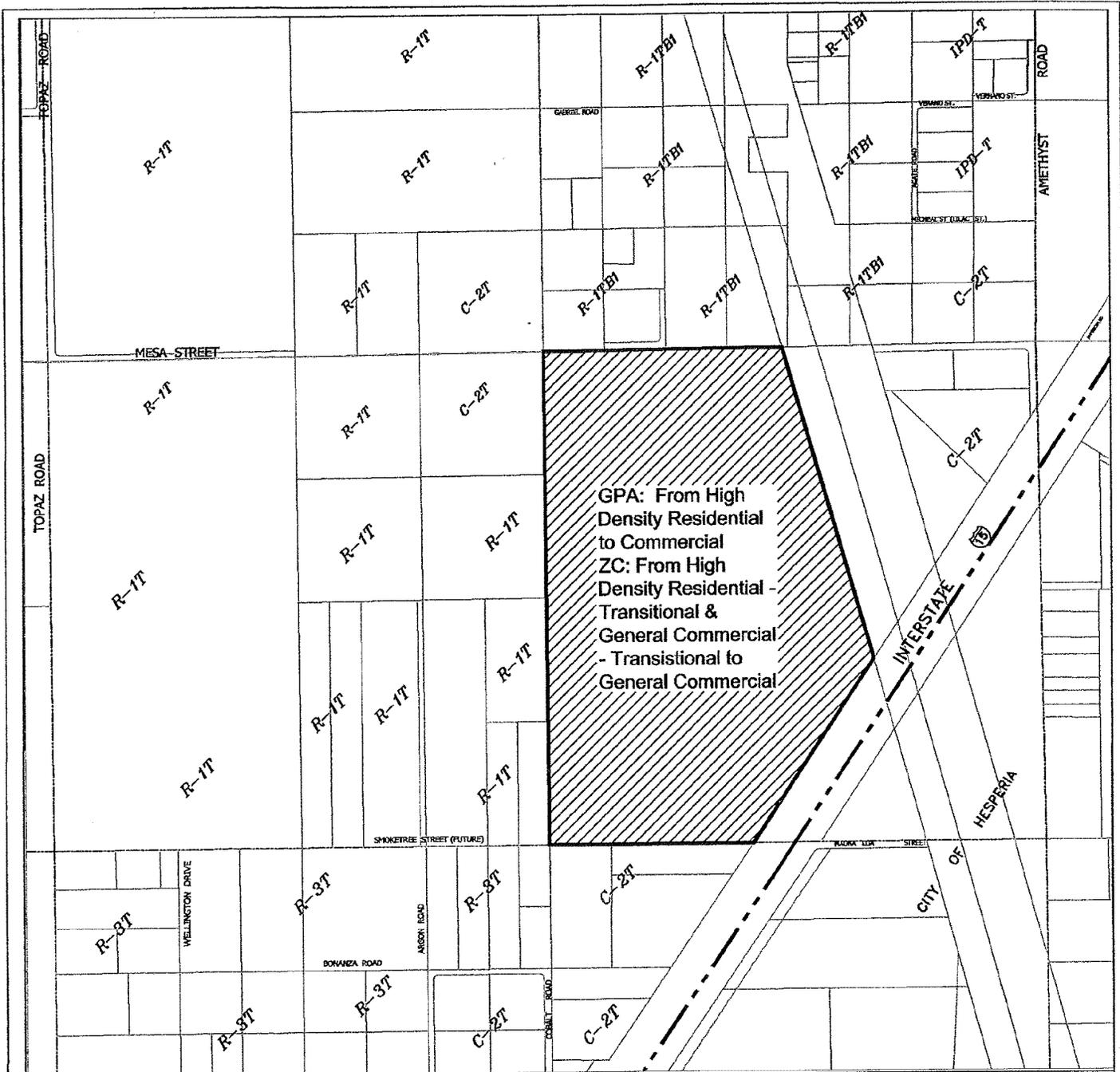
St. Joseph Health System



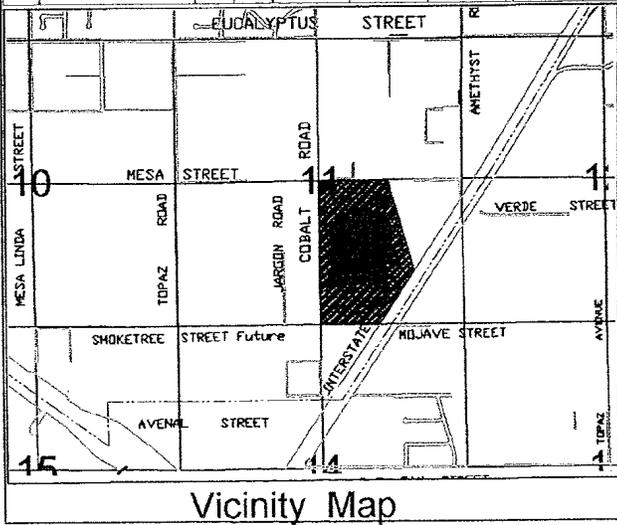
PLN07-00039

REVISED

5/7/07



GPA: From High Density Residential to Commercial
 ZC: From High Density Residential - Transitional & General Commercial - Transitional to General Commercial

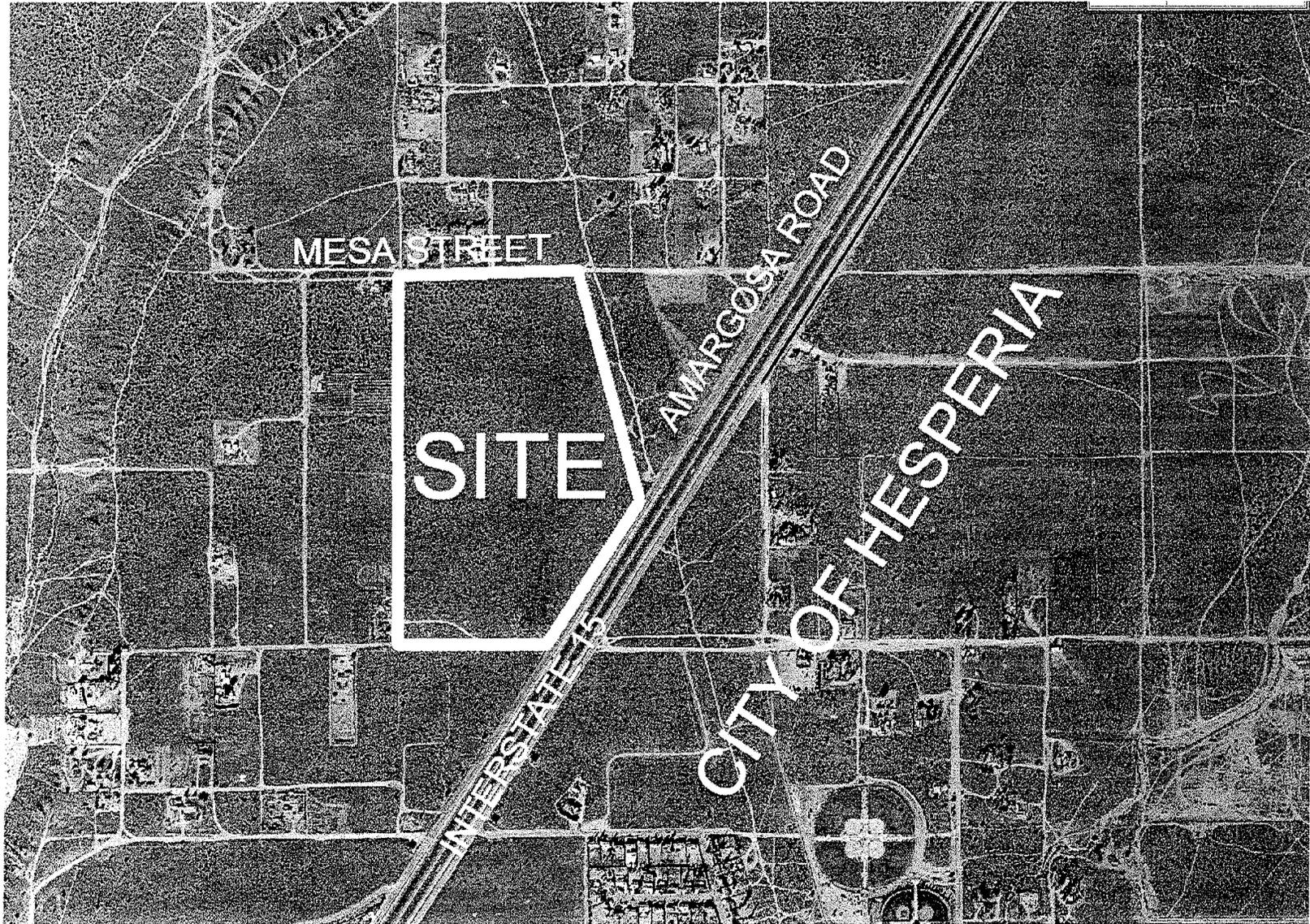


Vicinity Map

Title: PROPERTY LOCATION MAP	
Zoning: GPA: From HDR to COM ZC: From R-3T & C-2T to C-2	Area: ± 44.28 Acres
Assessor Parcel Number: 0405-331-21	
Location: North of Mojave Street, south of and abutting Mesa Street, east of Topaz Road and West of Amargosa Road.	
GPA/ZC	
Drawn By: BD	Checked By: AJ
Date: 05-21-07	Case Number: PLN07-00039

Graphics are diagrammatic only - Not to Scale

Prepared by: City of Victorville Development Department



**General Plan Amendment & Zone Change
PLN07-00039**

6751454.9, 1984973.2 FT

CITY OF VICTORVILLE PLANNING DIVISION
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 269-0070

DRAFT NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 8, 2007

Name or Title of Project: Proposed General Plan Amendment & Zone Change PLN07-00039.

Location: North of and abutting Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of and abutting Amargosa Road.

Entity or Person Undertaking Project: St. Mary Medical Center / Mr. Donald Miller, Chief Financial Officer; 18300 Highway 18; Apple Valley, CA 92307

Description of Project: A request to amend the Land Use Element of the General Plan to change approximately 50 acres of High Density Residential to Commercial and to change the zoning designation on approximately 87 acres from R-3T (High Density Residential – Transitional) & C-2T (General Commercial – Transitional) Zone Districts to a C-2 (General Commercial) Zone District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 11, 2007, through May 30, 2007.

Tentative Public Hearing Date: June 13, 2007.

Adopted by the Planning Commission on June 13, 2007.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

BILL WEBB
DIRECTOR OF DEVELOPMENT

AJ

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** Zone Change and General Plan Amendment PLN07-00039.
2. **Lead agency name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number:** Alejandro Jauregui, Assistant Planner, (760) 955-5135.
4. **Project location:** North of and abutting Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of and abutting Amargosa Road.
5. **Project sponsor's name and address:** St. Mary Medical Center / Mr. Donald Miller, Chief Financial Officer; 18300 Highway 18; Apple Valley, CA 92307
6. **General plan designation:** Commercial & High Density Residential.
7. **Zoning:** C-2T (General Commercial - Transitional District) & R-3T (High Density Residential – Transitional District)
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). A request to amend the Land Use Element of the General Plan to change approximately 50 acres of High Density Residential to Commercial and to change the zoning designation on approximately 87 acres from R-3T & C-2T Zone Districts to a C-2 (General Commercial) Zone District.
9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The approximately 87 acre site is bordered on the north by an R-1TB1 (Single-family residential, minimum 1 acre building site) zoned land containing single-family residences, on the south by vacant C-2T zoned land, on the east by Interstate 15 and on the west by C-2T & R-1T (Single-family Residential – Transitional) zoned land containing single-family residences.
10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). None, no development is proposed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

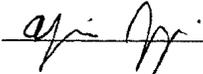
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Transportation/Circulation	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Population and Housing	<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Utilities and Service Systems
<input type="checkbox"/>	Geological Problems	<input type="checkbox"/>	Energy and Mineral Resources	<input type="checkbox"/>	Aesthetics
<input type="checkbox"/>	Water	<input type="checkbox"/>	Hazards	<input type="checkbox"/>	Cultural Resources
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Recreation
		<input type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. (De Minimis)
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR (Final Program Environmental Impact Report for the City's 1997 Comprehensive General Plan Update, State Clearinghouse No. 97011040), pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature:  Date: May 8, 2007
 Alejandro Jauregui, Assistant Planner For: Victorville Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less

Significant Impact'. The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. <i>Would the proposal:</i>				
a) Conflict with general plan designation or zoning? (1, Figure 6 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The approximately 87 acres of property located north of and abutting Mojave Street, south of and abutting Mesa Street, east of Topaz Road and west of and abutting Amargosa Road is currently designated as Commercial and High Density Residential. This proposal is to allow for a change in the Land Use Element of the General Plan of approximately 50 acres from High Density Residential to Commercial. Additionally, the zoning of the approximately 87 total acres is proposed to change from C-2T (General Commercial - Transitional) and R-3T (High Density Residential - Transitional) to C-2 (General Commercial). The proposed land use designation of Commercial is compatible with existing land use in the vicinity as properties to the north, east and south are in suit with this proposals land use designation. Also, this request is proposed in order to allow for hospital development and associated uses, a much needed facility in this region. No disruption or division of an established community will result with approval of this proposal, as the site is currently vacant. No mitigation is necessary.

II. POPULATION AND HOUSING. *Would the proposal:*

- a) Cumulatively exceed official regional or local population projections? (6, 4)
- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)
- c) Displace existing housing, especially affordable housing? (4)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
			X
			X
			X

Comments: The potential development of the approximately 87-acre site as a hospital facility will not exceed local population projections as this site is currently designated as Commercial and High Density Residential. No development is proposed on this vacant site at this time, however when development is proposed any effect to growth in the area or population projections will be assessed. No mitigation is necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

- a) Fault rupture? (8, Figure 1)
- b) Seismic ground shaking? (8, Table 2)
- c) Seismic ground failure, including liquefaction? (5 and 8, 4 and Table 2)
- d) Seiche, tsunami, or volcanic hazard? (8, Table 2)
- e) Landslides or mudflows? (8, 7 and Figure 3)
- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)
- g) Subsidence of land? (3, Figure 8)
- h) Expansive soils? (5)
- i) Unique geologic or physical features? (5)

			X
		X	
			X
			X
			X
			X
			X
			X
			X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, no development is proposed with the requested General Plan Amendment and Zone Change. No mitigation is necessary.

IV. WATER. *Would the proposal result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: No development is proposed with the requested changes; therefore no mitigation is necessary. Future development may significantly change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff. Mitigation measures will be assessed at the Site Plan and/or Conditional Use Permit stage of development.

V. AIR QUALITY. *Would the proposal:*

a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: No development is proposed with this proposal; no mitigation is necessary.

VI. TRANSPORTATION/CIRCULATION. <i>Would the proposal result in:</i>		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a)	Increased vehicle trips or traffic congestion? (11, graphic)				X
b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c)	Inadequate emergency access or access to nearby uses? (4)				X
d)	Insufficient parking capacity on-site or off-site? (11, graphic)				X
e)	Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g)	Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The General Plan Amendment and Zone Change will not result in direct impacts to traffic or circulation since no development is proposed. Future development may increase traffic congestion and vehicle trips; mitigation measures, if required, will be addressed at the Site Plan / Conditional Use Permit stage of development. The site is bordered by Amargosa Road, a designated Arterial Roadway and Mesa Street, a designated Collector Roadway, which would adequately serve a site of this size. Further, the site is adjacent to Interstate 15 with a planned exit at the site's southern border along Mojave Street, as designated on the City's General Plan – Circulation Element, which would create additional access to the site once completed. No mitigation is necessary.

VII. BIOLOGICAL RESOURCES. <i>Would the proposal result in impacts to:</i>		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a)	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)				X
b)	Locally designated species (e.g., heritage trees)? (18)				X
c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d)	Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e)	Wildlife dispersal or migration corridors? (18)				X

Comments: The proposed changes will not result in impacts to biological resources. The area is currently vacant; therefore, additional environmental review will take place once a development proposal is submitted to the City. No mitigation is necessary.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed General Plan Amendment and Zone Change will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy since no development is proposed at this time. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy when development proposals are submitted to the City. No mitigation is necessary.

IX. HAZARDS. *Would the proposal:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed General Plan Amendment and Zone Change will not subject the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (11)				X
b) Exposure of people to severe noise levels? (11)				X

Comments: No development is proposed with the General Plan Amendment and Zone Change; therefore, no mitigation is necessary. Any future development will increase noise levels, however any development as a result of this proposal would not increase those levels previously assessed by the City of Victorville General Plan. Additionally, sufficient buffers will be required and mitigated once a development is proposed and submitted to the City. No mitigation is necessary.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

- a) Fire protection? (11)
- b) Police protection? (11)
- c) Schools? (11)
- d) Maintenance of public facilities, including roads? (11)
- e) Other government services? (11)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
				X
				X
				X
			X	
			X	

Comments: The proposed General Plan Amendment and Zone Change will not result in an increase in public services as no development is proposed. No mitigation is necessary. Further, any future development will be subject to other fees and assessments that will reduce their impact to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

- a) Power or natural gas? (11)
- b) Communications systems? (11)
- c) Local or regional water treatment or distribution facilities? (11)
- d) Sewer or septic tanks? (11)
- e) Storm water drainage? (11)
- f) Solid waste disposal? (11)
- g) Local or regional water supplies? (11)

				X
				X
				X
				X
				X
				X
				X

Comments: No development is proposed with the requested zone change. No mitigation is necessary.

XIII. AESTHETICS. *Would the proposal:*

- a) Affect a scenic vista or scenic highway? (11)
- b) Have a demonstrable negative aesthetic effect? (11)
- c) Create light or glare? (11)

				X
				X
				X

Comments: The proposed General Plan Amendment and Zone Change will not have any adverse impact to the aesthetics of the area as any future development proposal will be subject to compliance with the C-2 (General Commercial) zoning regulations, which includes height limitations and yard requirements. Further, recently approved Commercial Design Guidelines will ensure that any future development proposals will be approved in a manner that promotes high quality development and complements as well as preserves the surrounding natural resources. No mitigation is necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: No development is proposed with this General Plan Amendment and Zone Change request and the cultural resources that potentially occur on site will be assessed during any future development submittals. No mitigation is necessary.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)				X
b) Affect existing recreational opportunities? (11)				X

Comments: The proposed change will allow for commercial development in accord with the proposed Commercial General Plan designation; commercial development will not increase the need for any recreational facilities. Additionally, any future development will be subject to payment of development fees. No mitigation is necessary. (21, 314).

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?

			X
			X
			X
			X

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

- a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.
- b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino*, 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 CalApp 3d 1337 (1990).

REFERENCES

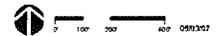
1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.23, AirPhotoUSA, 2007.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California*.
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. PLN07-00039 application filed March 14, 2007.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.



St. Mary's Medical Facility Campus

Existing and Proposed General Plan and Zoning Designations

St. Joseph Health System



023

PLN07-00039

REVISED



General Plan Amendment & Zone Change
PLN07-00039

USE NO

PLN01-00039

AGENCY CHECKLIST

Environmental Assessment

act/Parcel

0406-331-021

Needed

Class ___ Exemption

CPA & ZC

AGENCY LETTERS TO BE SENT TO:		Sent	Rec'd		Sent	Rec'd
Engineering Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ad Hoc Committees		<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Golden Mesa		<input type="checkbox"/>	<input type="checkbox"/>
Community Services Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Golden Triangle		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Department – Building Div.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Tree East		<input type="checkbox"/>	<input type="checkbox"/>
Victorville Redevelopment Agency	<input type="checkbox"/>	<input type="checkbox"/>	Old Town VV Property Owners		<input type="checkbox"/>	<input type="checkbox"/>
City Manager	<input type="checkbox"/>	<input type="checkbox"/>	Raintree		<input type="checkbox"/>	<input type="checkbox"/>
Police Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	South Central #4		<input type="checkbox"/>	<input type="checkbox"/>
Finance Department (Sanitation)	<input type="checkbox"/>	<input type="checkbox"/>	Tatum		<input type="checkbox"/>	<input type="checkbox"/>
Public Works	<input type="checkbox"/>	<input type="checkbox"/>				
Information Services	<input type="checkbox"/>	<input type="checkbox"/>				
Verizon California, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Hesperia		<input type="checkbox"/>	<input type="checkbox"/>
Southwest Gas Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Adelanto		<input type="checkbox"/>	<input type="checkbox"/>
Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town of Apple Valley		<input type="checkbox"/>	<input type="checkbox"/>
Victor Valley Water District	<input type="checkbox"/>	<input type="checkbox"/>	Mojave Regional Economic Dev. Council		<input type="checkbox"/>	<input type="checkbox"/>
Baldy Mesa Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Victor Valley Board of Realtors		<input type="checkbox"/>	<input type="checkbox"/>
Hesperia Water District	<input type="checkbox"/>	<input type="checkbox"/>	Building Industries Association		<input type="checkbox"/>	<input type="checkbox"/>
County Service Area 64	<input type="checkbox"/>	<input type="checkbox"/>	High Desert Council of Engineering		<input type="checkbox"/>	<input type="checkbox"/>
Mojave Water Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Archaeological Information Center		<input type="checkbox"/>	<input type="checkbox"/>
Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Agency Formation Commission (LAFCO)		<input type="checkbox"/>	<input type="checkbox"/>
			Southern California Logistics Airport		<input type="checkbox"/>	<input type="checkbox"/>
Victor Elementary School District	<input type="checkbox"/>	<input type="checkbox"/>	Victorville Chamber of Commerce		<input type="checkbox"/>	<input type="checkbox"/>
VV Union High School District	<input type="checkbox"/>	<input type="checkbox"/>				
Adelanto Elementary School District	<input type="checkbox"/>	<input type="checkbox"/>	Indian Tribes			
Snowline Joint Unified School District	<input type="checkbox"/>	<input type="checkbox"/>	Morongo Band of Mission Indians		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hesperia Unified School District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	San Fernando Band of Mission Indians		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Victor Valley College	<input type="checkbox"/>	<input type="checkbox"/>	San Manuel Band of Mission Indians		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Victor Valley Wastewater Reclamation Authority	<input type="checkbox"/>	<input type="checkbox"/>	Serrano Band of Indians		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Burrtec Waste Industries	<input type="checkbox"/>	<input type="checkbox"/>	Projects over 50,000 square feet			
J.S. Post Office	<input type="checkbox"/>	<input type="checkbox"/>	Briggs Law Corporation		<input type="checkbox"/>	<input type="checkbox"/>
Caltrans	<input type="checkbox"/>	<input type="checkbox"/>	Ed Smith		<input type="checkbox"/>	<input type="checkbox"/>
Department of Fish and Game	<input type="checkbox"/>	<input type="checkbox"/>	Sierra Club		<input type="checkbox"/>	<input type="checkbox"/>
San Joaquin Water Quality Control Board	<input type="checkbox"/>	<input type="checkbox"/>				
Flood Control District	<input type="checkbox"/>	<input type="checkbox"/>				
Mojave Desert Air Quality Management District	<input type="checkbox"/>	<input type="checkbox"/>	Development Agreements			
County Transportation	<input type="checkbox"/>	<input type="checkbox"/>	Century-Crowell – Foxfire		<input type="checkbox"/>	<input type="checkbox"/>
County Health Department	<input type="checkbox"/>	<input type="checkbox"/>	Inco Homes – Mesa Verde; Vista Verde		<input type="checkbox"/>	<input type="checkbox"/>
County Planning Department	<input type="checkbox"/>	<input type="checkbox"/>	Pacific Bay – Brentwood		<input type="checkbox"/>	<input type="checkbox"/>
County Solid Waste Management Department	<input type="checkbox"/>	<input type="checkbox"/>	Southdown – Southwestern Industrial Park		<input type="checkbox"/>	<input type="checkbox"/>

Conditions of Approval

Engineering Dept

The proposed General Plan Amendment and Zone Change will change an area from R-3T, Multi-family to C-2 Commercial. This will most likely cause a decrease in the demand on the sewer system, an unknown change in the traffic generation, and an increase in drainage runoff during storms.

The Engineering Department makes no recommendation on the proposed General Plan Amendment and Zone Change.

Fire Dept

No adverse impact to zone change.

Need to make contact with Baldy Mesa Water District to determine if required fire flow is available, once size and height of building is determined. Presently the water lines in the area are not capable of delivering required flows.

Comments

Community Services Dept

Building Dept

The Building Division has no comments at this time.

Police Dept

Verizon California, Inc.

Southwest Gas Corporation

Southern California Edison

Mojave Water Agency

Charter Communications

Morongo B of M Indians

San Fernando B of M Indians

San Manuel B of M Indians

Serrano Band of Indians

Baldy Mesa Water District

Hesperia Unified School Dist

Golden Triangle

Others

Application Received

Planning Div.

Case Sheet

Case Sheet

EXECUTIVE SUMMARY

General Plan Amendment and Zone Change PLN07-00052

PROJECT DESCRIPTION: A proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Light Industrial to Public/Institutional and a change of zone to reclassify property from IPDT (Industrial Park District - Transitional) to P-C (Public and Civic) on property located at the northwest corner of Cactus Road and Cobalt Road.

APPLICANT:	Adelanto School District
PLANNING COMMISSION PUBLIC HEARING DATES:	June 13, 2007
NUMBER OF PEOPLE SPEAKING IN FAVOR:	0
NUMBER OF PEOPLE SPEAKING OPPOSED:	0
NUMBER OF WRITTEN COMMENTS IN FAVOR:	0
NUMBER OF WRITTEN COMMENTS OPPOSED:	0
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION ACTION:	Recommend approval
PLANNING COMMISSION VOTE:	five ayes

PERTINENT INFORMATION

This proposal will provide the appropriate General Plan and zoning designations for an elementary and middle school on the property. The site is close to the old noise contours for Southern California Logistics Airport, however, it is outside of any restricted area and is acceptable as a school site.

/pi

Public Hearing

-5-

6-26-07

MEMORANDUM

DATE: June 26, 2007
TO: Mayor and City Council Members
FROM: Bill Webb
Director of Development



SUBJECT: PUBLIC HEARING - GENERAL PLAN AMENDMENT AND ZONE CHANGE
PLN07-00052 – ADELANTO SCHOOL DISTRICT – RESOLUTION NO. 07-170
AND ORDINANCE NO. 2199

At the regular meeting held June 13, 2007, the Planning Commission conducted a Public Hearing to hear arguments for or against a proposed amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Light Industrial to Public/Institutional and a change of zone to reclassify property from IPDT (Industrial Park District - Transitional) to P-C (Public and Civic) on property located at the northwest corner of Cactus Road and Cobalt Road). An excerpt from the minutes of that meeting is as follows:

“Mr. Szarzynski outlined the staff report.

Chairman McEachron opened the public hearing at 7:05 p.m. There being no testimony, Chairman McEachron closed the public hearing at 7:06 p.m.

A motion was made by Commissioner Kurth and seconded by Commissioner Hinojos to approve the Negative Declaration with a “de minimis” finding for PLN07-00052 and Resolutions P-07-099, P-07-100, P-07-101 and P-07-102 with conditions of Staff. The motion carried by unanimous vote of the Commission. The Resolutions were entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT PLN07-00052, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LIGHT INDUSTRIAL TO PUBLIC/INSTITUTIONAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE PLN07-00052, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM IPDT (INDUSTRIAL PARK DISTRICT TRANSITIONAL) TO P-C (PUBLIC AND CIVIC) DISTRICT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00052 TO ALLOW FOR THE DEVELOPMENT OF AN ELEMENTARY SCHOOL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00052 TO ALLOW FOR AN ELEMENTARY SCHOOL”

June 26, 2007
Mayor and City Council Members

Page 2

Attached for Council's information is a copy of the Planning Staff Report together with other pertinent data. This matter is presented to the City Council for consideration at the close of the Public Hearing.

BW:pi

Attachments

RESOLUTION NO. 07-170

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT PLN07-00052, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LIGHT INDUSTRIAL TO PUBLIC/INSTITUTIONAL – ADELANTO SCHOOL DISTRICT

WHEREAS, Adelanto School District, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Light Industrial to Public/Institutional on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 3 and 4 of Parcel Map 2441, in the City of Victorville, County of San Bernardino, State of California, as per map recorded in Book 21, of Parcel Maps, page 80, records of said County, and the West ½ of the East ½ of the Northwest ¼ of Section 11, Township 5 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 13, 2007, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-07-099, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Light Industrial to Public/Institutional on property located at the northwest corner of Cactus Road and Cobalt Road.

ORDINANCE NO. 2199

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE PLN07-00052 TO RECLASSIFY PROPERTY FROM IPDT (INDUSTRIAL PARK DISTRICT - TRANSITIONAL) TO P-C (PUBLIC AND CIVIC) – ADELANTO SCHOOL DISTRICT

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 13th day of June 2007, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-07-100, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

Parcels 3 and 4 of Parcel Map 2441, in the City of Victorville, County of San Bernardino, State of California, as per map recorded in Book 21, of Parcel Maps, page 80, records of said County, and the West ½ of the East ½ of the Northwest ¼ of Section 11, Township 5 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change PLN07-00052 be adopted, reclassifying property from IPDT (Industrial Park District - Transitional) to P-C (Public and Civic) on property generally located at the northwest corner of Cactus Road and Cobalt Road.

CITY OF VICTORVILLE PLANNING DIVISION
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 269-0070

NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 10, 2007

Name or Title of Project: Proposed General Plan Amendment & Zone Change PLN07-00052.

Location: Northwest corner of Cactus Road and Cobalt Road.

Entity or Person Undertaking Project: Adelanto School District; 11824 Air Expressway; Adelanto, CA 92301

Description of Project: A request to amend the Land Use Element of the General Plan to change approximately 57 acres of Light Industrial to Public/Institutional and to change the zoning designation on said property from an IPDT (Industrial Park District – Transitional) Zone District to a P-C (Public and Civic) Zone District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 14, 2007, through June 2, 2007.

Public Hearing Date: June 13, 2007.

Adopted by the Planning Commission on June 13, 2007.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

Adopted by the City Council on June 26, 2007

TERRY CALDWELL, MAYOR
CITY OF VICTORVILLE

BILL WEBB
DIRECTOR OF DEVELOPMENT



PLANNING COMMISSION STAFF REPORT

DATE: June 13, 2007

AGENDA NO. 2

CASE: PLN07-00052

SUBJECT: A request to amend the Land Use Element of the General Plan to change approximately 57 acres of land from Light Industrial to Public/ Institutional and to change the zoning designation on said property from IPD (Industrial Park District) to P-C (Public and Civic District). Additionally, a Site Plan and Conditional Use Permit to allow for an approximately 65,000 square foot elementary school on a portion of the 57 acre site.

APPLICANT: Adelanto School District

LOCATION: At the northwest corner of Cactus Road (Collector) and Cobalt Road (Collector).

I. STAFF RECOMMENDATION:

That the Planning Commission take the following actions:

1. **General Plan Amendment** – Adopt Resolution No. P-07-099, recommending City Council Approval of the General Plan Amendment portion of Case No. PLN07-00052; and
2. **Zone Change** - Adopt Resolution No. P-07-100, recommending City Council Approval of the Zone Change portion of Case No. PLN07-00052; and
3. **Site Plan** – Adopt Resolution No. P-07-101, approving the Site Plan portion of Case No. PLN07-00052, subject to the attached conditions of approval; and
4. **Conditional Use Permit** - Adopt Resolution No. P-07-102, approving the Conditional Use Permit portion of Case No. PLN07-00052, subject to the attached conditions of approval; and
5. **Environmental Assessment** – Recommend the issuance of a Negative Declaration with a “de minimis” finding for the General Plan Amendment and Zone Change portion of the proposal and take no action for the Site Plan and Conditional Use Permit portion of the proposal as the project has been previously assessed and mitigated by the Adelanto School District.

II. SUMMARY:

The applicant is requesting approval of this General Plan Amendment (GPA), Zone Change (ZC), Site Plan and Conditional Use Permit to allow for the development of an approximately 65,000 square foot elementary school with corresponding P-C (Public and Civic) zoning on a portion of the site. The additional area included in the GPA & ZC request will allow for additional school facilities (see Agenda item #5) as permitted uses on the site. The site is adjacent to an existing school on the northeast corner of Cobalt Road and Cactus Road within the West Creek Specific Plan, which is also part of the Adelanto School District. Access to this site will be served via Hopland Street, Cobalt Road, Cactus Road and Diamond Road with the elementary school portion using Hopland Street and Diamond Road as its primary access points.

III. STAFF ANALYSIS:

1. General Plan Amendment.

- The proposed amendment will change approximately 57 acres of land from Light Industrial to Public/ Institutional, in order to permit for the subsequent Zone Change to P-C (Public and Civic).
- The proposal is bordered on two sides by residential uses and a school, which Staff finds compatible with the proposal, as the proposal is requested in order to allow for the development of additional schools to serve the surrounding residential development.

2. Zone Change.

- The proposed Zone Change (ZC) to P-C is requested along with the above noted General Plan Amendment (GPA) in order to allow for the development of school facilities as permitted uses.
- Staff notes that this proposal includes a Site Plan and Conditional Use Permit request for the development of an elementary school while Agenda item #5 is proposing the development of a middle school within the boundaries of this GPA and ZC.
- Because the site is currently vacant and properties to the south and east contain single-family zoning as well as school facilities, Staff finds that approval of this request will not disrupt an existing community or result in any negative impacts to the neighborhood as the proposed facilities are needed to serve the growing population in the immediate area.

3. Site Plan.

- The proposed elementary school contains 1 permanent building that includes 35 classrooms, a multi-purpose room, a library and various other administrative offices and workrooms. Also included on the site plan are 18 modular buildings noted as "future classrooms". Ball courts, playground equipment (swings, bars, etc.) and turf areas are indicated in the outdoor areas of the facility.
- The proposal satisfies Title 18 parking standards. The off-street parking requirement for elementary schools is 10 parking spaces plus one parking space per classroom, since 35 classrooms are proposed within the building and 18 modular classrooms may be added in the future, 63 spaces are required. 205 parking spaces are proposed for the facility creating a surplus of 142 parking spaces.
- Parking area design meets all Title 18 standards including drive aisle width, parking stall size and drive entrance/exit width. Staff notes that the drive aisle abutting the main entrance includes an excess of fifteen feet in width, which should serve as adequate drop-off/ pick-up area during peak hours without compromising on-site circulation. Additionally, a dedicated "Bus Drive" is indicated on the plans outside of the parking area and accessed via a Diamond Road, which should further aid in uncompromised on-site circulation.

- Fencing is noted on the plans however no height or material is indicated. Because this site is being proposed as a P-C (Public and Civic) Zone District, no regulations exist in Victorville Municipal Code for fence height. Staff finds that most schools typically use fencing between 8 – 10 feet in height to protect adjacent properties from play equipment leaving the field and to secure the students on-site, therefore, Staff has included Condition 7, limiting fencing to 10 feet in height.
- Two outdoor areas noted as “open service yard” and “mech. yard” are shown on the plans with an eight foot stucco covered block wall surrounding them. Staff finds that any possible visual or noise impacts to the area are nullified as the noted areas are surrounded by a block wall and oriented so the openings do not face any public right-of-way.
- Landscaping is indicated on the plans, however, with the exception of the turf areas, spacing and types of planting material is not noted. Therefore, Staff has included Condition 9, requiring all landscaping to be in accord with the City’s Water Conservation Ordinance.
- No freestanding signage or location of any future signage is noted on the plans; therefore Staff has included Condition 11, requiring separate review and approval of all on-site signage.

4. Conditional Use Permit.

- A Conditional Use Permit is required for the establishment of any school within a P-C Zone District. Staff supports the proposed school in this location as residential districts abut the site to the south and east of the property and a school currently exists directly adjacent to the site.

5. Environmental Assessment.

- A Negative Declaration with a “de minimis” finding has been prepared for the General Plan Amendment and Zone Change portion of the project in accordance with Section 15070 of the California Environmental Quality Act.
- The Adelanto School District, as the lead agency for California Environmental Quality Act purposes on the Site Plan and Conditional Use Permit portion of the proposal has processed a Negative Declaration with their submittal of plans to the State Architect.

6. Changes to the General Plan & Zoning Map.

Should the General Plan Amendment and Zone Change be approved as requested, then the following modifications to the General Plan and Zoning Map would occur:

1. Table 5 entitled “Distribution of Land Use” and Table 6 entitled “Existing Land Uses” on pages 24 and 25 of the Land Use Element shall be amended to reduce the acreage of the Light Industrial land use designation by 57 acres within the West City Planning Area. A corresponding increase in Commercial acreage within the same Planning Area would also occur.

2. Figure 15 of the Land Use Element of the General Plan entitled, "West City Planning Area" shall be updated in accordance with this proposal.
3. The Official Zoning Map of the City of Victorville would be updated in order to classify the entire subject parcels as having a Public/ Institutional General Plan designation with a P-C (Public and Civic) zoning designation.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant	Light Industrial	IPDT*	N/A
North	Vacant	Manufacturing/Industrial	City of Adelanto	N/A
South	Vacant	Low Density Residential	R-1T4**	N/A
East	School	Specific Plan	SP-04-001	West Creek
West	Vacant	Light Industrial	IPDT*	N/A

* The "T" or Transitional District was applied to these parcels in order require noise, height and glare regulations pertaining to the Southern California Logistics Airports past use as George Air Force Base.

** The "T" or Transitional District was applied to these parcels in order to require noise and height regulations as well as limit the densities on these parcels to four units per acre.

NUMBER OF RADIUS LETTERS MAILED: 16

AJ

THE STAFF RECOMMENDATION FOR THE GENERAL PLAN AMENDMENT AND ZONE CHANGE MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AFTER ITS OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION ACTION IS A RECOMMENDATION TO THE CITY COUNCIL ONLY.

THE STAFF RECOMMENDATION FOR THE SITE PLAN AND CONDITIONAL USE PERMIT MAY BE ACCEPTED OR REJECTED BY THE PLANNING COMMISSION AFTER THEIR OWN ANALYSIS AND CONSIDERATION OF PUBLIC TESTIMONY PRESENTED AT THE HEARING. THE PLANNING COMMISSION DECISION CAN BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAYS OF THE PLANNING COMMISSION ACTION.

CONDITIONS OF APPROVAL
Site Plan PLN07-00052
June 13, 2007

1. The proposed development shall comply with all applicable development standards of Title 18.
2. The proposed development shall be in substantial conformity with the plans submitted as part of this application, unless modification is required to comply with the applicable development standards of Title 18.
3. The number and location of all handicapped parking spaces shall be subject to Planning staff review and approval.
4. The applicant shall install trash enclosures in conformance with Section 18.58.130 of the Victorville Municipal Code. The enclosures shall have block walls with nontransparent solid metal gates. In addition, each trash enclosure shall include "walk-in" side or rear access. The location and quantity of said enclosures shall be subject to Planning Staff review and approval.
5. The development shall be in substantial conformity with the architectural elevations and renderings submitted with this application.
6. All rooftop equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building.
7. No fencing shall exceed a maximum height of ten feet.
8. The applicant shall comply with all conditions set forth within the adopted mitigated negative declaration.
9. Any landscaping/irrigation shall be in accordance with Title 13, Section 13.60 titled Water Conservation. Landscaping/irrigation plans are required. The landscaping plan shall conform to Title 13 and shall contain a minimum of two 15-gallon trees for each half-acre of lot size. In addition, the landscaping plan shall include the maximum spacing of all plants as follows:
 - Ground cover – eighteen inches on center
 - One gallon plants – three feet on center
 - Five gallon plants – five feet on center

In addition, a note shall be conspicuously placed on the landscape plan indicating that any discrepancy between the maximum spacing criteria and the number of plants shown on the landscape plan shall result in the spacing criteria superseding any other information shown on the landscape plan.

10. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in noncompliance with the parking standards of Title 18, shall cause that use to be subject to Planning Commission review and approval.

11. All proposed signs, including any freestanding signage, shall comply with Title 18. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 18. All signs shall be subject to Planning staff review and approval prior to obtaining a building permit.
12. All freestanding signs shall utilize materials and design architecturally compatible with the building.

CONDITIONS OF APPROVAL
Conditional Use Permit PLN07-00052
June 13, 2007

1. Any expansion of the use beyond the scope of this Conditional Use Permit shall require submission and approval of a Conditional Use Permit Modification or a new Conditional Use Permit based on the extent of the expansion.
2. The proposed use shall comply with all applicable development standards of Title 18.
3. The proposed use shall be in substantial conformity with the plans submitted as part of this application unless modification is required to comply with the applicable development standards of Title 18.
4. Any change in use or implementation of a new use within the facility, which will require additional parking spaces shall cause that use to be subject to Staff and/or Planning Commission review and approval.

RESOLUTION NO. P-07-099

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT PLN07-00052, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LIGHT INDUSTRIAL TO PUBLIC/INSTITUTIONAL

WHEREAS, an application has been received from Adelanto School District regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 3 and 4 of Parcel Map 2441, in the City of Victorville, County of San Bernardino, State of California, as per map recorded in Book 21, of Parcel Maps, page 80, records of said County, and The West ½ of the East ½ of the Northwest ¼ of Section 11, Township 5 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California; and

WHEREAS, the Public Hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California to hear arguments for and against the issue; and

WHEREAS, the Planning Commission finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council; and

WHEREAS, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the Planning Commission finds that the Negative Declaration reflects the lead agency's independent judgment and analysis; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that PLN07-00052 be approved.

RESOLUTION NO. P-07-100

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE PLN07-00052, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM IPDT (INDUSTRIAL PARK DISTRICT TRANSITIONAL) TO P-C (PUBLIC AND CIVIC) DISTRICT

WHEREAS, an application has been received from Adelanto School District regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 3 and 4 of Parcel Map 2441, in the City of Victorville, County of San Bernardino, State of California, as per map recorded in Book 21, of Parcel Maps, page 80, records of said County, and the West ½ of the East ½ of the Northwest ¼ of Section 11, Township 5 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California; and

WHEREAS, a public hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division I, Chapter 4 of the Government Code of the State of California, to hear arguments for and against the issues; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed school use; and

WHEREAS, the Planning Commission finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, the Planning Commission finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Zone Change will not have an effect on the environment and therefore recommends adoption by the City Council; and

WHEREAS, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the Planning Commission finds that the Negative Declaration reflects the lead agency's independent judgment and analysis; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that Zone Change PLN07-00052 be approved.

RESOLUTION NO. P-07-101

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00052 TO ALLOW FOR THE DEVELOPMENT OF AN ELEMENTARY SCHOOL

WHEREAS, an application has been received from Adelanto School District regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 3 and 4 of Parcel Map 2441, in the City of Victorville, County of San Bernardino, State of California, as per map recorded in Book 21, of Parcel Maps, page 80, records of said County, and the West ½ of the East ½ of the Northwest ¼ of Section 11, Township 5 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California; and

WHEREAS, a public hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division I, Chapter 4, of the Government Code, State of California, to hear arguments for and against the issue; and

WHEREAS, a Negative Declaration for the proposed site plan has been prepared by the Adelanto School District and adopted with mitigation measures by the School District Board of Education at its August 7, 2006 meeting; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed development; and

WHEREAS, the Planning Commission finds that the proposed site plan will have no adverse effect on abutting property; and

WHEREAS, the Planning Commission finds that the proposed site plan satisfies the Site Plan Review criteria, pursuant to Section 18.71.050 of the Victorville Municipal Code;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Section 18.71.040 of the Victorville Municipal Code, that Site Plan PLN07-00052 to allow for the development of an elementary school on the hereinabove described property, be granted the applicant subject to the following conditions of approval:

RESOLUTION NO. P-07-102

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00052 TO ALLOW FOR AN ELEMENTARY SCHOOL

WHEREAS, an application has been received from Adelanto School District regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

Parcels 3 and 4 of Parcel Map 2441, in the City of Victorville, County of San Bernardino, State of California, as per map recorded in Book 21, of Parcel Maps, page 80, records of said County, and the West ½ of the East ½ of the Northwest ¼ of Section 11, Township 5 North, Range 5 West, San Bernardino Base and Meridian, County of San Bernardino, State of California; and

WHEREAS, a public hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division I, Chapter 4, of the Government Code, State of California, to hear arguments for and against the issue; and

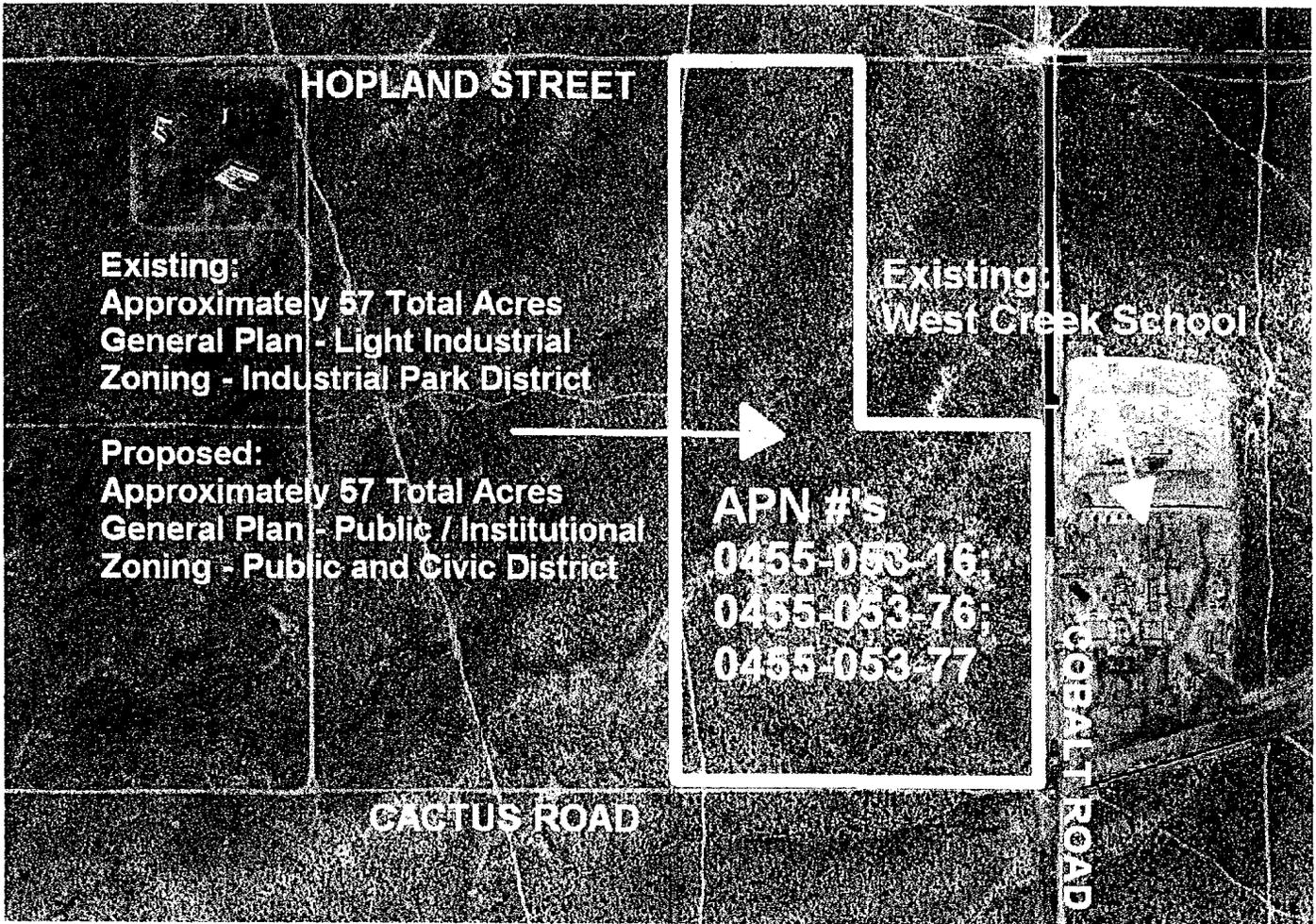
WHEREAS, a Negative Declaration for the proposed conditional use permit has been prepared by the Adelanto School District and adopted with mitigation measures by the School District Board of Education at its August 7, 2006 meeting; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed use along with adequate development standards to insure land use compatibility; and

WHEREAS, the Planning Commission finds that the proposed use is properly related to other uses in the vicinity and will have no adverse effect on abutting property;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Section 18.74.040 of the Victorville Municipal Code, that Conditional Use Permit PLN07-00052 to allow for an elementary school on property hereinabove described, be granted the applicant subject to the following conditions of approval:

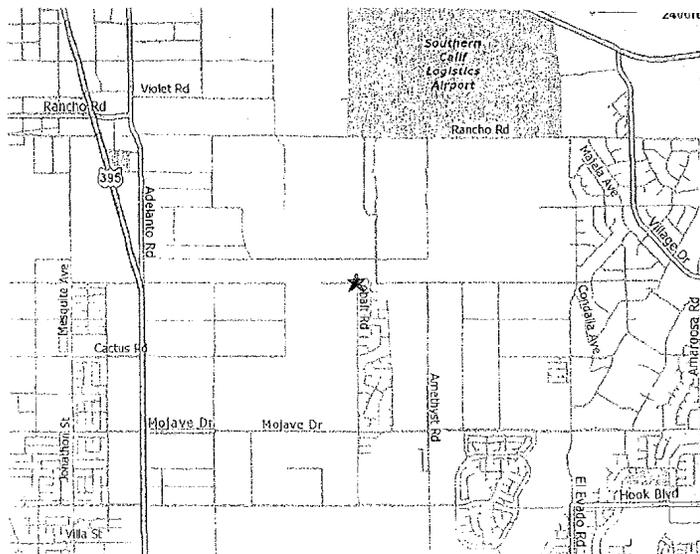
Proposed General Plan Amendment & Zone Change

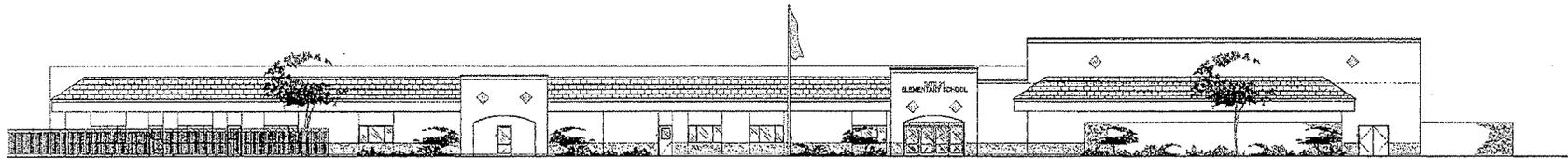


Property Owner / Applicant

Adelanto School District
11824 Air Expressway
Adelanto, CA 92301

Vicinity Map





SITE 21
ELEMENTARY SCHOOL

PLN07-00052

Routing Notes

Case Notes

A GENERAL PLAN AMENDMENT TO RECLASSIFY APPROXIMATELY 57 ACRES OF PROPERTY FROM LIGHT INDUSTRIAL TO PUBLIC/INSTITUTIONAL; AND A ZONE CHANGE TO RECLASSIFY APPROXIMATELY

041

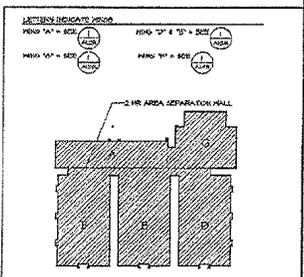
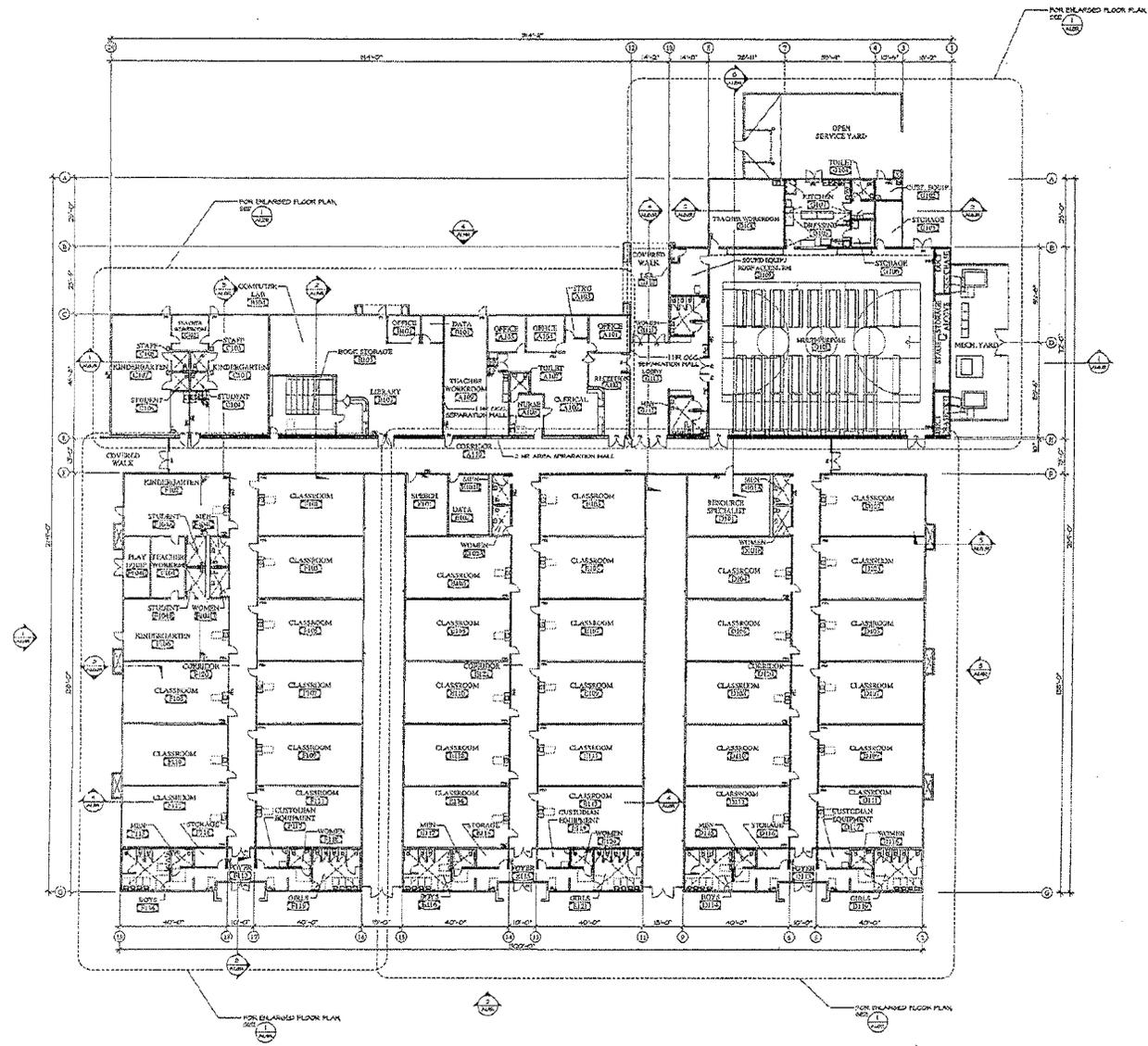
	 <small>REGISTERED PROFESSIONAL ENGINEER</small>	 <small>REGISTERED ARCHITECT</small>	<small>DAVID DOMINICK BOWEN ARCHITECTS, INC. 15000 (714) 952-2442 FAX (714) 433-6000 www.dkb.com</small>	<small>FRICK FRICK & JETTÉ ARCHITECTS</small>
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Original Date **Submittal Date** 0455-053-16
 4/24/07 4/24/2007

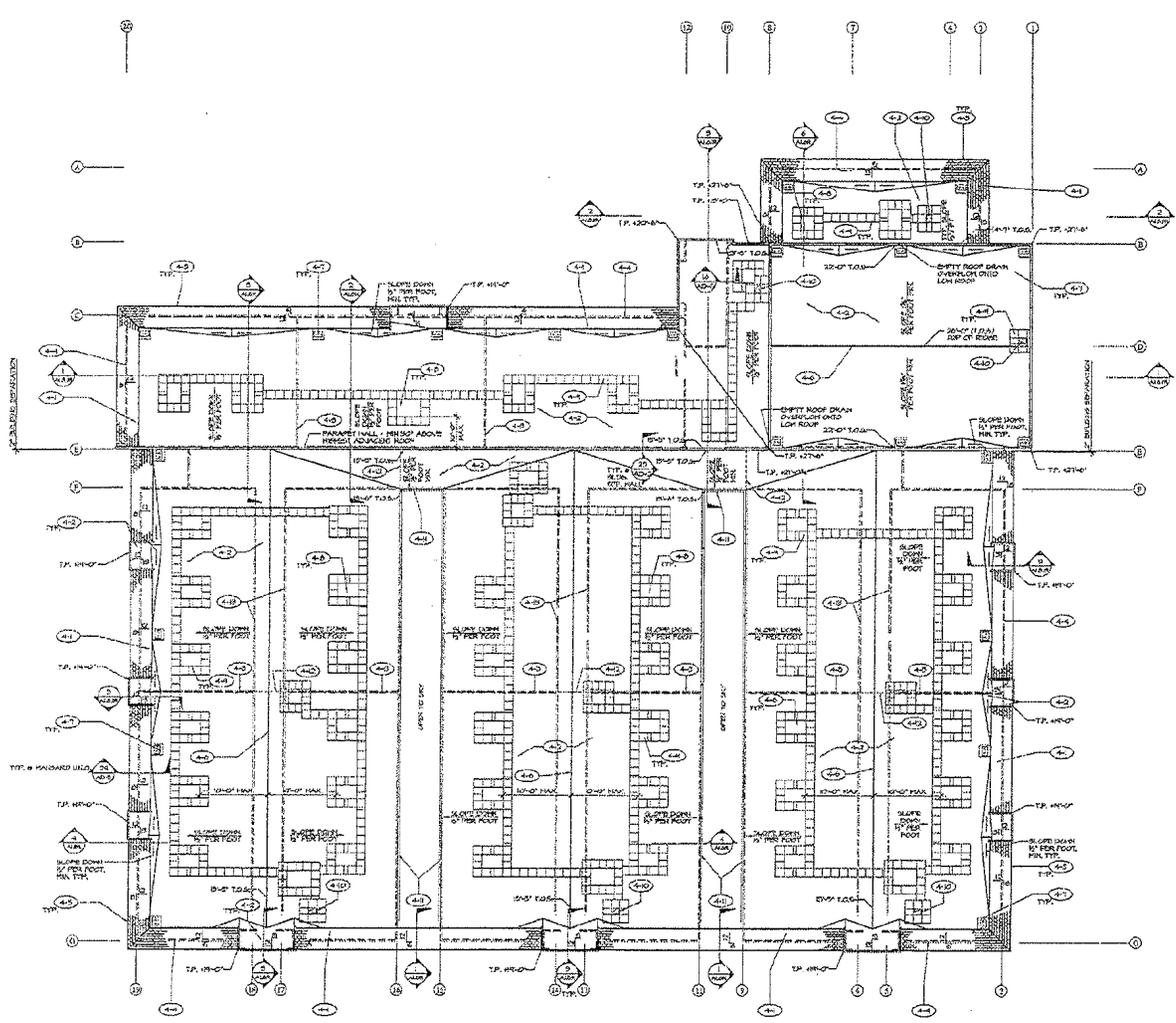
NOTES:
 FOR REVERSE OF
 CLASSROOMS, SEE
 CLASSROOM FLOOR PLANS
 FOR DOOR AND WINDOW
 ORIENTATIONS AND
 FINISHES IN CORE PLAN



OVERALL FLOOR PLAN (REVERSE)				FRICK FRICK & JETTE ARCHITECTS 6301 DONALD ROAD VICTORVILLE, CA 92402 TEL: 951-244-1100 FAX: 951-244-0000 www.frickfrick.com		PROJECT: SITE 21 ELEMENTARY SCHOOL ADALBERTO SCHOOL DISTRICT ADALBERTO, CALIFORNIA		SCALE: 1/4" = 1'-0" SHEET NO. 1 DATE: 2-24-00 DRAWN: [] CHECKED: []		KEY PLAN OVERALL FLOOR PLAN (REVERSE) JOB: ADDS-10 SHEET: A1.1R	
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043

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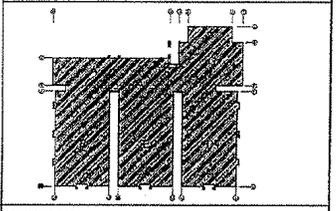


- 41 HANGARD ROOF - SEE 24
- 42 SINGLE-PLY ROOFING
- 43 (TYP) FULL HEIGHT WALL USED AS DRAFT-SLIP, SEE 25
- 44 EXTENT OF DRAINING
- 45 EDGE LINE
- 46 ROOF RIDGE
- 47 ROOF DRAIN, SEE 26
- 48 MECHANICAL EQUIPMENT AND PAIL, SEE MECHANICAL DRAWINGS
- 49 SHIP HIRE ROOF HALL FLOOR, SEE 27
- 50 ROOF ACCESS, SEE 28
- 51 RAIN GUTTER, 4\"/>
- 52 DRAFT-SLIP, SEE 25
- 53 (TYP) FULL HEIGHT REARERS HALL, SEE STRUCTURAL DRAWINGS.

ROOF PLAN KEYNOTES

1. ALL ROOFS SHALL BE 1/4\"/>
- 2. SEE SPECIFICATIONS FOR MATERIALS SPECIFICATIONS, GOOD NUMBER
- 3. PROVIDE PROTECTIVE WATER CURB, 30\"/>
- 4. PAINT ALL ROOF METS BISHIP TO MATCH ROOF COLOR
- 5. DRAFT STAIRS ARE REQUIRED AT 100 UNDER FOOT FINISHED ADJ. PT. PER SECTION 05120.02 OF THE C.S.G.

ROOF PLAN NOTES



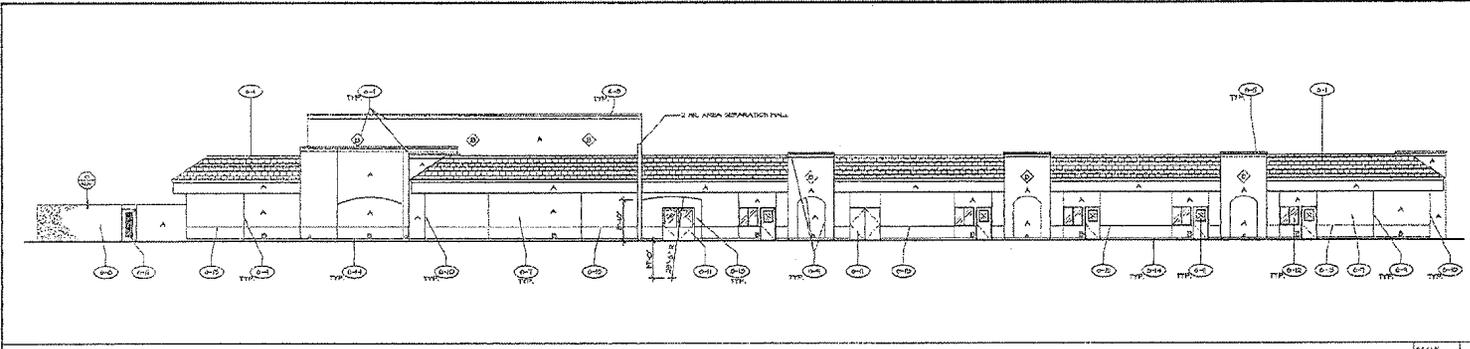
ROOF PLAN (REVERSE)

REVISIONS 		FRICK FRICK & JETTÉ ARCHITECTS	PROJECT SITE 21 ELEMENTARY SCHOOL ADELANTO SCHOOL DISTRICT ADELANTO, CALIFORNIA	SCALE: 1/4" = 1'-0" 1 	KEY PLAN	SHEET AD05-10 A1.7R
DATE: 8-28-08 DRAWN: CHECKED:						JOB NO. AD05-10 SHEET A1.7R

044

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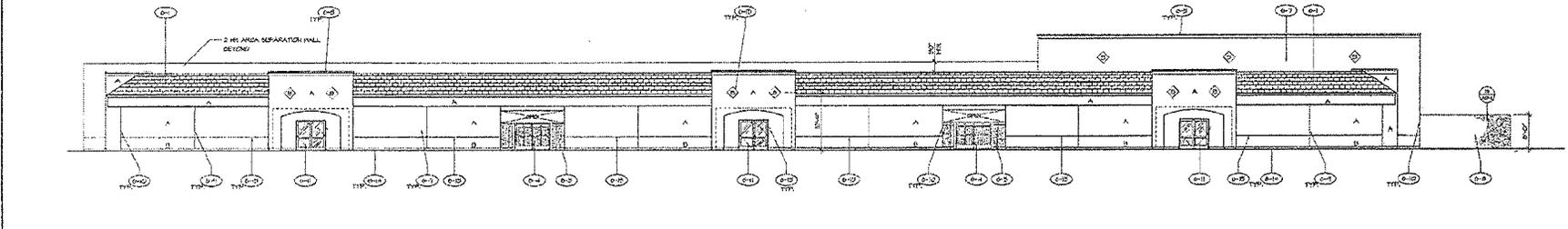
- (R1) RYPP ROOFING, SEE ROOF PLAN FOR TYPE
- (C1) CABT METAL TEXTURE SPRAY
- (M1) GALVANIZED METAL COPING AT "NOTHAW" FLASH*
- (G1) PAIR OF 4'-0" HIGHS T&B, BRASS GATES, SEE (G1)
- (G2) 4'-0" HIGH T&B, FENCE, SEE (G2)
- (G3) 4'-0" HIGH T&B, ROLL-GATE, SEE (G3)
- (G4) EXTERIOR PLASTER WITH FIBERGLASS REINFORCING AND INTERIOR SOLID COAT, MAJORITY OF THIS COLOR PLASTER, #
- (G5) EXTERIOR PLASTER OF 2" OR 3" THICK PLASTER OVER BRICK, BRIDGE WALL, FINISHED
- (G6) METAL CORNER, LIGHT SEE (G6) PAINT TO MATCH PLASTER
- (G7) CONCRETE PLASTER CORNER BEAM
- (G8) DOOR & FRAME, SEE DOOR SCHEDULE, SHEET 501
- (G9) WINDOW, SEE WINDOW SCHEDULE, SHEET 502
- (G10) ROOF DRAINAGE, SEE FLOOR PLAN FOR TYPE AND LOCATION
- (G11) PLASTER EDGE CORNER, SEE (G11)
- (G12) METAL CHANNEL ON LONG PAD SIDE, FRESH BRICK #
- (G13) FRESH BRICK ON LONG PAD SIDE, FRESH BRICK #
- (G14) ELEVATION ON LONG PAD SIDE, BRICK, BRICK #
- * COLOR SELECTION BY ARCHITECT



EXTERIOR ELEVATION

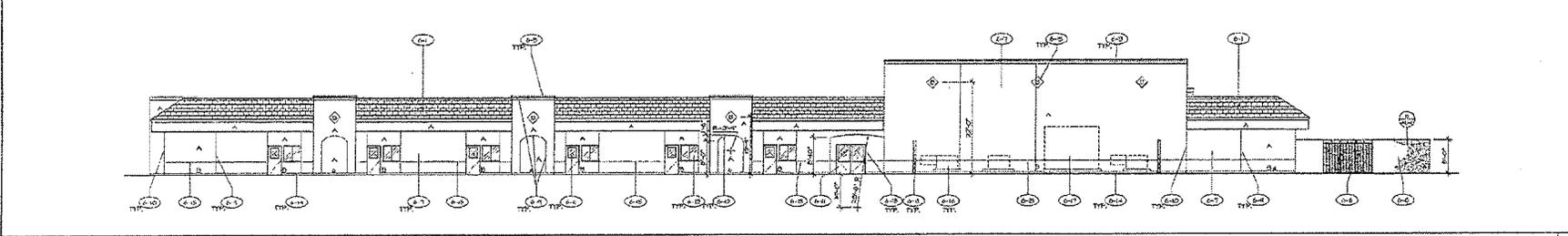
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES



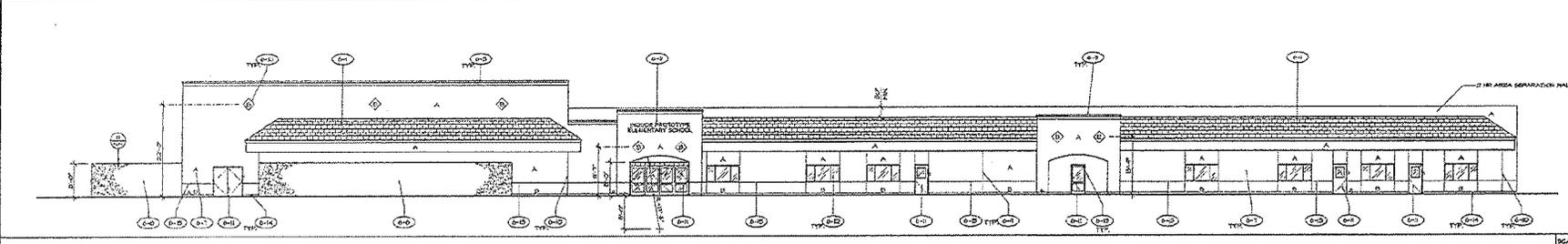
EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" 3



EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" 4

045

REVISIONS



**FRICK
FRICK
&
JETTÉ
ARCHITECTS**

8571 BOWMAN ROAD
DUBLIN, CA 94568
PH: 925.835.4100 FAX: 925.835.4100
www.frickfrick.com

PROJECT: **SITE 21 ELEMENTARY SCHOOL**
ADELANTO SCHOOL DISTRICT
ADELANTO, CALIFORNIA

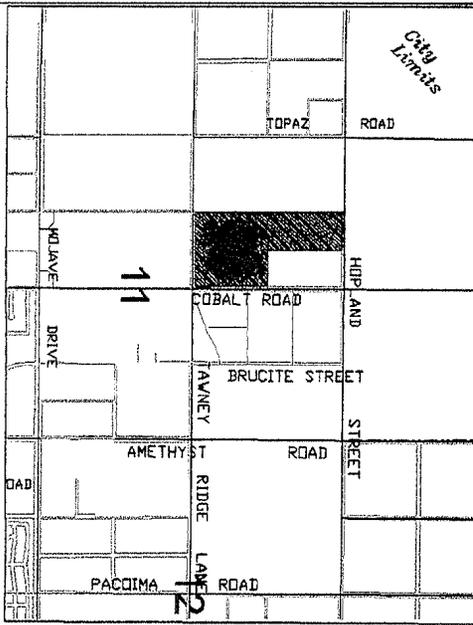
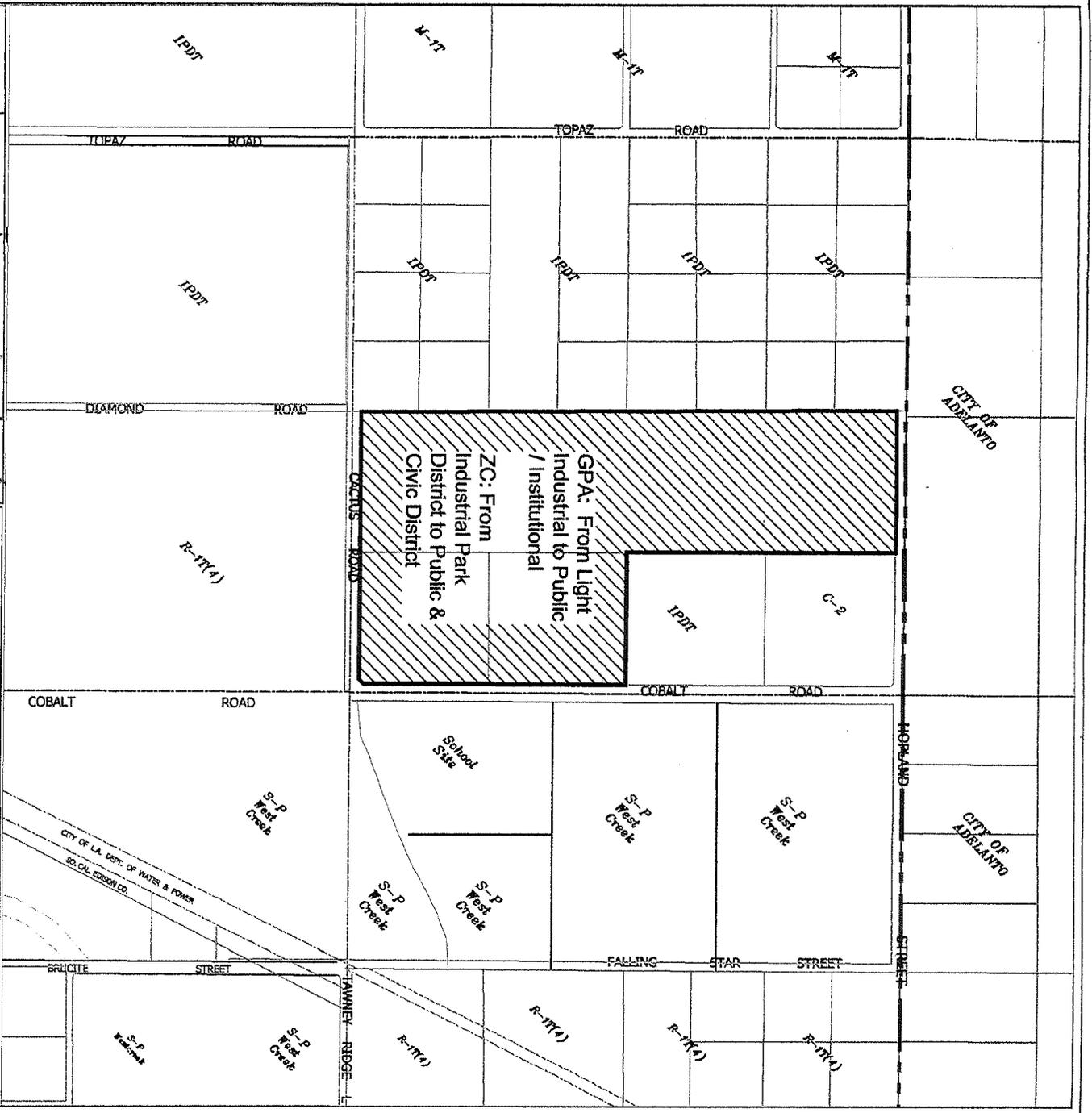


EXTERIOR ELEVATIONS
(REVERSE)

DATE: 8-20-08 DRAWN: CHECKED:

JPO
ADDJ-16
SHEET
A1.9R

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PROPERTY LOCATION MAP

Title: _____

Zoning: GPA: From LI to IPD Area: ± 57.00 Acres
 ZC: From PI to P-C

Assessor Parcel Number: 0455-053-16, -76 & -77

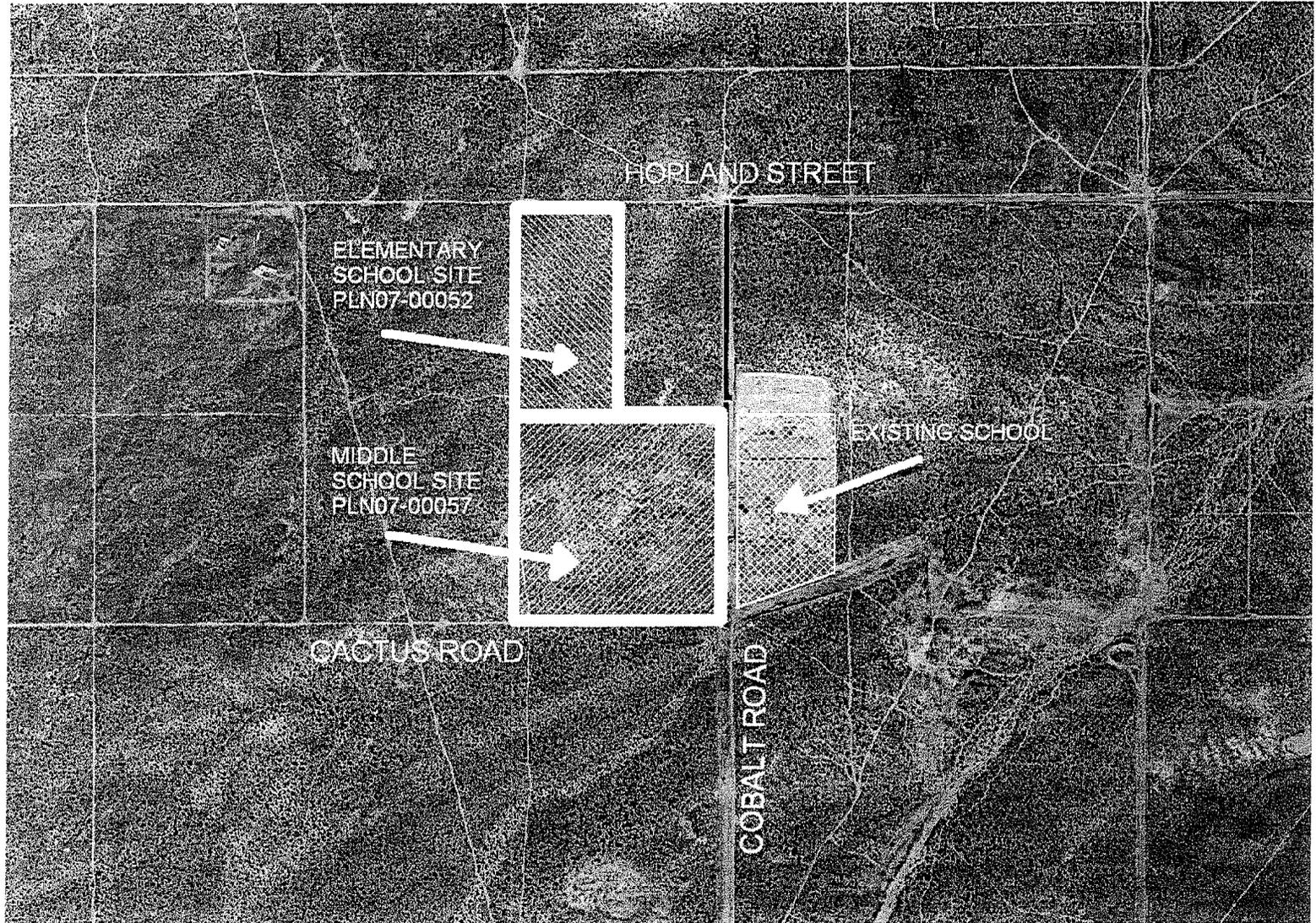
Location: The northwest corner of Cactus Road and Cobalt Road.

Drawn By: BD Checked By: AJT Date: 05-21-07 Case Number: PLN07-00052

GPA/ZC/SP/CUP

Graphics are diagrammatic only - Not to Scale

Prepared by: City of Victorville Development Department



**General Plan Amendment, Zone Change, Site Plan &
Conditional Use Permit
PLN07-00052**

6749579.4, 2019033.9 FT

CITY OF VICTORVILLE PLANNING DIVISION
14343 Civic Drive, Victorville, California 92392
(760) 955-5135 FAX (760) 269-0070

DRAFT NEGATIVE DECLARATION with a "de minimis" finding
Preparation Date: May 10, 2007

Name or Title of Project: Proposed General Plan Amendment & Zone Change PLN07-00052.

Location: Northwest corner of Cactus Road and Cobalt Road.

Entity or Person Undertaking Project: Adelanto School District; 11824 Air Expressway; Adelanto, CA 92301

Description of Project: A request to amend the Land Use Element of the General Plan to change approximately 57 acres of Light Industrial to Public/Institutional and to change the zoning designation on said property from an IPDT (Industrial Park District – Transitional) Zone District to a P-C (Public and Civic) Zone District.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Further, pursuant to Fish and Game Code Section 711.4, a "de minimis" finding is hereby made based upon the fact that no development is proposed at this time.

Public Review Period: May 14, 2007, through June 2, 2007.

Tentative Public Hearing Date: June 13, 2007.

Adopted by the Planning Commission on June 13, 2007.

RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

BILL WEBB
DIRECTOR OF DEVELOPMENT

AJ

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** Zone Change and General Plan Amendment PLN07-00052.
2. **Lead agency name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number:** Alejandro Jauregui, Assistant Planner, (760) 955-5135.
4. **Project location:** Northwest corner of Cactus Road and Cobalt Road.
5. **Project sponsor's name and address:** Adelanto School District; 11824 Air Expressway; Adelanto, CA 92301
6. **General plan designation:** Light Industrial.
7. **Zoning:** IPDT (Industrial Park District – Transitional)
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary). A request to amend the Land Use Element of the General Plan to change approximately 57 acres of Light Industrial to Public/Institutional and to change the zoning designation on said property from an IPDT Zone District to a P-C (Public and Civic) Zone District.
9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The approximately 57 acre site is bordered on the north by vacant Manufacturing/Industrial zoned land within the City of Adelanto, on the south by vacant R-1T4 (Single-family Residential, maximum four dwelling units per acre) zoned land, on the east by SP-04-001 (West Creek Specific Plan) zoned land containing an existing school and on the west by vacant IPDT zoned land.
10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). None, no development is proposed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Transportation/Circulation	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Population and Housing	<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Utilities and Service Systems
<input type="checkbox"/>	Geological Problems	<input type="checkbox"/>	Energy and Mineral Resources	<input type="checkbox"/>	Aesthetics
<input type="checkbox"/>	Water	<input type="checkbox"/>	Hazards	<input type="checkbox"/>	Cultural Resources
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Recreation
		<input type="checkbox"/>	Mandatory Findings of Significance		

Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated. See the sample question below. A source list is attached, and other sources used or individuals contacted are cited in the discussion.

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning? (1, Figure 6 and 2)				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (3, 1)				X
c) Be incompatible with existing land use in the vicinity? (4)				X
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (5)				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (4)				X

Comments: The approximately 57 acres of property located at the northwest corner of Cactus road and Cobalt Road is currently designated as Light Industrial. This proposal is to allow for a change in the Land Use Element of the General Plan of approximately 57 acres from Light Industrial to Public/Institutional. Additionally, the zoning of the approximately 57 acres is proposed to change from IPDT (Industrial Park District – Transitional) to P-C (Public and Civic). The proposed land use designation of Public and Civic is compatible with existing land uses in the vicinity as properties to the east and south are currently zoned for single-family residential uses, which are directly related to the sites future use as a school. Additionally, a school already exists adjacent to the site at the northeast corner of Cactus Road and Cobalt Road. No disruption or division of an established community will result with approval of this proposal, as the site is currently vacant. No mitigation is necessary.

II. POPULATION AND HOUSING. *Would the proposal:*

- a) Cumulatively exceed official regional or local population projections? (6, 4)
- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (4)
- c) Displace existing housing, especially affordable housing? (4)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a)				X
b)				X
c)				X

Comments: The potential development of the approximately 57 acre site as a school will not exceed local population projections as this site is currently designated as Light Industrial. The proposed development of a school has already been assessed by the Adelanto School District and any mitigation measures required by their study will be incorporated into the proposals Conditions of Approval. No mitigation is necessary.

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

- a) Fault rupture? (8, Figure 1)
- b) Seismic ground shaking? (8, Table 2)
- c) Seismic ground failure, including liquefaction? (5 and 8, 4 and Table 2)
- d) Seiche, tsunami, or volcanic hazard? (8, Table 2)
- e) Landslides or mudflows? (8, 7 and Figure 3)
- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (8, Figure 3)
- g) Subsidence of land? (3, Figure 8)
- h) Expansive soils? (5)
- i) Unique geologic or physical features? (5)

a)				X
b)			X	
c)				X
d)				X
e)				X
f)				X
g)				X
h)				X
i)				X

Comments: There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones. The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the Uniform Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (9, 1). Additionally, no development is proposed with the requested General Plan Amendment and Zone Change. No mitigation is necessary.

IV. WATER. *Would the proposal result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (11, graphic)				X
b) Exposure of people or property to water related hazards such as flooding? (10)				X
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity?) (4)				X
d) Changes in the amount of surface water in any water body? (4)				X
e) Changes in currents, or the course or direction of water movements? (4)				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (11)				X
g) Altered direction or rate of flow of groundwater? (4)				X
h) Impacts to groundwater quality? (4)				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (11)				X

Comments: All development on this site has been previously assessed by the Adelanto School District and any mitigation measures required by said body will be incorporated into the proposals Conditions of Approval. Because this study is being performed solely for the purpose of a General Plan Amendment and Zone Change, no mitigation is necessary.

V. AIR QUALITY. *Would the proposal:*

a) Violate any air quality standard or contribute to an existing or projected air quality violation? (16, 1)				X
b) Expose sensitive receptors to pollutants? (4)				X
c) Alter air movement, moisture, or temperature, or cause any changes in climate? (16, 1)				X
d) Create objectionable odors? (11)				X

Comments: All development on this site has been previously assessed by the Adelanto School District and any mitigation measures required by said body will be incorporated into the proposals Conditions of Approval. Because this study is being performed solely for the purpose of a General Plan Amendment and Zone Change, no mitigation is necessary.

VI. TRANSPORTATION/CIRCULATION. <i>Would the proposal result in:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Increased vehicle trips or traffic congestion? (11, graphic)				X
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (11, graphic)				X
c) Inadequate emergency access or access to nearby uses? (4)				X
d) Insufficient parking capacity on-site or off-site? (11, graphic)				X
e) Hazards or barriers for pedestrians or bicyclists? (11, graphic)				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (11, graphic)				X
g) Rail, waterborne or air traffic impacts? (11, graphic)				X

Comments: The General Plan Amendment and Zone Change will not result in direct impacts to traffic or circulation. Future development may increase traffic congestion and vehicle trips; mitigation measures, where required, have been previously addressed by the Adelanto School District, no mitigation necessary. The site is bordered by Hopland Street, a designated Arterial Roadway and Cobalt Road, a designated Collector Roadway, which would adequately serve a site of this size. No mitigation is necessary.

VII. BIOLOGICAL RESOURCES. <i>Would the proposal result in impacts to:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (18)				X
b) Locally designated species (e.g., heritage trees)? (18)				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (4)				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (4)				X
e) Wildlife dispersal or migration corridors? (18)				X

Comments: The proposed General Plan Amendment and Zone Change will not result in impacts to biological resources. The proposed development on the site has been previously assessed by the Adelanto School District, and all mitigation measures required by their study will be incorporated into the projects Conditions of Approval. Because this study is only intended to assess the effects of the proposed General Plan Amendment and Zone Change, no mitigation is necessary.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with adopted energy conservation plans? (6, 36)				X
b) Use nonrenewable resources in a wasteful and inefficient manner? (11, graphic)				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (3, 10)				X

Comments: The proposed General Plan Amendment and Zone Change will not significantly increase the use of substantial amounts of fuel or energy, nor create the need to develop new sources of energy. Further, utilization of energy conservation measures required under the State Appliance Efficiency Standards in Title 20, such as efficient mechanical systems designed in accordance with heating calculations and other code regulations will reduce the use of energy. No mitigation is necessary.

IX. HAZARDS. *Would the proposal:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? (11)				X
b) Possible interference with an emergency response plan or emergency evacuation plan? (8, Figure 5)				X
c) The creation of any health hazard or potential health hazard? (11)				X
d) Exposure of people to existing sources of potential health hazards? (4)				X
e) Increased fire hazard in areas with flammable brush, grass, or trees? (11)				X

Comments: The proposed General Plan Amendment and Zone Change will not subject the public to health hazards inasmuch as the project does not involve the use of hazardous substances, nor does it interfere with existing emergency/evacuation plans (8, Figure 5).

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (11)				X
b) Exposure of people to severe noise levels? (11)				X

Comments: Because this study is only intended to assess the effects of the proposed General Plan Amendment and Zone Change, no mitigation is necessary. Any mitigation measures required by the study performed by the Adelanto School District, which assessed the proposed developments impact will be included in the projects Conditions of Approval.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

- a) Fire protection? (11)
- b) Police protection? (11)
- c) Schools? (11)
- d) Maintenance of public facilities, including roads? (11)
- e) Other government services? (11)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
				X
				X
				X
			X	
			X	

Comments: The proposed General Plan Amendment and Zone Change will not result in an increase in public services. No mitigation is necessary. Future development of a school will be subject to other fees and assessments as well as mitigation measures required by the study performed by the Adelanto School District that will reduce their impact to a level of non-significance (21, 314).

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

- a) Power or natural gas? (11)
- b) Communications systems? (11)
- c) Local or regional water treatment or distribution facilities? (11)
- d) Sewer or septic tanks? (11)
- e) Storm water drainage? (11)
- f) Solid waste disposal? (11)
- g) Local or regional water supplies? (11)

				X
				X
				X
				X
				X
				X
				X

Comments: All development on this site has been previously assessed by the Adelanto School District and any mitigation measures required by said body will be incorporated into the proposals Conditions of Approval. Because this study is being performed solely for the purpose of a General Plan Amendment and Zone Change, no mitigation is necessary.

XIII. AESTHETICS. *Would the proposal:*

- a) Affect a scenic vista or scenic highway? (11)
- b) Have a demonstrable negative aesthetic effect? (11)
- c) Create light or glare? (11)

				X
				X
				X

Comments: The proposed General Plan Amendment and Zone Change will not have any adverse impact to the aesthetics of the area. Because all development on this site has been previously assessed by the Adelanto School District and any mitigation measures required by said body will be incorporated into the proposals Conditions of Approval no mitigation is necessary.

XIV. CULTURAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Disturb paleontological resources? (4)				X
b) Disturb archaeological resources? (4)				X
c) Have the potential to cause a physical change that would affect unique ethnic cultural values? (4)				X
d) Restrict existing religious or sacred uses within the potential impact area? (4)				X

Comments: All development on this site has been previously assessed by the Adelanto School District and any mitigation measures required by said body will be incorporated into the proposals Conditions of Approval. Because this study is being performed solely for the purpose of a General Plan Amendment and Zone Change, no mitigation is necessary.

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (11)				X
b) Affect existing recreational opportunities? (11)				X

Comments: The proposed change will allow for a school in accord with the proposed Public/Institutional General Plan designation; a school development will not increase the need for any recreational facilities. No mitigation is necessary. (21, 314).

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have the potential to achieve short-term, to the disadvantage or long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- d) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?

			X
			X
			X
			X

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

- a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.
- b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino*, 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 CalApp 3d 1337 (1990).

REFERENCES

1. 1997 City of Victorville General Plan Land Use Element.
2. City of Victorville Official General Plan Land Use Policy Map.
3. 1997 City of Victorville General Plan Resource Element.
4. Aerial photos of the City of Victorville, PhotoMapper 4.23, AirPhotoUSA, 2007.
5. United States Soil Conservation Service *Soil Survey of San Bernardino County, California*.
6. 1997 City of Victorville General Plan Housing Element.
7. California Department of Finance Demographic Research Unit Report E-5, January 1, 1999.
8. 1997 City of Victorville General Plan Safety Element.
9. Latest adopted version of the Uniform Building Code.
10. Flood Insurance Rate Map, Community Number 065 068, Effective Date March 18, 1996, Federal Emergency Management Agency.
11. PLN07-00052 application filed April 24, 2007.
12. Mojave Water Agency letter dated July 13, 1993.
13. Mojave Water Agency letter dated March 27, 1996.
14. Memorandum from the Director of Planning to the Planning Commission responding to comments made by the City of Adelanto regarding Site Plan SP-12-94 dated November 16, 1994.
15. 1991 Uniform Fire Code.
16. Personal communication with Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District on August 30, 1993.
17. 1997 City of Victorville General Plan Circulation Element.
18. United States Bureau of Land Management California Desert Conservation Area, 1988.
19. Chapter 13.33 of the Victorville Municipal Code.
20. 1997 City of Victorville General Plan Noise Element.
21. Victorville Municipal Code Buildings, and Construction Ordinance, Chapter 15.04.
22. Victorville Municipal Code Zoning Ordinance, Chapter 18.16.
23. Victorville Municipal Code, Chapter 6.30.



General Plan Amendment & Zone Change
PLN07-00052

USE NO

PLN07-00052

AGENCY CHECKLIST

Environmental Assessment

act/Parcel

0455-053-16

Needed

Class ___ Exemption

PA

AGENCY LETTERS TO BE SENT TO:		Sent	Rec'd		Sent	Rec'd
Engineering Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Ad Hoc Committees	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Golden Mesa	<input type="checkbox"/>	<input type="checkbox"/>
Community Services Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Golden Triangle	<input type="checkbox"/>	<input type="checkbox"/>
Development Department – Building Div.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Green Tree East	<input type="checkbox"/>	<input type="checkbox"/>
Victorville Redevelopment Agency	<input type="checkbox"/>	<input type="checkbox"/>		Old Town VV Property Owners	<input type="checkbox"/>	<input type="checkbox"/>
City Manager	<input type="checkbox"/>	<input type="checkbox"/>		Raintree	<input type="checkbox"/>	<input type="checkbox"/>
Police Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>		South Central #4	<input type="checkbox"/>	<input type="checkbox"/>
Finance Department (Sanitation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Tatum	<input type="checkbox"/>	<input type="checkbox"/>
Public Works	<input type="checkbox"/>	<input type="checkbox"/>				
Information Services	<input type="checkbox"/>	<input type="checkbox"/>				
Verizon California, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		City of Hesperia	<input type="checkbox"/>	<input type="checkbox"/>
Southwest Gas Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		City of Adelanto	<input type="checkbox"/>	<input type="checkbox"/>
Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Town of Apple Valley	<input type="checkbox"/>	<input type="checkbox"/>
Victor Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Mojave Regional Economic Dev. Council	<input type="checkbox"/>	<input type="checkbox"/>
Baldy Mesa Water District	<input type="checkbox"/>	<input type="checkbox"/>		Victor Valley Board of Realtors	<input type="checkbox"/>	<input type="checkbox"/>
Hesperia Water District	<input type="checkbox"/>	<input type="checkbox"/>		Building Industries Association	<input type="checkbox"/>	<input type="checkbox"/>
County Service Area 64	<input type="checkbox"/>	<input type="checkbox"/>		High Desert Council of Engineering	<input type="checkbox"/>	<input type="checkbox"/>
Mojave Water Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Archaeological Information Center	<input type="checkbox"/>	<input type="checkbox"/>
Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Local Agency Formation Commission (LAFCO)	<input type="checkbox"/>	<input type="checkbox"/>
				Southern California Logistics Airport	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Victor Elementary School District	<input type="checkbox"/>	<input type="checkbox"/>		Victorville Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>
VV Union High School District	<input type="checkbox"/>	<input type="checkbox"/>				
Adelanto Elementary School District	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Indian Tribes		
Snowline Joint Unified School District	<input type="checkbox"/>	<input type="checkbox"/>		Morongo Band of Mission Indians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hesperia Unified School District	<input type="checkbox"/>	<input type="checkbox"/>		San Fernando Band of Mission Indians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Victor Valley College	<input type="checkbox"/>	<input type="checkbox"/>		San Manuel Bank of Mission Indians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Victor Valley Wastewater Reclamation Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Serrano Band of Indians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Burrtec Waste Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Projects over 50,000 square feet		
J.S. Post Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Briggs Law Corporation	<input type="checkbox"/>	<input type="checkbox"/>
Caltrans	<input type="checkbox"/>	<input type="checkbox"/>		Ed Smith	<input type="checkbox"/>	<input type="checkbox"/>
Department of Fish and Game	<input type="checkbox"/>	<input type="checkbox"/>		Sierra Club	<input type="checkbox"/>	<input type="checkbox"/>
San Joaquin Water Quality Control Board	<input type="checkbox"/>	<input type="checkbox"/>				
Flood Control District	<input type="checkbox"/>	<input type="checkbox"/>				
Mojave Desert Air Quality Management District	<input type="checkbox"/>	<input type="checkbox"/>		Development Agreements		
County Transportation	<input type="checkbox"/>	<input type="checkbox"/>		Century-Crowell – Foxfire	<input type="checkbox"/>	<input type="checkbox"/>
County Health Department	<input type="checkbox"/>	<input type="checkbox"/>		Inco Homes – Mesa Verde; Vista Verde	<input type="checkbox"/>	<input type="checkbox"/>
County Planning Department	<input type="checkbox"/>	<input type="checkbox"/>		Pacific Bay – Brentwood	<input type="checkbox"/>	<input type="checkbox"/>
County Solid Waste Management Department	<input type="checkbox"/>	<input type="checkbox"/>		Southdown – Southwestern Industrial Park	<input type="checkbox"/>	<input type="checkbox"/>

Conditions of Approval

Fire Dept

The Fire Department recommends that the following conditions be attached to this Project/Tract:

1. An approved on site fire protection water system, in accordance with Fire Department Standard No. 5, is required. The system is required to be in place and serviceable prior to building construction.
2. Approved water supply system, complete with fire hydrants complying with Fire Department Standard No. 5, shall be in place prior to any combustible construction.
3. Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. If gates installed, must comply with Fire Department Standards.
4. Knox Box/Key Box is required, and shall be provided and installed in a location approved by the Fire Department.
5. Monitored fire sprinkler and/or fire alarm system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
6. Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
7. Required fire flow for this project is 2,750 gpm @ 20 psi at furthest remote hydrant. Contact Water District to assure availability of required fire flow.
8. Shall comply with all Fire Department requirements based on occupancy classification.

Engineering Dept

The Engineering Department recommends that the following conditions be attached to the captioned Site Plan:

1. The applicant shall dedicate the following for street right-of-way in accordance with the requirements of the Motorized Circulation Element of the General Plan.
 - a. Diamond Road 30 feet
 - b. Hopland Street 42 feet
 - c. Tawney Ridge Lane (Cactus Road) 32 feet
2. The applicant shall improve all the streets within and fronting on this Site Plan in accordance with the Standard Specifications for Public Improvements for the City of Victorville.
3. The applicant shall install sewer, water, gas, underground electricity and telephone.
4. The applicant shall install streetlights on decorative marbelite standards and relocate existing streetlights as required by the City Engineer.
5. The applicant shall install fire hydrants and/or on-site protection as required by the Fire Chief.
6. The applicant's Engineer shall submit a grading plan for approval. Said grading plan shall also address nuisance water.
7. The applicant shall install physically handicapped ramps at all intersections.
8. The applicant shall be responsible for any costs incurred in the relocation of existing utility facilities where such facilities conflict with the improvements required by these conditions of approval for this Site Plan.
9. The applicant shall install all improvements required by Sections 9.32.010 of the Victorville Municipal Code (curbs, gutters, sidewalks, drive approaches, pavement widening, and drainage facilities) along the street frontages of the subject Site Plan, in accordance with the Standard Specifications for Public Improvements for the City of Victorville.

PLN07-00052

- 10. The applicant shall agree in writing as a condition of this approval to pay any and all fees that shall become effective prior to obtaining a building permit and shall pay such fees as a condition of obtaining a building permit.
- 11. That the applicant shall pay all existing sewer or any other City of Victorville assessments against the subject property.
- 12. That the applicant shall provide improved secondary access as required by the Fire Chief.
- 13. The applicant shall conduct a grading operation on the subject property in a manner that will not cause sand or dust to blow onto the property of others. An adequate dust palliative shall be used at all times. Upon completion of grading the applicant shall maintain the site in a manner that will not cause sand or dust to blow onto the property of others.
- 14. The applicant shall provide temporary fencing as required by staff to prevent windblown construction debris from leaving the construction site.
- 15. The applicant shall comply with Section 15.28.180 of the Victorville Municipal Code regarding the placing of utility lines underground.
- 16. The applicant shall obtain offsite road right-of-way for Hopland Street, Diamond Road and Tawney Ridge Lane from the following parcels:
 - a. APN 0455-052-21 42 feet (15 feet minimum)
 - b. APN 0455-052-33 42 feet (15 feet minimum) at the corner
 - c. APN 0455-053-38 30 feet (15 feet minimum)
 - d. APN 0455-053-04 30 feet (15 feet minimum)
 - e. APN 0455-053-37 30 feet (15 feet minimum)
 - f. APN 0455-053-64 30 feet (15 feet minimum)
 - g. APN 0455-053-49 30 feet (15 feet minimum)
 - h. APN 0455-053-13 30 feet (15 feet minimum)
 - i. APN 0455-053-40 30 feet (15 feet minimum)
 - j. APN 0455-053-46 30 feet (15 feet minimum)
 - k. APN 0455-053-83 32 feet (15 feet minimum)
- 17. The applicant shall pave Diamond Road, 26 feet wide, from the project boundary north to Hopland Street.
- 18. The applicant shall pave Hopland Street, 26 feet wide, from Diamond Road east to existing pavement.
- 19. The applicant shall pave Tawney Ridge Lane (Cactus Road), 26 feet wide, from the project boundary east to existing pavement.

Comments

Building Dept

Police Dept

Finance Dept (Sanitation)

Verizon California, Inc.

Southwest Gas Corporation

Mojave Water Agency

Charter Communications

PLN07-00052

VV Wastewater Reclamation Auth

Burrtec Waste Industries

U.S. Post Office

Community Services Dept

Southern California Edison

Morongo B of M Indians

San Fernando B of M Indians

San Manuel B of M Indians

Serrano Band of Indians

Victor Valley Water District

So. Calif. Logistics Airport

Others

Application Received

Planning Div.

Conditions & Comments

Before Letter (Notice)

Hearing w/ Pln Commis.

Conditions & Comments

Plan Submittal Label

Case Sheet

Plan Submittal Label

REVISED 5/23/07

065

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