OFFICE OF THE CITY CLERK
RACHEL G. CLARK, C.M.C. - CITY CLERK

300 North "D" Street • San Bernardino • CA 92418-0001
909.384.5002 • Fax: 909.384.5158
www.sbcity.org

October 21, 2005

Mr. Patrick Mitchell
Downey Brand Attorneys, LLP
3001 Douglas Blvd., Suite 360
Roseville, CA 95661

Dr. Mr. Mitchell:

At the Mayor and Common Council meeting held on October 17, 2005, the following action was taken relative to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31 - CalMat Cajon Creek Specific Plan:

> The hearing was closed; and the Mayor and Common Council approved the modification to Condition of Approval No. 9 to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31 to revise the wording and incorporate the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan.

If we can be of further assistance, please do not hesitate to contact this office.

Sincerely,

Rachel G. Clark

Rachel G. Clark
City Clerk

RGC:lls
cc: Development Services

Michael Linton, Vulcan Materials, 5694 Mission Center Road, Suite 602, PMB 424, San Diego, CA 92108-4312

Receipt # 263921

CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF DETERMINATION

FROM: CITY OF SAN BERNARDINO
Development Services Department
300 North "D" Street
San Bernardino, CA 92418

TO:

☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

CLERK OF THE BOARD

OCT 26 2005

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

COUNTY OF SAN BERNARDINO

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: CalMat Cajon Creek Specific Plan (SP No.90-01) and Conditional Use Permit No. 91-31 – Modification to Conditions of Approval.

State Clearinghouse Number (if submitted to Clearinghouse): N/A
Lead Agency Contact Person: Valerie C. Ross
Area Code/Telephone: 909.384.5057

Project Description: Modification to Condition of Approval No. 9 related to the timing of the formation of an assessment district or other means to ensure ongoing maintenance of landscaped areas within the Specific Plan area.

Location: The CalMat Cajon Creek Specific Plan is generally located westerly of Cajon Boulevard, between Devore Road and the community of Muscoy in the City and County of San Bernardino.

This is to advise that on October 17, 2005, the City of San Bernardino, Mayor and Common Council approved the modification to the Conditions of Approval and made the following determinations:

1. An Environmental Impact Report was certified by the City of San Bernardino in conjunction with approval of the CalMat Cajon Creek Specific Plan. With certification of that EIR, the Mayor and Common Council adopted Facts, Findings and a Statement of Overriding Considerations. Mitigation Measures were made a condition of approval of the Specific Plan.
2. Approval of the modification to the Conditions of Approval does not affect any of the environmental determinations of the Final EIR or the Mitigation Monitoring and Reporting Plan.
3. Approval of the modification to the Conditions of Approval will not result in any significant environmental effects outlined in Section 15091.

This is to certify that the Final EIR for the CalMat Cajon Creek Specific Plan, all supporting documents referenced therein, and record of that project approval, and record of approval of the modification to the Conditions of Approval are available to the General Public at: City of San Bernardino, Development Services Department, 300 N. "D" Street, 3rd Floor, San Bernardino, CA, 92418.

Signature: Valerie C. Ross Date: October 21, 2005 Title: Deputy Director/City Planner
Valerie C. Ross

Date received for filing:

DATE FILED & POSTED

CITY OF SAN BERNARDINO

STATEMENT OF OFFICIAL PLANNING COMMISSION ACTION

PROJECT

Number: Specific Plan No. 90-01 & Conditional Use Permit No. 91-31

Owner/Applicant: CalMat Co., dba Vulcan Materials Company

Description: A request to amend the Conditions of Approval related to timing of the formation of an assessment district or other means to ensure ongoing maintenance of landscaped areas within the CalMat Cajon Creek Specific Plan area. The project area is generally located westerly of Cajon Boulevard, between Devore Road and the community of Muscoy. The Specific Plan area includes industrial extractive and light and heavy industrial uses.

ACTION: **APPROVED**

Meeting Date: September 20, 2004

The Planning Commission recommended that the Mayor and Common Council modify Condition No. 9 to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31 to revise the wording and incorporate the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan.

VOTE

Ayes:	Durr, Enciso, Morris, Powell and Sauerbrun
Nays:	None
Abstain:	None
Absent:	Brown, Coute and Heasley

This item will be scheduled before the Mayor and Common Council for final action.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of San Bernardino.

Valerie C. Ross
Valerie Ross, Deputy Director/City Planner

September 21, 2005
Date

cc: Case File, Department File

Vulcan/Cajon

SUMMARY CITY OF SAN BERNARDINO PLANNING DIVISION

CASE:	Specific Plan No. 90-01/Conditional Use Permit No. 91-31 – Modification to Conditions of Approval for CalMat Cajon Creek Specific Plan
AGENDA ITEM:	4
HEARING DATE:	September 20, 2005
WARD:	6

OWNER:
Michael Linton
Vulcan Materials
5694 Mission Center Road, Suite 602
PMB 424
San Diego, CA 92108-4312
619.298.5800

APPLICANT:
Patrick Mitchell
Downey Brand Attorneys LLP
3001 Douglas Blvd., Suite 360
Roseville, CA 95661
916.773.2100

REQUEST/LOCATION:

A request to modify the Conditions of Approval related to timing of the formation of an assessment district or other means to ensure ongoing maintenance of landscaped areas within the CalMat Cajon Creek Specific Plan area. The project area is generally located westerly of Cajon Boulevard, between Devore Road and the community of Muscoy.

CONSTRAINTS/OVERLAYS:

- ☐ N/A

ENVIRONMENTAL FINDINGS:

- ☐ Not Applicable
- ☐ Exempt, Section _____
- ☐ No Significant Effects
- ☐ Mitigated Negative Declaration and Mitigation Monitoring Plan
- ✓ Previous Environmental Impact Report, Mitigation Measures, and Mitigation Monitoring/Reporting Program

STAFF RECOMMENDATION:

- ✓ Approval
- ☐ Conditions
- ☐ Denial
- ☐ Continuance to:

REQUEST AND LOCATION

CalMat Co., dba Vulcan Materials Company, is requesting a modification to the Conditions of Approval imposed upon Specific Plan No. 90-01/Conditional Use Permit No. 91-31 related to the timing of the formation of an assessment district or other means to ensure ongoing maintenance of landscaped areas within the CalMat Cajon Creek Specific Plan area. The project area is generally located westerly of Cajon Boulevard, between Devore Road and the community of Muscoy.

BACKGROUND

In 1993, the Mayor and Common Council approved the Cajon Creek Specific Plan and Conditional Use Permit No. 91-31 to allow sand and gravel extraction activities and various light and heavy industrial uses on approximately 1392 acres.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

With approval of the Cajon Creek Specific Plan, the Mayor and Common Council certified the Final Environmental Impact Report and adopted the Mitigation Monitoring/Reporting Program. Amending the Condition of Approval does not affect any of the environmental determinations or the Mitigation Monitoring Reporting Program.

DISCUSSION

The Specific Plan was laid out with sixteen Planning Areas (A–P), with permitted uses and development standards outlined by Planning Area. Generally speaking, the lighter industrial uses or "buffer" developments are adjacent to Cajon Avenue, with the heavier industrial uses and extraction activities behind or to the west. The Planning Areas vary in size, based to a large extent, on development constraints such as 8-inch and 14-inch petroleum pipelines, Cajon Creek, the Burlington Northern Santa Fe and Union Pacific Railroad tracks, a San Gabriel Valley Municipal Water District easement, and a Southern California Edison easement. In addition, there are existing lots of record within the Planning Areas themselves. The sizes of the Planning Areas and the existing parcels do not correspond with the ultimate development projects.

Conditions of Approval that are applicable throughout the entire plan area were included in the approval of the Specific Plan and Conditional Use Permit. Conditions 8 and 9 read as follows:

"8. Prior to issuance of any subsequent development permits, conditional use permits or the granting of tentative subdivision approvals, on a project by project basis, the developer shall submit to the Planning Division for review complete concept master landscape and irrigation plans for each development project within the Specific Plan area. The landscape and irrigation plans shall comply with the "Procedure and Policy

for Landscape and Irrigation," and comply with all applicable provisions of Chapter 19.28 (Landscaping Standards) of the Development Code effective on the date of approval of this Specific Plan. (Note: the issuance of a building development permit by the Department of Planning and Building Services, does NOT waive this requirement. No grading permit(s) will be issued prior to approval of landscape plans.) Trees are to be inspected by a representative of the Parks Department prior to planting.

9. No lot in the Specific Plan area shall be sold unless a corporation, assessment district or other approved appropriate entity has been legally formed with the right to assess all those properties which are jointly owned or benefited to operate and maintain all of the mutually available features of the development including, but not limited to, open space, landscaping or slope maintenance landscaping (which may be on private lots adjacent to street rights-of-way). No lot shall be sold unless all approved and required open space, landscaping, or other improvements, or approved phase thereof, have been completed or completion is assured by a financing guarantee method approved by the City Engineer.

   a. Conditions, Covenants, and Restrictions (CC & R's) shall be developed and recorded for the Specific Plan area subject to the review and approval by the Department and the City Attorney. This review and approval shall occur prior to the issuance of any Building Permits.

   b. The recorded CC & R's shall permit the enforcement by the City."

While Condition No. 8 requires that the master landscape plan be established and the maintenance provision be in place prior to issuance of any permits or project approvals, Condition No. 9 requires this provision to be in place prior to the sale of any lot. The applicant asked that the sale of any "*lot*" as specified in Condition No. 9 be interpreted to exclude Planning Areas. Staff did not agree with that interpretation. Staff is aware that the Planning Commission was especially concerned with the view along Cajon Boulevard, and wanted to ensure that a coordinated and comprehensive landscape plan be developed and implemented for the entire Specific Plan area.

The applicant has prepared a conceptual landscape plan for medians, parkways/streets, and slope areas for the industrially designated areas within the Specific Plan. Staff routinely imposes landscaping maintenance provisions through the project review process whether the application includes a Tentative Tract/Parcel Map, Conditional Use Permit, or Development Permit. Staff believes that Condition No. 8 should remain as previously adopted and Condition No. 9 should be modified, as follows:

9) No grading or building permits may be issued within the CalMat Cajon Creek Specific Plan until such time as a corporation, assessment district, or other approved appropriate entity has been legally formed. That entity will have the right to assess all properties: (1) in the Planning Area in which the grading or building permit is being issued; (2) whose Ultimate Use is designated as Light Industrial or Heavy Industrial;

and (3) that are no longer being used for Mineral Resource Extraction, Processing and related uses, or for Interim Uses.

a) The area between the street curb and the building or parking areas, medians, and slope areas on private lots shall be landscaped by the developer and included in a landscape maintenance district. The specific boundaries will be determined by the City Engineer through the plan check process.

b) The applicant shall grant a landscape maintenance easement for the areas within the Landscape Maintenance District.

c) The Landscape Maintenance District and shall be formed prior to issuance of grading or building permits.

d) Separate sets of Landscape Plans (including the irrigation system) shall be provided for areas included within the Landscape Maintenance District.

e) The project applicant shall form a corporation or other appropriate legal entity for all other landscaped areas.

f) All landscaping within the Specific Plan area shall be consistent with the Conceptual Landscape Plan dated September 20, 2005.

CONCLUSION

The modification of Condition of Approval No. 9 is consistent with the intent of the Specific Plan and will not undermine what the Planning Commission was trying to accomplish.

RECOMMENDATION

Staff recommends that the Planning Commission modify Condition No. 9 to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31to revise the wording and incorporate the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan.

Respectfully Submitted,

James Funk
Director of Development Services

Valerie C. Ross
Deputy Director/City Planner

Attachment A Location Map
B CalMat Cajon Creek Specific Plan Conceptual Landscape Plan, September 20, 2005

ATTACHMENT B

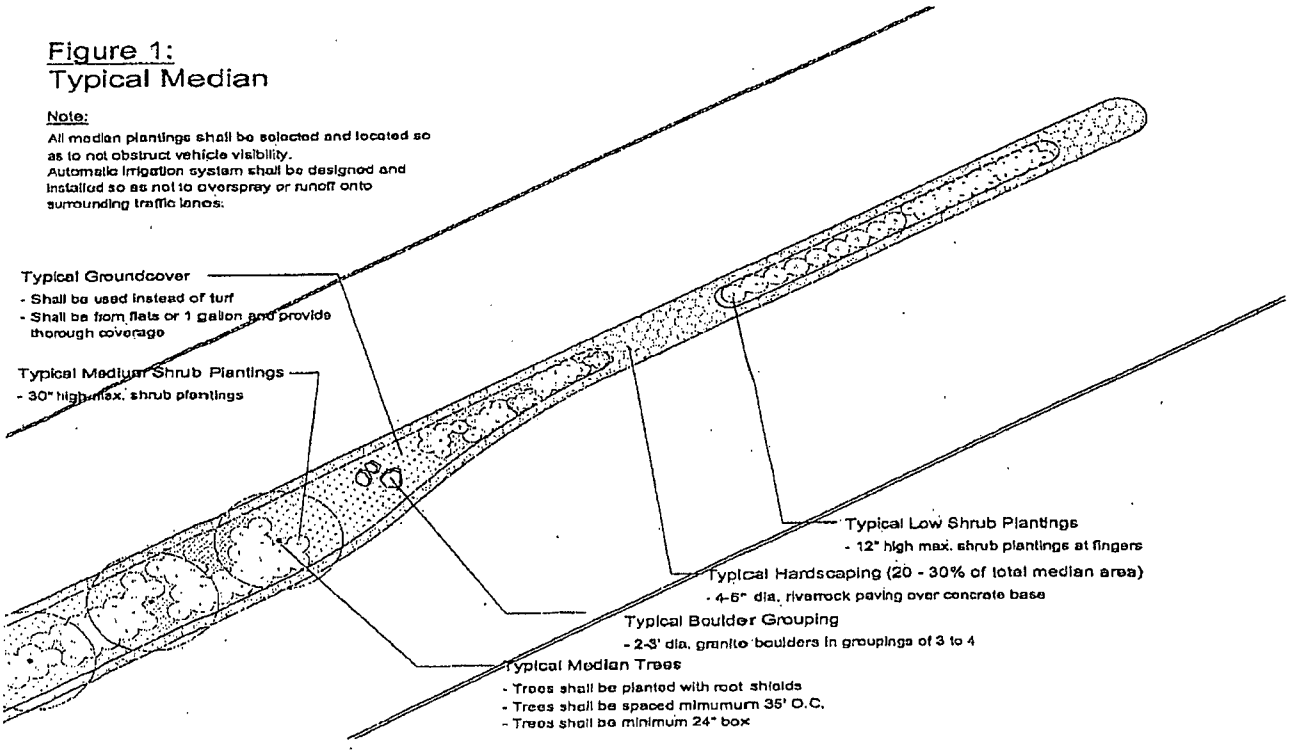
CalMat Cajon Creek Specific Plan
Conceptual Landscape Plan
September 20, 2005

1. **Landscaping Theme.** The design shall be tied together by a unifying landscape palette and streetscape. This landscape theme will set the tone for individual lot development.

2. **Selection of Landscape Materials.** Landscape materials shall be selected based on their ability to implement the overall landscape theme, their hardiness and ability to tolerate strong winds, and shall be predominantly drought tolerant to reduce water consumption for landscape purposes.

3. **Medians.** Street medians shall be landscaped, where the width permits and subject to other considerations, such as public safety. Landscaping shall include low growing shrubs and trees. Trees should reflect the overall street tree theme. Trees should not be planted in the medians in areas where visibility and safety could be impaired. Planted medians may narrow or be eliminated in areas where space is needed for turn pockets.

Figure 1:
Typical Median

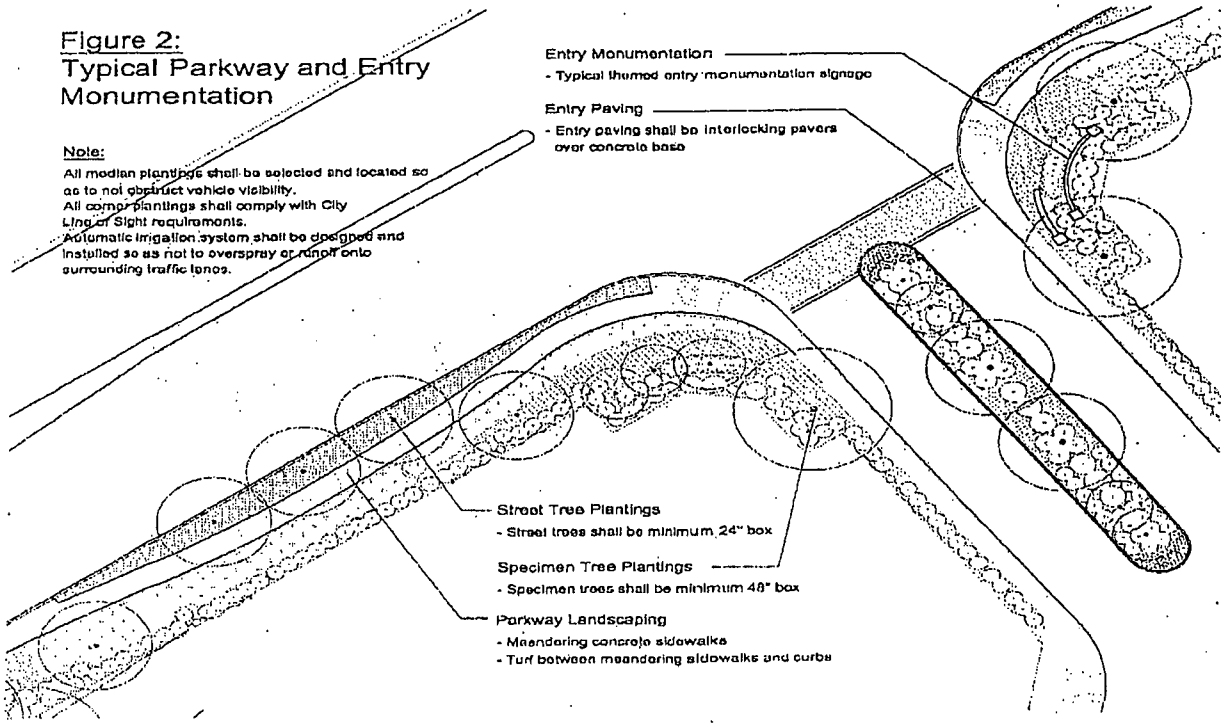


The above figure is a conceptual design--for illustrative purposes only. Site design, building footprints, parking and circulation, landscaping architecture and other site design features are typical and based on the design requirements of the Cajon Creek Specific Plan. Actual development may vary from this typical representation.

4. **Slope Treatments**. In general, slope planting shall consist of low water use species with minimum maintenance requirements. The plants should be capable of developing extensive root systems in a relatively short period of time for effective erosion control. Plant material on slopes should not require heavy or frequent fertilizing in order to thrive. Slope planting should be designed to complement the landscape theme, serving as a backdrop or extending the planting theme. The landscape treatment of interior slopes should reinforce the streetscape design. Low-growing uniform ground covers should be used in conjunction with shrubs of similar scale and texture to those planted along streets.

5. **Parkways/Street Landscaping**. A street theme tree(s) shall be selected to create a uniform street tree planting. Broad headed multi-stem evergreen specimen trees, accent trees, shrubs, ground covers and color accents should be considered to establish the streetscaping. Each Specific Plan area road shall include trees of a consistent theme. Such theme trees shall be planted within the right of way. The actual tree location must take into account the location of underground utilities and other above-grade amenities such as streetlights, fire hydrants, and ultimate project entries. Ample area should be provided around each tree to ensure healthy growth. Tree grates that allow water to penetrate the soil may be used around trees to enhance hardscape areas.

Figure 2:
Typical Parkway and Entry Monumentation



The above figure is a conceptual design--for illustrative purposes only. Site design, building footprints, parking and circulation, landscaping architecture and other site design features are typical and based on the design requirements of the Cajon Creek Specific Plan. Actual development may vary from this typical representation.

6. **Entry Monumentation**. Entry monumentation, if utilized, shall serve as identification and theme elements. Major entry monumentation may be located at key entry points. Monument walls shall work with the topography of the entry sites and will be clearly legible from public streets. Planting for the monuments will focus attention toward and act as a backdrop for the signage. All monuments should be lighted from the front with fixtures compatible with the overall site lighting and planting. Internally lit signage at entries is prohibited.

7. **Lighting**. Parking lot lighting shall coordinate with streetlights to provide a uniform lighting character. Light standards located within each site, including parking lots, should match the street light standards. Lighting of parking lots and adjacent buildings shall be coordinated with regard to illumination levels and materials.

8. **Hardscape.** Areas of hardscape may be used to add interest in public spaces. Enhanced paving may be used to identify pedestrian areas. Other hardscape features shall be designed to integrate with the overall landscaping.

9. **Setbacks**. Setbacks shall vary to create interest to the streetscape. Building setbacks should be provided proportionate to the scale of the structure, consideration should also be given to wider setbacks along primary streets and varying setbacks to provide visual interests. Open, expansive parking areas should incorporate additional landscaping, screening or other buffering techniques to create viewsheds from the primary streets that are visually appealing.

10. **Walls and Fences**. A fence or wall used in screening an unsightly view, deflecting noise, or providing required security shall be of a material similar to or compatible with the walls of the adjacent building(s). No wire, slatted chain link, or steel fencing shall be acceptable. Walls may be extensions of monument or identity signage, compatible with the landscape theme. Screen walls shall be a maximum of six feet in height.

    Walls located along the development boundary shall be solid masonry type and shall be of similar materials and construction throughout the development. Rear yard walls, where necessary, should be consistent with boundary walls.

Long, straight runs of a single fence or wall are monotonous and should be avoided and should be broken by visual relief through periodically recessing the wall, constructing pilasters or adding jogs in the fence line. In addition, landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall or fence.

11. **Service, Loading, Outdoor Storage Areas, and Trash Enclosures.** Because many buildings will be visible from public rights-of-way, as well as internally, an attractive treatment of service areas is a crucial element of the overall Specific Plan image. Trash enclosures should not be located in view corridors. Surrounding landscaping and berming is encouraged to screen views of service, loading, outdoor storage areas and trash enclosures.

ORIGINAL

CITY OF SAN BERNARDINO – REQUEST FOR COUNCIL ACTION

From: James Funk, Director

Dept: Development Services

Date: September 27, 2005

Subject: Specific Plan No. 90-01/Conditional Use Permit No. 91-31 – CalMat Cajon Creek Specific Plan – Modifications to Conditions of Approval.

MCC Date: October 17, 2005

Synopsis of Previous Council Action: 1993 – The Mayor and Common Council approved Specific Plan No. 90-01 and Conditional Use Permit No. 91-31 – the CalMat Cajon Creek Specific Plan.

Recommended Motion:

That the hearing be closed and the Mayor and Common Council modify Condition No. 9 to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31 to revise the wording and incorporate the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan.

Valerie C. Ross for JF

James Funk

Contact person: Valerie C. Ross, City Planner **Phone:** 5057

Supporting data attached: Staff Report **Ward:** 6

FUNDING REQUIREMENTS: **Amount:** N/A

Source: (Acct. No.)

(Acct. Description)

Finance:

Council Notes:

Agenda Item No. 44

10/17/05

CITY OF SAN BERNARDINO - REQUEST FOR COUNCIL ACTION

STAFF REPORT

SUBJECT: Specific Plan No. 90-01/Conditional Use Permit No. 91-31 – CalMat Cajon Creek Specific Plan – Modifications to Conditions of Approval.

Owner:

Michael Linton
Vulcan Materials
5694 Mission Center Road, Suite 602
PMB 424
San Diego, CA 92108-4312
619.298.5800

Applicant:

Patrick Mitchell
Downey Brand Attorneys LLP
3001 Douglas Blvd., Suite 360
Roseville, CA 95661
916.773.2100

BACKGROUND

The Mayor and Common Council approved the CalMat Cajon Creek Specific Plan in 1993, through Specific Plan No. 90-01 and Conditional Use Permit No. 91-31. The specific plan covers approximately 1392 acres, located westerly of Cajon Boulevard in the northwest portion of the City (Exhibit 1). The specific plan allowed sand and gravel extraction activities and various light and heavy industrial uses. Since adoption of the specific plan, Vulcan Materials acquired CalMat, and sand and gravel activities have been initiated.

One of the Conditions of Approval (No. 8) for the specific plan and CUP required a conceptual master landscape plan prior to any subsequent development project approvals. Another Condition of Approval (No. 9) required that an assessment district (or similar entity) be established prior to the sale of any lot. The latter has created an awkward situation. The lots do not correspond to the sixteen planning areas within the specific plan area and Vulcan Materials has requested a modification of Condition No. 9. Please refer to the Planning Commission staff report for a complete discussion (Exhibit 2).

At their meeting of September 20, 2005, the Planning Commission recommended approval of the modification to the Conditions of Approval, with inclusion of the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan. Commissioners Durr, Enciso, Morris, Powell, and Sauerbrun voted in favor of the motion. Commissioners Brown, Coute, and Heasley were absent.

FINANCIAL IMPACT

None; the applicant submitted the applicable processing fees.

RECOMMENDATION

Staff recommends that the Mayor and Common Council modify Condition No. 9 to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31to revise the wording and incorporate the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan.

Exhibits:
1 Location Map
2 Planning Commission Staff Report

EXHIBIT 1

CITY OF SAN BERNARDINO **PROJECT: SP 90-01**
PLANNING DIVISION **CUP 91-31**
LOCATION MAP
LAND USE DISTRICTS **HEARING DATE: 9/20/05**

NORTH

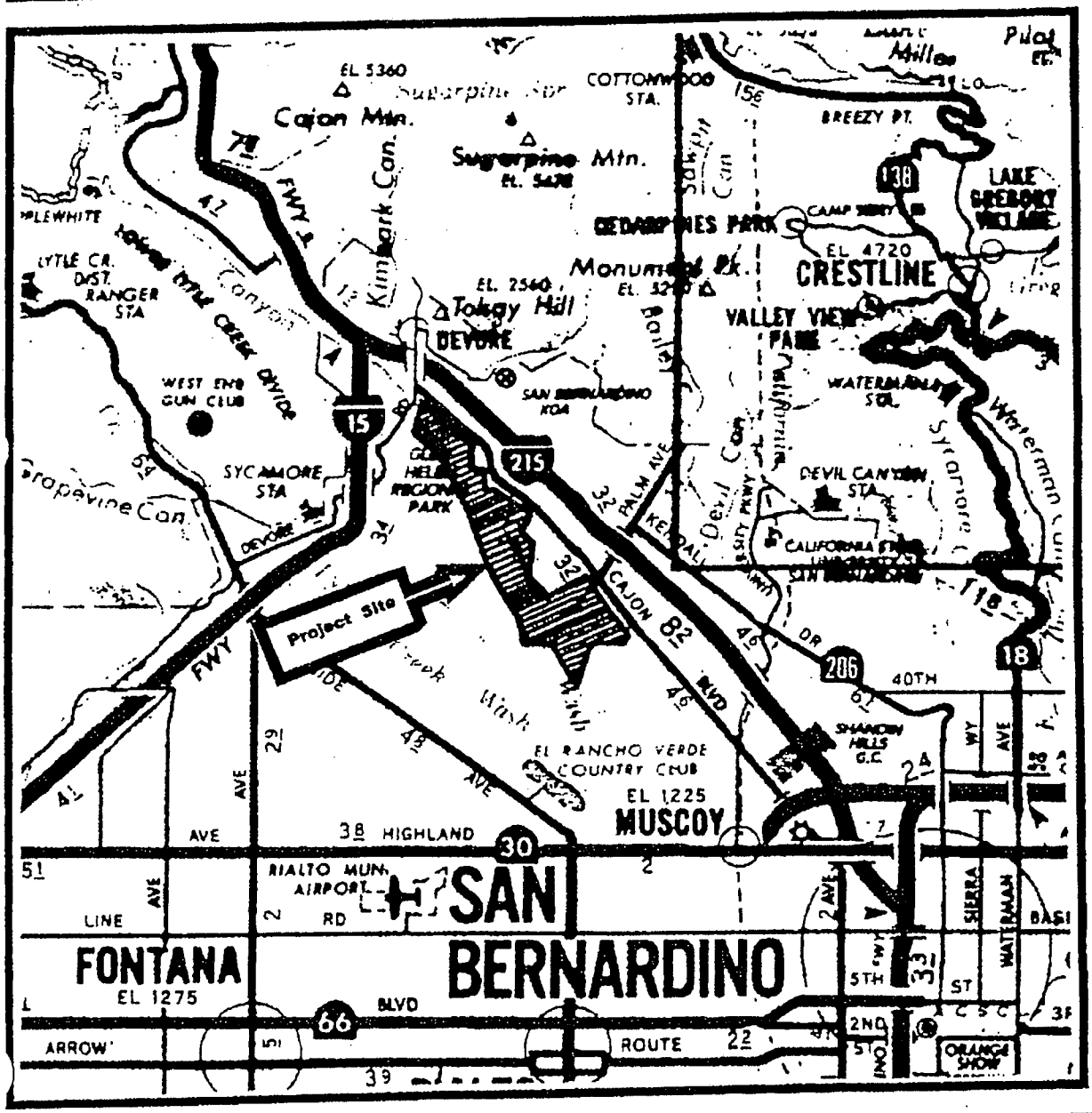


EXHIBIT 2

SUMMARY CITY OF SAN BERNARDINO PLANNING DIVISION

CASE: Specific Plan No. 90-01/Conditional Use Permit No. 91-31 – Modification to Conditions of Approval for CalMat Cajon Creek Specific Plan

AGENDA ITEM: 4
HEARING DATE: September 20, 2005
WARD: 6

OWNER:
Michael Linton
Vulcan Materials
5694 Mission Center Road, Suite 602
PMB 424
San Diego, CA 92108-4312
619.298.5800

APPLICANT:
Patrick Mitchell
Downey Brand Attorneys LLP
3001 Douglas Blvd., Suite 360
Roseville, CA 95661
916.773.2100

REQUEST/LOCATION:

A request to modify the Conditions of Approval related to timing of the formation of an assessment district or other means to ensure ongoing maintenance of landscaped areas within the CalMat Cajon Creek Specific Plan area. The project area is generally located westerly of Cajon Boulevard, between Devore Road and the community of Muscoy.

CONSTRAINTS/OVERLAYS:

- ☐ N/A

ENVIRONMENTAL FINDINGS:

- ☐ Not Applicable
- ☐ Exempt, Section _____
- ☐ No Significant Effects
- ☐ Mitigated Negative Declaration and Mitigation Monitoring Plan
- ✓ Previous Environmental Impact Report, Mitigation Measures, and Mitigation Monitoring/Reporting Program

STAFF RECOMMENDATION:

- ✓ Approval
- ☐ Conditions
- ☐ Denial
- ☐ Continuance to:

REQUEST AND LOCATION

CalMat Co., dba Vulcan Materials Company, is requesting a modification to the Conditions of Approval imposed upon Specific Plan No. 90-01/Conditional Use Permit No. 91-31 related to the timing of the formation of an assessment district or other means to ensure ongoing maintenance of landscaped areas within the CalMat Cajon Creek Specific Plan area. The project area is generally located westerly of Cajon Boulevard, between Devore Road and the community of Muscoy.

BACKGROUND

In 1993, the Mayor and Common Council approved the Cajon Creek Specific Plan and Conditional Use Permit No. 91-31 to allow sand and gravel extraction activities and various light and heavy industrial uses on approximately 1392 acres.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

With approval of the Cajon Creek Specific Plan, the Mayor and Common Council certified the Final Environmental Impact Report and adopted the Mitigation Monitoring/Reporting Program. Amending the Condition of Approval does not affect any of the environmental determinations or the Mitigation Monitoring Reporting Program.

DISCUSSION

The Specific Plan was laid out with sixteen Planning Areas (A–P), with permitted uses and development standards outlined by Planning Area. Generally speaking, the lighter industrial uses or "buffer" developments are adjacent to Cajon Avenue, with the heavier industrial uses and extraction activities behind or to the west. The Planning Areas vary in size, based to a large extent, on development constraints such as 8-inch and 14-inch petroleum pipelines, Cajon Creek, the Burlington Northern Santa Fe and Union Pacific Railroad tracks, a San Gabriel Valley Municipal Water District easement, and a Southern California Edison easement. In addition, there are existing lots of record within the Planning Areas themselves. The sizes of the Planning Areas and the existing parcels do not correspond with the ultimate development projects.

Conditions of Approval that are applicable throughout the entire plan area were included in the approval of the Specific Plan and Conditional Use Permit. Conditions 8 and 9 read as follows:

"8. Prior to issuance of any subsequent development permits, conditional use permits or the granting of tentative subdivision approvals, on a project by project basis, the developer shall submit to the Planning Division for review complete concept master landscape and irrigation plans for each development project within the Specific Plan area. The landscape and irrigation plans shall comply with the "Procedure and Policy

for Landscape and Irrigation," and comply with all applicable provisions of Chapter 19.28 (Landscaping Standards) of the Development Code effective on the date of approval of this Specific Plan. (Note: the issuance of a building development permit by the Department of Planning and Building Services, does NOT waive this requirement. No grading permit(s) will be issued prior to approval of landscape plans.) Trees are to be inspected by a representative of the Parks Department prior to planting.

9. No lot in the Specific Plan area shall be sold unless a corporation, assessment district or other approved appropriate entity has been legally formed with the right to assess all those properties which are jointly owned or benefited to operate and maintain all of the mutually available features of the development including, but not limited to, open space, landscaping or slope maintenance landscaping (which may be on private lots adjacent to street rights-of-way). No lot shall be sold unless all approved and required open space, landscaping, or other improvements, or approved phase thereof, have been completed or completion is assured by a financing guarantee method approved by the City Engineer.

   a. Conditions, Covenants, and Restrictions (CC & R's) shall be developed and recorded for the Specific Plan area subject to the review and approval by the Department and the City Attorney. This review and approval shall occur prior to the issuance of any Building Permits.

   b. The recorded CC & R's shall permit the enforcement by the City."

While Condition No. 8 requires that the master landscape plan be established and the maintenance provision be in place prior to issuance of any permits or project approvals, Condition No. 9 requires this provision to be in place prior to the sale of any lot. The applicant asked that the sale of any "*lot*" as specified in Condition No. 9 be interpreted to exclude Planning Areas. Staff did not agree with that interpretation. Staff is aware that the Planning Commission was especially concerned with the view along Cajon Boulevard, and wanted to ensure that a coordinated and comprehensive landscape plan be developed and implemented for the entire Specific Plan area.

The applicant has prepared a conceptual landscape plan for medians, parkways/streets, and slope areas for the industrially designated areas within the Specific Plan. Staff routinely imposes landscaping maintenance provisions through the project review process whether the application includes a Tentative Tract/Parcel Map, Conditional Use Permit, or Development Permit. Staff believes that Condition No. 8 should remain as previously adopted and Condition No. 9 should be modified, as follows:

9) No grading or building permits may be issued within the CalMat Cajon Creek Specific Plan until such time as a corporation, assessment district, or other approved appropriate entity has been legally formed. That entity will have the right to assess all properties: (1) in the Planning Area in which the grading or building permit is being issued; (2) whose Ultimate Use is designated as Light Industrial or Heavy Industrial;

and (3) that are no longer being used for Mineral Resource Extraction, Processing and related uses, or for Interim Uses.

a) The area between the street curb and the building or parking areas, medians, and slope areas on private lots shall be landscaped by the developer and included in a landscape maintenance district. The specific boundaries will be determined by the City Engineer through the plan check process.

b) The applicant shall grant a landscape maintenance easement for the areas within the Landscape Maintenance District.

c) The Landscape Maintenance District shall be formed prior to issuance of grading or building permits.

d) Separate sets of Landscape Plans (including the irrigation system) shall be provided for areas included within the Landscape Maintenance District.

e) The project applicant shall form a corporation or other appropriate legal entity for all other landscaped areas.

f) All landscaping within the Specific Plan area shall be consistent with the Conceptual Landscape Plan dated September 20, 2005 (Attachment B).

CONCLUSION

The modification of Condition of Approval No. 9 is consistent with the intent of the Specific Plan and will not undermine what the Planning Commission was trying to accomplish.

RECOMMENDATION

Staff recommends that the Planning Commission modify Condition No. 9 to Specific Plan No. 90-01 and Conditional Use Permit No. 91-31to revise the wording and incorporate the CalMat Cajon Creek Specific Plan Conceptual Landscape Plan.

Respectfully Submitted,

James Funk

James Funk
Director of Development Services

Valerie C. Ross

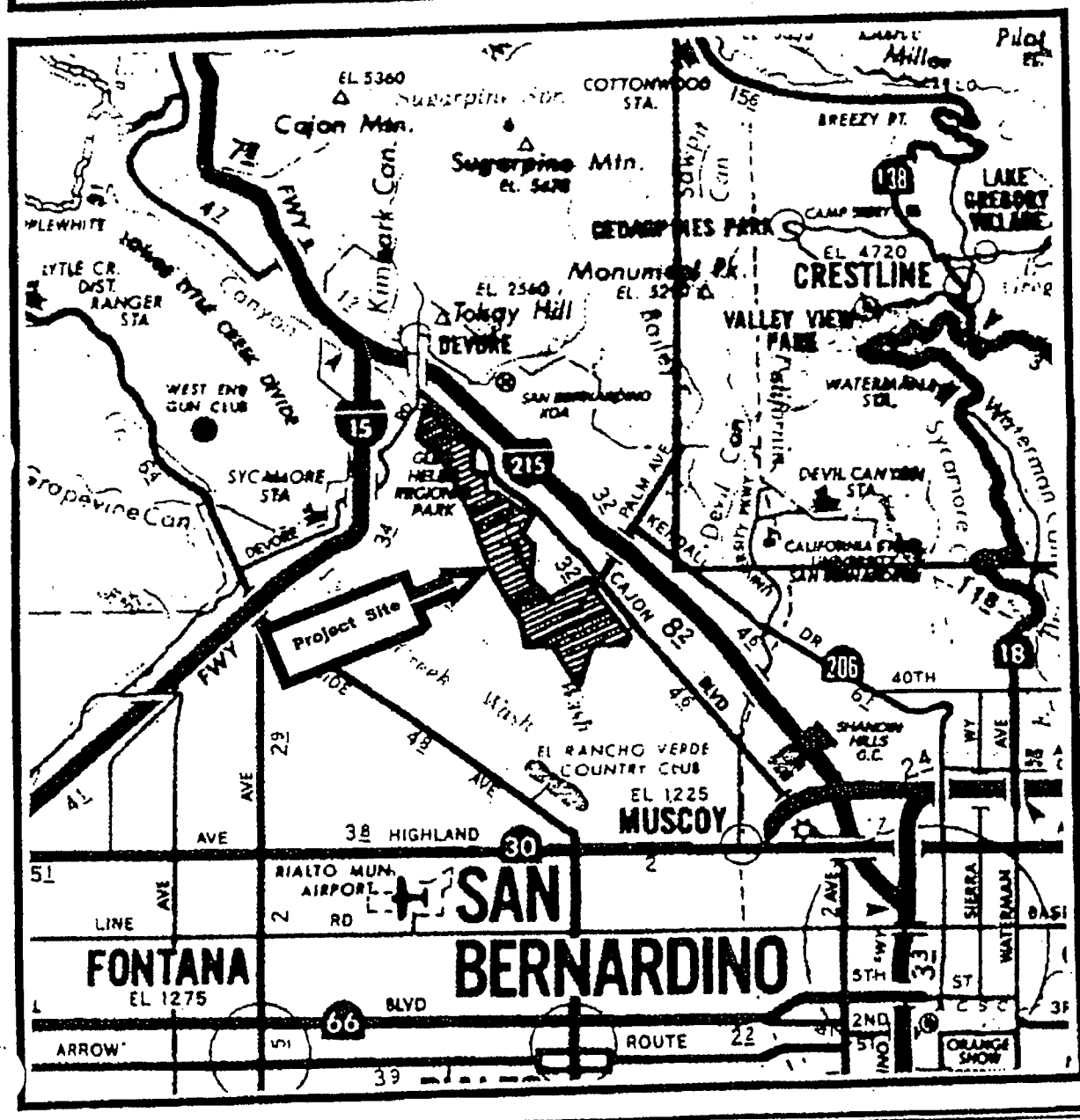
Valerie C. Ross
Deputy Director/City Planner

Attachment A Location Map
B CalMat Cajon Creek Specific Plan Conceptual Landscape Plan, September 20, 2005

ATTACHMENT A

CITY OF SAN BERNARDINO **PROJECT: SP 90-01**
PLANNING DIVISION **CUP 91-31**
LOCATION MAP
LAND USE DISTRICTS **HEARING DATE: 9/20/05**

NORTH



ATTACHMENT B

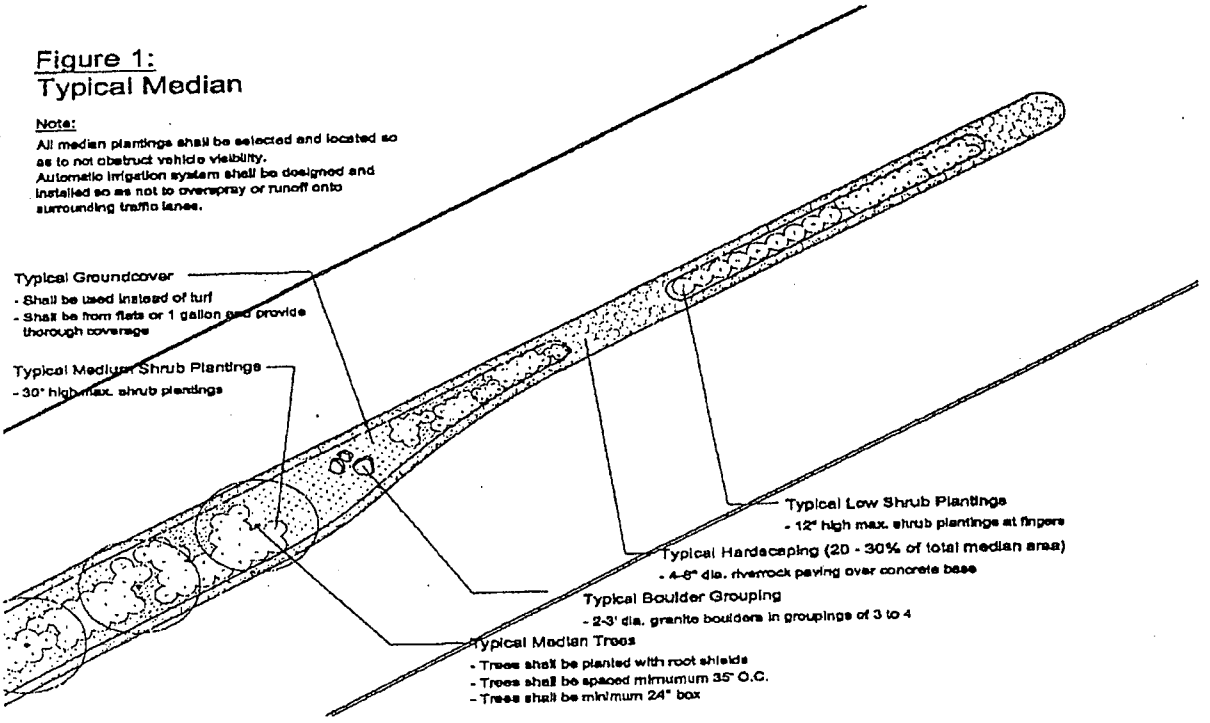
CalMat Cajon Creek Specific Plan
Conceptual Landscape Plan
September 20, 2005

1. **Landscaping Theme.** The design shall be tied together by a unifying landscape palette and streetscape. This landscape theme will set the tone for individual lot development.

2. **Selection of Landscape Materials.** Landscape materials shall be selected based on their ability to implement the overall landscape theme, their hardiness and ability to tolerate strong winds, and shall be predominantly drought tolerant to reduce water consumption for landscape purposes.

3. **Medians.** Street medians shall be landscaped, where the width permits and subject to other considerations, such as public safety. Landscaping shall include low growing shrubs and trees. Trees should reflect the overall street tree theme. Trees should not be planted in the medians in areas where visibility and safety could be impaired. Planted medians may narrow or be eliminated in areas where space is needed for turn pockets.

Figure 1:
Typical Median

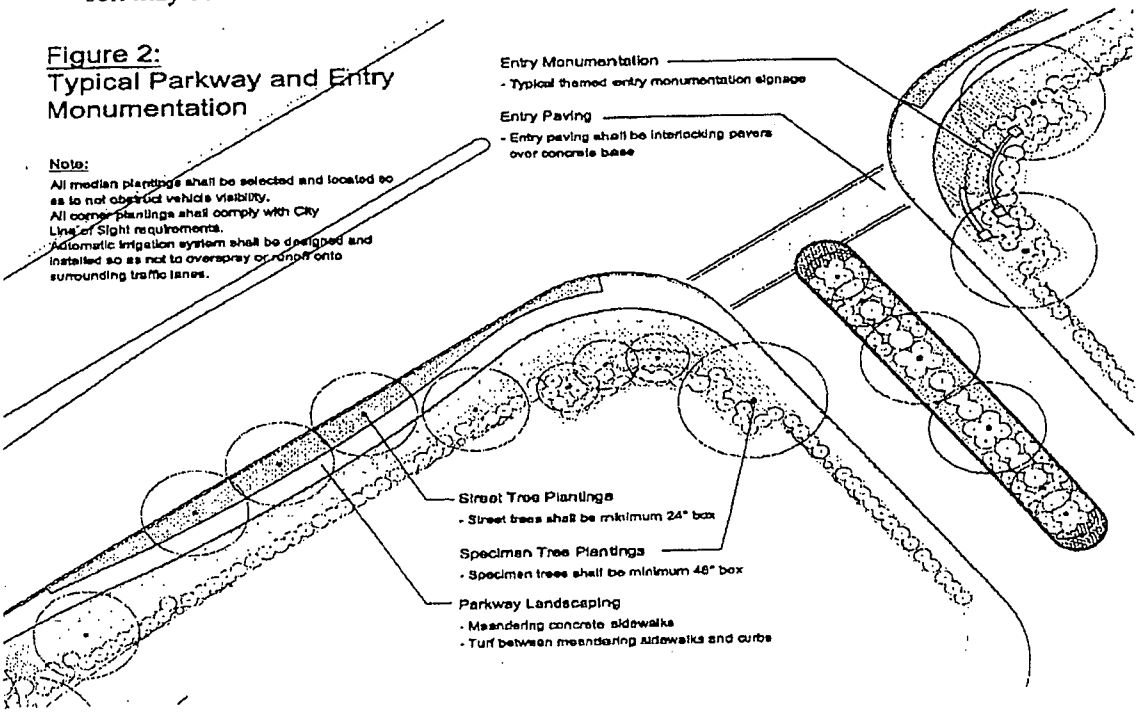


The above figure is a conceptual design--for illustrative purposes only. Site design, building footprints, parking and circulation, landscaping architecture and other site design features are typical and based on the design requirements of the Cajon Creek Specific Plan. Actual development may vary from this typical representation.

4. **Slope Treatments.** In general, slope planting shall consist of low water use species with minimum maintenance requirements. The plants should be capable of developing extensive root systems in a relatively short period of time for effective erosion control. Plant material on slopes should not require heavy or frequent fertilizing in order to thrive. Slope planting should be designed to complement the landscape theme, serving as a backdrop or extending the planting theme. The landscape treatment of interior slopes should reinforce the streetscape design. Low-growing uniform ground covers should be used in conjunction with shrubs of similar scale and texture to those planted along streets.

5. **Parkways/Street Landscaping**. A street theme tree(s) shall be selected to create a uniform street tree planting. Broad headed multi-stem evergreen specimen trees, accent trees, shrubs, ground covers and color accents should be considered to establish the streetscaping. Each Specific Plan area road shall include trees of a consistent theme. Such theme trees shall be planted within the right of way. The actual tree location must take into account the location of underground utilities and other above-grade amenities such as streetlights, fire hydrants, and ultimate project entries. Ample area should be provided around each tree to ensure healthy growth. Tree grates that allow water to penetrate the soil may be used around trees to enhance hardscape areas.

Figure 2:
Typical Parkway and Entry Monumentation



The above figure is a conceptual design--for illustrative purposes only. Site design, building footprints, parking and circulation, landscaping architecture and other site design features are typical and based on the design requirements of the Cajon Creek Specific Plan. Actual development may vary from this typical representation.

6. **Entry Monumentation**. Entry monumentation, if utilized, shall serve as identification and theme elements. Major entry monumentation may be located at key entry points. Monument walls shall work with the topography of the entry sites and will be clearly legible from public streets. Planting for the monuments will focus attention toward and act as a backdrop for the signage. All monuments should be lighted from the front with fixtures compatible with the overall site lighting and planting. Internally lit signage at entries is prohibited.

7. **Lighting**. Parking lot lighting shall coordinate with streetlights to provide a uniform lighting character. Light standards located within each site, including parking lots, should match the street light standards. Lighting of parking lots and adjacent buildings shall be coordinated with regard to illumination levels and materials.

8. **Hardscape.** Areas of hardscape may be used to add interest in public spaces. Enhanced paving may be used to identify pedestrian areas. Other hardscape features shall be designed to integrate with the overall landscaping.

9. **Setbacks**. Setbacks shall vary to create interest to the streetscape. Building setbacks should be provided proportionate to the scale of the structure, consideration should also be given to wider setbacks along primary streets and varying setbacks to provide visual interests. Open, expansive parking areas should incorporate additional landscaping, screening or other buffering techniques to create viewsheds from the primary streets that are visually appealing.

10. **Walls and Fences**. A fence or wall used in screening an unsightly view, deflecting noise, or providing required security shall be of a material similar to or compatible with the walls of the adjacent building(s). No wire, slatted chain link, or steel fencing shall be acceptable. Walls may be extensions of monument or identity signage, compatible with the landscape theme. Screen walls shall be a maximum of six feet in height.

    Walls located along the development boundary shall be solid masonry type and shall be of similar materials and construction throughout the development. Rear yard walls, where necessary, should be consistent with boundary walls.

Long, straight runs of a single fence or wall are monotonous and should be avoided and should be broken by visual relief through periodically recessing the wall, constructing pilasters or adding jogs in the fence line. In addition, landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall or fence.

11. **Service, Loading, Outdoor Storage Areas, and Trash Enclosures.** Because many buildings will be visible from public rights-of-way, as well as internally, an attractive treatment of service areas is a crucial element of the overall Specific Plan image. Trash enclosures should not be located in view corridors. Surrounding landscaping and berming is encouraged to screen views of service, loading, outdoor storage areas and trash enclosures.

CALMAT CAJON CREEK

SPECIFIC PLAN

SP 90-01

Prepared for:

CalMat Co.
3200 San Fernando Road
Los Angeles, CA 90065

Prepared by:

New Horizons Planning Consultants, Inc.
341 West Broadway #282
San Diego, CA 92101

MCC Adopted
May 10, 1993

APPENDICES

(Under Separate Cover)

RESOLUTION NO. 93-140

RESOLUTION OF THE CITY OF SAN BERNARDINO CERTIFYING THE ENVIRONMENTAL IMPACT REPORT; ADOPTING FINDINGS AND STATEMENTS OF OVERRIDING CONSIDERATION; ADOPTING THE MITIGATION MONITORING REPORTING PROGRAM; ADOPTING GENERAL PLAN AMENDMENT NO. 91-18 TO AMEND THE GENERAL PLAN LAND USE PLAN MAP AND TEXT; AND ADOPTING SPECIFIC PLAN NO. 90-01 (CALMAT CAJON CREEK PROJECT) TO ESTABLISH LAND USE DISTRICTS, PERMITTED USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

SECTION I. Recitals

(a) WHEREAS, the Mayor and Common Council adopted the General Plan for the City of San Bernardino by Resolution No. 89-159 on June 2, 1989; and

(b) WHEREAS, on September 6, 1990, the Environmental Review Committee determined that Specific Plan No. 90-01, a proposal to establish land use districts, permitted uses, development standards and design guidelines and to amend the General Plan Land Use Map and text could have a significant effect on the environment and thus warranted the preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA); and

(c) WHEREAS, the City held a public scoping meeting on August 14, 1990 to solicit public comment on the preparation of the Draft EIR, and

(d) WHEREAS, the intent of the City to prepare a Draft Environmental Impact Report was made known to the public, responsible agencies and other interested persons for their concerns and comments from September 12, 1990 to October 12, 1990, as required by CEQA; and

(e) WHEREAS, a Draft Environmental Impact Report was prepared to address Specific Plan No. 90-01 (to establish land use

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districts, permitted uses, development standards and design guidelines), General Plan Amendment No. 91-18 (to change the land use designation from IE, Industrial Extractive, IH, Industrial Heavy and PFC, Public Flood Control to SP, Specific Plan and to reference the CalMat Cajon Creek Specific Plan in the Land Use Element of the General Plan), Development Code Amendment No. 92-06 (to reference the CalMat Cajon Creek Specific Plan in the Development Code for purposes of implementation), Conditional Use Permit No. 91-31/Reclamation Plan (to provide public review for the proposed mining operations and to ensure compliance with the Surface Mining And Reclamation Act of 1975 and the Development Code) and Parcel Map Nos. 14106, 14107 and 14108 (to subdivide areas of the project site that are adjacent to Cajon Boulevard and Institution Road for future light and heavy industrial development) in compliance with CEQA and local regulations; and

(f) WHEREAS, the Draft EIR was made available to the public, responsible agencies and other interested persons for their review and comment from December 23, 1991 to February 7, 1992, as required by CEQA; and

(g) WHEREAS, verbal and written comments were received on the Draft EIR; and

(h) WHEREAS, these comments were responded to both orally and in writing as required by CEQA; and

(i) WHEREAS, the Planning Commission conducted a noticed public hearing on June 16, 1992 in order to receive public testimony and written and oral comments on Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No.

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92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108; and

(j) WHEREAS, the testimony given at the June 16, 1992 Planning Commission meeting indicated public concern regarding the Environmental Impact Report, the Planning Commission determined that an independent review of specified environmental topics was needed to ensure compliance with Assembly Bill (AB) 1642; and

(k) WHEREAS, an independent review was conducted on the air quality, biology, surface hydrology and visual resources sections of the Environmental Impact Report by a consultant team found to be qualified in the environmental areas identified; and

(l) WHEREAS, the independent review resulted in an Addendum to the Final Environmental Impact Report which substantiates the conclusions of the Environmental Impact Report as they relate to air quality, biology, surface hydrology and visual resources; and

(m) WHEREAS, the Planning Commission conducted a noticed public hearing on February 16, 1993 in order to receive public testimony and written and oral comments on the project (all applications) and the independent review; and

(n) WHEREAS, the Planning and Building Services Department Staff Reports dated June 16, 1992, October 20, 1992 and February 16, 1992, which summarize the potential effects of the Specific Plan which proposes to establish land use districts, permitted uses, development standards and design guidelines and all elements of the General Plan Amendment, Development Code Amendment, Conditional Use Permit/Reclamation Plan and subdivisions identified in the Draft EIR and the FEIR were reviewed by the Planning

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Commission; and

(o) WHEREAS, the proposed Mitigation Monitoring and Reporting Program was reviewed by the Planning Commission in compliance with CEQA; and

(p) WHEREAS, the Planning Commission, after receiving public testimony, recommended certification of the Environmental Impact Report, adoption of the Findings and Statements of Overriding Consideration, adoption of the Mitigation Monitoring Program, adoption of the Specific Plan, adoption of the General Plan Amendment, adoption of the Development Code Amendment, approval of the Conditional Use Permit/Reclamation Plan and approval of the Parcel Maps; and

(q) WHEREAS, the Mayor and Common Council conducted a noticed public hearing on May 10, 1993 and fully reviewed and considered the Draft EIR, Final EIR, Mitigation Monitoring and Reporting Program, Findings and Statements of Overriding Consideration, the Planning Division staff reports and the recommendations of the Planning Commission.

SECTION II. Environmental Impact Report

NOW, THEREFORE BE IT RESOLVED, FOUND AND DETERMINED THAT THE MAYOR AND COMMON COUNCIL HEREBY CERTIFY:

A. The Environmental Impact Report (EIR), for Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No. 92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108 has been completed in compliance with the California Environmental Quality Act. The EIR and all the evidence and

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information contained therein is attached hereto as Exhibit A-1 (Draft EIR), Exhibit A-2 (Technical Appendices), Exhibit A-3 (Final EIR), Exhibit A-4 (Addendum to the Final EIR) and Exhibit A-5 (Mitigation Monitoring and Reporting Program) and incorporated herein by reference;

B. The EIR was presented to the Mayor and Common Council who have reviewed and considered the information in the EIR prior to adopting Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No. 92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108.

C. The Final EIR has identified all significant environmental effects of Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No. 92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108 and there are no known potentially significant environmental effects not addressed in the Final EIR.

D. Although the Final EIR identifies certain significant environmental effects that would result if Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No. 92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108 are adopted, all significant effects that can feasibly be avoided or mitigated will be avoided or mitigated by the implementation of the mitigation measures as set forth in the Mitigation Monitoring and Reporting Program for the Final EIR. The Mitigation Monitoring and Reporting Program and all

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information contained therein is attached hereto as Exhibit A-5 and incorporated herein by reference;

E. Potential mitigation measures and other project alternatives not incorporated into or adopted as part of Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No. 92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108 were rejected as infeasible, based on specific economic, social or other considerations as set forth in the Findings and Statements of Overriding Consideration. The Findings and Statements of Overriding Consideration and all the evidence and information contained therein are attached hereto as Exhibit B and incorporated herein by reference;

F. The Mayor and Common Council have given great weight to the significant unavoidable adverse environmental impacts. The Mayor and Common Council find that the significant unavoidable adverse impacts are clearly outweighed by the economic, social and other benefits of Specific Plan No. 90-01, General Plan Amendment No. 91-18, Development Code Amendment No. 92-06, Conditional Use Permit No. 91-31/Reclamation Plan and Parcel Map Nos. 14106, 14107 and 14108, as set forth in the Findings and Statements of Overriding Consideration.

G. The findings contained in the Findings and Statements of Overriding Consideration with respect to the significant impacts identified in the Final EIR are true and correct, and are based upon substantial evidence in the record, including documents comprising the Final EIR.

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H. The Final Environmental Impact Report, Mitigation Monitoring and Reporting Program and the Findings and Statements of Overriding Consideration reflect the independent review and analysis and the independent judgement of the City of San Bernardino.

SECTION III. Findings

BE IT FURTHER RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN BERNARDINO THAT:

A. The CalMat Cajon Creek Specific Plan is internally consistent with the General Plan, in that it strives for the obtainment of all applicable General Plan Goals regarding employment opportunities, capitalization on and respect for the City's natural resources, the establishment of an industrial corridor, the management of designated areas for mineral extraction to meet the needs of the area, the reduction of incompatibilities between mineral extraction areas and other land uses, and the assurance for adequate reclamation of mineral extraction areas.

B. The CalMat Cajon Creek Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that implementation of the Specific Plan will be in accordance with all mitigation measures contained within the Mitigation Monitoring and Reporting Program, all Conditions of Approval, all Standard Requirements and any subsequent approvals/permits required to implement the

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project.

C. The change of designation from IH, Industrial Heavy on approximately 26 acres, IE, Industrial Extractive on approximately 1,186 acres and PFC, Public Flood Control on approximately 180 acres to SP, Specific Plan - CalMat Cajon Creek Project for the project site located on the west side of Cajon Boulevard generally located between Devore Road and the unincorporated County of San Bernardino community of Muscoy for the proposed general plan amendment will change the Land Use Map and add text to the Land Use Element and is not in conflict with the goals, objectives and policies of the General Plan.

D. The subject property is physically suitable for the requested Specific Plan (SP) land use designation and the anticipated land use developments in that the areas proposed for mineral resource extraction have been formally designated by the State as being regionally significant and of prime importance in meeting the future needs of the San Bernardino region and future land uses proposed will serve as a physical and visual buffer of the mining operations while increasing the City's available land for industrial development.

E. The subject parcels are physically suitable for the industrial light and heavy designations and anticipated land use development(s) in that the provision of access, utilities and services, compatibility with adjacent land uses and the physical constraints are addressed in the

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Calmat Cajon Creek Specific Plan which is part of this proposal. The proposed designations also permit uses that are compatible with the remaining extractive designations and would not preclude mining and mining related activities.

F. The CalMat Cajon Creek Specific Plan will ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood in that the nature of the industrial development which will occur within the Specific Plan areas will be governed by comprehensive Planning Area Regulations which provide more specificity as to the types of uses which will be permitted, as well as by development standards regarding setbacks, heights, lot coverage, etc., all of which shall serve to reduce any incompatibilities with adjacent land uses.

G. The proposed specific plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live in that the CalMat Cajon Creek Specific Plan includes a total of 298 acres which will ultimately be developed with industrial uses and additional employment opportunities will also be provided by 606 acres of mining-related activities.

H. The proposed map amendment will not affect the balance of land uses within the City in that the change in designation is from one type of industrial use to another. However, it will remove areas containing State

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designated regionally significant mineral resources from that designation. These areas are relatively small in size and the amount of land necessary to provide a buffer from existing, incompatible uses will make it infeasible to mine.

I. The CalMat Cajon Creek Specific Plan and attendant general plan map and text amendments will not be detrimental to the public interest, health, safety and welfare of the City in that it removes certain areas from the IE, Industrial Extractive designation that have certain constraints such as inadequate size or proximity to other types of land uses that would preclude compatibility.

SECTION IV. Certification of the Environmental Impact Report

NOW THEREFORE BE IT RESOLVED, FOUND AND DETERMINED by the Mayor and Common Council that the Environmental Impact Report is certified, the Statements of Overriding Consideration are adopted and the Mitigation Monitoring and Reporting Program is adopted.

SECTION V. Amendments

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN BERNARDINO THAT:

A. The Land Use Element of the General Plan of the City of San Bernardino is amended by adding text which consists of a goal, objective and policies for the SP, Specific Plan - CalMat Cajon Creek Project land use designation. A copy of the text for the SP, Specific Plan - CalMat Cajon Creek Project land use designation is attached hereto as Exhibit C and

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incorporated herein by reference.

B. The Land Use Plan of the General Plan of the City of San Bernardino is amended by changing approximately 26 acres from IH, Industrial Heavy, approximately 1,186 acres from IE, Industrial Extractive and approximately 180 acres from PFC, Public Flood Control to SP, Specific Plan - CalMat Cajon Creek Project for a total of 1,392 acres. The location of this amendment is outlined on the map entitled Exhibit D and is more specifically described in the legal descriptions entitled Exhibits E-1 through E-13, copies of which are attached hereto and incorporated herein by reference.

C. The text and map amendments described in Section V., Subsections A. and B. are designated as General Plan Amendment No. 91-18.

SECTION VI. Text Change And Map Notations

This resolution and the amendments affected by it shall be inserted in an appropriate location in the Land Use Element of the General Plan and noted on such appropriate General Plan maps which have been previously adopted and approved by the Mayor and Common Council and which are on file in the office of the City Clerk.

SECTION VII. Specific Plan

The CalMat Cajon Creek Specific Plan No. 90-01 for the development 1,392 acres west of Cajon Boulevard and generally located between Devore Road and the unincorporated community of Muscoy is hereby adopted. The Specific Plan includes General Plan Amendment No. 91-18 (SP, Specific Plan -CalMat Cajon Creek Project), which will change the General Plan Land Use designation

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from IH, Industrial Heavy, IE, Industrial Extractive and PFC, Public Flood Control to SPIL (Specific Plan - Industrial Light), SPIH (Specific Plan - Industrial Heavy), SPIE (Specific Plan - Industrial Extractive) and SPOS (Specific Plan - Open Space) and outline the boundary of the Specific Plan Area. The Specific Plan will be referenced in the Land Use Element of the General Plan as shown in Exhibit C. A copy of the Specific Plan is attached hereto as Exhibit F-1 (CalMat Cajon Creek Specific Plan) and Exhibit F-2 (Technical Appendices) and incorporated herein by reference. Development Code Amendment No. 92-06 will implement the Specific Plan through the accompanying ordinance.

SECTION VIII. Notice Of Determination

The Planning Division is hereby directed to file a Notice of Determination with the County Clerk of the County of San Bernardino certifying the City's compliance with the California Environmental Act in preparing and adopting the Environmental Impact Report and Mitigation Monitoring and Reporting Program. A copy of the Notice of Determination will be forwarded to the State Clearing House.

SECTION IX. Effective Date

This resolution shall become effective immediately upon adoption by the Mayor and Common Council.

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RESOLUTION ... CERTIFYING THE ENVIRONMENTAL IMPACT REPORT; ADOPTING FINDINGS AND STATEMENTS OF OVERRIDING CONSIDERATION; ADOPTING THE MITIGATION MONITORING REPORTING PROGRAM; ADOPTING GENERAL PLAN AMENDMENT NO. 91-18 TO AMEND THE GENERAL PLAN LAND USE PLAN MAP AND TEXT; AND ADOPTING SPECIFIC PLAN NO. 90-01 (CALMAT CAJON CREEK PROJECT) TO ESTABLISH LAND USE DISTRICTS, PERMITTED USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Mayor and Common Council of the City of San Bernardino at an adjourned regular meeting therefore held on the 10th day of May, 1993, by the following vote to wit:

Council Members	AYES	NAYS	ABSTAIN	ABSENT
ESTRADA		X		
REILLY	X			
HERNANDEZ		X		
MAUDSLEY	X			
MINOR	X			
POPE-LUDLAM	X			
MILLER		X		

Rachel Clark
City Clerk

The foregoing resolution is hereby approved this 13th day of May, 1993.

W.R. Holcomb, Mayor
City of San Bernardino

Approved as to
form and legal content:

JAMES F. PENMAN
City Attorney

By: Jennifer Baker

EXHIBIT C

ISSUE FIFTEEN: WHAT SHOULD BE THE FUNCTIONAL ROLE, USES PERMITTED, AND PHYSICAL FORM AND CHARACTER OF INDUSTRIAL AND OPEN SPACE DEVELOPMENT IN THE CALMAT CAJON CREEK SPECIFIC PLAN AREA?

Goal

It shall be the goal of the City of San Bernardino to:

1X Provide employment opportunities within the CalMat Cajon Creek Specific Plan area for existing and future residents of the City and those of adjacent communities.

Objective

It shall be the objective of the City of San Bernardino to:

1.58 Provide for new development of industrial and open space uses within the CalMat Cajon Creek Specific Plan area to achieve 6000 employment opportunities by the year 2017.

Goal

It shall be the goal of the City of San Bernardino to:

1Y Establish new industrial and open space districts for industrial light, industrial heavy, industrial extractive, and open space uses with mining-related interim uses in the CalMat Cajon Creek Specific Plan area which meet the needs of regional and local populations.

Objective

It shall be the objective of the City of San Bernardino to:

1.59 Provide for the development of industrial light, industrial heavy, industrial extractive and open space uses with mining-related interim uses within the CalMat Cajon Creek Specific Plan area.

Policies

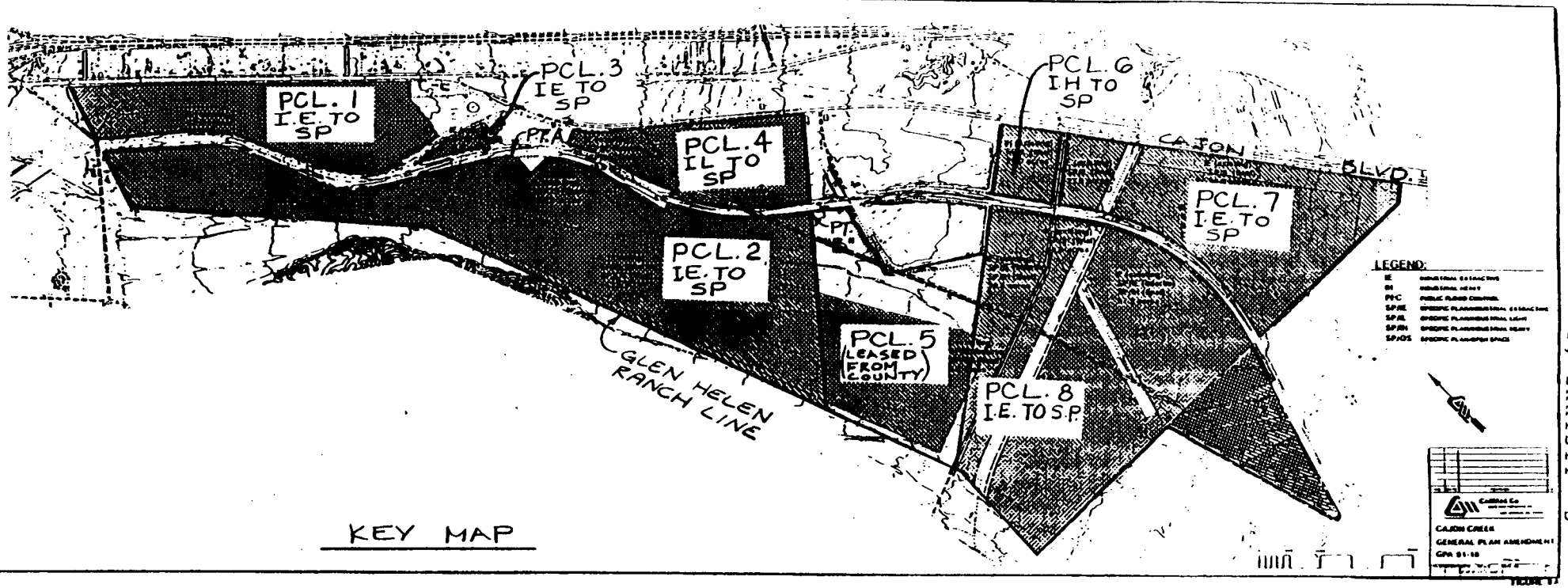
It shall be the policy of the City of San Bernardino to:

1.59.10 Permit light industrial uses as specified in the CalMat Cajon Creek Specific Plan which serve as buffer and ultimate development in areas designated SPIL, Specific Plan - Industrial Light (I1.1).

1.59.11 Permit heavy industrial uses as specified in the CalMat Cajon Creek Specific Plan which serve as buffer and ultimate development in areas designated SPIH, Specific Plan - Industrial Heavy (I1.1).

1.59.12 Permit extractive industrial uses as specified in the CalMat Cajon Creek Specific Plan in accordance with the Surface Mining And Reclamation Act (SMARA) of 1975 and to meet regional demands for aggregate, sand and gravel in areas designated SPIE, Specific Plan - Industrial Extractive (I1.1).

1.59.13 Permit open space uses as specified in the CalMat Cajon Creek Specific Plan to ensure the conservation and enhancement of natural resources and to provide enjoyment of such resources in areas designated SPOS, Specific Plan - Open Space (I1.1).



KEY MAP

ATTACHMENT 1, EXHIBIT "D"

Attachment 1, Exhibit "E"

Note: Legal Description on file with the City of San Bernardino Department of Planning and Building Services