COUNTY OF SAN BERNARDINO

2007 GENERAL PLAN

Prepared for:

County of San Bernardino
Land Use Services Division
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Adopted March 13, 2007
Effective April 12, 2007
Amended July 18, 2013

Prepared by:

URS Corporation
2020 East First Street, Suite 400
Santa Ana, CA 92705

Acknowledgements
The following individuals contributed to preparation of the
San Bernardino County General Plan

Board of Supervisors
Brad Mitzelfelt, First District Supervisor
Paul Biane, Second District Supervisor, Chairman
Dennis Hansberger, Third District Supervisor
Gary Ovitt, Fourth District Supervisor, Vice Chairman
Josie Gonzales, Fifth District Supervisor

Planning Commission
Ken Anderson, First District
Michael Cramer, Second District
Bill Collazo, Third District
Mark Dowling, Fourth District, Vice Chairman
Audrey Mathews, Fifth District, Chair

General Plan Advisory Committee (GPAC)
Mark Bulot, Redlands
Ted Dutton, Lake Arrowhead
Scott Frier, Helendale
Matt Jordan, Redlands
Michael Kreeger, Chino Hills
Jornal K. Miller, Muscoy
Ken Morrison, Yucca Valley
Kathy Murphy, Fawnskin
Mark Nuaimi, Fontana
Marvin Shaw, Lake Arrowhead
Doug Shumway, Apple Valley
Jean Stanton, Bloomington
Eric Swanson, Hesperia

County Staff
Julie Rynerson Rock, AICP, Director, Land Use Services Department
Randy Scott, AICP, Deputy Director, Advance Planning
Jim Squire, AICP, Supervising Planner
Carrie Hyke, AICP, Supervising Planner
Dave Prusch, AICP, Senior Associate Planner
Ron Matyas, Senior Associate Planner
Matt Slowik, REHS, Senior Associate Planner

Consultants to the County

URS Corporation
Frank Wein, DPDS, FAICP, Project Director
Jeff Rice, AICP, Assistant Project Manager
Dennis Papillion, Principal in Charge

Brian Smith, AICP, Environmental Manager
Kavita Mehta, AICP, Urban and Environmental Planner
Cynthia Gabaldon, Senior Engineer
Darryl Taylor, Environmental Planner
Christopher Chavez, Urban and Environmental Planner
Veronica Seyde, Senior Scientist
Tom Herzog, Senior Biologist
Diana Douglas, Senior Archaeologist
Paul Nguyen, Senior Air Quality Scientist
Chris Goetz, Senior Project Geologist
Jerry Zimmerle, Principal Engineer
Joe Devoy, GIS Specialist
Matt Eimers, GIS Analyst
Vidas Sekas, GIS Analyst
Kristin Hammond, Word Processor
Wayne Lim, Senior Graphic Designer

Hogle-Ireland, Inc.
Paul Ireland, Partner
Mike Thiele, AICP, Principal
Kimiko Lizardi, Project Manager
Ron Pflugrath, AICP

Jacobson and Wack
Bruce Jacobson, AICP, Principal

RBF Consulting
Laura Stearns, Planner

Stanley R. Hoffman Associates, Inc.
Stanley R. Hoffman, FAICP, President
Debbie L. Lawrence, AICP, Project Manager
Bravishwar Mallavarapu, Planner

ISMS, Inc.
Doug Mende, Vice President

Economics Politics, Inc.
John Husing, Vice President

Meyer, Mohaddes Associates
Viggen Davidian, P.E, Project Manager
Matthew Simons, T.E., Senior Transportation Engineer
Adolfo Ozaeta, Project Engineer
Yim Tse, Graphics Technician

Psomas
Dan McCroskey, PLS, Project Manager
Duane Haselfeld
Sergio Sanchez

Moore, Iacofano & Goltzman (MIG)
Pat McLaughlin, Office Manager
Esmeralda Garcia, Project Associate

Special Acknowledgements
Bill Postmus, Past First District Supervisor and Chairman of the Board
Theresa Kwappenberg, Past Third District Planning Commissioner
Michael E. Hays, AICP, Past Director, Land Use Services Department
Sam Gennawey, Past Project Manager for MIG
Chuck Bell, Past GPAC Member

I. INTRODUCTION I-1

A. PURPOSE OF THE GENERAL PLAN I-1
1. Format of this General Plan I-2
2. History of the San Bernardino County General Plan I-3
3. General Plan Update Process I-3
4. Public Participation I-4

B. GENERAL PLAN DOCUMENTS I-5

C. "VISION" OF THE 2007 GENERAL PLAN I-8
1. Where we live I-9
2. Where we work I-10
3. How we play I-11

D. PLANNING STRUCTURE OF THE COUNTY I-11
1. Regional Context I-12
2. Jurisdictional Issues I-12
3. Regional Statistical Areas I-14

E. COUNTYWIDE GOALS AND POLICIES I-14

F. REGIONAL POLICIES I-15
1. Valley Planning Region I-15
2. Mountain Planning Region I-16
3. Desert Planning Region I-16

II. LAND USE ELEMENT II-1

A. PURPOSE OF THE LAND USE ELEMENT II-1
1. Relationship to Other Elements of the General Plan II-1
2. Input from Public Participation Program II-2
3. Land Use Map II-3
4. General Plan Land Use Zoning Designations II-3

B. RESOURCE CONSERVATION (RC) LAND USE ZONING DISTRICT II-5
1. Purpose II-5
2. Locational Criteria II-5
3. Maximum Population Density Average (MPDA) II-6

C. AGRICULTURE (AG) LAND USE ZONING DISTRICT II-6
1. Purpose II-6
2. Locational Criteria II-7
3. Maximum Population Density Average (MPDA) II-7

D. RURAL LIVING (RL) LAND USE ZONING DISTRICT II-8
1. Purpose II-8

2. Locational Criteria II-8
3. Maximum Population Density Average (MPDA) II-9

E. SINGLE RESIDENTIAL (RS) LAND USE ZONING DISTRICT II-10
1. Purpose II-10
2. Locational Criteria. II-10
3. Maximum Population Density Average (MPDA) II-10

F. MULTIPLE RESIDENTIAL (RM) LAND USE ZONING DISTRICT II-11
1. Purpose II-11
2. Locational Criteria II-11
3. Maximum Population Density Average (MPDA) II-12

G. NEIGHBORHOOD COMMERCIAL (CN) LAND USE ZONING DISTRICT II-12
1. Purpose II-12
2. Locational Criteria II-12
3. Maximum Population Density Average (MPDA) II-13

H. OFFICE COMMERCIAL (CO) II-13
1. Purpose II-13
2. Locational Criteria II-13
3. Maximum Population Density Average (MPDA) II-14

I. RURAL COMMERCIAL (CR) LAND USE ZONING DISTRICT II-14
1. Purpose II-14
2. Locational Criteria II-14
3. Maximum Population Density Average (MPDA) II-15

J. HIGHWAY COMMERCIAL (CH) LAND USE ZONING DISTRICT II-15
1. Purpose II-15
2. Locational Criteria II-15
3. Maximum Population Density Average (MPDA) II-15

K. GENERAL COMMERCIAL (CG) LAND USE ZONING DISTRICT II-16
1. Purpose II-16
2. Locational Criteria II-16
3. Maximum Population Density Average (MPDA) II-16

L. SERVICE COMMERCIAL (CS) II-16
1. Purpose II-16
2. Locational Criteria II-17
3. Maximum Population Density Average (MPDA) II-17

M. COMMUNITY INDUSTRIAL (IC) LAND USE ZONING DISTRICT II-17
1. Purpose II-17
2. Locational Criteria II-18
3. Maximum Population Density Average (MPDA) II-19

N. REGIONAL INDUSTRIAL (IR) LAND USE ZONING DISTRICT II-19

1. Purpose II-19
2. Locational Criteria II-19
3. Maximum Population Density Average (MPDA) II-20

O. INSTITUTIONAL (IN) LAND USE ZONING DISTRICT II-20

1. Purpose II-20
2. Locational Criteria II-21
3. Maximum Population Density Average (MPDA) II-21

P. SPECIAL DEVELOPMENT (SD) LAND USE ZONING DISTRICT II-21

1. Purpose II-21
2. Locational Criteria II-21
3. Maximum Population Density Average (MPDA) II-22
4. Adopted Planned Development Applications II-22

Q. FLOODWAY (FW) LAND USE ZONING DISTRICT II-22

1. Purpose II-22
2. Locational Criteria II-23
3. Maximum Population Density Average (MPDA) II-23

R. SPECIFIC PLAN (SP) LAND USE ZONING DISTRICT II-23

1. Purpose II-23
2. Locational Criteria II-23
3. Maximum Population Density Average (MPDA) II-23

S. OPEN SPACE (OS) LAND USE ZONING DISTRICT II-24

1. Purpose II-24
2. Locational Criteria II-24
3. Maximum Population Density Average (MPDA) II-24
4. Intergovernmental coordination II-24
5. Land Use Planning in the Sphere of Influence (SOI) Areas II-25
6. Summary of SOI Build-Out Potential II-25

T. COUNTYWIDE GOALS AND POLICIES OF THE LAND USE ELEMENT II-32

U. VALLEY REGION GOALS AND POLICIES OF THE LAND USE ELEMENT II-42

V. MOUNTAIN REGION GOALS AND POLICIES OF THE LAND USE ELEMENT II-42

W. DESERT REGION GOALS AND POLICIES OF THE LAND USE ELEMENT II-46

III. CIRCULATION AND INFRASTRUCTURE ELEMENT III-1

A. PURPOSE OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT III-1

1. Relationship to other elements of the General Plan III-1
2. Input from public participation program III-2

B. SUMMARY OF EXISTING CONDITIONS III-2

1. Circulation III-2

C. SAN BERNARDINO ASSOCIATED GOVERNMENTS (SANBAG) III-3

1. Circulation Map III-4
2. Congestion Management Program (CMP) III-4
3. Scenic Routes III-6
4. Public Transportation III-7
5. Commuter Service III-7
6. Amtrak III-8
7. Airports III-8
8. Trucking III-9
9. Rail Freight III-9
10. Air Freight III-10
11. Non-Motorized Facilities III-11
12. Bicycle Facilities III-12
13. Pedestrian Facilities III-12
14. Trails III-12
15. Infrastructure III-13
16. Water III-14
17. Water Supply and Groundwater III-15
18. Wastewater III-16

D. COUNTYWIDE GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT III-22

1. Infrastructure III-31
2. Water, Wastewater, and Stormwater III-33
3. Solid Waste III-42
4. Telecommunications III-44
5. Fire Protection III-45
6. Law Enforcement III-46
7. Natural Gas and Electricity III-47
8. Education III-47

E. VALLEY REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT III-48

F. MOUNTAIN REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT III-49

G. DESERT REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT III-52

IV. HOUSING ELEMENT IV-1

A. PURPOSE OF THE HOUSING ELEMENT IV-1
1. Relationship to other elements of the General Plan IV-1
2. Input from public participation program IV-2
3. Summary of existing conditions IV-2
4. Housing Distribution Patterns IV-3
5. County Employment Trends and Distribution Patterns IV-3

B. COUNTYWIDE GOALS AND POLICIES OF THE HOUSING ELEMENT IV-4

C. VALLEY REGION GOALS AND POLICIES OF THE HOUSING ELEMENT IV-24

D. MOUNTAIN REGION GOALS AND POLICIES OF THE HOUSING ELEMENT IV-25

E. DESERT REGION GOALS AND POLICIES OF THE HOUSING ELEMENT IV-26

V. CONSERVATION ELEMENT V-1

A. PURPOSE OF THE CONSERVATION ELEMENT V-1
1. Relationship to other elements of the General Plan V-1
2. Input from public participation program V-1
3. Recognized Important Biological Areas V-2

B. BIOLOGICAL RESOURCES—SENSITIVE PLANTS AND ANIMALS V-3
1. Valley Region Habitat V-3
2. Mountain Region Habitat V-4
3. Desert Region Habitat V-5
4. Cultural Resources V-8
5. Paleontological Resources V-8
6. Air Quality V-10
7. Soils V-11

C. COUNTYWIDE GOALS AND POLICIES OF THE CONSERVATION ELEMENT V-13
1. Biological Resources V-15
2. Cultural/Paleontological Resources V-18
3. Air Quality V-23
4. Water V-27
5. Soils/Agriculture V-30
6. Minerals V-32
7. Energy V-34

D. VALLEY REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT V-40
E. MOUNTAIN REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT V-40
F. DESERT REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT V-44

VI. OPEN SPACE ELEMENT VI-1
A. PURPOSE OF THE OPEN SPACE ELEMENT VI-1
1. Relationship to other elements of the General Plan VI-2
2. Input from public participation program VI-2
3. Summary of existing conditions VI-2
B. COUNTYWIDE GOALS AND POLICIES OF THE OPEN SPACE ELEMENT VI-6
C. VALLEY REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT VI-20
D. MOUNTAIN REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT VI-20
E. DESERT REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT VI-22

VII. NOISE ELEMENT VII-1
A. PURPOSE OF THE NOISE ELEMENT VII-1
1. Relationship to other elements of the General Plan VII-1
2. Input from public participation program VII-2
3. Summary of existing conditions VII-2
4. Sources of Noise in San Bernardino County VII-2
5. Conclusion VII-3
B. COUNTYWIDE GOALS AND POLICIES OF THE NOISE ELEMENT ... VII-4
C. VALLEY REGION GOALS AND POLICIES OF THE NOISE ELEMENT VII-7
D. MOUNTAIN REGION GOALS AND POLICIES OF THE NOISE ELEMENT VII-7
E. DESERT REGION GOALS AND POLICIES OF THE NOISE ELEMENT VII-7

VIII. SAFETY ELEMENT VIII-1

A. PURPOSE OF THE SAFETY ELEMENT VIII-1
1. Relationship to other elements of the General Plan VIII-1
2. Input from public participation program VIII-2
3. Summary of existing conditions VIII-2

B. GOALS AND POLICIES OF THE SAFETY ELEMENT VIII-9

C. VALLEY REGION GOALS AND POLICIES OF THE SAFETY ELEMENT VIII-30

D. MOUNTAIN REGION GOALS AND POLICIES OF THE SAFETY ELEMENT VIII-32

E. DESERT REGION GOALS AND POLICIES OF THE SAFETY ELEMENT VIII-33

IX. ECONOMIC DEVELOPMENT ELEMENT IX-1

A. PURPOSE OF THE ECONOMIC DEVELOPMENT ELEMENT IX-1
1. Relationship to other elements of the General Plan IX-1
2. Input from public participation program IX-2
3. Summary of existing conditions IX-3

B. COUNTYWIDE GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT IX-9

C. VALLEY REGION GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT IX-19

D. MOUNTAIN REGION GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT IX-20

E. DESERT REGION GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT IX-21

X. IMPLEMENTATION PROGRAM X-1

A. INTRODUCTION X-1

B. ANNUAL REPORT X-1

C. SPECIFIC PLANS X-2

D. ZONING X-2

E. MISCELLANEOUS LAND USE PERMITS X-3

F. SUBDIVISIONS X-3

G. DEVELOPMENT AGREEMENTS X-4

H. CAPITAL IMPROVEMENT PROGRAM X-4

I. REDEVELOPMENT PLAN X-5
J. SAN BERNARDINO COUNTY AIRPORT LAND USE PLANS X-5
K. HOUSEHOLD HAZARDOUS WASTE ELEMENT X-6
L. SOURCE REDUCTION AND RECYCLING ELEMENT X-6
M. WASTEWATER MASTER PLAN X-7
N. WATER MASTER PLANS X-7
O. STORM WATER FACILITIES PLANS X-7
P. PUBLIC FACILITIES FINANCING PLANS X-7
Q. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS618036 ..... X-8

XI. GLOSSARY / ACRONYMS AND ABBREVIATIONS XI-1

A. GLOSSARY XI-1
B. ACRONYMS AND ABBREVIATIONS XI-39

LIST OF FIGURES

FIGURE LU-1. INDEX MAP II-27
FIGURE CI-1. MAJOR ROADS AND FREEWAYS – VALLEY REGION III-17
FIGURE CI-2. MAJOR ROADS AND FREEWAYS – MOUNTAIN REGION III-18
FIGURE CI-3. MAJOR ROADS AND FREEWAYS – DESERT REGION III-19

LIST OF TABLES

TABLE LU-1: PRIMARY PURPOSE AND INTENDED USES OF LAND USE ZONING DISTRICTS II-28
TABLE LU-2. SUMMARY COMPARISON OF BUILD-OUT POTENTIAL IN SPHERES OF INFLUENCE II-31
TABLE CI-1. SAN BERNARDINO COUNTY SEWER SERVICE PROVIDERS III-20
TABLE OS-1. TYPES OF OPEN SPACE USES VI-19
TABLE S-1. LAND USE COMPATIBILITY CHART FOR 100-YEAR FLOOD PLAINS VIII-33
TABLE S-2 LAND USE COMPATIBILITY CHART IN FAULT HAZARD ZONES VIII-34
TABLE S-3. LAND USE COMPATIBILITY CHART IN LIQUEFACTION POTENTIAL ZONES VIII-35
TABLE S-4. LAND USE COMPATIBILITY CHART IN LANDSLIDE SUSCEPTIBILITY ZONES VIII-36
TABLE S-5 LAND USE COMPATIBILITY IN AVIATION SAFETY AREAS VIII-37
TABLE ED-1. COUNTY LABOR FORCE BY OCCUPATION: 1990 AND 2000 ..... IX-5
TABLE ED-2. EMPLOYMENT BY SECTOR: 1991 AND 2002 ..... IX-6
TABLE ED-3. AVERAGE PAY PER JOB: 1991 AND 2002 ..... IX-7
TABLE ED-4. MAJOR COUNTY EMPLOYERS, 2006 ..... IX-8

THIS PAGE INTENTIONALLY LEFT BLANK

List of Effective Pages

Page Number			Effective Date	Page Number	Effective Date
i	-	x	4-12-2007		
xi	-	xii	5-22-2012		
I-1	-	I-5	4-12-2007		
I-6	-	I-16	5-22-2012		
II-1	-	II-12	4-12-2007		
II-13	-	II-20	7-18-2013		
II-21	-	II-48	4-12-2007		
III-1	-	III-558	4-12-2007		
IV-1	-	VI-28	4-12-2007		
V-1	-	V-15	4-12-2007		
V-16	-	V-25	5-22-2012		
V-26	-	V-50	12-6-2011		
VI-1	-	VI-14	4-12-2007		
VI-15			5-22-2012		
VI-16	-	VI-24	4-12-2007		
VII-1	-	VII—8	4-12-2007		
VIII-1	-	VIII-18	4-12-2007		
VIII-19	-	VIII-38	5-22-2012		
IX-1-	-	IX-22	4-12-2007		
X-1	-	X10	4-12-2007		
XI-1	-	XI-44	4-12-2012		

List of Resolutions Amending the General Plan Text

Resolution Number	Date of Adoption	Effective Date
2007-92	**03-13-2007**	**04-12-2007**
2011-231	**12-06-2011**	**12-06-2011**
2012-65	**05-22-2012**	**05-22-2012**
2012-69	**05-22-2012**	**05-22-2012**
2012-70	**05-22-2012**	**05-22-2012**
2013-126	**06-18-2013**	**07-18-2013**

Resolution Disposition Table

Resolution Number	General Plan Element	Topic
2007-92	All	Complete Text
2011-231	Conservation	Greenhouse Gas
2012-65	Open Space	Policy OS 5.3 (Scenic Routes)
2012-69	Safety	Introduction, Policy S 5.2, Program 7
2012-70	Conservation	Introduction, Policy CO 2.1, Program 5 Biotic Resources Maps
2013-126	Land Use	Maximum Population Density Averages for the Commercial Land Use Zoning Districts

I. INTRODUCTION

A. PURPOSE OF THE GENERAL PLAN

The policies and programs of the General Plan are intended to underlie most land use decisions. Preparing, adopting, implementing, and maintaining a general plan serves to:

- Identify the community's land use, transportation, environmental, economic, and social goals and policies as they relate to land use and development.
- Form the basis for local government decision-making, including decisions on proposed development.
- Provide residents with opportunities to participate in the planning and decision-making processes of their community.
- Inform residents, developers, decision makers, and other cities and counties of the ground rules that guide development within the community.

Every city and county in California is required by law to have a general plan for its future development. A general plan is a blueprint that guides the "physical development of the county or city, and any land outside its boundaries which bears relation to its planning" (California Government Code §65300). A general plan must address the seven elements of Land Use, Circulation, Housing, Conservation, Open Space, Safety and Noise. In addition, the County of San Bernardino has chosen to address Economic Development, which is an optional element.

The eight elements of this General Plan form a comprehensive set of planning policies. The Land Use (LU) Element designates the general distribution and intensity of land uses within the unincorporated area of the County. The Circulation and Infrastructure (CI) Element identifies the general location and extent of proposed transportation and infrastructure facilities and utilities. The Housing (H) Element is a comprehensive assessment of current and future housing needs for all segments of the County population, as well as a program for meeting those needs. The Open Space (OS) Element describes measures for the preservation of open space for the protection of natural resources, and for public health and safety. The Conservation (CO) Element addresses the conservation, development, and use of natural resources. The Safety (S) Element establishes

policies to protect the community from risks associated with natural and man-made hazards such as seismic, geologic, flooding, wildfire hazards, and air quality. The Noise (N) Element identifies major noise sources and contains policies intended to protect the community from exposure to excessive noise levels. The Economic Development (ED) Element establishes policies to encourage and guide economic development within the County.

The California Supreme Court has called the general plan "the constitution for future development." The general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses—both public and private.

A general plan typically has four defining qualities:

General nature: The general plan provides guidance for the future, particularly regarding growth and development. More precise direction is provided in plan implementation mechanisms, such as annexations, zoning codes, design regulations, annual budgets, and capital improvement programs.

Comprehensive scope: The general plan addresses a broad range of physical, environmental, social, and economic factors affecting change within the community. These factors include land use and circulation, the environment and resources, economic and fiscal conditions, as well as a host of others.

Internal consistency: The concept of internal consistency holds that no policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Different policies must be balanced and reconciled within the plan.

Long-term perspective: The general plan takes immediate concerns into consideration, but focuses primarily on the future. The general plan projects conditions and needs into the future as a basis for determining objectives. It also establishes long-term policy for day-to-day decision-making based upon those objectives. The background reports that supplement this volume present the immediate concerns to be addressed in the General Plan.

1. FORMAT OF THIS GENERAL PLAN

The County of San Bernardino General Plan consists of 11 chapters. Chapter I introduces the plan and its vision. Chapter II explains the planning structure of the County. Chapters III through X present the seven required elements and one

optional element of the General Plan. The General Plan ends with Chapter XI, which is the implementation program.

2. HISTORY OF THE SAN BERNARDINO COUNTY GENERAL PLAN

The area that would become the County of San Bernardino was originally part of the huge San Diego County in 1850. A year later, it became part of the expanding Los Angeles County. In April 1853, a bill was introduced to split off the eastern portion of Los Angeles County to form a separate county; and on April 26, 1853, San Bernardino County was created from parts of Los Angeles, San Diego, and Mariposa counties. In 1854, the City of San Bernardino was incorporated as the County seat. In 1893, Riverside County was created out of parts of San Bernardino and San Diego counties.

The previous General Plan for San Bernardino County was adopted in July 1989. Many physical and demographic changes have occurred since then, resulting in new opportunities and challenges. For example, the population of the County increased from 1,418,380 in 1990 to 1,833,000 in 2003, an increase of approximately 30 percent. The previous General Plan needed to be updated to reflect the changed demographic and economic conditions, altered growth patterns, and current land uses.

Having a current and forward-looking general plan will:

- Guide future development;
- Facilitate economic development;
- Enhance neighborhoods and commercial areas; and
- Ensure adequate infrastructure services and community facilities to support projected growth in the County.

3. GENERAL PLAN UPDATE PROCESS

To accomplish a successful update, the San Bernardino County Board of Supervisors selected a project team consisting of the County Advance Planning

Division staff, the General Plan Advisory Committee (GPAC), and a group of planning consultants. The planning consultants are URS Corporation; Hogle-Ireland, Inc.; Jacobson and Wack; RBF Consulting; Stanley R. Hoffman Associates, Inc.; Economics and Politics, Inc.; Meyer, Mohaddes Associates; Psomas; and Moore, Iacofano and Goltsman, Inc. (MIG). The 13-member GPAC, consisting of a cross section of community members from across the County, appointed by the County Board of Supervisors, guided the update process, with County staff and the consultants providing technical expertise and assistance.

The process of the General Plan Update preparation has had numerous individual components, which can be grouped into the following eight phases:

- Phase 1 – Visioning,
- Phase 2 - Public Participation,
- Phase 3 - Background Reports,
- Phase 4 - General Plan Elements,
- Phase 5 - Community Plans,
- Phase 6 - Development Code,
- Phase 7 - Program Environmental Impact Report (EIR), and
- Phase 8 - Final General Plan Update.

4. PUBLIC PARTICIPATION

Throughout the preparation of this General Plan Update, a number of opportunities were provided to allow for the widest public participation possible within the constraints of the County's budget and geographic size. Efforts included reaching out to special interest groups, engaging the various geographical parts of the County through meetings where people live, and involving people in the development of a vision and its implementation.

Consistent with the direction from the Board of Supervisors, the General Plan Update process included the following:

- A General Plan Advisory Committee was created, consisting of a sufficient number of people to capture the diversity of the County. Committee members were appointed by the Board of Supervisors to reflect the social, business, political, and environmental interests of the County.

- A General Plan Update website was set up through the County's website where information can be posted and received (see http://www.sbcounty.gov/sbcountygeneralplan) or information can be reviewed through the Land Use Services Department website at www.sbcounty.gov/landuseservices.

- An extensive public meeting program reached out geographically into the County at convenient locations and at convenient times, such as early evenings.

- Creating a framework that encouraged ongoing input and participation by the major stakeholder and special interest groups throughout the County.

B. GENERAL PLAN DOCUMENTS

One objective in updating the San Bernardino County General Plan was to simplify the plan and make it user-friendly. To achieve this objective, the General Plan has been divided into a series of linked documents so that readers can find the information needed without searching through a large amount of text. Below is a summary of the five component documents that comprise the San Bernardino County General Plan.

Background Report: This report provides a detailed description of the conditions that exist within the County before the 2007 adoption of this General Plan.

Community Plans: Community Plans emerged as the collective vision of the local area residents and stakeholders for guiding development in the unincorporated County areas with distinct community identities. In the past, unincorporated communities without the fiscal ability to incorporate as cities have sought to preserve their community character and spirit through these plans.

General Plan: The General Plan contains the goals and policies that will guide future development within the County. It also identifies a full set of implementation measures that will ensure the policies of the plan are carried out. It describes the planning area, provides an overview of existing conditions, summarizes the issues raised during the preparation of the General Plan, and identifies the environmental resources and constraints associated with the General Plan.

In addition to this text, the General Plan also includes a separately bound Housing Element and the following maps:

1. Land Use Zoning District Maps (series of over 125 maps):

   These maps are published using the Assessor Parcel Map as the base map. They show the designated land use zoning district for each parcel. Three overlays – Additional Agriculture, Agricultural Preserve, and the Sign Control – are also shown on these maps as a suffix to the land use zoning district.

2. Hazard Overlay Maps (series of over 90 maps):

   These maps are published using the street network as the base maps because the delineations of the various hazards are not intended to be parcel specific. The hazards included on these maps include airport safety, dam inundation, fire, flood, and noise. The flood hazards delineated on these maps are based upon the Federal Emergency Management Agency (FEMA) mapping. The FEMA database of these hazards is also adopted as part of the Hazard Overlay Maps; therefore, revised maps may be published without requiring a General Plan Amendment as FEMA updates its database or publishes a Letter of Map Revision (LOMR).

3. Geologic Hazard Overlay Maps (series of over 70 maps):

   These maps are published using the street network as the base maps because the delineations of the various hazards are not intended to be parcel specific. The hazards included on these maps include State and county designated earthquake fault zones, generalized landslide susceptibility, generalized liquefaction susceptibility, and rockfall/debris-flow hazard areas.

4. Circulation Maps (series of five maps):

   These maps show the road designations for all roads with the following classifications throughout the County: Freeway, Major Arterial Highway, Major Divided Highway, Major Highway, Secondary Highway, Controlled/Limited Access Collector, Mountain Major Highway And Mountain Secondary Highway.

5. Resource Overlay Maps

   These maps show various natural resources that have been mapped throughout the County. They include the following:

   Biotic Resources Overlay Maps (several maps):

   These maps are published using the street network as the base maps because the delineations of the various resources are not intended to be parcel specific. The resources included on these maps include a variety of endangered, threatened and sensitive flora and fauna species. As additional species are listed or as the distribution of these species are amended by a federal or state resource protection agency, they will be added to these maps without requiring a General Plan Amendment for adoption.

   Open Space Overlay Map (two maps):

   These maps are published using the street network as the base maps because the delineations of the various resources are not intended to be parcel specific. The resources included on these maps include wildlife corridors, major open space policy areas, regional trails, Areas of Critical Environmental Concern, and the delineation of the scenic corridors listed in the Open Space Element.

   Cultural Resources Sensitivity Overlay Maps (two maps to date):

   These maps are published using the street network as the base maps because the delineations of the resource sensitivity are not intended to be parcel specific.

   Paleontologic Resources Sensitivity Overlay Map:

These maps have not been prepared electronically to date. Once the digitized maps are complete, they will be published using the street network as the base maps because the delineations of the resource sensitivity are not intended to be parcel specific.

Mineral Resources Overlay Map (Not available yet):

These maps have not been prepared electronically to date. Once the digitized maps are complete, they will be published using the street network as the base maps because the delineations of the resource locations are not intended to be parcel specific.

6. Alternate Housing Overlay Map:

   This map shows those areas in the Desert Region where alternate housing standards apply.

Environmental Impact Report: The EIR prepared for the General Plan meets the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Board of Supervisors used the EIR during the process of considering the draft General Plan to understand the potential environmental implications associated with implementation of the General Plan.

Development Code: The Development Code has been revised to implement the General Plan and to create a high-quality document that is clearly written and easy to understand and use.

C. "VISION" OF THE 2007 GENERAL PLAN

The following Vision Statement was developed by the citizens of the County through an extensive public outreach program and further refined by the GPAC, PC, and Board of Supervisors:

The 2007 General Plan recognizes the unique assets of individual communities in the County to guide County decision-making by building on those assets, as well as protecting and enhancing the quality of life throughout the County. As a foundation for the goals and polices of the General Plan, this Vision Statement describes ideal conditions to work toward during the next 20 years, as expressed in the following desires for the future of where people live, work, and play in San Bernardino County. References in each narrative below present various Goals and Policies of the 2007 General Plan which directly implement various aspects of the Vision.

1. WHERE WE LIVE

Our County offers residents a wide range of housing opportunities. Residents may choose to live in traditional urban neighborhoods with a greater array of services and amenities. Individuals may also choose a more "rural" lifestyle, often with a small-town atmosphere, room to breathe, and opportunities for self-reliance and independence (see Goal LU-2).

Our vision for the future of the County includes:

- *Continued "rural" character in many areas of the County, with buffering as needed adjacent to more urban areas (see Goal LU-2).*
- *A sense of "place" and community identity in distinct communities where residents may choose to remain in unincorporated neighborhoods (see Goal LU-10).*
- *Housing in a variety of styles, densities, and price ranges (see Goals H-2, H-4, H-5, H-7, and H-9).*
- *Safe neighborhoods with good schools, activities for youth and seniors, and programs for residents of all ages (see Goals CI-20).*
- *Convenient access to public school classes from kindergarten through high school (K-12) and higher educational opportunities for all (see Goal CI-20).*
- *A functional, safe and convenient transportation system, including public transit and trails for bicycles, pedestrians, and horses (see Goal CI-1).*
- *Clean air and a reliable clean water supply (see Goal CI-12).*
- *Growth and development consistent with the maintenance of environmental quality (see Goal LU-7).*
- *Communities that allow residents and visitors to enjoy the natural and local setting within reasonable limits of infrastructure, service capacities, and public health and safety, including fire safety and prevention (see Goal LU-8).*
- *Preservation of dark night skies in rural areas (see Goals M/CO-5 and D/CO-3).*

- *Conservation/preservation of the natural environment, which defines and enhances our quality of life (see Goal CO-1).*

- *Preservation of land and air space serving national defense and cooperative planning with military installations to minimize land use conflicts (see Goal LU-11, and Policies LU-11.2 and S-8.1).*

2. WHERE WE WORK

As San Bernardino County gains recognition as the crossroads of global, multi-modal transportation and commerce, with an abundance of affordable land and a skilled workforce, more employers will choose to locate facilities here, and the role of our County in the regional economy will continue to grow. At the same time, the local regulatory environment will encourage innovation and free enterprise to provide other economic opportunities for County residents.

Our vision for the future of the County includes:

- *Excellence in public schools and higher education to support, enhance, and expand the skills of the local workforce (see Goal ED-2).*

- *A vibrant and thriving local economy that spans a variety of industries, services, and other sectors, thereby reducing commuting distance to jobs (see Goals ED-1, H-13, and LU-5).*

- *Vocational training programs geared toward supporting local employers (see Goal ED-3).*

- *Reasonable performance-based rules to encourage home-based businesses (see Goal ED-5).*

- *Assistance in the development of small businesses and encouragement of new businesses of all sizes (see Goal ED-4).*

- *Conservation of mineral resources for responsible productive use by extractive industries (see Goal ED-7).*

- *Leading the region as a multi-modal transportation hub and spurring economic development through air, rail, and highway systems (see Goal ED-8).*

- *Agriculture as an economic activity in areas where production is viable (see Goal ED-6).*
- *Expanded access to communications technology and network resources (see Goal CI-15).*
- *Opportunities for the use of alternative energy sources (see Goal CO-8).*

3. HOW WE PLAY

The plentiful open space in San Bernardino County serves County residents and attracts people from other areas as they pursue a wide variety of recreational activities: hiking, camping, off-highway vehicle traveling, fishing, horseback riding, star-gazing, winter sports, youth athletics, performing arts, and other entertainment. In addition, County residents have regional access to beaches and other attractions in coastal areas.

Our vision for the future of the County includes:

- *Extension, enhancement, and increased connectivity of trail systems throughout the County (see Goals CI-6 and OS-2).*
- *Local parks and recreational amenities throughout the County (see Goal OS-1).*
- *Expansion of cultural and entertainment opportunities countywide (see Goals OS-4, CO-3).*
- *Recovery and maintenance of multi-use access to public lands, including regional parks, national parks, national forests, state parks, and Bureau of Land Management areas (see Goal OS-4).*

D. PLANNING STRUCTURE OF THE COUNTY

San Bernardino County, with a land area of 20,106 square miles, is the largest County in the continental United States. The County traverses approximately 13 percent of the state's area. San Bernardino County is located in the southeastern portion of the State of California. It is bordered by Los Angeles County, Orange County, and Kern County on the west, the Colorado River and the States of Arizona and Nevada on the east, Riverside County on the south, and Inyo County and the southwest corner of Clark County, Nevada on the north.

1. REGIONAL CONTEXT

San Bernardino County holds an important place in the fast growing Southern California region. We are no longer a county "adjacent" to Los Angeles and Orange counties, but an integral part of the entire region facing more or less similar opportunities and constraints. The extraordinary growth that Orange County experienced from the 1950s through the 1970s is forecasted for both San Bernardino and Riverside counties for the current and the future decades.

A study of the growth trend over the past few decades in the Southern California Association of Government's (SCAG's) six-county region (which covers Ventura, Los Angeles, Orange, San Bernardino, Riverside and Imperial counties) reveals a continued decentralization of population. Before 1950, the majority of the growth in the six counties took place in Los Angeles County. From 1950 to 1970, Orange County had phenomenal growth with decennial growth rates of more than 200 percent. During the 1970s, growth slowed down in all the counties, with the exception of Imperial County. Between 1980 and 1990, Ventura County residents began to vote for slow growth, and Orange County growth slowed because of lack of available space and other constraints. Population growth expanded eastward to San Bernardino and Riverside counties, with both counties reaching the one million mark in population.

2. JURISDICTIONAL ISSUES

Although San Bernardino County is the largest county in the contiguous United States, the span of control of the Board of Supervisors over the entire County is limited. This General Plan has been undertaken with full recognition of these limitations of land use jurisdiction and other governmental structure issues. These issues are presented below; all acreages and percentages in the following discussion are approximated and presented for descriptive purposes.

a. Federal and state agencies own and control most of the County lands

b. First and foremost, of the almost 13 million acres comprising San Bernardino County, approximately 10.5 million acres (81 percent of the total) are outside governing control of the County Board of Supervisors. This land is referenced as "non-jurisdiction" land or "non-jurisdiction" territory. Of this non-jurisdiction land, approximately 6 million acres are owned and controlled by the Federal Bureau of Land Management; and 1.9 million acres are owned and controlled by the United States Department of Defense.

c. "Non-jurisdiction" territory is fragmented and scattered throughout the County

d. The fact that the vast majority of the County territory is outside the control of the Board of Supervisors is further compounded by the scattered distribution of these non-jurisdiction properties. Rather than one singular unified ownership pattern (such as a military base or a national park), the non-jurisdiction territory is distributed throughout the Mountain and Desert planning regions, interspersed with other parcels owned by private entities, which are regulated by the County Board of Supervisors. Such fragmentation of property ownership and land use regulations can be addressed only through comprehensive land use planning in San Bernardino County.

e. Incorporated cities control land use on a portion of the remaining land

f. As stated, 81 percent of the total land area of the County is outside any control of the County Board of Supervisors. Of the remaining 19 percent of the County's total land area, approximately 4 percent lies within 24 incorporated cities. Fifteen percent (about 1.9 million acres) is entirely under County jurisdiction. While the County influences a certain degree of development activity within these cities (primarily administrative buildings, criminal justice facilities, and certain limited infrastructure, including County-maintained roads), the city councils of these 24 cities directly regulate land use and planning within these cities.

g. Conclusion: The General Plan provides an opportunity for the Board of Supervisors to exercise leadership in resolving many inter-jurisdictional policies

h. Only 15 percent of the total land area in San Bernardino County is regulated by the County Board of Supervisors. Nevertheless, many of the issues identified in this General Plan span all of the above jurisdiction and non-jurisdiction areas. Therefore, the General Plan provides an ideal

opportunity for the Board of Supervisors to influence public policies on federal and state lands, even though the Board does not have direct jurisdictional control of these areas. In addition, many policies in the General Plan address areas of commonality between the County and cities regarding their spheres of influence

3. REGIONAL STATISTICAL AREAS

The Southern California Association of Governments (SCAG) has divided the area within its jurisdiction into Regional Statistical Areas (RSAs) for purpose of collecting and analyzing pertinent statistical information of a variety of issues. Seven of these areas are located within San Bernardino County. These RSAs are as follows:

RSA 28: Area including the cities of Chino, Chino Hills, Fontana (western portion), Ontario, Rancho Cucamonga and Upland.

RSA 29: Area including the cities/communities of Bloomington, Colton, Fontana (eastern portion), Highland, Muscoy, Redlands, Rialto, San Bernardino and Yucaipa.

RSA 30: Area including all of the communities in the Mountain Region.

RSA 31: Area in the north desert including the communities of Amboy, Baker, Goffs, Harvard, Kelso, Ludlow, Newberry Springs, Nipton, Red Mountain and Trona.

RSA 32: Area including the cities/towns/communities of Adelanto, Apple Valley, Barstow, Helendale, Hesperia, Hinckley, Kramer Junction, Lucerne Valley, Phelan, Silver Lakes, Victorville and Yermo.

RSA 33: Area including the cities/towns/communities of Joshua Tree, Landers, Morongo Valley, Pioneertown, Rimrock, Twentynine Palms and Yucca Valley.

RSA 34: Area including the city/communities of Earp, Essex, Havasu Lake, Needles, Parker and Vidal.

E. COUNTYWIDE GOALS AND POLICIES

In the context of community planning, a *goal* is a general direction-setter. It is an ideal future condition or end related to the public, health, safety, or general

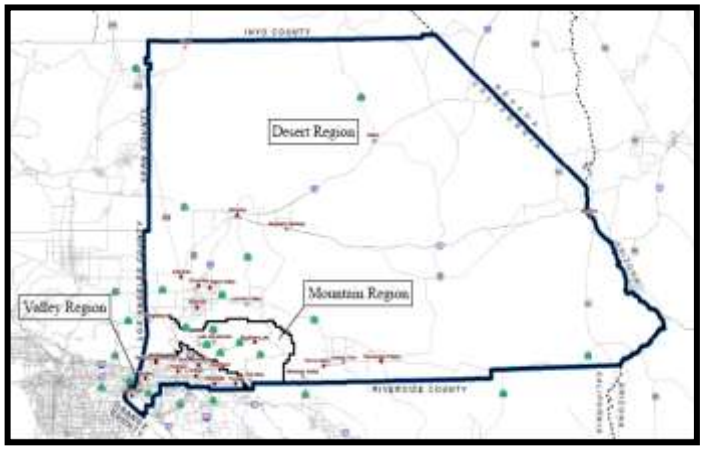
welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent. A *policy*, by contrast, is a specific statement that guides decision-making for the County. It indicates a commitment of the Board of Supervisors, the County's local legislative body, to a particular course of action. Policies must be clear and unambiguous. A policy is based on and helps to implement the General Plan's goals.

San Bernardino County is vast, consisting of three distinct geographic regions: the Valley, the Mountains, and the Desert. The General Plan was prepared keeping in mind these distinctions between the three geographic regions while, at the same time, being mindful of the need to have unified goals and policies that would address countywide issues and opportunities. Most of the policies within the General Plan addresses the County in its entirety and are referred to as countywide policies. Countywide policies are presented under each element of the General Plan.

F. REGIONAL POLICIES

The three diverse planning regions of the County vary not only by terrain, but also in the issues and opportunities they face. The three planning regions provide an opportunity to formulate custom-tailored solutions for each region. Policies have been drafted that relate to, and address specifically, each particular planning region and are called Regional Policies. These Regional Policies are presented after the countywide Policies under each of the eight elements. The three planning regions of the County can be further described as follows:

1. VALLEY PLANNING REGION



The Valley Planning Region is defined as all the area within the County that is south and west of the U.S. Forest Service boundaries. The San Bernardino range, trending southeast, forms the eastern limit of the Valley, along with the Yucaipa and Crafton Hills. The southern limits of the valley are marked by alluvial highlands extending south from the San Bernardino and the Jurupa Mountains. The Valley Planning Region of the County

is approximately 60 miles east of the Pacific Ocean and borders Los Angeles, Orange, and Riverside counties. It is approximately 50 miles long from west to east and encompasses 500 square miles. It covers only 2.5 percent of the total County land, but holds approximately 75 percent of the County's population. Most of the valley land is incorporated.

2. MOUNTAIN PLANNING REGION

North of the Valley Planning Region is the Mountain Planning Region, consisting of the San Bernardino and San Gabriel ranges. Of the 872 square miles within this planning region, approximately 715 square miles are public lands managed by state and federal agencies—principally, the U.S. Forest Service. The region contains forests, meadows, and lakes. The San Gabriel Mountains, which extend from Los Angeles County, form the western end of the Mountain Planning Region. The San Gabriel Mountains comprise about one-third of the Mountain Planning Region, with the San Bernardino Mountains making up the remainder.

3. DESERT PLANNING REGION

The Desert Planning Region, the largest of the three planning regions, includes a significant portion of the Mojave Desert and contains about 93 percent (18,735 square miles) of the land within San Bernardino County. The Desert Planning Region is defined as including all of the unincorporated area of San Bernardino County lying north and east of the Mountain Planning Region. The Desert Planning Region is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes.

II. LAND USE ELEMENT

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development for the County of San Bernardino. The Land Use Element has perhaps the broadest scope of the County of San Bernardino's General Plan elements. In theory, it plays a central role in correlating all land use issues into a set of coherent development policies. Its objectives, policies, and programs relate directly to the other elements. It is the most visible and often-used element in local general planning. Although all general plan elements carry equal weight, the Land Use Element is often perceived as being most visible expression of the General Plan because of its pivotal role in zoning, subdivision, and public works decisions. The Element's goals, policies and programs provide a long-range context for those short-term actions.

A. PURPOSE OF THE LAND USE ELEMENT

The Land Use Element is a guide for the County of San Bernardino's future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public areas. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the County's General Plan Land Use Diagram.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

Consistent with California Government Code Section 65302(a), the Land Use Element must address each of the following issues: distribution of housing, business, and industry; distribution of open space, including agricultural land; distribution of mineral resources and provisions for their continued availability; distribution of recreation facilities and opportunities; location of educational facilities, public buildings and grounds; location of future solid and liquid waste facilities; identification of areas subject to flooding; and identification of existing Timberland Preserve Zone lands.

The Land Use Element and its associated General Plan Land Use Diagram are intended to capture and communicate the County of San Bernardino's long-term vision for future development. Of all the General Plan elements required by state law, the Land Use Element has the broadest scope. Because it governs how land is to be utilized, virtually all of the issues and politics contained in other elements relate in some degree to the Land Use Element. In addition, California

Government Code Section 65300.5 requires internal consistency among the various elements of a General Plan.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

Through a public outreach process in preparation for the drafting of the County of San Bernardino's General Plan, the public identified the following issues that directly relate to the Land Use Element:

A. Overwhelmingly, respondents value their quality of life in the County and want to preserve the unique qualities and diversity of their communities. At the same time, they understand that growth is inevitable and stress the importance of protecting these unique qualities and community identity.

A significant number of respondents value the ethnic diversity in the County and advocate the fair and equal treatment of all residents.

A small number were concerned with improving the image of the County, both internally and externally.

The majority of respondents identified growth as a major issue and cited the need to balance the pace of growth between the population, housing, economy, industry, businesses, schools, health care, open space, parks, and infrastructure, including roads, utilities, street lights, sewers, and sidewalks.

A large number of residents stressed the need for the creation and maintenance of roads in the County — paved and unpaved, urban and rural.

A significant number of respondents called for more controlled and planned growth coupled with environmental protection to ensure prosperity in all areas of the County. One comment expressed this tension as "Industry versus nature and the delicate balance between the two," and another was pessimistic about "Constantly striving for growth with no regard for environment or quality of life."

A significant number of residents were concerned about the growing population density.

A small number of respondents stressed the need to reuse or redevelop older/abandoned/historic buildings instead of accommodating growth only in new buildings. County residents noted, "Too many empty buildings being left behind to build new ones," and questioned, "How to upgrade older sections of town and prevent them from becoming slums."

A small number identified a need to develop arts and cultural institutions to balance growth in other areas and increase access to the arts in the County.

A significant number of residents called for the need to match the pace of school development with housing development and growth in the County.

3. LAND USE MAP

The "one-map approach" permits the use of a single map showing both General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County's General Plan and its Zoning Code. Given the size of the County and the dimensional limits of this document, the land use diagram is neither accurate nor to scale. For precise detail refer to the land use diagram on file with the County. In some instances, current lot sizes are smaller than the minimum lot sizes for the designated land uses. In these instances, further subdivision of land may be precluded.

Figure LU-1 presents an Index Map of the 2007 General Plan Maps. The Index Map and all detailed maps can be viewed on the 2007 General Plan CD Map adopted concurrent with the General Plan text. These maps include:

1. Biotic Resources Overlay Maps (several maps).
2. Open Space Overlay Map (two maps).
3. Cultural Resources Sensitivity Overlay Maps (two maps to date).
4. Paleontologic Resources Sensitivity Overlay Map (Not available yet).
5. Mineral Resources Overlay Map (Not available yet).

4. GENERAL PLAN LAND USE ZONING DESIGNATIONS

There are 18 land use zoning districts that apply only to privately owned lands in the County and not to the lands controlled by other jurisdictions. Lands that are controlled by other jurisdictions, including lands controlled by federal and state

agencies as well as incorporated cities, are mapped to identify the public agencies that control them. The 18 land use zoning districts (see Table LU-1) are as follows: Resource Conservation (RC), Agriculture (AG), Rural Living (RL), Single Residential (RS), Multiple Residential (RM), Office Commercial (CO), Neighborhood Commercial (CN), Rural Commercial (CR), Highway Commercial (CH), General Commercial (CG), Service Commercial (CS), Community Industrial (IC), Regional Industrial (IR), Institutional (IN), Special Development (SD), Floodway (FW), Specific Plan (SP), and Open Space (OS).

The purpose, location criteria, building intensity standards, population density, and the intended uses of each land use zoning district are specified. The building intensity standards specified for each land use zoning district may be modified by provisions contained in the County Development Code, Title 8 of the County Code. Also, individual planning areas may specify higher or lower housing densities, and/or smaller or larger minimum parcel sizes. A brief description of the intended uses in each land use zoning district is presented herein; the County Development Code, Title 8 of the County Code, contains a complete listing of the uses permitted in each land use zoning district.

No land use zoning district created by the conversion of previous land use and zone districts will be required to meet the minimum parcel sizes set forth for each district below. New land use zoning district changes approved under this General Plan must meet with those minimum size requirements except as provided below.

Resource Conservation (RC) comprises the majority (55.98 percent) of the designated land uses in the County. This land use designation covers over 1 million acres, or about 1,500 square miles of land. Most of the land within this designation is publicly owned (federal and state) and includes national parks, military bases, conservation areas, and lands owned by other federal and state agencies. The County has designated approximately 681,500 acres or 1,065 square miles (37.92 percent) for residential uses. Out of this, about 587,535 acres (32.76 percent of total unincorporated area) are designated Rural Living, 67,691 acres are designated Single Residential, while 4,986 acres are designated Multiple Residential.

Commercial land use zoning districts (Office Commercial, Neighborhood Commercial, Rural Commercial, Highway Commercial, General Commercial, and Service Commercial) occupy a total of 12,177 acres or 0.68 percent of the total unincorporated area. Industrial land use zoning districts (including Community Industrial and Regional Industrial) occupy 21,834 acres or 1.21 percent of the total unincorporated area. Other land use designations include Agriculture occupying 41,793 acres (2.32 percent), Institutional occupying

8,567.51 acres (0.48 percent), Floodway occupying 20,281 acres (1.13 percent), and Specific Plan occupying 4,861.37 acres (0.27 percent). LU-2 summarizes the primary purpose and intended uses of each land use zoning district. The districts are further defined in the following subsections.

The following Land Use Designations are presented on the Land Use Diagram. These General Plan Land Use Designations describe the extent of the uses of land within the County. They include standards of population density and building intensity, in conformance with Section 65302(a) of the Government Code. These Land Use Designations are hereby adopted and incorporated into the 2007 General Plan.

B. RESOURCE CONSERVATION (RC) LAND USE ZONING DISTRICT

1. PURPOSE

- To encourage limited rural development that maximizes preservation of open space, watershed and wildlife habitat areas.
- To identify areas where rural residences may be established on lands with limited grazing potential but which have significant open space values.
- To prevent inappropriate urban population densities in remote and/or hazardous areas of the County.
- To establish areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

2. LOCATIONAL CRITERIA

- Areas generally distant from urban centers with existing land uses including limited grazing, passive public and private recreation areas, rural residences and vacation cabins and watershed, wildlife and open space uses.
- Areas with steep terrain and limited access.

- Areas with high scenic values.
- Areas with limited or no infrastructure facilities and where none are planned within the next twenty years.
- Areas within any Hazard Protection and/or Resource Preservation Overlay except Agriculture Preserve (AP) Overlay.
- Areas where development rights have been transferred to other areas via development approvals and set aside for open space and recreation uses.
- Areas shown on the Open Space Map in which limited development may occur while maintaining desired open space values.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

On the average, there are 4.82 persons per household in the unincorporated portions of the Valley Planning Region, 2.54 persons per household in the Mountain Planning Region and 2.68 persons per household in the Desert Planning Region. The MPDA, per square mile, for this district for the Valley, Mountain and Desert Planning Regions are approximately 77 persons, 41 persons, and 43 persons, respectively.

C. AGRICULTURE (AG) LAND USE ZONING DISTRICT

1. PURPOSE

- To recognize commercial agriculture as a desirable land use type and a major segment of the County's economic base.
- To identify areas where agriculture is the primary land use but where other secondary uses that directly support agricultural uses may be permitted.
- To preserve the agricultural base of the County economy and encourage the open space values of these uses.
- To provide areas for both intensive and extensive agricultural pursuits.
- To identify areas of commercial (prime and non-prime) agricultural soils and operations.

2. LOCATIONAL CRITERIA

- Areas previously designated as agricultural preserve, whether or not they are under contract.
- Areas that may be eligible for designation as an agricultural preserve.
- Areas where the only residential uses allowed are for property owners or employees actively engaged in agricultural operations.
- Rural areas where existing land uses are mainly truck crops, specialty crops, row and field crops, irrigated crops and pasture, irrigated vineyards and orchards, dry farm orchards and vineyards, dry farm and grain, and grazing and rangeland on parcels of 10 acres or greater.
- Areas where parcel sizes and ownership patterns are sufficiently large to accommodate agricultural operation, buffered from incompatible land uses.
- Areas with limited infrastructure facilities and where limited public improvements will be planned or developed in the next 20 years.
- Areas that are not adjacent to a Single or Multiple Residential (RS or RM) District, except where the minimum parcel size in the Residential District is 1 acre or larger.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

On the average, there are 4.82 persons per household in the unincorporated portions of the Valley Planning Region, 2.54 persons per household in the Mountain Planning Region and 2.68 persons per household in the Desert Planning Region. The MPDA, per square mile, for this district based on its ten acre minimum lot size for the Valley, Mountain and Desert Planning Regions are approximately 309 persons, 163 persons, and 172 persons, respectively.

The Agricultural (AG) Land Use Zoning District is divided into subdistricts based on the minimum lot size. These subdistricts are as follows: AG-160, which has a

minimum lot size of 160 acres; AG-80, which has a minimum lot size of 80 acres; AG-40, which has a minimum lot size of 40 acres; and AG-20, which has a minimum lot size of 20 acres. The MPDA for the sub-districts in the three Planning Regions are as follows (rounded to the nearest person per square mile):

Maximum Population Density Average - Agriculture

	Valley Planning Region	Mountain Planning Region	Desert Planning Region
AG-160	19 persons psm*	10 persons psm*	11 persons psm*
AG-80	39 persons psm*	20 persons psm*	21 persons psm*
AG-40	77 persons psm*	41 persons psm*	43 persons psm*
AG-20	154 persons psm*	81 persons psm*	86 persons psm*

*per square mile

D. RURAL LIVING (RL) LAND USE ZONING DISTRICT

1. PURPOSE

- To encourage appropriate rural development where single family residential use is primary.
- To identify areas where rural residences may be established and where associated related animal uses may be permitted.
- To prevent inappropriate demand for urban services.
- To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may coexist.

2. LOCATIONAL CRITERIA

- Areas generally adjacent to urbanizing centers, with existing land uses that include limited agriculture; mining and quarrying; energy production operations; public and private recreation areas; rural residences and vacation cabins; and watershed, wildlife, and open space uses.

- Areas with limited, low-density development or mountainous areas with moderate slopes or soils of poorer quality than in agricultural areas.
- Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses, such as hunting clubs, dude ranches, RV parks, etc., may be found or located.
- Areas with soil conditions suitable for limited agriculture capability, which may nevertheless be eligible for Agricultural Preserve status.
- Areas with partial public services and limited public improvements.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

On the average, there are 4.82 persons per household in the unincorporated portions of the Valley Planning Region, 2.54 persons per household in the Mountain Planning Region and 2.68 persons per household in the Desert Planning Region. The MPDA, per square mile, for this district based on its two and one-half acre minimum lot size for the Valley, Mountain and Desert Planning Regions are approximately 1234 persons, 650 persons, and 686 persons, respectively.

The Rural Living (RL) Land Use Zoning District is divided into subdistricts based on the minimum lot size. These subdistricts are as follows: RL-40, which has a minimum lot size of 40 acres; RL-20, which has a minimum lot size of 20 acres; RL-10, which has a minimum lot size of 10 acres; and RL-5, which has a minimum lot size of 5 acres. The MPDA for the sub-districts in the three Planning Regions are as follows (rounded to the nearest person per square mile):

Maximum Population Density Average – Rural Living

	Valley Planning Region	Mountain Planning Region	Desert Planning Region
RL-40	77 persons psm*	41 persons psm*	43 persons psm*
RL-20	154 persons psm*	81 persons psm*	86 persons psm*
RL-10	308 persons psm*	163 persons psm*	172 persons psm*
RL-5	617 persons psm*	325 persons psm*	343 persons psm*

*per square mile

E. SINGLE RESIDENTIAL (RS) LAND USE ZONING DISTRICT

1. PURPOSE

- To provide areas for single-family homes on individual lots.
- To provide areas for accessory and non-residential uses that complement single residential neighborhoods.
- To discourage incompatible non-residential uses in single-family residential neighborhoods.

2. LOCATIONAL CRITERIA.

- Areas that are not adjacent to Regional Industrial or Agriculture Districts, except where the ultimate minimum residential parcel sizes will be 1 acre or larger.
- Areas that are within 1 mile of major arterial and/or existing major public transit routes.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

On the average, there are 4.82 persons per household in the unincorporated portions of the Valley Planning Region, 2.54 persons per household in the Mountain Planning Region and 2.68 persons per household in the Desert Planning Region. The MPDA, per square mile, for this district based on its 7,200 square foot minimum lot size for the Valley, Mountain and Desert Planning Regions are approximately 12,339 persons, 6,502 persons and 6,860 persons, respectively.

The Single Residential (RS) Land Use Zoning District is divided into subdistricts based on the minimum lot size. These subdistricts are as follows: RS-1, which has a minimum lot size of 1 acre; RS-20M, which has a minimum lot size of 20,000 square feet, RS-14 M, which has a minimum lot size of 14,000 square feet; and RS 10, which has a minimum lot size of 10,000 square feet.

The MPDA for the subdistricts in the three Planning Regions are as follows (rounded to the nearest person per square mile):

Maximum Population Density Average – Single Residential

	Valley Planning Region	Mountain Planning Region	Desert Planning Region
RS-1	3,085 persons psm*	1,626 persons psm*	1,715 persons psm*
RS-20M	6,719 persons psm*	3,541 persons psm*	3,736 persons psm*
RS-14M	9,598 persons psm*	5,058 persons psm*	5,337 persons psm*
RS-10M	13,437 persons psm*	7,081 persons psm*	7,471 persons psm*

*per square mile

F. MULTIPLE RESIDENTIAL (RM) LAND USE ZONING DISTRICT

1. PURPOSE

- To provide areas for attached, detached, and/or mixed residential development with a wide range of densities and housing types.
- To efficiently relate higher-density residential development to community utilities and facilities as well as site characteristics.
- To locate parcels appropriate for development at higher residential densities in closer proximity to community services and facilities.
- To offer a wide range of residential living environments.
- To allow diverse non-residential activities compatible with a multifamily neighborhood.

2. LOCATIONAL CRITERIA

- Areas of existing multi-family development.
- Areas that have or are programmed to receive full urban services.
- Areas with slopes generally less than 16 percent. (Increased lot sizes will be

required as slope increases.)

- Areas in centralized urban locations having close proximity to major commercial and public facilities, where urban infrastructure, circulation, and neighborhood and community facilities that are capable of handling high-density residential development are located or planned.

- Areas that are not adjacent to a Regional Industrial (IR) District, Agriculture (AG) District and/or mining operations, except where the area is large enough to leave a buffer yard of 75 feet between the Districts and/or uses, or when the area reserved for open space within a multiple family development is 60% or greater.

- Areas adjacent to or near a major arterial and/or existing major public transit routes.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

On the average, there are 4.82 persons per household in the unincorporated portions of the Valley Planning Region, 2.54 persons per household in the Mountain Planning Region and 2.68 persons per household in the Desert Planning Region. The MPDA, per square mile, for this district for the Valley, Mountain and Desert Planning Regions are approximately 61,696 persons, 32,512 persons, and 34,304 persons, respectively.

G. NEIGHBORHOOD COMMERCIAL (CN) LAND USE ZONING DISTRICT

1. PURPOSE

To provide suitable locations for retail and service commercial establishments intended to meet daily convenience needs of a residential area.

2. LOCATIONAL CRITERIA

- Areas adjacent to or in close proximity to residential districts/uses.

- Areas adjacent to a major arterial street or any road intersection.
- Areas with less than 20 percent slopes.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. MPDA for this type of district is 1,000 persons per square mile.

H. OFFICE COMMERCIAL (CO)

1. PURPOSE

- To provide office and space for professional groups in community centers and civic areas.
- To allow for public and quasi-public uses that are compatible with a centralized urban location or a transitional area.
- To provide for the concentration of office uses for their mutual benefit and convenience as well as convenience to the general public.
- To establish areas for the conduct of business in a manner that will minimize conflicts and adverse impacts on other land uses.
- To encourage conversion and renovation of historic or architecturally significant buildings located in office and professional areas.

2. LOCATIONAL CRITERIA

- Areas set aside to support concentration of office uses, making office and professional activities more visible and easily accessible to the public.
- Peripheral areas of central business districts near commercial and public uses.
- Areas between a residential district and a major highway or more intensive commercial or industrial districts.

- Areas of mixed, non-residential uses compatible with business activities.
- Areas with primary access from a major arterial or collector, avoiding the use of local residential streets for services and deliveries.
- Areas adjacent to a major arterial, major divided highway, or freeway and/or that are within one-half (0.5) mile of a public transit route.
- Areas with full urban services and infrastructure facilities.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. Except as permitted in residential care facilities and mixed-use planned developments, MPDA for this type of district is 640 persons per square mile.

I. RURAL COMMERCIAL (CR) LAND USE ZONING DISTRICT

1. PURPOSE

To provide sites in rural areas where a range of commercial services intermixed with residential uses can be established which are limited in scope and intensity and meet the needs of the remote population and the traveling public.

2. LOCATIONAL CRITERIA

- Rural areas that have a low concentration of population not exceeding 500 people per square mile.
- Areas along major remote thoroughfares or intersections.
- Areas where a mixture of uses can coexist without conflict and there is no need to use multiple commercial districts to separate land uses.
- Areas where there is no competing commercial core.

- Areas where special design considerations are not necessarily required to ensure compatibility with surrounding land uses and the community.
- Areas not within any city sphere of influence.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

The Rural Commercial Land Use Zoning District allows primary residential uses to be intermixed with commercial uses. Except as permitted in residential care facilities and mixed-use planned developments, MPDA for this type of district is 500 persons per square mile.

J. HIGHWAY COMMERCIAL (CH) LAND USE ZONING DISTRICT

1. PURPOSE

To provide suitable locations for retail and service commercial establishments intended to meet the daily convenience needs of the traveling public.

2. LOCATIONAL CRITERIA

- Areas occupied or intended to be occupied by a relatively contiguous grouping of businesses that provide transient services to travelers on major highways.
- Areas designed to preserve a block of land for the use of small, somewhat isolated transient commercial uses along major highways.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. Except as permitted in residential care facilities and mixed-use planned developments, MPDA for this type of district is 1,000 persons per square mile.

K. GENERAL COMMERCIAL (CG) LAND USE ZONING DISTRICT

1. PURPOSE

Provide appropriately located areas for stores, offices, service establishments, and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs.

2. LOCATIONAL CRITERIA

- Concentrated retail business and service areas that supply daily community commercial needs.
- Areas of retail commercial uses in central business districts providing local and regional trade services.
- Areas adjacent to a major arterial street, highway, or freeway or at the intersection of two major arterial streets.
- Areas with full urban services and infrastructure facilities.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. Except as permitted in residential care facilities and mixed-use planned developments, MPDA for this type of district is 1,500 persons per square mile.

L. SERVICE COMMERCIAL (CS)

1. PURPOSE

- To provide suitable areas for a mixture of commercial and industrial uses, including manufacturing uses, where they will not adversely affect surrounding properties.
- To provide suitable locations for retail, wholesale, intensive commercial, and service establishments.

2. LOCATIONAL CRITERIA

- Areas normally characterized by heavy commercial, service, and small-scale industrial uses.
- Areas where uses generally serve occasional needs rather than day to-day needs.
- Areas that will not create incompatible land use mixtures with the intended uses of this district.
- Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities, and adequate circulation can be ensured.
- Areas with access from major streets and/or major arterial streets to avoid use of residential streets for access or deliveries.
- Areas that are either at the intersection of two major arterial streets or adjacent to a major arterial street, major divided street, or freeway, or served by railroad access.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. Except as permitted in residential care facilities and mixed-use planned developments, MPDA for this type of district is 1,500 persons per square mile.

M. COMMUNITY INDUSTRIAL (IC) LAND USE ZONING DISTRICT

1. PURPOSE

- To identify and establish areas suited to industrial activities.

- To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation, and energy facilities.

- To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas.

2. LOCATIONAL CRITERIA

- Areas located within urban areas where full urban services are available.

- Areas of existing industrial uses.

- Areas physically suited for industrial activities.

- Areas that are or can be adequately buffered from adjacent uses in other land use categories.

- Areas adjacent to major transportation terminals and energy facilities.

- Areas where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.

- Areas that are at the intersection or have direct access to major arterial, major divided streets, or a freeway, or are served by railroad access.

- Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure, and circulation.

- Areas located peripheral to urban areas where residential or long-term agricultural uses are inappropriate.

- Areas that have stable soil with average slope of 10 percent or less.

- Rural areas where there is a demonstrated need for industrial land uses.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except caretaker or accessory residential uses (one per legally created parcel), are not permitted in the IC District. MPDA for this type of district is 640 persons per square mile.

N. REGIONAL INDUSTRIAL (IR) LAND USE ZONING DISTRICT

1. PURPOSE

- To identify and establish areas suitable for major industrial centers or a single large industrial plant having 200,000 or more square feet of floor area, or more than 500 employees on any shift.
- To provide sites for industrial uses which have severe potential for negative impacts on any uses this would locate relatively close to them.
- To identify areas intended eventually to be utilized for industrial purposes to support the public need for manufacturing uses and employment opportunities.

2. LOCATIONAL CRITERIA

- Areas located within urban areas where full urban services are available.
- Areas of existing industrial uses.
- Areas physically suited to industrial activities.
- Areas that are or can be adequately buffered from adjacent uses in other land use categories.
- Areas adjacent to major transportation terminals and energy facilities.
- Areas where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.

- Areas that have direct access to a major arterial, major divided streets, or freeways, or are served by railroad access.
- Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure, and circulation.
- Areas located peripheral to urban areas where residential or long-term agricultural uses are inappropriate.
- Areas that have stable soil with average slope of 10 percent or less.
- Rural areas where there is a demonstrated need for industrial land uses.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except caretaker units or accessory residential uses (one per legally created parcels), are not allowed in the IR District. MPDA for this type of district is 256 persons per square mile.

O. INSTITUTIONAL (IN) LAND USE ZONING DISTRICT

1. PURPOSE

- To identify existing lands and structures committed to public facilities and public agency uses and proposed public facilities, where site selection has not occurred.
- To provide areas for development of future public facilities to meet public needs.
- To enable identification of potential facility locations that satisfy both community and regional needs relating to the population levels being served.
- To identify potential facility sites in advance of immediate need so that facility design and location may be based on the character of the area being served and can also be compatible with and supportive of the comprehensive plans of agencies within the facility service area.

2. LOCATIONAL CRITERIA

- Areas with existing public or quasi-public facilities and uses, or publicly owned lands intended for development with public facilities.

- Areas that satisfy the specialized site location requirements of public facilities, where facilities will be visible and accessible to their users.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses are not permitted in the Institutional District. MPDA for this type of district is 1,000 persons per square mile.

P. SPECIAL DEVELOPMENT (SD) LAND USE ZONING DISTRICT

1. PURPOSE

- To allow a combination of residential, commercial, and/or manufacturing activities that maximizes the utilization of natural as well as man-made resources.

- To identify areas suitable for large-scale planned developments and to allow cluster-type development to provide more open space.

- To allow joint planning efforts, such as Specific Plans, Area Plans, etc., among adjacent land owners and jurisdictions.

2. LOCATIONAL CRITERIA

Areas that need or require special planning studies.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

The MPDA will vary, but not exceed 43,187 persons per square mile in the Valley Planning Region, 22,758 persons per square mile in the Mountain Planning Region, and 24,013 persons per square mile in the Desert Planning Region. This assumes a maximum housing density of 20 dwelling units per acre.

4. ADOPTED PLANNED DEVELOPMENT APPLICATIONS

Whenever a Planned Development application is processed and adopted by the Board of Supervisors, a General Plan Amendment will be processed and adopted concurrently. The General Plan Amendment will indicate that there has been some type of change to the development standards or allowed uses within the area included within the boundaries of the Planned Development application. This General Plan Amendment will be annotated on the Land Use Zoning District Maps as a suffix to the Special Development District. The suffix will include the letters "PD" and the year of adoption and the sequence number of the specific Planned Development application that had been approved for that specific year [e.g. (PD-2006-01)].

Q. FLOODWAY (FW) LAND USE ZONING DISTRICT

1. PURPOSE

- To identify and preserve areas for flood flow, such as the channel of a river or drainage way, and those portions of the floodway adjoining the channels required to effectively carry the discharge of floodwater or flood flow of any river or stream.
- To protect floodways from encroachment by land uses that would be endangered when floodway channels are full or are overflowing into that portion of an adjacent floodplain that becomes part of the channel.
- To prohibit occupancy or the encroachment of any structure, improvement, or development that would unduly affect the capacity of the floodway or unduly increase flood heights.
- To prevent the loss of life or property caused by floodwater runoff.
- To designate natural and man-made floodways and their adjacent areas on a map to coordinate flood drainage and land development.

2. LOCATIONAL CRITERIA

- Areas identified as major flood channels by the Drainage Section of the County Department of Public Works.
- Areas where extensive flooding conditions require the curtailment of development.
- Areas that have been identified, mapped, and designated as floodway by the Federal Flood Insurance Administration.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

Residential uses, except houseboats, are not permitted in the Floodway District. MPDA for this district is 10 persons per square mile.

R. SPECIFIC PLAN (SP) LAND USE ZONING DISTRICT

1. PURPOSE

- To designate an area that encompasses the boundaries of an adopted Specific Plan
- To allow joint planning efforts among adjacent land owners and jurisdictions.

2. LOCATIONAL CRITERIA

Areas that need or require special planning studies.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

The MPDA will vary, but not exceed 43,187 persons per square mile in the Valley Planning Region, 22,758 persons per square mile in the Mountain Planning

Region, and 24,013 persons per square mile in the Desert Planning Region. This assumes a maximum housing density of 20 dwelling units per acre.

S. OPEN SPACE (OS) LAND USE ZONING DISTRICT

1. PURPOSE

To maintain open space on property legally constrained by deed restrictions on the property.

2. LOCATIONAL CRITERIA

Applied only to land that is legally constrained from future development.

3. MAXIMUM POPULATION DENSITY AVERAGE (MPDA)

The MPDA for this district is zero persons per square mile.

4. INTERGOVERNMENTAL COORDINATION

Jurisdictional Issues

There are over 250 units of federal, state and local governments operating within the jurisdictional limits of the County. Coordination between all these agencies and all County departments is essential for the development and implementation of the General Plan. Such coordination is particularly crucial to:

- Resolve potential land use conflicts between the County and the federal and state agencies, such as the Department of Defense (DOD) and the Department of the Interior (DOI), which have jurisdictional control over the majority of land in the County.

- Ensure the joint planning efforts of the County and the incorporated cities, regarding land development policies in the sphere of influence (SOI) areas.

All lands controlled by a jurisdiction other than the County are coded to indicate the agencies that control them on the land use zoning districts map. This includes land controlled by the incorporated cities, federal agencies such as the Bureau of Land Management (BLM), and the DOD, and other state and public agencies.

Federal land ownership is expected to change relatively little during the plan period, although occasional land exchanges are anticipated especially between private parties and the BLM or the U.S. Forest Service. On the other hand, incorporated land area is expected to increase as a result of annexations and incorporations, thereby reducing the amount of land that is subject to the County's policies and regulations.

5. LAND USE PLANNING IN THE SPHERE OF INFLUENCE (SOI) AREAS

The incorporated cities are often critical of the land use decisions made by the County in the sphere of influence areas. The cities' major concerns are that:

- Some of the land uses proposed by the County for the SOI areas are not compatible with, and are not logical extensions of, the adjacent land uses within the cities' boundaries.
- County development standards are relatively lax, depreciating the quality of the permitted development and adversely affecting the neighborhoods, including adjacent areas within the cities.
- The review procedures employed by the County do not include urban design and architectural design considerations used by many cities.

Section 65300 of the California Government Code places a dual mandate on both cities and counties relating to land use planning within spheres of influence. The land use policies adopted for the SOI areas are designed to encourage annexations or incorporations. In the Inland Valley Development Agency (IVDA) area, the County has a policy of neutrality as to annexation or incorporation, and these actions are neither encouraged nor discouraged.

6. SUMMARY OF SOI BUILD-OUT POTENTIAL

Table LU-3 compares residential, commercial, and industrial build-out potential for each of the spheres according to the County land use designations to the build-out potential according to various cities' land use designations. According to the County land use designations, the spheres have a total build-out potential of 148,932 dwelling units, 109 million square feet of commercial space, and 302.4

million square feet of industrial space. According to the cities' land use designations, the spheres have a total build-out capacity of 124,853 dwelling units, 72.3 million square feet of commercial spaces, and 244.8 million square feet of industrial space. As seen in the table, the holding capacity within the spheres is higher according to the County land use designations as compared to the cities' land use designations.

Figure LU-1. Index Map

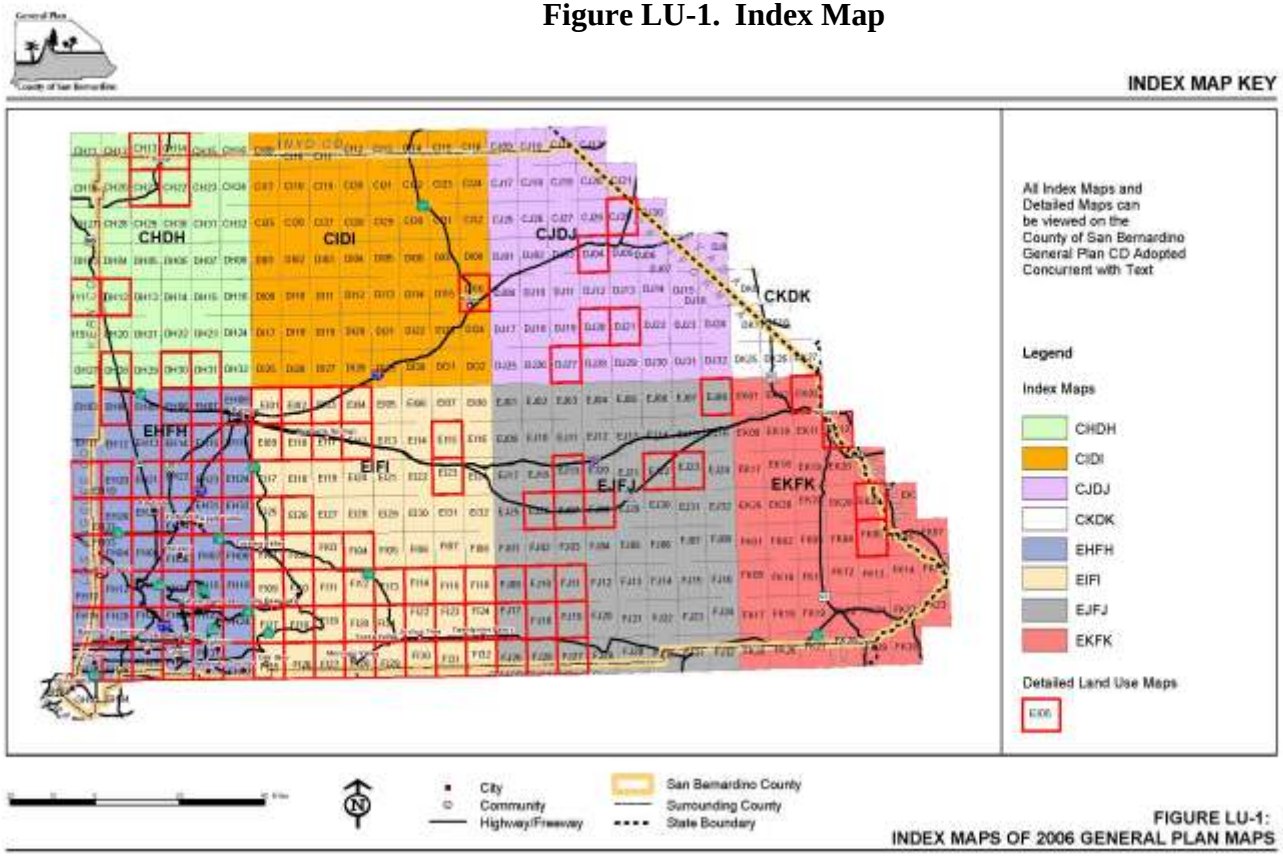


Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts

	Land Use Zoning District	Permitted Density (du/ac) or Permitted Intensity (FAR)	Minimum Parcel Size	Minimum District Size	Max Building Coverage	Max Building Height	Intended Uses
1	Resource Conservation (RC)	1 unit per 40 acres	40 gross acres	200 acres	None specified	35 feet	This district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses.
2	Agriculture (AG)	1 unit per 10 acres	10 gross acres	100 acres	None specified	35 feet	This district provides sites for commercial agricultural operations, agriculture support services, rural residential uses and similar and compatible uses. Open space and recreation uses may occur on non-farmed lands within this district.
	AG-160	1 unit per 160 acres	160 gross acres		None specified	35 feet	
	AG-80	1 unit per 80 acres	80 gross acres		None specified	35 feet	
	AG-40	1 unit per 40 acres	40 gross acres		None specified	35 feet	
	AG-20	1 unit per 20 acres	20 gross acres		None specified	35 feet	
3	Rural Living (RL)	1 unit per 2 1/2 acres	2.5 gross acres	30 acres	20%	35 feet	This district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.
	RL-40	1 unit per 40 acres	40 gross acres			35 feet	
	RL-20	1 unit per 20 acres	20 gross acres			35 feet	
	RL-10	1 unit per 10 acres	10 gross acres			35 feet	
	RL-5	1 unit per 5 acres	5 gross acres			35 feet	
4	Single Residential (RS)	1 unit per .25 acre	7,200 sq. feet	10 acres	40%	35 feet	This district provides sites for single-family residential uses and similar and compatible uses.
	RS-1	1 unit per 1 acre	1 acre			35 feet	
	RS-20M	1 unit per 20,000 sf	20,000 sf			35 feet	
	RS-14M	1 unit per 14,000 sf	14,000 sf			35 feet	
	RS-10M	1 unit per 10,000 sf	10,000 sf			35 feet	
5	Multiple Residential (RM)	1 unit per .05 acre	10,000 sf	10 acres	60%	35 feet	This district provides sites for multiple residential uses, mixed residential uses, and similar and compatible non-residential uses and activities.
6	Neighborhood Commercial (CN)	FAR = Valley .3:1 Mountain .25:1 Desert .25:1	1 acre	1 acre	40%	35 feet	This district provides sites for retail trade and personal services, repair services, professional services, recreation and entertainment services, and similar and compatible uses.
7	Office Commercial (CO)	FAR = Valley .75:1 Mountain .5:1 Desert .5:1	5 acres	5 acres	60%	60 feet	This district provides sites for professional services, and similar and compatible uses.

Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts (Cont.)

	Land Use Zoning District	Permitted Density (du/ac) or Permitted Intensity (FAR)	Minimum Parcel Size	Minimum District Size	Max Building Coverage	Max Building Height	Intended Uses
8	Rural Commercial (CR)	FAR = Valley .3:1 Mountain .25:1 Desert .3:1	2.5 acres	2.5 acres	60%	35 feet	This district provides sites for retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Agriculture and residential uses are also allowed, but are secondary in importance.
9	Highway Commercial (CH)	FAR = Valley .5:1 Mountain .3:1 Desert .3:1	5 acres	5 acres	65%	60 feet	This district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, and similar and compatible uses.
10	General Commercial (CG)	FAR = Valley .5:1 Mountain .5:1 Desert .5:1	5 acres	5 acres	60%	60 feet	This district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.
11	Service Commercial (CS)	FAR = Valley .5:1 Mountain .4:1 Desert .3:1	5 acres	5 acres	65%	60 feet	This district provides sites for a mixture of heavy commercial uses and light industrial uses including light manufacturing uses, and similar and compatible uses.
12	Community Industrial (IC)	FAR = Valley .45:1 Mountain .4:1 Desert .4:1	5 acres	5 acres	70%	75 feet	This district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessing residential uses, and similar and compatible uses.
13	Regional Industrial (IR)	FAR = Valley .55:1 Mountain .4:1 Desert .6:1	5 acres	30 acres	70%	150 feet	This district provides sites for heavy industrial uses that have the potential to generate severe negative impacts, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses.
14	Institutional (IN)	FAR = Valley .75:1 Mountain .5:1 Desert .5:1	None indicated	None indicated	70%	150 feet	This district provides sites for public and quasi-public uses facilities, and similar and compatible uses.

Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts (Cont.)

	Land Use Zoning District	Permitted Density (du/ac) or Permitted Intensity (FAR)	Minimum Parcel Size	Minimum District Size	Max Building Coverage	Max Building Height	Intended Uses
15	Special Development (SD)	FAR = Valley .5:1 Mountain .3:1 Desert .3:1	40 acres	40 acres	70%	50 feet	This district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.
16	Floodway (FW)	FAR = Valley .5:1 Mountain .3:1 Desert .3:1	Not applicable	10 acres	None specified	None specified	This district provides sites for animal raising, grazing, crop production, and similar and compatible uses.
17	Specific Plan (SP)	FAR = Valley .5:1 Mountain .3:1 Desert .3:1	As determined by the Specific Plan	As determined by the Specific Plan	As determined by the Specific Plan	As determined by the Specific Plan	This district provides sites for a combination of residential, commercial, industrial, agricultural, open space, recreational, and similar compatible uses as determined by the Specific Plan.
18	Open Space (OS)	FAR = None specified	Not applicable		None specified	None specified	This district provides sites for open space and recreational uses, and similar and compatible uses.

Table LU-2.

Summary Comparison of Build-Out Potential in Spheres of Influence

	Sphere of Influence Build-Out Per County Land Use Designations			Sphere of Influence Build-Out Per Cities Land Use Designations		
	Residenital (Dwelling Units)	Commercial (Square Feet)	Industrial (Square Feet)	Residenital (Dwelling Units)	Commercial (Square Feet)	Industrial (Square Feet)
Adelanto	3,837	0	0	14,977	6,031,666	5,634,094
Apple Valley	21,450	5,472,047	53,875,725	1,096	0	0
Barstow	16,576	14,090,242	18,041,002	20,418	87,120	16,257,245
Big Bear Lake	95	0	0	0	0	0
Chino	1,665	2,432,955	1,573,685	2,885	181,863	1,561,182
Colton	1,172	0	2,148,558	2,644	0	167,253
Fontana	19,564	16,625,384	152,274,014	17,378	20,771,586	127,382,944
Hesperia	14,538	6,357,551	12,339,810	6,176	2,779,128	1,469,889
Highland	48	0	0	0	0	0
Loma Linda	2,059	1,603,355	345,200	793	639,330	0
Montclair	545	17,231,701	4,866,517	1,913	2,951,155	1,358,305
Needles	839	0	0	0	0	0
Rancho Cucamonga	7,975	0	0	1,670	0	0
Redlands	13,950	5,225,307	16,339,035	8,820	832,967	3,028,176
Rialto	10,553	17,246,679	20,146,635	16,361	29,347,897	70,837,708
San Bernardino	18,689	12,848,775	12,738,521	14,045	1,036,401	7,577,265
Twentynine Palms	4,174	496,302	0	0	0	0
Upland	235	7,995,981	1,902,624	6,604	0	0
Victorville	10,616	1,748,573	5,816,812	9,072	7,605,140	9,517,512
Yucaipa	349	0	0	0	0	0
Total	148,932	109,374,851	302,408,139	124,853	72,264,254	244,791,572

Sources: County of San Bernardino Land Use Services Department, San Bernardino County Information Services Department – Geographic Information Management System (GIMS), and various city general plans

T. COUNTYWIDE GOALS AND POLICIES OF THE LAND USE ELEMENT

GOAL LU 1. **The County[1] will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.**

POLICIES

LU 1.1 Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the County: Valley, Mountain, and Desert[2].

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

Programs

1. Discourage linear commercial development of shallow depth along streets or highways when it can be shown that such development impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or if it can be demonstrated that equally effective services can be provided in an alternative configuration.

2. Establish special performance standards for industrial uses to control industrial odors, air pollution, noise pollution, vibrations, dust, hours of operation, exterior storage, and other nuisances.

LU 1.3 Promote a mix of land uses that are fiscally self-sufficient.

LU 1.4 Encourage preservation of the unique aspects of the rural communities and their rural character.

---

[1] "County" refers to only the unincorporated portion of San Bernardino County that are under the jurisdiction of the county and the Board of Supervisors. That is, unless otherwise indicated, these goals, policies and programs are applicable only to the unincorporated portions of the county.

[2] The County's Development Code provides the standards, requirements, and procedures to determine how, when, and where mixed-used opportunities will be identified and evaluated for feasibility.

GOAL LU 2. **Residential land uses will be provided in a range of styles, densities, and affordability and in a variety of areas to live, ranging from traditional urban neighborhoods to more "rural" neighborhoods.**

POLICIES

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

Programs

1. Allow innovative residential development, such as clustering as a means of achieving more efficient housing construction and providing larger areas of usable common open space and avoiding natural hazards.

2. Establish a system to award density bonuses in return for special design, infrastructure improvements, extra amenities, usable open space, or other developer efforts.

LU 2.2 When more intensive development is proposed adjacent to developed large lots, then the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.

GOAL LU 3. **The unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities.**

POLICIES

LU 3.1 Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses.

Programs

1. Continue to prepare and update demand estimates for commercial land relative to population patterns.

GOAL LU 4. **The unincorporated communities within the County will be sufficiently served by industrial land uses.**

POLICIES

LU 4.1 Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

Programs

1. Develop information and data based on industrial land uses, trends, employment and production. Monitor changes in location of industrial lands and demand for such lands, and identify opportunities and constraints for new industrial development.

2. Develop demand estimates for industrial land based on analysis of trends of industrial land absorption and development.

GOAL LU 5. **Reduce traffic congestion and air pollution and improve the quality of life for County residents by providing employment and housing opportunities in close proximity to each other.**

POLICIES

LU 5.1 When a change in permitted land use(s) is proposed, review development applications to ensure that housing and employment opportunities (current and projected) are located in close proximity to each other, acknowledging housing and employment opportunities within both unincorporated County areas and cities.

LU 5.2 Provide sufficient incentives to encourage development of areas designated for commercial and industrial uses to be developed to provide employment opportunities.

Programs

1. Develop a priority application process for commercial and industrial development that would improve the County's jobs/housing balance.

GOAL LU 6. **Promote, where applicable, compact land use development by mixing land uses, creating walkable communities, and strengthening and directing development towards existing communities.**

POLICIES

LU 6.1 Mixed-use developments will be encouraged in unincorporated areas of the County for projects that have adequate acreage to accommodate different land uses while providing buffers and other mechanisms to minimize or avoid land use conflicts.

LU 6.2 To expand opportunities for future employment centers in the unincorporated County, recruit industrial and commercial development to urban infill areas.

Programs

1. The County Economic Development Agency will provide information to prospective firms regarding targeted in-fill areas.

LU 6.3 To support the expansion of opportunities for future employment, promote use of grants for upgrading infrastructure in urban infill areas.

Programs

1. Prioritize capital improvements and public works to upgrade urban infill areas, including supporting creation of improvement districts, except where prohibited by other regulations and policies.

LU 6.4 To facilitate future development of employment centers, design incentive actions to be consistent and compatible with adopted applicable city sphere of influence policies and other regulations and policies.

GOAL LU 7. **The distribution of land uses will be consistent with the maintenance of environmental quality, conservation of natural resources, and the preservation of open spaces.**

POLICIES

LU 7.1 Ensure that land use developments within the state-delineated Mineral Resource Zones (MRZs) are in accordance with the adopted mineral resources management policies of the County.

LU 7.2 Enact and enforce regulations that will limit development in environmentally sensitive areas, such as those adjacent to river or streamside areas, and hazardous areas, such as flood plains, steep slopes, high fire risk areas, and geologically hazardous areas.

GOAL LU 8. **Beneficial facilities, such as schools, parks, medical facilities, sheriff and fire stations, libraries, and other public uses, as well as potentially hazardous sites, will be equitably distributed throughout the County.**

POLICIES

LU 8.1 Potentially polluting, hazardous, and other health risk facilities should be located no closer than one-quarter mile to a sensitive receptor and vice versa.

LU 8.2 Review development proposals to minimize impacts, such as air emissions, on sensitive receptors.

LU 8.3 Locate fire department facilities in such a fashion as to maximize service delivery in an equitable fashion to all portions of the County.

Programs

1. Create a County Fire Master Plan that will identify the various areas of the County and provide standards of coverage commensurate with the various characteristics of the County but whose goal is to achieve the levels of service established by the National Fire Protection Association (NFPA) 1710 and 1720.

2. Require developments to prepare a Fire Plan that will describe the impacts on the County Fire Department and the measures necessary to mitigate the cumulative impacts of that development on the existing service delivery system.

3. Apply the County Fire Master Plan standards to all developments and to areas that have a high potential for development such that the impacts of future developments are mitigated in advance by commensurate improvements to the fire service delivery system in the County.

GOAL LU 9. **Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further countywide economic development goals.**

POLICIES

LU 9.1 Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

LU 9.2 Discourage leap-frog development and urban sprawl by restricting the extension or creation of new urban services or special districts to areas that cannot be sustained in a fiscally responsible manner.

Programs

1. Consider the adoption of regulations and plans, whenever possible, such as the adoption of overlays, specific plans, zoning studies, infrastructure support plans, and other appropriate mechanisms that encourage annexation and the use of city standards within sphere of influence areas.

LU 9.3 In order to ensure a logical land use pattern for specific areas and to minimize the review time on environmental and design issues for submitted applications, discourage General Plan Land Use Zoning District Amendments that are submitted without a concurrently filed development project.

Programs

1. Require a pre-application conference for any application for a General Plan Land Use District Amendment that is filed without a concurrently filed development project in order to discuss the merits of a zone change without a specific project.

LU 9.4 Ensure land use proposals in sphere of influence (SOI) areas receive appropriate review.

Programs

1. Consider establishing special development standards for SOI areas that more closely conform to city development standards in specific SOI areas where the County and the city have shared development and land use objectives.

2. Adopt a Sphere Standards Overlay to guide development areas in those SOI areas where special development standards are warranted.

3. Provide project notices to adjoining cities to offer opportunities for city input to County development review.

4. Require discretionary review for all new development projects within city spheres of influence.

LU 9.5 Require all development to connect into sewer systems when reasonably available or when required by the State Department of Public Health or the Water Quality Control Board.

Programs

1. Require service connections for projects that are less than 1 mile away from sewer availability. Exceptions, such as for waste water treatment plants, individual on-site and multiple-owner septic systems, holding tanks, and experimental systems, may be approved, subject to review and approval by the County Division of Environmental Health Services (DEHS), the appropriate regional water quality control board, and the wastewater agency. Service connections under this policy may be provided by connections to a municipal sewer system, the sewer system of another regional agency, or a sewer system to be operated by a County Service District.

2. Assign development requirements for projects within city spheres of influence after consideration of city requirements as identified in city general plans and zoning codes.

LU 9.6 Encourage communities with development densities and intensities comparable to adjacent incorporated cities to annex to incorporated cities.

GOAL LU 10. **Encourage distinct communities with a sense of "place" and identity.**

POLICIES

LU 10.1 Adopt community plans with goals, policies and programs to recognize unique characteristics, issues, and opportunities for communities within the County.

GOAL LU 11. **Promote mutually beneficial uses of land to address regional problems through coordination and cooperation among the County, the incorporated cities, Southern California Association of Governments (SCAG), San Bernardino Associated Governments (SANBAG), the various special districts and other local, state, and federal agencies.**

POLICIES

LU 11.1 Foster intergovernmental cooperation among federal, state, and local agencies on key land use decisions.

Programs

1. Develop a procedure to assure that the County, the incorporated cities, and the various special districts refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation.

LU 11.2 Establish a "review area" around each state, military, or other federal installation, and review development proposals within each review area with the appropriate agency.

LU 11.3 Work with the Bureau of Land Management (BLM), U.S. Forest Service, the U.S. Park Service, and other public agencies to eliminate conflicts between public and private lands, and to designate and protect wilderness and restricted natural areas.

LU 11.4 Reduce the checkerboard pattern of land use ownership by encouraging land swap of public and privately owned land to consolidate land ownership of public land and encourage more public ownership adjacent to existing communities.

LU 11.5 To ensure that large blocks of public land are not further subdivided or classified as Government Small Tracts, disposal of public lands will be based on definite proposals for development consistent with the County General Plan.

LU 11.6 To facilitate public/private land exchange to eliminate the need to cross public lands to reach privately owned lands, such land will be designated as a "Resource Conservation" (RC) Land Use Zoning District. However, if such land appears on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) or on a County Flood Hazard Map as being subject to severe flooding, it will be designated as a "Floodway" (FW) Land Use Zoning District.

LU 11.7 Work with Indian tribes and state and federal agencies in the development of plans for land within tribal and governmental jurisdictions.

LU 11.8 Ensure the security needs of prisons and similar detention facilities are provided for by the facilities' operator(s) when reviewing development activities. Locate new facilities in areas that minimize land use conflicts.

Programs

1. Work closely with state and local officials responsible for administering these facilities when considering land use proposals on adjacent lands.

2. Discourage residential uses on adjacent or nearby parcels in proximity to high security detention facilities.

GOAL LU 12. Promote the redevelopment of existing communities through application of state community redevelopment laws, relying on the County's redevelopment agency to assist in the implementation of the General Plan through projects within designated redevelopment project areas.

POLICIES

LU 12.1 Redevelopment sponsored programs shall promote new development through redevelopment sponsored programs which will eliminate existing blighted conditions and assist in the prevention of future blight.

LU 12.2 The Redevelopment Agency shall prepare and enforce development standards through the County Redevelopment Agency for the project areas that promote aesthetic enhancements and minimize impacts among adjoining uses.

LU 12.3 Redevelopment shall promote the preservation of existing and construction of new affordable housing units through financial assistance to existing qualified homeowners and developers proposing new housing development.

LU 12.4 The Redevelopment Agency shall assist in the funding of public infrastructure improvements within redevelopment areas which will help eliminate blight inducing conditions such as street flooding, or unsafe roads.

Programs

1. Refer all proposed Planning applications for new developments, change of use on a specific parcel and any application which required discretionary review or administrative review by Planning shall be forwarded to the Redevelopment Agency for review and approval pursuant to the Redevelopment Plans.

2. The Redevelopment Agency shall establish inclusionary housing requirements for new developments in redevelopment project areas in accordance with redevelopment law.

3. The Redevelopment Agency shall establish programs to provide incentives for the elimination of blight conditions on existing residential and commercial properties that are in conformance with the General Plan.

4. The Redevelopment Agency may use its authority under the adopted Redevelopment Plans, to be more restrictive on permitted uses within a general plan zone to assure compatibility with adjoining properties and fulfillment of the redevelopment goals.

5. Support establishment of special overlay zones to permit specific uses within adopted redevelopment project areas that will assist with meeting the goals of the Redevelopment Plan and the General Plan.

6. With assistance from other County departments, identify and provided funding assistance for public improvements, which will allow for orderly redevelopment within a redevelopment project area.

U. VALLEY REGION GOALS AND POLICIES OF THE LAND USE ELEMENT

GOAL V/LU 1. **Provide opportunities, where possible, for a rural lifestyle that preserves the unique character within suitable locations of the Valley Region.**

POLICIES

V/LU 1.1 Where appropriate, support small scale agricultural uses and animal-raising activities that are established in association with rural residential uses to ensure the continuation of an important lifestyle in the Valley communities of Bloomington and Muscoy by maintaining the Additional Agricultural Overlay as delineated on the Land Use Policy Map.

V. MOUNTAIN REGION GOALS AND POLICIES OF THE LAND USE ELEMENT

GOAL M/LU 1. **Retain the existing alpine character of the Mountain Region.**

POLICIES

M/LU 1.1 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve the forest character of the region.

M/LU 1.2 Architecture and outside facades of multi-family, build-out residential tracts and commercial structures shall be in keeping with the mountain character. Natural woods, or wood composite materials, and masonry shall be used as much as practicable and reviewed for conformance during the development approval process.

M/LU 1.3 Ensure that development standards for retail buildings and single family homes result in building sizes that are limited of a size

and scale that is compatible with existing development and the character of the Mountain Region. Establish three dimensional building envelopes to ensure compatibility.

M/LU 1.4 Allow only low density residential uses in areas that are appropriate for residential development but do not have adequate services at present.

M/LU 1.5 Assign General Plan land use zoning districts on the basis of slope and the carrying capacity of the existing infrastructure.

M/LU 1.6 The density and character of development shall not detract from the beauty, character and quality of the residential alpine environment.

M/LU 1.7 Because the scarcity of water and arable lands, as well as the short growing season, agricultural uses in the Mountain Region are impractical. Because these uses can damage other desired attributes in the Mountain area, the County shall discourage agricultural land uses from locating in the Mountain Region, with the notable exception of Oak Glen.

M/LU 1.8 The County shall regulate the density and configuration of residential development along the shore of all mountain lakes in order to protect their scenic qualities.

M/LU 1.9 Require the use of the Planned Development concept in environmentally sensitive areas that have been assigned residential land use category.

M/LU 1.10 Utilize construction techniques for single family homes which will preserve the forest character of the region by minimizing disruption of land and vegetation during construction.

M/LU 1.11 Monitor, as part of the review of new subdivisions and housing projects, the availability and adequacy of public services.

M/LU 1.12 Through the development review process, permit new development only when new public services required to safely provide for the development are existing or assured.

M/LU 1.13 Require discretionary review of all subdivisions, land divisions and large scale housing projects.

M/LU 1.14 Limit the installation of manufactured homes to those areas where:

a. The siting techniques that are required to install manufactured homes will not damage the environment more than the construction of conventional dwellings including, but not limited to, tree removal, site preparation, foundation construction and the placement of the manufactured home on the foundation. Items such as potential for increased grading and tree removal necessary to move these homes onto permanent foundations shall be considered.

b. There is adequate access to transport the manufactured home(s) to the site(s).

c. The use of manufactured homes will be compatible with the built environment.

M/LU 1.15 Approve Land Use Zoning District changes only when adequate services exist or are assured.

M/LU 1.16 Develop special development and community standards for hillside developments to address allowable cut and fill heights and horizontal runs, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.

M/LU 1.17 Require residential building foundations to conform to natural slope (custom foundations) where the natural slope exceeds 15 percent.

M/LU 1.18 Limit the number of animals on parcels exceeding 15% slope to minimize erosion problems.

M/LU 1.19 Encourage the merger of substandard lots into parcel sizes of at least 5,000 square feet in area.

M/LU 1.20 Closely review development projects on private land adjacent to National Forest lands to ensure that development projects are capable of meeting all development requirements within the project boundaries or other non-federal land. Provide opportunities for the U.S. Forest Service to consult with the

County on development of private land that may have an adverse effect on adjoining National Forest land.

GOAL M/LU 2. Provide opportunities for commercial and industrial development within the region that is compatible with the forest and mountain character and meets the needs of local residents and visitors.

POLICIES

M/LU 2.1 Concentrate future commercial development within existing commercial nodes, centralized areas, or neighborhood centers that are designed with the mountain character in mind to avoid strip commercial development along roads.

M/LU 2.2 The County shall develop site design standards for commercial development within the region to ensure that architectural detailing and signage are compatible with the character of the mountain region, and to ensure that sites are designed to be more pedestrian-friendly, provide adequate parking, and buffers between commercial and adjacent residential uses.

M/LU 2.3 Ensure that all commercial and industrial development that is adjacent to residential uses is adequately buffered by utilizing transitional land uses and/or design features such as enhanced setbacks and landscaping and/or other screening materials.

M/LU 2.4 Limit future industrial and service commercial development to that necessary to meet the service, employment, and support needs of the mountain communities and limited export of manufactured goods, and does not adversely impact the mountain environment.

M/LU 2.5 Establish additional Service Commercial (CS) Land Use Zoning Districts or zones to allow for needed support services such as contractors, storage and repair facilities.

M/LU 2.6 Ensure that commercial recreation and tourist facilities be located, designed and controlled to protect the residential-recreation character of the area.

M/LU 2.7 New industrial uses which generate heavy truck traffic shall be allowed only on State Highways 18 and 38.

M/LU 2.8 Industrial land uses shall be located in areas where industrial uses will best serve the needs of the community and will have a minimum adverse effect upon surrounding property with minimal disturbance to the mountain environment and the total community. This can be accomplished by:

a. Only permitting those industrial uses within the Community Industrial (IC) land use district or zone that can adequately control all sources of pollution, including noise, water and air quality concerns.

b. Fully screening all open storage activities with fencing and indigenous landscaping, and limit open storage to the rear 75 percent of any parcel.

c. Requiring the architecture and appearance of all buildings to be compatible with the mountain character; natural wood and masonry shall be used.

M/LU 2.9 Only permit in the Community Industrial Land Use Zoning District those industrial uses that can adequately control all sources of pollution including noise, water and air quality concerns.

W. DESERT REGION GOALS AND POLICIES OF THE LAND USE ELEMENT

GOAL D/LU 1. Maintain land use patterns in the Desert Region that enhance the rural environment and preserve the quality of life of the residents of the region.

POLICIES

D/LU 1.1 Encourage low density development by retaining Rural Living (RL) zoning in Community Plan areas that are outside of city spheres of influence and removed from more urbanized community core areas.

D/LU 1.2 Limit future industrial development to those uses which are compatible with the Community Industrial Land Use Zoning District or zone, are necessary to meet the service, employment

and support needs of the region, do not have excessive water requirements, and do not adversely impact the desert environment.

D/LU 1.3 Utilize Rural Living (RL) areas to buffer Resource Conservation (RC) areas from more intensive land uses.

D/LU 1.4 Continue the conversion of the Special Development Land Use Zoning District (SD) in remote, outlying Desert areas to the appropriate land use designation [e.g., Rural Commercial (CR), Highway Commercial (CH), etc.].

D/LU 1.5 Work with Bureau of Land Management (BLM) to identify BLM lands that would be more appropriately managed under private ownership and under the jurisdiction of the County to provide a more effective land use pattern for the Desert Region.

D/LU 1.6 Prohibit commercial Off-Highway-Vehicle tracks/facilities on private parcels less than 160 acres. Off-Highway-Vehicles tracks/facilities shall only be allowed within the Resource Conservation (RC) Land Use Zoning District and shall require approval of a Conditional Use Permit.

GOAL D/LU 2. Establish locational criteria for future development within the region to ensure compatibility between uses and with the character and vision that is desired for the region.

POLICIES

D/LU 2.1 Provide transitional uses and buffer incompatible uses such as residential and commercial uses and environmentally sensitive areas.

D/LU 2.2 Upon completion of land exchanges with the BLM that are adjacent to industrial and mining uses and are being used for mining activity, convert those new private lands to a designation of Regional Industrial (IR).

GOAL D/LU 3. Ensure that commercial and industrial development within the region is compatible with the rural desert character and meets the needs of local residents.

POLICIES

D/LU 3.1 The County shall develop standards for commercial development within the region to best reflect the character of the region. Standards may include, but not be limited to signage, screening, pedestrian access, parking, and buffering between adjacent land uses.

D/LU 3.2 Avoid strip commercial development along major roadways within the region that would detract from the rural character by encouraging the development or expansion of commercial uses within cores areas. Commercial uses shall be compatible with adjacent land uses and respect the existing positive characteristics of the region and its natural environment.

III. CIRCULATION AND INFRASTRUCTURE ELEMENT

The Circulation and Infrastructure Element lays the groundwork for and promotes the development of a coordinated, multi-modal countywide transportation system and infrastructure capacity to meet the needs of all people living, working, or visiting the County and all economic segments of the community. The County must achieve transportation and public facility goals while integrating and maintaining internal consistency with parts of the transportation systems that are under the control of other local, regional, and state agencies. The Circulation and Infrastructure Element correlates all transportation and public facility issues into a set of coherent policies: the goals, policies, and programs of the element relate directly to other elements and issues addressed in the General Plan.

A. PURPOSE OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

The purpose of the Circulation and Infrastructure Element is to set forth strategies to support the production of a circulation and infrastructure system consistent with the overall vision specified for the County. A well-functioning transportation system that meets the public facilities demand in the County is of vital statewide importance and a high priority. The California Legislature requires local governments to address this priority while considering economic, environmental, and fiscal factors and community goals set forth in the General Plan.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

State planning law requires that a general plan include a circulation element and mandates that it be directly correlated to the Land Use Element. The relationship between the Circulation and Infrastructure Element and Land Use Element is one of the most critical – the circulation system must be able to accommodate the traffic that is generated by virtue of the County's Land Use Plan. The Circulation and Infrastructure Element is closely related to the Noise Element because of the potential noise impacts that can be created by all forms of transportation. The Circulation and Infrastructure Element is directly linked to the Economic Development Element because the efficient movement of employees, visitors, residents, and goods throughout the County is a critical factor to strengthening the County's economy. Other elements also are tied to Circulation and Land Use.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

Through a public outreach process in preparation for drafting of the County of San Bernardino's General Plan, the public identified the following issues that directly relate to the Circulation and Infrastructure Element:

- The majority of respondents felt traffic was one of the most important issues facing the County.
- A large number of people identified the need for more public transportation within the County and outside to adjacent counties in the form of rail and bus services.
- A significant number of respondents called for transportation programs for seniors to access health care and increase their mobility within the County.

B. SUMMARY OF EXISTING CONDITIONS

1. CIRCULATION

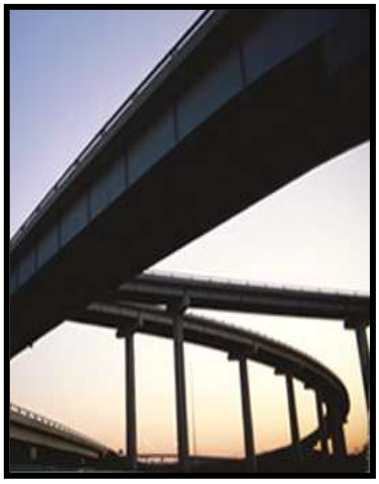
San Bernardino County is located on the eastern edge of the Los Angeles metropolitan region. In this location, the County acts as the gateway between southern California and the continental United States. It is also the largest County within the continental United States by area, containing three very distinct regions—Valley, Mountain and Desert. The vast majority of travel trips in the County are made by automobile, using the existing network of freeways and arterial highways. Transit (bus and commuter rail) service is also an increasingly important mode of transportation, in the more urbanized parts of the County. A small fraction of the trips are made utilizing other modes of transportation such as air, intercity rail, bicycling, and walking.

The presence of three levels of jurisdiction, as well as the large number of local municipalities, creates the need for consistent roadway designations and design standards to facilitate connectivity and continuity across the County. The previous General Plan Circulation Element revealed that inconsistencies were present between the County's roadway standards and the cities located within its boundaries. Specific differences occurred in roadway designations, right-of-way (ROW) distances, and curb-to-curb separation distances.

There are currently over 10,000 miles of roadways located within San Bernardino County. These facilities fall under the jurisdiction of one of the three governmental agencies responsible for construction and maintenance of roadway infrastructure. The State of California Department of Transportation (Caltrans) is

responsible for maintaining approximately 1,240 miles of roadway throughout the County. This total includes 6 federal (Interstate) freeways, 2 federal (U.S.) highways, and 18 state highways. The San Bernardino County Department of Public Works is responsible for maintaining approximately 2,830 miles of both paved and unpaved roadways primarily located in unincorporated areas of the County. These facilities range in classification from major arterial highways to local streets. The remaining 5,930 miles of roadways within San Bernardino County fall under the jurisdiction of the numerous incorporated municipalities located across the County. These facilities range in classification from major arterials to local streets. On the following pages, Figure CI-1 through 3 illustrates the extensive roadway network that currently exists in the Valley, Mountain, and Desert regions, respectively.

C. SAN BERNARDINO ASSOCIATED GOVERNMENTS (SANBAG)



The need for the County to maintain a comprehensive and functional circulation system over such an enormous geographical area required a coordinated effort from all of the local municipalities located within San Bernardino County. This was one of the main objectives in the creation of the San Bernardino Associated Governments (SANBAG). SANBAG is the council of governments and acts as the transportation planning agency for San Bernardino County. There are currently 25 member jurisdictions that, through appointed representatives, are responsible for the cooperative regional planning of local and regional roadway improvements, train and bus transportation, deployment of intelligent transportation systems and long-term planning studies.

As designated by statute, SANBAG serves in the capacity of County Transportation Committee, which is responsible for allocating and programming state and federal funds for regional transportation projects throughout the County. SANBAG also serves as the County Transportation Authority and is responsible for administering Measure I, the half-cent transportation sales tax originally approved by voters in 1989 and extended for an additional 30 years in November 2004. SANBAG also has been designated to serve are as the Service Authority for Freeway Emergencies and as the Congestion Management Agency responsible for

establishing, maintaining, and enforcing San Bernardino County's Congestion Management Program.

A large portion of the funding allotted to SANBAG to conduct the activities is generated through the Measure I half-cent transportation tax. A smaller portion of the necessary revenue is obtained through federal grant activity. SANBAG's estimated 2004/2005 revenue is approximately $170,600,000. This is nearly a 4 percent increase over the 2003/2004 budget of $163,400,000. The increase in revenue is anticipated to occur through Measure I. As a part of the Measure I program, SANBAG is expecting to receive nearly $33 million in Regional Improvement Program funds. SANBAG's 2004/2005 budget is estimated to be approximately $194,800,000, including prior-year encumbrances. A majority of this money is delineated for use in the Valley Major Projects portion of the Measure I program.

1. CIRCULATION MAP

The Circulation map depicts graphically the County's policy for the designation of the major streets and roads under their jurisdiction. The Circulation Maps contain three maps, one for the Valley planning region, one for the Mountain planning region, and one for the Desert Planning Region. The detailed Circulation Maps may be viewed on the 2007 General Plan CD adopted concurrent with the text.

2. CONGESTION MANAGEMENT PROGRAM (CMP)

The Congestion Management Program (CMP) in San Bernardino County was created in June 1990 as a provision of Proposition 111. Under this proposition, urbanized areas with populations of more than 50,000 would be required to undertake a congestion management program that was adopted by a designated Congestion Management Agency (CMA). As stated earlier, SANBAG was designated as the CMA by the County Board of Supervisors.

The CMP's level of service (LOS) standard requires all CMP segments to operate at LOS E or better, with the exception of those facilities identified in the list below. The following roadway segments have been designated LOS F in the 2001 CMP, updated in December of 2001:

A. FREEWAYS

- I-10 Westbound, Milliken Avenue to Central Avenue
- I-10 Westbound, Waterman Avenue to EB SR-30

- I-10 Eastbound, Central Avenue to Milliken Avenue
- I-10 Eastbound, NB SR-15 to SB SR-15
- I-10 Eastbound, SB Waterman Avenue to California Street
- SR-60 Westbound, Milliken Avenue to Central Avenue
- SR-60 Eastbound, Central Avenue to Milliken Avenue
- I-215 Northbound, Inland Center Drive to SR-30 / Highland Avenue

B. VALLEY EAST / WEST ARTERIAL SEGMENTS

- Foothill Boulevard between Mountain Avenue and Archibald Avenue

C. VALLEY NORTH / SOUTH ARTERIAL SEGMENTS

- Citrus Avenue between Slover Avenue and Valley Boulevard
- Cedar Avenue between Slover Avenue and Valley Boulevard
- Mountain View Avenue between Barton Road and Redlands Boulevard
- Mountain Avenue between Mission Boulevard and Holt Avenue

D. VICTOR VALLEY ARTERIAL SEGMENTS

- Bear Valley Road between Amargosa Road and Mariposa Road
- Bear Valley Road between Hesperia Road and Peach Avenue
- SR-18 between I-15 (North) and Stoddard Wells Road

The procedures in the 2000 Highway Capacity Manual (HCM) were adopted as the LOS procedures to be utilized in analyzing CMP facilities.

Through the use of traffic impact analysis (TIA) reports and Comprehensive Transportation Plan (CTP) model forecasts, the CMP evaluates proposed land use decisions to ensure adequate transportation network improvements are developed to accommodate future growth in population. If a CMP facility is found to fall below the level of service standard, either under existing or future conditions, a deficiency plan must be prepared, adopted, and implemented by local jurisdictions that contribute to such situations. Annual monitoring activities provide a method

of accountability for those local jurisdictions required to mitigate a network facility with substandard LOS.

While this interjurisdictional approach provides political and technical consistency for future development within the County, the CMP is only a mechanism to be used to guide efforts in a more efficient manner. It is not to be considered a replacement to the Regional Transportation Plan (RTP).

3. SCENIC ROUTES

San Bernardino County contains vast undeveloped tracts of land that offer significant scenic vistas. These locations are in danger of deteriorating under growing pressure from urban development and increased recreational activities occurring across the County. Actions have been taken by federal, state, county, and local jurisdictions to ensure that these resources are protected to preserve their aesthetic value.

The California Scenic Highway Program was created by the Legislature in 1963 as an attempt to preserve and protect scenic highway corridors from changes and development that would diminish the aesthetic value of lands adjacent to highways. A highway's designation as "scenic" depends upon the amount of natural landscape can be seen by individuals traveling along its route and the extent to which development intrudes upon this view. The boundaries of a scenic corridor generally encompass the land adjacent to and visible from the highway, using a motorist's line of sight. A reasonable boundary is selected when the view extends to the distant horizon.

No restrictions are placed on officially designated scenic highways in terms of improvements or further development, but all proposed projects are reviewed by Caltrans and the appropriate agencies to ensure the protection of the scenic corridors to the maximum extent feasible. If the corridor protection program is not maintained or further development is allowed to undermine the scenic quality of the corridor, official designation as a scenic highway can be revoked. A local government can also request that a designated corridor be removed from the program.

Because the issue of scenic routes or corridors touches on a number of the elements of the General Plan, the goals and policies for this issue could be placed in any one of these elements. The County has determined, however, that the

primary goal of scenic routes is to conserve the scenic qualities of these routes and has therefore included the goals and policies for scenic routes into the Conservation Element.

4. PUBLIC TRANSPORTATION

There are seven public transit agencies that operate within San Bernardino County. These provide approximately 17.5 million passengers per year with access to a vast majority of the Valley and Mountain Regions of the County and to the more developed areas of the Desert Region. Of the seven transit operators described above, six are located almost entirely within the County and are provided funds and received oversight from SANBAG, the County's transportation planning agency. SANBAG does not provide funding or have oversight over Foothill Transit Agency.

San Bernardino County also maintains a service directory for organizations and agencies that provide specialized transportation for seniors and persons with disabilities. This directory, created and maintained by the Public and Specialized Transportation Advisory and Coordination Council (PASTACC), currently lists approximately 200 public transit operators and social service transportation providers that have been registered by the County to provide access to seniors, disabled persons and persons of limited means.

5. COMMUTER SERVICE

Commuter rail service in San Bernardino County is currently provided by Metrolink. Metrolink is the regional commuter rail system operated by the Southern California Regional Rail Authority (SCRRA), a joint powers authority created by the transportation commissions of the counties of Los Angeles, Orange, Riverside and San Bernardino, as mandated by the California Legislature through Senate Bill 1402, Chapter Four of Division 12 of the Public Utilities Code. Metrolink operates seven lines throughout the Los Angeles metropolitan area, three of which provide direct service to San Bernardino County: the San Bernardino Line, the Riverside Line and the Inland Empire Orange County (IEOC) Line.

6. AMTRAK

Amtrak has three trains that travel through San Bernardino County to their final destination. The *Southwest Chief* is a daily train that travels between Los Angeles and Chicago and stops in four cities in San Bernardino County—San Bernardino, Victorville, Barstow and Needles. The *Sunset Limited* and *Texas Eagle* are trains that arrive and depart every Sunday, Wednesday, and Friday and make stops in the cities of Pomona, Ontario and Palm Springs before continuing to their final destinations of Orlando and Chicago, respectively.

7. AIRPORTS

Currently, there are 44 public and private airports operating throughout the County. The County manages, operates, and maintains six of these facilities. San Bernardino County also has a total of 25 heliports; 4 are publicly operated, 11 for private medical use, and 10 for private general use.

Ontario and San Bernardino International Airports are currently equipped to accommodate international flights. Ontario International is one of the fastest growing commercial airports in Southern California and is one of the top 100 busiest airports in the United States for both commercial and cargo services. San Bernardino International has been converted to a commercial airport from its previous use as Norton Air Force Base and is beginning to establish itself as an alternative destination for both passenger and cargo carriers.

The former George Air Force Base, located in Victorville, one of the five federally owned airports in the County, is also being converted to civilian use and has been renamed the Southern California Logistics Airport. This facility is currently operating as a staging area for military personnel stationed at National Training Center in Fort Irwin. The final proposed use of this facility is to act as an intermodal gateway to Southern California through which a large portion of the freight being carried along the I-15 corridor can be distributed. The remaining four facilities are being maintained and operated by the respective government agencies that own them.

Four municipal airports located within San Bernardino County are widely utilized for recreational and educational purposes with the number of annual operations at these facilities ranging from 12,500 to 125,000.

The remaining 27 airports are privately owned and can be found throughout the County. Cable Airport is considered to be the largest privately owned airport in the United States and conducts 88,000 operations per year. The Hesperia and Hi Desert Airports are also heavily utilized.

Because airport related issues touch a number of the elements of the General Plan, the goals and policies relating to airports could be placed in any one of these elements. The County has determined, however, that the primary goal of the airport goal and policies is to reinforce and support the safety aspects for airports and has therefore included these goals and policies into the Safety Element.

8. TRUCKING

According to U.S. Census Bureau Nonemployer Statistics, 2001 Warehousing & Transportation, there were 4,022 trucking entities operating in San Bernardino County. Of this total, 1,566 engaged in local delivery routes and the remaining 2,184 conducted long-distance deliveries. A local trip generally occurs in the same metropolitan area and requires only a single day to complete. Long-distance trips are those trips that occur between metropolitan areas and require more time to complete. An additional 272 firms concentrate on goods that require specialized delivery because of inherent characteristics of the product (i.e., size, weight, etc.), regardless of trip length. These entities generated a total of $337,747,000 in total receipts for 2001.

9. RAIL FREIGHT

Class I Railroads

Two Class I freight railroads operate lines in San Bernardino County: Burlington Northern and Santa Fe Railway (BNSF) and Union Pacific (UP) Railroad. Classification is dependent upon the annual operating revenue generated by a railroad and is broken down as follows: Class I railroads have an operating revenue of more than

$258.5 million, Class II or regional railroads have an annual operating revenue between $40 million and $258.5 million, and Class III or local railroads have an annual operating revenue of less than $40 million. These railroads are responsible for moving a vast majority of the freight that passes through the Ports of Los Angeles and Long Beach. Both utilize the Alameda Corridor to transfer cargo from the ports to the Redondo Junction rail yard near downtown Los Angeles.

The headquarters for the Southern California Division of BNSF is located in the City of San Bernardino; its territory extends from Redondo Junction near the ports to Needles in eastern San Bernardino County, to a distance of nearly 320 miles. Within this division are three mainline subdivisions: San Bernardino, Cajon, and Needles.

Within the San Bernardino Subdivision, BNSF trains utilize the Orange North-American Transportation Access Corridor (OnTrac) through Orange and Riverside counties to reach an intermodal transfer facility in the City of San Bernardino. This 68-mile segment is double-tracked for its entire length. Approximately 71 million gross tons (MGT) of freight are moved through this subdivision between the ports and the Inland Empire.

Class II Railroads

There are currently no Class II railroads in San Bernardino County.

Class III Railroads

Two Class III railroads are currently operating in San Bernardino County. Traffic along the Trona Railway, operating near the Town of Trona in the northwestern portion of the County, consists only of railcars loaded with borax destined for overseas markets. This railroad's activity level is near 5 million gross ton-miles per mile (MGT-M/M) and occurs over 31 total miles of track. The Arizona & California Railroad operates along a branch line from the main BNSF and carries cargo to the Phoenix metropolitan area. This railroad operates 134 miles of track and carries approximately five MGT-M/M of cargo per year.

10. AIR FREIGHT

Ontario International Airport (ONT) is served by 11 major U.S. airfreight carriers and conducts 425 daily commercial operations. This traffic volume resulted in approximately 547,500 tons in cargo being processed through the facility in 2002. The freight movement system surrounding ONT also

includes two Class I railroads, four major freeways, and an expanding network of freight forwarders.

The airfreight carriers operating from ONT include Airborne Express, Ameriflight, DHL, Empire Airways, Evergreen, Express Net, Federal Express, Kalitta Air, West Air, Union Flights, and United Parcel Service (UPS). UPS is the largest airfreight carrier operating at ONT, accounting for approximately 70 percent of the airport's cargo, and began four weekly flights to China using Boeing 747 cargo aircraft, creating a direct link to the Pacific Rim's largest and fastest growing market.

Two other facilities in San Bernardino County are currently developing operating plans and infrastructure to begin processing large quantities of cargo: San Bernardino International Airport, former Norton Air Force Base, in the City of San Bernardino, and Southern California Logistics Airport (SCLA), formerly George Air Force Base, in Victor Valley. At completion, SCLA is expected to have the capacity to handle nearly 4 million tons of air cargo annually and grow from 3 to 9 million tons per year for the next 20 years. San Bernardino International Airport currently has 3 airfreight carriers—Custom Air Transport, Heavylift, and Kitty Hawk—operating at the facility and is located within 2 miles of the state-of-the-art Santa Fe Intermodal Rail Facility and is close to 6 major freeways.

11. NON-MOTORIZED FACILITIES

San Bernardino County has a Non-Motorized Transportation Plan that deals primarily with bicycle and pedestrian use by residents for recreational and commuting purposes. This plan was most recently updated in 2001 and is an attempt to develop a more comprehensive approach toward future planning and construction activities with regard to bicycle and pedestrian infrastructure.

12. BICYCLE FACILITIES

Two major issues involving bicycle usage are present in San Bernardino County: safety and access. The increasing volume of motorized traffic on major arterials and at intersections throughout the County is becoming a safety hazard for bicyclists and pedestrians attempting to cross these corridors. The lack of a comprehensive bicycle network requires cyclists to travel along high-volume arterial roadways, many of which lack appropriate bicycle facilities, without an acceptable alternative. Many roadways in both the Mountain and Desert Regions of the County do not contain adequate bicycle facilities to protect cyclists from potential dangerous conditions, such as reduced visibility and maneuverability or proximity to high-speed traffic.

13. PEDESTRIAN FACILITIES

As the predominance of the automobile continues, the attention paid to pedestrians has diminished. To alleviate this growing problem, attention must be paid to the design and development of appropriate pedestrian facilities at two different levels of application: regional and local. Regional improvements can be applied to situations that occur throughout the County and require less specialized characteristics, while local applications may address particular issues that occur under unique conditions.

14. TRAILS

Trails are an important part of the non-motorized transportation system that currently exists within San Bernardino County. These facilities provide public access to open space lands and fulfill an increasingly important role as recreational amenities. Within the San Bernardino County government, the Department of Regional Parks is responsible for identifying and maintaining all County-designated regional trails. All of

the County-designated trail facilities are multi-use trails that allow pedestrian, bicycle, and equestrian use.

15. INFRASTRUCTURE

Any increase in population strains existing infrastructure and facilities; without proper maintenance and regular investments through improvements and upkeep, the needs of existing and future residents and visitors cannot be adequately addressed. An understanding of infrastructure and facilities is also essential to an analysis of potential growth and development in San Bernardino County. This section summarizes the infrastructure facilities and public services in the unincorporated areas of San Bernardino County.

In the County, provision and maintenance of infrastructure facilities and public services is coordinated through Special Districts and County Service Areas (CSAs). Special Districts and CSAs are separate legal entities authorized by California laws and formed by the County Board of Supervisors to provide municipal services and capital improvements to unincorporated County areas. They are formed and tailored to meet the specific needs of an area so that the property owners pay only for the services they want. They can provide one or all of the following services depending on community needs and financial feasibility:

- Extended police protection
- Structural fire protection
- Local park, recreation, or parkway
- Extended library facilities and services
- Television translator station facilities
- Low-power television services
- Miscellaneous extended services:
    - water services
    - sewer services
    - pest or rodent control
    - street and highway sweeping
    - street and highway lighting
    - refuse/garbage collection
    - ambulance service

- area planning
- soil conservation and drainage control
- animal control
- services provided by a Municipal Advisory Council (MAC)
- transportation services
- geologic hazard abatement
- road maintenance
- open space and habitat conservation[3]

16. WATER

The County's domestic water sources are supplied through both local and im ported water. The County's geographic challenges, which have impacts on elements throughout the General Plan, also impact water sourcing and distribution. For the entire County, it is estimated that, on average, 85 percent of the domestic water is supplied by local sources with the balance of 15 percent is imported purchased water. There are supply percentage differences depending on geographic area.

Imported water is primarily purchased from the Metropolitan Water District of Southern California (MWD) and the State Water Project (the California Aqueduct) as a supplemental source to local water supplies. While MWD distributes their water through local pipelines, there are also three State Water Project contractors and one subcontractor in the County. They are:

- Crestline-Lake Arrowhead Water Agency (CLAWA);
- Mojave Water Agency (MWA);
- San Bernardino Valley Municipal Water District (SBVMWD);
- Inland Empire Utilities Agency, (IEUA), which is a member agency or subcontractor of MWD.

[3] www.specialdistricts.org/faq.shtml

These four agencies are the largest of the water supplier/distribution agencies. There are also approximately 400 small source providers, including County Service Agencies and Districts, private mutual water companies and single-use water sources.

17. WATER SUPPLY AND GROUNDWATER

The State Water Project (SWP) designates "regions" by watershed. According to the Department of Water Resources 2003 Update of Bulletin 118 San Bernardino County's groundwater comes from the following 3 hydrologic regions: South Lahontan, South Coast and the Colorado River.

According to the SWP, groundwater provides nearly half of the annual water supply in the South Lahontan region. Groundwater is used conjunctively with surface water in the more heavily pumped basins. Seventy-six groundwater basins underlie about 55 percent of the hydrologic region and groundwater storage capacity is estimated for 49 of these basins (DWR 2003). The estimated storage capacity is about 232 million acre-feet. Most of the groundwater production is concentrated, along with the population, in basins within the southern and western parts of this hydrologic region.

The San Bernardino Valley Municipal Water District (SBVMWD) sources are divided between imported, surface and reclaimed water supplies. Groundwater is the principal source of supply in the SBVMWD service area, accounting for 58 percent of the total water demands. Surface water is the second largest supply source to the SBVMWD, accounting for about 23 percent of the total demand.

The Inland Empire Utilities Agency (IEUA) serves the southwest portion of San Bernardino County, which comprises the West Valley planning area. IEUA provides service to a 242 square mile area in which about 700,000 people reside. The groundwater basin holds approximately 8 million acre-feet of high quality water.

For 1990 through 2000, Mojave Water Agency (MWA) has calculated an annual growth of approximately 1.6 percent per year, for a total of a 16 percent increase in the ten-year period. MWA's own analysis of the past ten years shows a reduction of 4 percent in consumptive use from 1995 to 2000. Most of this reduction was centered in the Morongo Basin/Johnson Valley. With current planning and guidelines, MWD can expect to have sufficient Colorado River

water to divert 1.25 million acre-feet through the Colorado River Aqueduct (CRA) under any foreseeable runoff and reservoir storage scenario through 2004.

The west end of the mountain region (Hilltop, Crestforest) gets approximately 70% (averaged) of its water from the Crestline-Lake Arrowhead Water Agency (CLAWA)/State Water Project while Big Bear Lake Department of Water and Power provides all 100% of its water from groundwater well sources. The two primary challenges for this region is the drought and the population growth due to the shift from a higher percentage of part-time residents to full-time residents.

18. WASTEWATER

As previously noted, the County is safeguarding public health while planning for present and future development needs within an integrated water resource planning framework; wastewater planning has now become an integral part. The Circulation and Infrastructure Element's background report assesses of this framework, current and future wastewater and wastewater-related facilities that will be required to provide for expected population increases.

As part of the effort to gather and summarize issues regarding wastewater infrastructure and capacity, data were gathered from federal, state, and regional agencies. Information regarding proposed rules on sanitary sewer overflows was obtained from the U.S. Environmental Protection Agency (EPA) website. The three Regional Boards associated with the County provided watershed management information. At a local level, information was obtained from the IEUA and the SAWPA. A list of sewer agencies is presented in Table CI-1.

Figure CI-1. Major Roads and Freeways – Valley Region

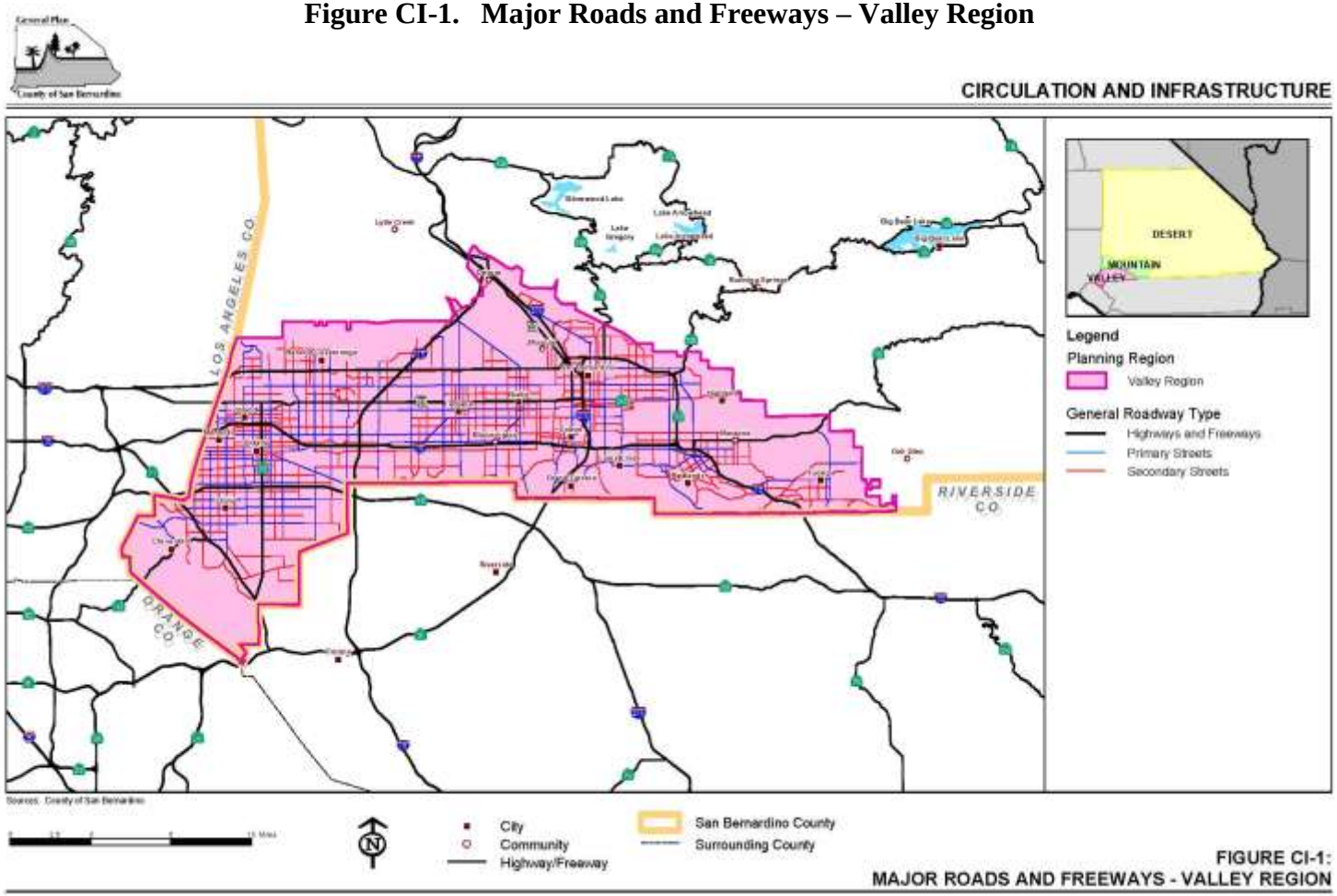


Figure CI-2. Major Roads and Freeways – Mountain Region

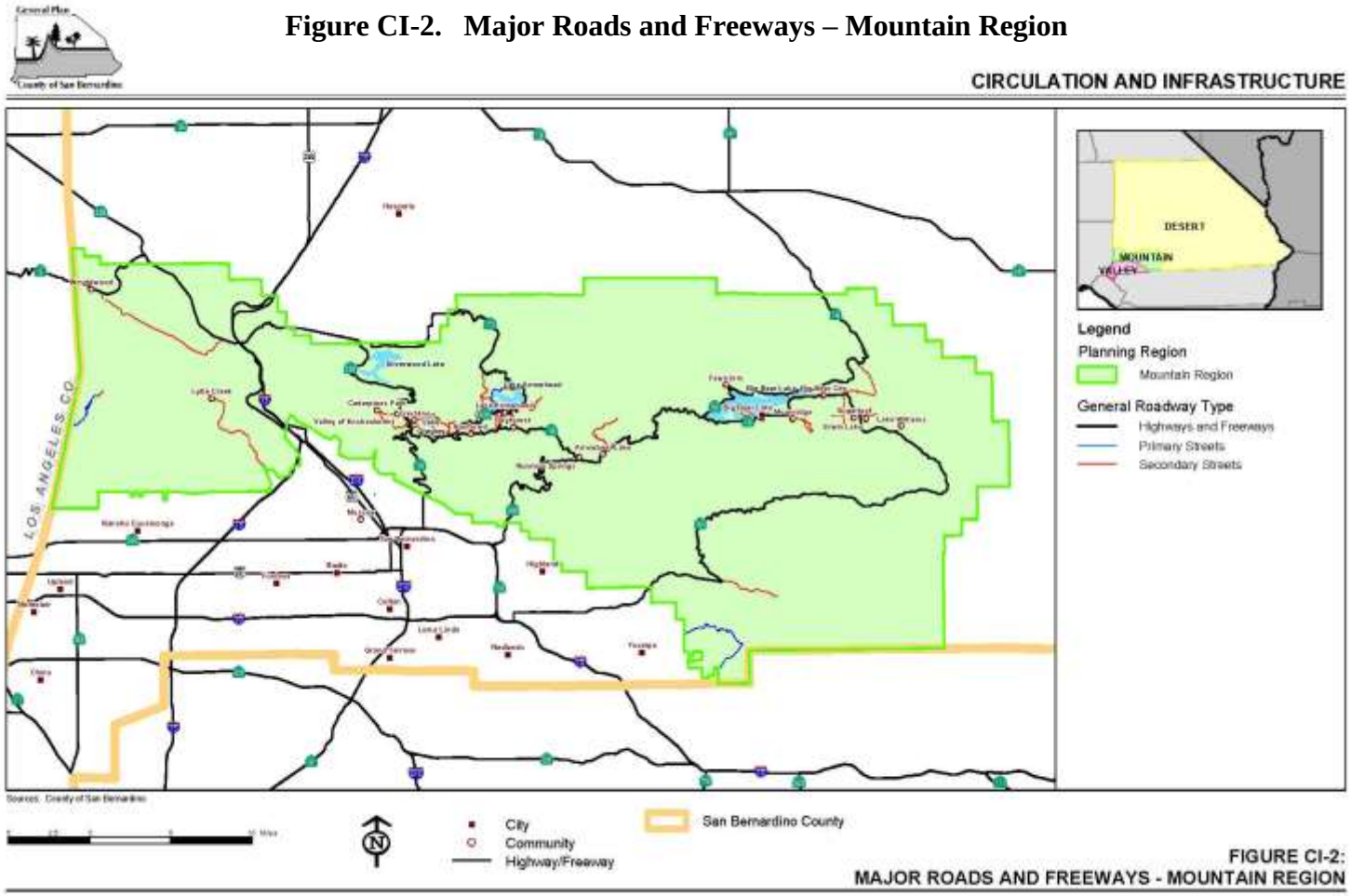
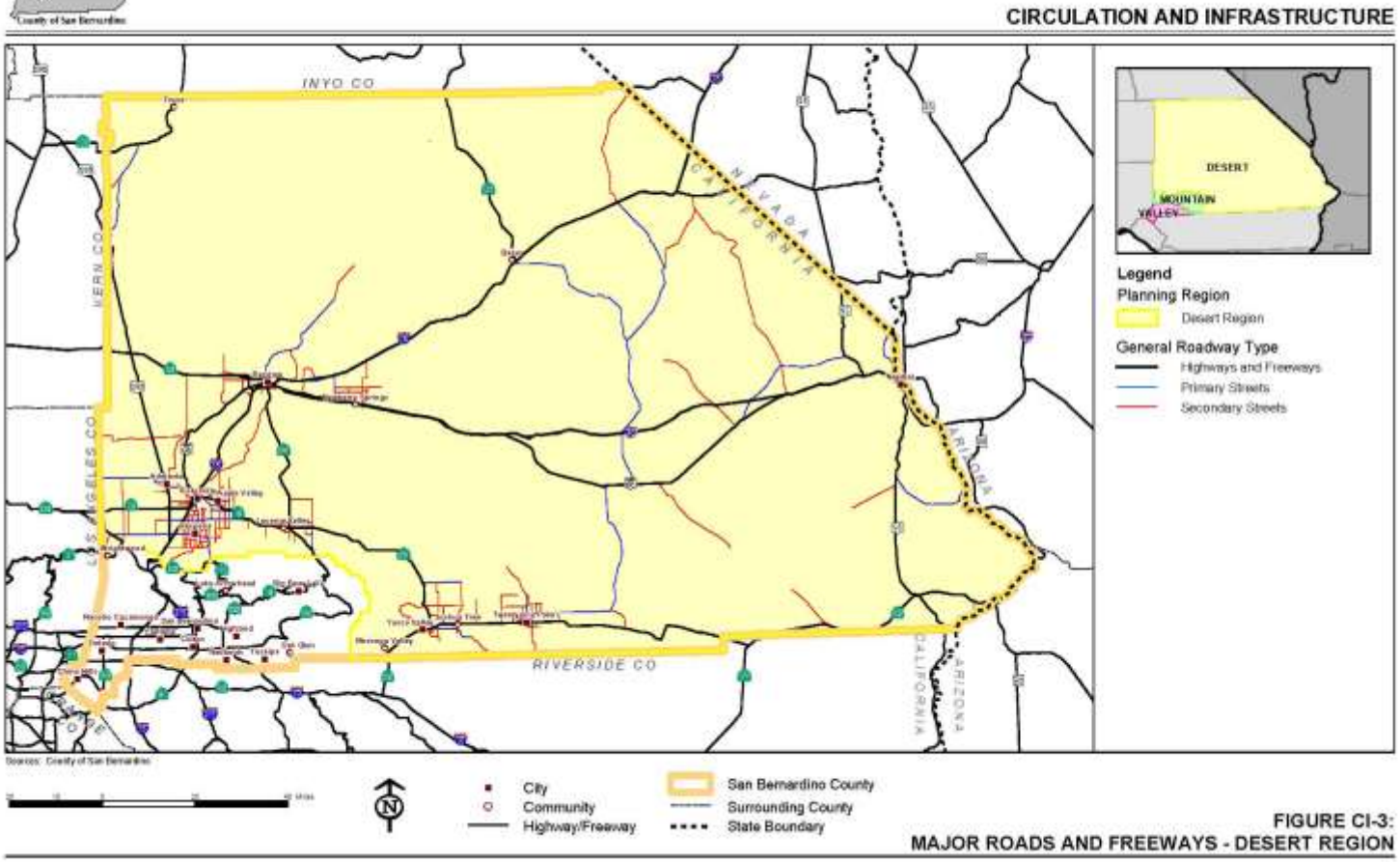


Figure CI-3. Major Roads and Freeways – Desert Region



THIS PAGE INTENTIONALLY LEFT BLANK

Table CI-1. San Bernardino County Sewer Service Providers

City/Community	Sewer District
Adelanto	Victor Valley Water Reclamation Agency
Apple Valley	Victor Valley Water Reclamation Agency
Arrowbear	Lake Arrowhead Community Services District
Barstow	City of Barstow - sewer Barstow Heights CSD
Big River	Big River CSD
Chino	Inland Empire Utilities - sewer
Chino Hills	Inland Empire Utilities - sewer
City of Big Bear Lake	Big Bear Area Regional Wastewater Agency
City of Big Bear Valley	Big Bear Area Regional Wastewater Agency
Colton	City of Colton
Crestline	Crestline Sanitation District
Fontana	City of Fontana - sewer Inland Empire Utilities - sewer
Grand Terrace	City of Grand Terrace - sewer
Green Valley	Green Valley Service Area 79 -sewer
Hesperia	City of Hesperia
Highland	East Valley Water District
Lake Arrowhead	Lake Arrowhead Community Services District
Loma Linda	City of Loma Linda
Lytle Creek	Lytle Creek CSA
Montclair	Inland Empire Utilities - sewer
Newberry	Newberry Springs CSD
Ontario	Inland Empire Utilities - sewer
Rancho Cucamonga	City of Rancho Cucamonga
Redlands	City of Redlands Municipal Utilities
Rialto	City of Rialto - sewer
Running Springs	Running Springs Water District
San Bernardino	SB City Water Reclamation - sewer East Valley Water District - SD
Upland	Chino Basin Water District - sewer Inland Empire Utilities - sewer
Valley of Enchantment	Crestline Sanitation District
Victorville	Victor Valley Sanitation District - sewer Baldy Mesa Water District - SD
Yucaipa	Yucaipa Valley Water District -sewer

D. COUNTYWIDE GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL CI 1. **The County will provide a transportation system, including public transit, which is safe, functional, and convenient; meets the public's needs; and enhances the lifestyles of County residents.**

POLICIES

CI 1.1 The County's comprehensive transportation system will be developed according to the Circulation Policy Map (the Circulation Element Map), which outlines the ultimate multi-modal (non-motorized, highway, and transit) system to accommodate the County's mobility needs and provides the County's objectives to be achieved through coordination and cooperation between the County and the local municipalities in the County, adjacent counties and cities within those counties, Caltrans, and SANBAG.

GOAL CI 2. **The County's comprehensive transportation system will operate at regional, countywide, community, and neighborhood scales to provide connectors between communities and mobility between jobs, residences, and recreational opportunities.**

POLICIES

CI 2.1 Work with adjacent jurisdictions to minimize inconsistencies in existing and ultimate right-of-way and roadway capacity across jurisdictional boundaries.

CI 2.2 Coordinate financial plans for transportation system improvements with other agencies and jurisdictions in the County.

CI 2.3 Where appropriate, jointly fund studies and improvements to the transportation system, with cities and other public agencies and developers.

CI 2.4 Work with the California Department of Transportation (Caltrans) and the San Bernardino Associated Governments (SANBAG) on appropriate fair-share mitigation for impacts of development on state highways.

CI 2.5 Work with Caltrans on mitigating the impacts of state highway projects on local communities.

CI 2.6 Seek grant funding for transportation system improvements, as appropriate.

CI 2.7 Coordinate with Caltrans, SANBAG, the Southern California Association of Governments (SCAG) and other agencies regarding transportation system improvements in the County's Measure I and other adopted Capital Improvement Programs.

CI 2.8 Continue to participate in SANBAG, which is the County's Transportation Commission and transportation planning coordinator for all local agencies in the County, and regularly attend meetings of SANBAG Plans and Programs Committee and Comprehensive Transportation Plan Technical Advisory Committee meetings to discuss planning items of mutual concern.

CI 2.9 Continue discussions with SANBAG towards finalization of agreements on Measure I extension allocations and the Developer Nexus Fee Program.

CI 2.10 Identify important long-range transportation corridors, in conjunction with plans of regional transportation agencies (such as SCAG and SANBAG) to protect sufficient right-of-way for the development of long-range corridors.

CI 2.11 Coordinate with and participate in Caltrans' strategic Small Area Transportation Studies and their established scheduling and priorities.

GOAL CI 3. **The County will have a balance between different types of transportation modes, reducing dependency on the automobile and promoting public transit and alternate modes of transportation, in order to minimize the adverse impacts of automobile use on the environment.**

POLICIES

CI 3.1 Encourage the reduction of automobile usage through various incentive programs.

Programs

1. Promote and institute incentive programs for the use of alternative transportation modes, such as County sponsored vanpools, flexible working hours and alternate (e.g. 4-day) workweeks.

2. Provide a pattern of land use designations, along with appropriate development standards that facilitates development of local retail uses near residential uses, consistent with Smart Growth and New Urbanism Concepts in new development to reduce the number of automobile trips by providing neighborhood shopping facilities and connectivity through pedestrian and bicycle paths.

3. Promote and encourage the design and implementation of land uses, development standards, and capital improvement programs that maximize the use of public transit facilities and programs, and the availability of local retail uses accessible to local residents by walking or biking to reduce dependence on the automobile.

4. Work with regional agencies (SCAG, Caltrans, SANBAG) to develop ridesharing programs, facilities, and various modes of public transit (local and rapid bus, Metrolink, and high-speed trains).

5. Designate existing Park-and-Ride facilities on the General Plan Circulation Maps, work with Caltrans to identify appropriate future Park-and-Ride facilities, and develop a program to acquire and develop sites for such facilities in areas where there is an identified need.

CI 3.2 Assist Omnitrans, Metrolink, and other transit agencies in coordinating the location and scheduling of public transit routes, services, and facilities for better coordination with bus and rail transit systems.

CI 3.3 Extend public transit between residential areas and industrial/urban employment centers.

CI 3.4 Continue and expand transportation services and public transit between Ontario Airport, Orange County Airport and Los Angeles International Airport and consider promotion of future high-speed train and magnetic levitation (Mag-Lev) systems for better long-range airport connectivity.

GOAL CI 4. **The County will coordinate land use and transportation planning to ensure adequate transportation facilities to support planned land uses and ease congestion.**

POLICIES

CI 4.1 Ensure appropriate legal and physical access to land prior to final approval of land divisions or new development.

CI 4.2 To reduce the dependence on the automobile for local trips, integrate transportation and land use planning at the community and regional levels by promoting transit-oriented development (TOD), where appropriate and feasible.

Programs

1. Encourage mixed-use and transit oriented design, where applicable. The integration of mixed-use and transit design may reduce the use of the automobile, but the extent of the benefits and remaining impacts may nonetheless require independent traffic impact analysis and environmental impact assessment.

CI 4.3 Development reviews and approvals for proposals affecting state and/or federal roadways shall reflect input from Caltrans and other local and regional transportation agencies to ensure transportation system improvements are implemented in locations where facilities are approaching or exceed capacity.

Programs

1. Monitor, on a continuing basis, and compile annual reports on the capacity and level of service of the County-maintained road system.

2. Continue monitoring and reporting of capacity and levels of service on the countywide Congestion Management Program (CMP) network.

3. Continue the review and monitoring of development proposals in local jurisdictions that have an impact on the County unincorporated transportation system.

CI 4.4 Develop and implement an assessment program of County transportation facility needs and a traffic analysis system utilizing traffic modeling and forecasting techniques that analyze the maximum potential 2030 build-out conditions, as defined in this General Plan, and local general plans for a given horizon year in coordination with SANBAG and the cities within the County.

CI 4.5 Coordinate with local and regional transportation agencies and cities to plan and construct new multi-modal transportation facilities on the basis of this General Plan that are consistent throughout the neighboring jurisdictions.

CI 4.6 Ensure that applicants, subdividers and developers dedicate and improve right-of-way per County standards and contribute to their fair share of off-site mitigation.

CI 4.7 Revise existing Local Area Transportation Facilities Plans for those community plan areas that have previously adopted transportation plans in order to implement a fiscally viable program that will provide adequate transportation infrastructure to serve the needs of existing and future development. The boundaries of these plans may need to be amended so as to be as nearly coincident with the boundaries of the community plans as possible.

CI 4.8 Establish new Local Area Transportation Facilities Plans for all community plan areas in order to create an equitable distribution of fair-share costs of transportation infrastructure to all new development, including single-family residential infill. The boundaries of these plans shall be coincident with the boundaries of the community plans to the greatest extent possible.

GOAL CI 5. **The County's road standards for major thoroughfares will complement the surrounding environment appropriate to each geographic region.**

POLICIES

CI 5.1 Implement appropriate design standards for all types of highways as shown in Chapter 83.23 of the Development Code.

CI 5.2 Protect and increase the designed roadway capacity of all vehicular thoroughfares and highways.

Programs

1. Use current and develop new innovative traffic engineering practices to increase roadway capacity and safety such as:

    a. Use a raised median on major arterial highways in urban areas.

    b. Limit access to all categories of major and secondary highways and controlled/limited access collectors from intersecting streets; direct access from abutting properties will only where no reasonable alternatives exist.

    c. Obtain additional right-of-way to accommodate right- and left-turn lanes at major intersections.

    d. Develop special urban interchanges utilizing flyovers in areas requiring high-flow arterial highways.

    e. Synchronize signals.

    f. Maximize the use of intelligent transportation systems (ITS).

    g. Coordinate the development of traffic management centers (TMCs) and traffic operation centers (TOCs) with SANBAG and local cities.

    h. Establish no-parking zones.

    i. Limit peak-hour turning movements.

j. Block or dead-end existing access roads to main highways.

k. Establish one-way streets.

l. Limit truck traffic on certain roads and at specified hours.

m. Require all residential development proposals adjacent to all categories of major and secondary highways and controlled/limited access collectors to be designed so that direct access from the private property to the roadway will not be needed.

n. Control lot size frontage to limit access.

o. Develop minimum separation distances between access points.

p. Accommodate exclusive transit facilities within new roads or those planned for improvement

q. Develop design standards that will establish a minimum distance from intersections to any curb cut.

CI 5.3 Limit, where feasible, access along all roads intersecting major and secondary highways for a distance of 600 feet from the centerline of said highways to the maximum extent possible.

CI 5.4 Utilize road standards appropriate to geographic constraints and which complement the surrounding environment (see Chapter 83.23 of the Development Code).

CI 5.5 Public roadways should be developed consistent with the road standards as indicated in Chapter 83.23 of the Development Code

CI 5.6 For privately maintained roads, the minimum width should be: (a) no less than a 24-foot-wide (paving, curbs and gutters) with no parking allowed; (b) 30-foot-wide (paving, curbs and gutters) with parking allowed on one side; or (c) a 36-foot-wide (paving, curbs and gutters) with parking allowed on both sides.

CI 5.7 During the review of proposed General Plan amendments or the development of specific plans, ensure accessibility to the site(s) including the quality of existing or proposed roads that will provide access.

GOAL CI 6. **The County will encourage and promote greater use of non-motorized means of personal transportation. The County will maintain and expand a system of trails for bicycles, pedestrians, and equestrians that will preserve and enhance the quality of life for residents and visitors.**

POLICIES

CI 6.1 Require safe and efficient pedestrian and bicycle facilities in residential, commercial, industrial and institutional developments to facilitate access to public and private facilities and to reduce vehicular trips. Install bicycle lanes and sidewalks on existing and future roadways, where appropriate and as funding is available (see Figure 2-11A through Figure 2-11C of the Circulation and Infrastructure Background Report).

CI 6.2 Utilize right-of-way and easement dedication and acquisition as tools to implement a County trail system.

CI 6.3 Retain residual road dedication that may result whenever a road is changed to a lower highway designation, thus reducing the required right-of-way, until it is determined that such dedication will not be needed for bicycle, pedestrian or equestrian trail purposes.

GOAL CI 7. **The County will encourage and pursue development of regional transportation facilities, including roads, railroad, and airports, to be a multi-modal transportation hub and promote economic development.**[4]

POLICIES

CI 7.1 Coordinate with regional, state, and federal agencies to design and fund inter-modal systems that add more rail capacity and grade separations and keep San Bernardino County at the forefront of the logistics industry.

---

[4] Also see Goal ED-8 in the Economic Development Goals and Policies section.

CI 7.2 Support the concept of a multi-modal transportation hub by utilizing creative financing mechanisms that can fund the major inter-modal infrastructure needs over the long term, such as a multi-jurisdictional, inter-modal infrastructure financing bank.

CI 7.3 With local, regional, federal and state agencies identify the best location for a major new multi-modal facility within the County to enhance the concept of an "Inland Port."

GOAL CI 8. The County will have a network of local and regional airports to meet the aviation needs.

POLICIES

CI 8.1 Encourage airports to meet changing needs and demands.

Programs

1. The County will prepare a long-range general aviation plan for County airports and, in cooperation with the airports' jurisdictions and affected cities, develop land use plans for areas surrounding all airports to:

    a. Permit development only in accordance with approved airport land use plans.

    b. Review new developments in terms of conflicts between the proposed use and the airport needs.

    c. Coordinate the development of air cargo facilities at the major regional airports including Ontario International, San Bernardino International (formerly Norton Air Force Base), and Southern California Logistical (formerly George Air Force Base).

1. INFRASTRUCTURE

GOAL CI 9. **The County will ensure the quality of life by pacing future growth with the availability of public infrastructures.**

POLICIES

CI 9.1 Control the timing and intensity of future development and ensure that future development is contingent on the provision of infrastructure facilities and public services.

Programs

1. Create a clear framework in the County Development Code that identifies the necessary appropriate infrastructure required to support the density and intensity of proposed development.

CI 9.2 Promote the least intensive uses in areas with minimal infrastructure facilities and public services. The more intensive uses are permitted in areas where urban level infrastructure facilities and public services currently exist or can reasonably be extended.

Programs

1. Periodically conduct an analysis of the supply and demand for infrastructure.

CI 9.3 Adopt an update to the five-year Capital Improvement Program (CIP) annually consistent with this General Plan, listing the necessary improvements to the County's public services and facilities in collaboration with key service providers and the County Administrative Office. This plan will address the projected demand for public services countywide and within each planning area, and will identify the long-term financial trends and sources of funding for the major public service providers.

CI 9.4 Ensure that new development pay a fair share of the costs to provide infrastructure facilities required to serve such development. If an applicant is required to pay more than a proportional share, reimbursement agreements or other mechanism shall be used.

Programs

1. Establish procedures to facilitate reimbursement by future development projects in cases where a new development is required to provide up front infrastructure in excess of its proportion share of need.

CI 9.5 Make available or establish financial mechanisms (such as assessment and community facility districts) to most efficiently spread the cost of necessary infrastructure improvements as determined by the local public agency over all development benefiting from such improvements. Provide legal written notice to all people affected by such financial mechanism cost.

CI 9.6 Utilize fiscal impact analyses (FIA) to determine the County's ability to provide adequate services and facilities through the imposition of conditions of approval, fees, special taxes, financing mechanisms, etc., on new development. The FIA will provide guidance to County staff and County decision-makers on the project-specific requirements that may be placed on that individual development project.

Programs

2. Establish a standard format and requirement for FIAs. FIAs will address required public services and infrastructure including both short- and long-term County costs and revenues for all new commercial, industrial, or institutional developments of twenty acres or larger and residential development of 500 units or more in urban areas and 200 or more in rural areas. The Fiscal Impact Analyses will include both local and regional impacts. Where fiscal impact analyses identify impacts on the County's ability to continue providing services at their present level, appropriate mitigation measures shall be identified.

3. All projects with fewer than 500 residential units in urban areas, 200 residential units in rural areas or twenty acres of commercial, industrial, or institutional uses will be required to complete a questionnaire that can be used by staff to determine the need for additional analyses especially in regard to the cumulative impacts of new development

CI 9.7 The County will continue to identify and update the services that are needed in each planning region in the County to guide the review and approval process for proposed development projects.

GOAL CI 10. **Ensure timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of current and future County residents.**

POLICIES

CI 10.1 Ensure that adequate facility and service standards are achieved and maintained through the use of equitable funding methods.

CI 10.2 Equitably distribute throughout the County new public facilities and services that increase and enhance community quality of life.

2. WATER, WASTEWATER, AND STORMWATER

(See also Water in Conservation Element Goals section for additional goals related to Water.)

GOAL CI 11. **The County will coordinate and cooperate with governmental agencies at all levels to ensure safe, reliable, and high quality water supply for all residents and ensure prevention of surface and ground water pollution.**

POLICIES

CI 11.1 Apply federal and state water quality standards for surface and groundwater and wastewater discharge requirements in the review of development proposals that relate to type, location and size of the proposed project to safeguard public health.

CI 11.2 Support the safe management of hazardous materials to avoid the pollution of both surface and groundwaters. Prohibit hazardous waste disposal facilities within any area known to be or suspected of supplying principal recharge to a regional aquifer.

CI 11.3 Support the development of groundwater quality management plans with emphasis on protection of the quality of underground waters from non-point pollution sources.

CI 11.4 Cooperate with sewering agencies to encourage the development of general sewering plans that will protect groundwater quality.

CI 11.5 Work with Regional Water Quality Control Boards to establish uniform criteria for appropriate sewering options for new development.

Programs

1. Provide local input to the Lahontan, Colorado, and Santa Ana Water Quality Control Board Basin Plan review and update process to closely reflect the water quality concerns impacting water resource and land use planning decisions.

CI 11.6 Cooperate with state, regional, and responsible authorities to expand water sampling programs to determine ambient groundwater quality conditions affecting public, agricultural, and private wells. Identify the sources, extent, and types of organic and inorganic groundwater contaminants, and evaluate their impacts on groundwater resources.

Programs

1. Establish setbacks from ephemeral and perennial streams regulating the location of septic systems, habitable structures, and other impervious or potentially polluting uses.

2. Work with special districts and other water agencies responsible for delivery of water resources to develop a water resource information system regarding aquifer degradation. Monitor development and consumption trends to assess aquifer stability.

CI 11.7 Assist in the development of additional conveyance facilities and use of groundwater basins to store surplus surface or imported water.

CI 11.8 Encourage local distribution systems to interconnect with regional and local systems, where feasible, to assist in maximizing use of local ground and surface water during droughts and emergencies.

Programs

1. Except in the IVDA Area, develop guidelines discouraging the creation of new, small, private water systems where an existing large water system can more reliably serve the public interest, as determined by the Board of Supervisors.

2. Permit County Service Areas (CSAs), Community Service Districts (CSDs) or other public agencies to provide water service to the redevelopment areas IVDA Area, if no other responsible authority will provide water service on a timely and feasible basis, as determined by the Board of Supervisors.

CI 11.9 Encourage water conservation, replenishment programs, and water sources in areas experiencing difficulty in obtaining timely or economical water service from existing potential suppliers, or water quality or quantity problems.

CI 11.10 Because the recharge of groundwater basins is vital to the supply of water in the County, and because these areas can function only when retained in open space, the County will consider retaining existing groundwater recharge and storm flow retention areas as open space lands.

CI 11.11 Coordinate with all agencies providing water service and protection to achieve effective local and regional planning.

Programs

1. Promote cooperation and sharing of information, provide mutual assistance in regional projects, and keep members informed of projects and activities.

2. Upon request by the local responsible authority, and pursuant to state law, assist in the development and implementation of regional water resource management plans incorporating individual district plans that will:

    a. Identify needs for recharge of overdrafted groundwater basins and proceed with plans for development and management;

    b. Prioritize critical areas of basins in overdraft, sole source basins, or quality degradation problems;

c. Maintain or enhance natural water recharge characteristics;

d. Create recharge areas for overdrafted basins offsetting increased consumption attributable to new development;

e. Cooperate with state water contract agencies in the purchase and distribution of State Water Project water; and

f. Share information on supply and demand for water and projected service levels and capacities that can be utilized in assessments by water districts and agencies.

CI 11.12 Prior to approval of new development, ensure that adequate and reliable water supplies and conveyance systems will be available to support the development, consistent with coordination between land use planning and water system planning.

Programs

1. Prohibit nonessential water uses during declared emergencies in the directly affected water supply area, with coordination between the County Division of Environmental Health Services (DEHS) of the Department of Public Health and responsible authorities.

2. Cease the acceptance of land development applications in the directly affected water supply area during declared emergencies.

3. Consider the effect of development proposals and whether or not they should include the phased construction of water production and distribution systems. Hydrologic studies may be required as appropriate.

4. The County DEHS will continue to show that adequate and reliable water supply is verified in conformance with responsibilities assigned by state law and the Cooperative Operating Agreement between the County DEHS and State Department of Health.

5. Utilize the Cooperative Operating Agreement between the State Department of Health and the County DEHS to monitor and provide information to the responsible authorities on a continuous basis, compile annual reports on the capacity and condition of distribution systems, and develop contingency plans for water resource management.

6. Develop a systematic, ongoing assessment of regional and local water supply needs and capabilities to serve planned land uses as defined in the General Plan.

7. Monitor future development to ensure that sufficient local water supply or alternative imported water supplies can be provided.

8. Cooperate with Special Districts (board-governed and self-governed), independent water agencies and the cities, as applicable to a particular development, to assist in the planning and construction of new water supply and distribution facilities on the basis of the cities and County's adopted growth forecasts.

9. Encourage new development to locate in those areas already served or capable of being served by an existing approved domestic water supply system.

CI 11.13 Prevent surface and groundwater pollution and continue the cleanup of contaminated waters and watersheds.

Programs

1. Operate solid waste disposal facilities in a manner that ensures precautionary measures against ground and surface water pollution.

2. Explore new practices for disposal and utilization of dairy wastes and sludge.

3. The County will assist local and regional water agencies and other responsible agencies to develop new markets for dairy wastes and sludge, including but not limited to:

    a. Expanded commercial applications;

    b. Conversion to natural gas;

    c. Combining with biodegradable wastes to form compost and related agricultural products; and

    d. Cooperation and coordination with other agencies and jurisdictions, including wastewater agencies, in efforts to explore the feasibility of simultaneous dairy waste and sludge disposal.

GOAL CI 12. **The County will ensure adequate wastewater collection, treatment, and disposal consistent with the protection of public health and water quality.**

POLICIES

CI 12.1 Require wastewater collection and treatment facilities services in urbanized areas of the County.

CI 12.2 Support the local wastewater/sewering authorities in implementing wastewater collection and treatment facilities when and where required by the appropriate RWQCB and the County DEHS.

Programs

1. In the Inland Valley Development Agency (IVDA) Redevelopment Area, the County will permit the construction of a new wastewater treatment plant (WTP) or connection to existing and/or proposed wastewater collection and treatment facilities rather than connection to nearby city wastewater collection and treatment facilities.

CI 12.3 Continue to work with local responsible wastewater authorities and verify that suitable arrangements have been made to safely dispose of sewage, septage, or sludge for all new development (subdivisions and conditional use permits).

CI 12.4 Because community sewage systems are the preferred method of wastewater collection, the County should coordinate with local sewer agencies whenever those agencies are mandated by the appropriate RWQCB or the County DEHS, dry sewers (standard sewer lines to be used for future connection to a community sewer system) or appropriate financial arrangements will be provided per the requirements of the serving wastewater agency (if any) or proposed subdivisions of five (5) or more lots and conditional use permits when any of the following conditions exist:

a. The wastewater collection agency has a master plan and the proposed project lies within 600 feet of a sewer line to be constructed within 10 (ten) years;

b. The wastewater collection agency has a sewer line within 600 feet of the proposed project but has refused service because the project is currently outside the boundaries of the agency; and

c. The appropriate RWQCB requires dry sewers as a condition of the waste discharge permit.

CI 12.5 Because there are areas in the County where it is unlikely that community sewerage systems will be installed, WTPs may be approved by the appropriate RWQCB, the local wastewater/sewering authority (if any), and the County DHES subject to the following:

a. The proposed project site must be located in an area approved by the local wastewater/sewering authority providing service to the project, DEHS and the appropriate RWQCB.

b. In the IVDA area, WTPs are permitted under all circumstances where such plants are approved and operated by any applicable County Service Area.

CI 12.6 Publish educational materials on proper septic tank maintenance and distribute them to septic tank owners when requested.

CI 12.7 Coordinate and cooperate with neighboring jurisdictions and interested agencies in efforts to explore the feasibility of sludge use and disposition.

CI 12.8 Control importations of sludge to critical groundwater basins and food production areas and ensure appropriate siting and proper and safe sludge land-spreading practices as reviewed and approved by the County DEHS.

CI 12.9 Ensure the coordination of the County Land Use Services Department, DEHS, and the Solid Waste Management Division of the Public Works Department in the development and implementation of a sludge management program through annual review for consistency between the General Plan and the County Solid Waste Management Plan and associated programs.

CI 12.10 Because public health and safety are endangered through the establishment of urban uses without adequate sewer service, the County will seek to direct urban development in areas that are served by domestic sewer systems and away from areas in which soils cannot adequately support septic tank/leach field systems.

CI 12.11 Prior to approval of new development, ensure that adequate and reliable wastewater systems will be available to support the development, consistent with coordination between land use planning and wastewater system planning.

Programs

1. Require a connection to the community sewerage system for any proposed development or subdivision of land within a sewer or sanitation district. In areas where sewers are required by the appropriate RWQCB and a sewer or sanitation district does not exist, a district and appropriate assessments will be established. Exceptions maybe approved subject to review and approval by the County DEHS, the appropriate RWQCB, and the wastewater agency (for wastewater treatment plants, individual onsite and multiple owner septic systems, holding tanks and experimental systems).

2. Cooperate with the local wastewater/sewering authority to consider the effect of development proposals and whether they should include the phased construction of wastewater treatment facilities.

3. Work with wastewater agencies to ensure planned capacity increases in locations where sewage facilities are approaching capacity.

4. Monitor and provide information to the local wastewater/sewering authorities on a continuous basis, compile annual reports on the capacity and condition of wastewater collection and treatment systems, and develop contingency plans for sewage management.

5. Continue to develop and update a systematic ongoing assessment of regional and local wastewater facility needs and capabilities to serve planned land uses.

CI 12.12 Cooperate with local wastewater/sewering authorities to monitor future development to ensure that development will proceed only when sufficient capacity or approved alternative wastewater treatment systems can be provided.

CI 12.13 Cooperate with special districts (board-governed, independent wastewater agencies) and the cities, as applicable to a particular development, to assist in the planning and construction of sewage collection and treatment facilities on the basis of the County's adopted growth forecast.

CI 12.14 Cooperate to provide the consistency of wastewater facilities with the Capital Improvement Programs of the County and other public agencies pursuant to Government Code Section 65403.

GOAL CI 13. The County will minimize impacts to stormwater quality in a manner that contributes to improvement of water quality and enhances environmental quality.

POLICIES

CI 13.1 Utilize site-design, source-control, and treatment control best management practices (BMPs) on applicable projects, to achieve compliance with the County Municipal Stormwater NPDES Permit.

CI 13.2 Promote the implementation of low impact design principles to help control the quantity and improve the quality of urban runoff. These principles include:

a. Minimize changes in hydrology and pollutant loading; ensure that post development runoff rates and velocities from a site do not adversely impact downstream erosion, and stream habitat; minimize the quantity of stormwater directed to impermeable surfaces; and maximize percolation of stormwater into the ground where appropriate.

b. Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels;

c. Preserve wetlands, riparian corridors, and buffer zones; establish reasonable limits on the clearing of vegetation from the project site;

d. Establish development guidelines for areas particularly susceptible to erosion and sediment loss;

e. Require incorporation of structural and non-stuctural BMPs to mitigate projected increases in pollutant loads and flows.

CI 13.3 Participate with regional stakeholders in the implementation of Total Maximum Daily Load requirements pursuant to Santa Ana Regional Water Quality Control Board standards.

3. SOLID WASTE

GOAL CI 14. **The County will ensure a safe, efficient, economical, and integrated solid waste management system that considers all wastes generated within the County, including agricultural, residential, commercial, and industrial wastes, while recognizing the relationship between disposal issues and the conservation of natural resources.**

POLICIES

CI 14.1 Utilize a variety of feasible processes, including source reduction, transfer, recycling, land filling, composting, and resource recovery to achieve an integrated and balanced approach to solid waste management.

Programs

1. Seek federal and state funds for projects utilizing resource and material recovery processes.

2. Participate in resource and material recovery studies.

3. Continue recycling operations at County landfills; expand recycling operations to other landfills or resource recovery facilities.

CI 14.2 Explore the feasibility and environmental impacts of reopening inactive landfills where there is useful capacity remaining.

Programs

1. Develop and implement methods to reduce the amount of wood and yard wastes being land filled.

2. Assist the private sector wherever possible in developing methods for the reuse of inert materials (concrete, asphalt, and other building material wastes) that currently use valuable landfill space.

3. Establish recycling programs; including those for household hazardous waste.

4. Limit or restrict incompatible land uses that may encroach upon waste disposal facilities.

5. Continue to map the precise location of all waste sites (existing, inactive and closed) on the County's automated mapping system and create a database with information on air, soil, and water contamination and the type of wastes disposed of at each site.

6. Seek public involvement in the development of regional solid waste management recommendations.

7. Coordinate with the cities and other affected agencies in seeking additional disposal capacity.

CI 14.3 Carefully plan and oversee the siting of solid waste disposal facilities to ensure equitable distribution of these facilities throughout the County, and protect the viability of waste disposal sites from encroaching on incompatible land uses.

CI 14.4 Initiate educational and other programs to reduce waste generation, increase diversion of solid waste away from landfills, promote recycling, and identify new facilities for waste disposal within the County.

CI 14.5 Coordinate with agencies at the state level, including the California Integrated Waste Management Board, counties and cities within the southern California region, and other interested agencies or persons in the public or private sectors to ensure effective solid waste management.

Programs

1. Assist board-governed and independent Special Districts or other non-county agencies involved in solid waste disposal to minimize adverse impacts on surrounding natural resources.

4. TELECOMMUNICATIONS

GOAL CI 15. **The County will improve its telecommunications infrastructure and expand access to communications technology and network resources to improve personal convenience, reduce dependency on non-renewable resources, take advantage of the ecological and financial efficiencies of new technologies, maintain the County's economic competitiveness, and develop a better-informed citizenry.**

POLICIES

CI 15.1 Maximize the use of telecommunications to reduce transportation and land use demands.

CI 15.2 Encourage special districts to provide up-to-date telecommunications infrastructure in new home designs.

CI 15.3 Work with telecommunication industries to provide a reliable and effective network of facilities that is commensurate with open space aesthetics and human health and safety concerns.

Programs

1. Implement the Memorandum of Understanding between the California District of the Bureau of Land Management and the County of San Bernardino, approved by the Board of Supervisors on April 6, 1987; regarding evaluation of the siting of communication facilities.

2. Utilize the above referenced Memorandum of Understanding to:

    a. Confirm the current working relationship between the Bureau of Land Management and the County of San Bernardino, and establish mutually acceptable and equitable procedures for processing communication site applications.

b. Review and evaluate proposed communication systems as a whole, rather than on a site-by-site basis, based on the proposed use of public or private lands, and coordinate the review process between the affected land management agencies.

5. FIRE PROTECTION

GOAL CI 16. **The County will protect its residents and visitors from injury and loss of life and protect property from fires through the continued improvement of existing Fire Department facilities and the creation of new facilities, but also through the improvement of related infrastructure that is necessary for the provision of fire service delivery such as water systems and transportation networks.**

POLICIES

CI 16.1 Continue the consolidation efforts of the Fire Department to maintain the continued operation, services, facilities, and current infrastructure but also to ensure the provision of operations, services, facilities, and internal infrastructures into the future.

CI 16.2 Create a Fire Master Plan that can be used to identify areas in the County that are in need of increased levels of fire service delivery and thereby identify geographic areas that are in need of infrastructure improvements so that those areas can take the necessary steps to improve that infrastructure and eventually can adequately support the commensurate improvement in fire service delivery.

CI 16.3 Encourage development in areas that have adequate infrastructures for the provision of fire service, which include, but are not limited to, water systems capable of delivering appropriate fire flow, and transportation networks that can provide access for fire apparatus and other emergency response vehicles as well as provide efficient egress for evacuees.

CI 16.4 Create Community Facilities Districts (CFDs) or other long-term financial instruments within proposed developments and areas available for development to provide a fair-share funding mechanism to support pro-rata increases for the provision of long-term fire

protection. The CFDs should be designed to provide sustained long term levels of staffing operations, equipment, and facilities. The CFDs should also be designed specifically to respond to the impacts on the related development and thereby to minimize the impact to the general fund and other existing funding mechanisms that support the Fire Department.

6. LAW ENFORCEMENT

GOAL CI 17. **The County will provide adequate law enforcement facilities to deliver services to deter crime and to meet the growing demand for services associated with increasing populations and commercial/industrial developments.**

POLICIES

CI 17.1 Appropriately prioritize calls for service and seek sufficient staffing levels to ensure response times are reasonable and efforts to deter crime are optimized.

CI 17.2 Seek and commit sufficient investigative resources for effective follow-up on criminal offenses.

CI 17.3 Involve community members in crime deterrence and other public safety efforts through prevention programs, volunteer groups, and viable public information strategies.

CI 17.4 Encourage interaction with local governments and community-based organizations to assess community concerns and expectations.

CI 17.5 Staff and operate detention and correction facilities in a safe and secure manner, as required by law. Place an emphasis on programs for sentenced inmates that reduce rates of recidivism.

CI 17.6 Ensure procedures for effective court security operations that are functional and appropriately balanced between judicial needs, state law, and department capability.

CI 17.7 Assess and update training and equipment needs on a routine basis when possible to ensure policing methods are effectively executed while minimizing unnecessary liability.

CI 17.8 Develop and coordinate contingency responses to disasters, mutual aid needs, search and rescue operations, and other emergencies in concert with allied agencies.

CI 17.9 Respond and investigate coroner case deaths in a timely and thorough manner.

7. NATURAL GAS AND ELECTRICITY

GOAL CI 18. **The County will ensure efficient and cost effective utilities that serve the existing and future needs of people in the unincorporated areas are provided.**

POLICIES

CI 18.1 Coordinate with Southern California Edison and other utility suppliers to make certain that adequate capacity and supply exists for current and planned development in the County.

8. EDUCATION

GOAL CI 19. **Prior to approving a General Plan Amendment that increases residential densities, the County will ensure that impacts to schools, libraries, and day-care facilities are adequately mitigated.**

POLICIES

CI 19.1 Actively work with private, non-profit and public community services organizations to organize educational and community services concurrent with development.

GOAL CI 20. **The County will work with appropriate agencies to provide for convenient access to K-12 and higher educational opportunities for all, activities for youth, and programs for residents of all ages.**

POLICIES

CI 20.1 Actively work with public school districts to organize educational and community services concurrent with development.

E. VALLEY REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL V/CI 1. **Ensure a safe and effective transportation system that provides adequate traffic movement.**

POLICIES

V/CI 1.1 The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on Major Arterials below LOS C during non-peak hours or below LOS D during peak-hours in the Valley Region.

V/CI 1.2 Full street improvements including paving, curbs, gutters and sidewalks shall be encouraged where necessary for public health, safety and welfare. Waiver of full road improvements in areas where parcel sizes are 1 acre or larger and where the public health, safety and welfare are not endangered may be considered. This may be accomplished by the following methods:

a. Require the installation of full street improvements for higher density residential (greater than 1 du/acre), commercial, industrial, and institutional developments permitting safe pedestrian access.

b. Require road improvements consisting of paving, curbs and gutters on major, secondary highways, collector streets and for major tract developments where the density is greater than 1 dwelling unit per gross acre.

c. Require paved road shoulders and dikes to be constructed, as necessary, on local roadways designated as "water-carrying" by the County Public Works Department for proper drainage.

V/CI 1.3 Work with the cities, Omnitrans and other transit agencies to integrate local transit service routes and schedules into a linked and well-coordinated (through schedules) valley-wide system throughout the Valley Region.

F. MOUNTAIN REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL M/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the mountain character of the region.

POLICIES

M/CI 1.1 The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C during non-peak hours or below LOS D during peak-hours in the Mountain Region.

M/CI 1.2 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and, minimize disturbance of natural resources and trees wherever possible.

M/CI 1.3 Design road sections for mountain roads to be flexible in terms of required right-of-way widths and roadway widths. However, existing two-lane roads should be maintained. Road widening should be limited to safety type improvements and those that would facilitate flow such as turning lanes, passing lanes, intersection widening and shoulder widening.

M/CI 1.4 Preservation and protection of sensitive habitats shall have priority over road location, relocation, or realignment, when other practical alternatives are available.

M/CI 1.5 To the maximum extent possible, use alternatives to the construction of new traffic signals where they can be shown to benefit roadway capacity and are compatible with the character of the mountain region.

M/CI 1.6 Require all private roads to be maintained by a property owners association. This may include keeping the roadways passable through maintenance, snow removal and enforcement of the no parking within minimum access roadway.

M/CI 1.7 Protect rights-of-way and limit access by carefully locating driveways, intersecting streets, providing adequate turning movement, storage areas, and applying current state-of-the-art

traffic engineering to fully utilize the limited vehicular design capacity of mountain roads.

M/CI 1.8 Pave roads adjacent to the nearest County maintained road, where practical and cost-effective.

M/CI 1.9 Require school bus stop shelters as needed, when road improvement or widening is required as part of an adjacent development.

M/CI 1.10 Support the development of park and ride transit service in the mountain communities.

M/CI 1.11 When population and residential densities permit or warrant, develop shuttle services from residential neighborhoods to recreational areas and major commercial centers.

M/CI 1.12 Through the Conditional Use Permit process, minimize the number of driveways accessing State and County maintained roads and require shared driveways on adjacent properties.

M/CI 1.13 Require two points of access on subdivisions.

M/CI 1.14 All new subdivisions and discretionary approvals shall have roads paved to County standards with assured provisions for road maintenance and snow plowing.

M/CI 1.15 Require all private roads to be maintained by a property owners association that has the ability to keep the roadways passable through maintenance, snow removal and enforcement of illegal parking within minimum access roadways.

M/CI 1.16 Maintain densities of new development allowed within the Mountain Region to that which is consistent with the carrying capacity of the road system.

M/CI 1.17 Require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Said parking spaces shall be provided prior to construction Driveways shall be designed to minimize grade so that year round access is assured and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a

County or State-maintained paved road and driveways shall not exceed a fourteen (14%) percent grade.

M/CI 1.18 On any commercial development that attracts daily traffic, require exclusive left turn lanes, and other improvements as necessary, to allow uninterrupted traffic movement.

GOAL M/CI 2. Provide adequate parking for both residents and visitors.

POLICIES

M/CI 2.1 Pursue opportunities for public parking areas that are compatible with and complimentary to the surrounding land uses, and are sensitive to the environment and mountain character.

M/CI 2.2 Reevaluate the parking requirements in the Development Code to ensure that excessive parking is not required, to address options for shared parking, covered parking, and other parking alternatives.

M/CI 2.3 To avoid on-street parking, require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Driveways shall be designed to minimize grade so that year round access is assured and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a County or State-maintained paved road and driveways shall not exceed 14 percent grade.

M/CI 2.4 Encourage the development of park-and-ride facilities to serve residents who commute to destinations off of the mountain.

M/CI 2.5 In recognition of the potential need to control parking at certain locations along State highways, as part of an overall transportation management strategy, the County shall coordinate parking controls with Caltrans as future traffic flow requirements along these roads dictate.

GOAL M/CI 3. Protect the designed vehicular capacity of all mountain roads.

POLICIES

M/CI 3.1 Prohibit on-street parking where it reduces highway design capacity and limits snow plowing effectiveness.

M/CI 3.2 Control access onto all State Highways and County mountain secondary highways.

GOAL M/CI 4. Ensure that infrastructure improvements are compatible with the natural environment of the region.

POLICIES

M/CI 4.1 Retain the natural channel bottom for all storm water drainage facilities and flood control channels when such facilities are required for a specific development. This protects wildlife corridors and prevents loss of critical habitat in the region.

G. DESERT REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL D/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural desert character of the region.

POLICIES

D/CI 1.1 The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on Major Arterials below LOS C in the Desert Region.

D/CI 1.2 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.

D/CI 1.3 Design road locations and alignments in such a manner to help preserve and protect sensitive habitats.

D/CI 1.4 Preserve the rural character by discouraging required urban-scale improvements such as curbs, gutters and street lighting where the public health, safety and welfare are not endangered.

D/CI 1.5 Along the highways, encourage shared driveways for industrial and commercial uses on adjacent properties to minimize turning movements and traffic congestion.

D/CI 1.6 The County Department of Public Works shall coordinate with the local communities to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.

D/CI 1.7 Encourage strict enforcement of regulations governing the use of off-highway vehicles.

D/CI 1.8 Design road standards and maintain major thoroughfares to complement the surrounding environment within the Desert Region.

D/CI 1.9 Develop an adequate but limited system of all-weather collector roads where demands for roads do not justify secondary or major highway designations.

D/CI 1.10 Reevaluate major and secondary highway designations in remote desert areas with a view to downgrading designations on roads with low traffic counts.

D/CI 1.11 All residential tracts of more than five lots will provide paved access within the project. Subdivisions of less than five lots will also provide paved access within the project under the following circumstances:

a. When needed to control erosion and/or maintain road serviceability, and

b. When the project has access via a County-maintained road that is planned for surfacing within a Local Area Transportation Facilities Plan.

D/CI 1.12 Establish a Modified Secondary Highway designation on freeway frontage roads along the I-15 freeway with half-widths of 44 and 30 feet for the following highways.

a. Mariposa Road on the east side of I-15, from Palmdale Road/Seventh Street to Oak Hill Road.

b. Amargosa Road on the west side of I-15, from Palmdale Road to Phelan Road.

c. Caliente Road on the west side of I-15, from Joshua Street to Oak Hill Road.

D/CI 1.13 At the discretion of the County Public Works Department, require the dedication of additional highway right-of-way in a new development where there is no predesignation on the General Plan circulation maps, on section lines, quarter section lines and sixteenth section lines as follows:

a. On section and quarter section lines, a 40-foot half-width shall be dedicated to the County.

b. On sixteenth section lines, a 30-foot half-width shall be dedicated to the County.

D/CI 1.14 The County should implement a traffic evaluation and monitoring program as follows:

a. The following evaluation and monitoring program/criteria may be used to determine changes in the traffic level of service and the potential changes that may be caused by development within the project area. The program/criteria outlines below may also be used as guidelines for evaluating traffic changes and the level of service on project area roads:

i. Residential development of more than 100 units will require a cumulative traffic impact study to ascertain the impact on the roadways and intersections affected by the proposed development.

ii. All medium sized residential developments (under 100 units but greater than 5) and small commercial developments (under 5,000 square feet) shall be reviewed to determine whether a traffic impact study, to determine the impact on immediately adjacent streets and adjacent intersections, is required.

iii. Commercial developments of more than 5,000 square feet shall be reviewed to determine whether a cumulative traffic impact study to determine the impact on the adjacent streets and intersections, as well as the roadways and intersections expected to be traveled to access the proposed site, is required.

iv. Signalized intersection mitigation may be required if a reduction of two or more levels of service is experienced

when adding the development traffic to the intersection or as traffic increases. The signalized intersection "Level of Service," as defined in the 1985 Highway Capacity Manual, should not be reduced below LOS C by the operations method, considering only the major traffic movement.

v. Unsignalized intersection mitigation may be required if the unsignalized intersection level of service, as defined in the 1985 Highway Capacity Manual, decreases one level of service to LOS B on the major, nonstopped street. Mitigation may also be required if the level of service on the minor, stopped street decreases two levels of service or drops below LOS C in accordance with the 1985 Highway Manual.

b. When traffic reaches 3,000 vehicles or more per day, no-passing zones and centerlines should be marked on the two-lane highways. This would hold for existing roadways as long as adequate width is available on the existing two-lane roadway and accidents are minimal.

GOAL D/CI 2. Ensure that infrastructure improvements are compatible with the natural environment of the region.

POLICIES

D/CI 2.1 Retain the natural channel bottom for all storm water drainage facilities and flood control channels when such facilities are required for a specific development. This protects wildlife corridors and prevents loss of critical habitat in the region.

GOAL D/CI 3. Encourage property maintenance to enhance regional aesthetics with the promotion of water and soil conservation, recycling and proper solid waste disposal.

POLICIES

D/CI 3.1 The County Land Use Services Department shall promote water and soil conservation through a variety of measures:

a. Require native and drought tolerant landscaping or xeriscape in order to reduce watering needs, or retain native vegetation;

b. Promote use of water efficient irrigation practices for all landscaped areas;

c. Minimize use of irrigated landscape areas in commercial landscape; Encourage soil conservation methods for weed abatement that also limit fugitive dust.

d. Provide educational materials regarding native desert plant protection ordinance and protected wildlife.

D/CI 3.2 In order to discourage indiscriminate dumping in the various areas the desert, the County Solid Waste Management Division shall continue to provide educational programs regarding locations, days and hours of operation, recycling, free dump days and other useful information that will keep the public informed on proper solid waste disposal and proper locations for household hazardous waste drop-off facilities.

D/CI 3.3 Establish the minimum parcel size at five acres in areas not served by a permitted water purveyor until such time as these lands are brought within the service boundaries of a purveyor.

D/CI 3.4 Where Commercial/lndustrial/Multiple Family Residential uses are required through the Conditional Use Permit process to have landscaped areas, the following standards shall apply:

a. Landscaping will consist of native or drought-tolerant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. The use of turf shall be minimized A list of plants determined capable of meeting these criteria is available. Other plants may be considered on their merits in meeting these criteria. Determination of plant species suitability will be made upon submission of project plans.

b. A maximum of ten percent of the project parcel shall be retained in planted landscaped areas in the interest of water conservation. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert

character and water conservation. All required vegetation shall be continuously maintained in a good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

c. Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed above.

D/CI 3.5 Encourage the adoption and implementation of a water conservation ordinance by each water service agency within the region. The goal is to minimize water use and extend the date at which utilization of State Project Water is required.

D/CI 3.6 Require subdivisions within the region to have all common landscaping be consistent with xeriscape design incorporating drought-tolerant plants as determined by the County and the water supply agency during review of landscape plans.

D/CI 3.7 Encourage the use of ultra-low-flush (ULF) toilets in area with water supply limitations because their use at locations where septic tanks are acceptable can actually enhance septic tank operational efficiency.

D/CI 3.8 The County shall require use of drip irrigation systems or systems of equivalent efficiency for all landscaping at commercial and industrial facilities and all common areas of residential developments. The County shall encourage the use of similar systems on individual residential lots.

D/CI 3.9 The County shall encourage the use of pervious paving materials on all commercial, industrial and institutional parking areas, where feasible. Large parking areas should consider using landscape as depressions to receive and percolate runoff as an alternative.

D/CI 3.10 Encourage the retention of natural drainage areas unless such areas cannot carry flood flows without damage to structures or other facilities.

D/CI 3.11 Support water system charges (standby, availability or connection charges) that are sufficient to provide water system infrastructure to meet the population growth forecasted. Should growth actually exceed estimates, the County shall inform the public water supply

agencies in the project area and recommend modification of fees to ensure that infrastructure facilities keep pace with growth related water demand.

D/CI 3.12 Require commercial or industrial operations with discharges other than standard domestic waste to submit a report for County and Regional Board review. This report shall identify non-domestic or industrial wastes contained in wastewater and shall quantitatively evaluate the potential for water quality impacts from the discharge.

GOAL D/CI 4. Ensure that public services are delivered and maintained at acceptable levels, even in the more rural areas of the desert.

POLICIES

D/CI 4.1 Promote public services commensurate with the rural character and rural lifestyles of the residents of the Desert Region.

D/CI 4.2 The County shall require all new development with the potential for functional impacts on the delivery of public services and infrastructure capacity prepare a service impact analysis and implement mitigation measures to avoid additional burdens on the existing developed areas and to ensure the continued availability of the appropriate levels of service.

D/CI 4.3 Commercial and industrial development in rural areas shall ensure that adequate infrastructure is provided.

IV. HOUSING ELEMENT

A. PURPOSE OF THE HOUSING ELEMENT

The Housing Element promotes the development of a wide variety of housing to meet the needs of all economic segments of the community. While this goal is a high priority for the state, the County must achieve housing goals while maintaining internal consistency among the other elements of the General Plan. The Housing Element correlates all housing issues into a set of coherent development policies: the goals, objectives, policies, and programs of this element relate directly to other elements and issues addressed in the General Plan.

The purpose of the Housing Element is to set forth planning strategies to support the production of housing consistent with the vision specified for the County. The California Legislature has found that a suitable living environment—clean, safe, affordable housing—is of vital statewide importance and a high priority. The Legislature requires local governments to address this priority while considering economic, environmental, and fiscal factors and community goals set forth in the General Plan.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Housing Element is the one element of the San Bernardino County General Plan that is adopted as a stand-alone document in addition to being part of the General Plan. The goals, policies, standards, and proposals within this element relate directly to, and are consistent with all the other General Plan elements represented by the various planning issues. The County's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

Land Use Element policies that establish the location, type, intensity, and distribution of land uses throughout the County, thus defining the land use build-out potential, affect the Housing Element. In designating the location and density of residential development, the Land Use Element prescribes the ultimate number and types of housing units that could be constructed in the unincorporated County.

The Public Services and Facilities, Resources, Safety and Noise planning issues found in the General Plan also affect the implementation of the Housing Element,

and establish the policies for providing essential infrastructure to all housing units, regulating the amount and variety of open space and recreation areas, delineating acceptable noise levels in residential areas, and establishing programs to provide for the safety of the residents. In sum, policies contained in General Plan directly affect the quality of life for all unincorporated County citizens.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

State law requires that local governments make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element. Through a public outreach process in preparation for the drafting of the County of San Bernardino's General Plan Update, the public identified the following issues that directly relate to the Housing Element:

- Overwhelmingly, residents were concerned with the supply of affordable housing.
- Many respondents were concerned with the growing number of homeless persons and the lack of programs to support them.
- A significant number of respondents were optimistic about rising property values.
- A small number of respondents advocated the creation of more affordable senior housing.

3. SUMMARY OF EXISTING CONDITIONS

San Bernardino County's population growth rate has exceeded that of California and the United States for the most of its history. During the past decade, the County grew rapidly and much faster than the state and nation.

The U.S. Commerce Department predicts that San Bernardino County, and the Inland Empire of which it is a part, will be the fastest growing region of the United States, adding more people and having a faster growth rate than such well known areas as Los Angeles, Atlanta, Chicago, or Phoenix. Current SCAG projections also indicate that population growth is expected to continue at a rapid pace, increasing by almost 60 percent to over 2,830,000 by the year 2020.

Inevitably, as coastal county congestion causes land costs to rise, growth will continue to move eastward into San Bernardino County. This movement began occurring in the late 1970s. At its core, the expansion is occurring because San

Bernardino County and the Inland Empire are the last Southern California regions to have large amounts of undeveloped land along its transportation corridors.

Growth over the past decade was significant, particularly in the West Valley unincorporated area at 63.5 percent, and the East Valley Unincorporated area at 29.1 percent. The unincorporated Mountains Region also experienced significant growth over the past decade, increasing by 41.7 percent.

From 1990 to 2010, all of the unincorporated County RSAs are expected to increase in population, with the Valley and Mountain RSAs experiencing the most growth. Over the next 10 years, the unincorporated Valley Region is projected to add over 130,000 new residents (+57 percent), and the unincorporated Mountain Region is projected to add nearly 32,000 new residents (+58 percent). Consistent with the County Desert Region, the unincorporated Desert Region is expected to grow at a slower pace (+26 percent) than the Valley or Mountain Regions.

4. HOUSING DISTRIBUTION PATTERNS

The spatial distribution of new residential construction is expected to continue to be skewed toward the Valley Region of the County. About 70 percent of the new units to be built in the County between 2000 and 2010 are expected to be located in the Valley Region. Although the Mountain and Desert Regions are increasing their share of the projected growth, over 70 percent of the housing units in the County will still be found in the Valley Region in 2020.

5. COUNTY EMPLOYMENT TRENDS AND DISTRIBUTION PATTERNS

San Bernardino County's emergence as a center of job growth is the result of the out-migration of firms and people to the Inland Empire from the Southland's coastal counties. This migration is occurring as the density of land development in Orange, Los Angeles, and San Diego counties has created a shortage of manufacturing, distribution, and housing space in those areas and increased the cost of space within them. As a result, people began migrating to the Inland Empire in the early 1980s. Firms in the mid-1980s followed this trend. Until 1995, most of this demand was concentrated in the West Valley.

In 2000, 80 percent of the County's 617,054 jobs were located in the West and East Valley RSAs. This employment distribution is not expected to change significantly over the next 10 years, as 80 percent of all new jobs in the County are expected to be located in these areas. Table 3-13 of the Housing Background Report lists the 25 largest private employers in San Bernardino. This table reaffirms the Valley Region’s position as the primary employment center of the County. Consistent with the County employment trends, the majority (74 percent)

of the unincorporated County employment growth over the next 10 years is expected to occur in the Valley Region. In particular, the SCAG Regional Growth Forecast projects that the West Valley RSA will continue to add a tremendous number of new jobs. Additionally, the number of jobs in the unincorporated Mountains Region/RSA is expected to almost double in the next 10 years, with an increase of over 9,000 jobs. The Desert Region RSAs will remain bedroom communities, with relatively small increases in new jobs. Overall, the unincorporated portions of the County are projected to experience a greater increase (66 percent) in the number of jobs than the County as a whole (40 percent).

B. COUNTYWIDE GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL H 1.	**Because the implementation of streamlining measures regarding governmental review and standards may facilitate the reduction of housing cost, the following action programs will be implemented or pursued.**

POLICIES

H 1.1 Integration of environmental review with the function of the regional planning teams.

Programs

1. Continue to reduce application processing time and costs by integrating environmental review into the application review process.

H 1.2 Continue to give priority to permit processing for projects utilizing the Housing Incentives Program (HIP) when requested.

Programs

1. Improve and facilitate local government review of low-income housing projects, and continue to reduce processing costs to applicants.

H 1.3 Implement appropriate recommendations of the Application Process Study, a review of all application procedures and processes in the Planning Division, completed in 2000.

Programs

1. Continue to reduce application processing time and costs.

H 1.4 Review the Development Code regularly for possible revisions that would assist in creating more affordable housing and to facilitate establishment of independent senior citizen living centers, shared senior housing, and group care homes; review necessary changes to be combined with any other changes being made to the Development Code.

Programs

1. Continue to identify ordinances nonessential to health and safety that act as contributing factors to the high cost of housing and assist the development of housing for elderly and handicapped people. Develop and adopt a Reasonable Accommodate Ordinance (RAO) as part of the Development Code to provide a process for persons with disabilities to request reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the County. As part of the effort to develop the RAO, review zoning ordinances and permit processing to ensure that they are not inhibiting the development of housing for persons with disabilities.

H 1.5 Review the current housing and infrastructure expenditures and programs of the various departments and agencies to determine where they are implemented geographically, especially in cities or in the unincorporated areas, and develop strategies to target the resources where they will most benefit the County.

Programs

1. Identify and target housing and needed infrastructure resources for the greatest benefit.

GOAL H 2.	**Because innovative housing design and construction techniques and energy conservation may reduce the cost of housing without sacrificing quality, the following action programs will be implemented or pursued.**

POLICIES

H 2.1 Continue to utilize planned development density bonus and density transfer provisions as described in the County Development Code to allow creation of lot sizes less than that normally required by residential land use zoning districts.

Programs

1. Continue to provide for greater flexibility in design of single-family development to increase the supply of affordable dwelling units.

H 2.2 Update the location and design criteria of the planned developments and design review projects and the application forms.

Programs

1. Improve the planned development and design sections of the Development Code and the application forms to encourage affordability.

H 2.3 Continue to utilize the minimum residential construction standards for conventional and manufactured housing on individual lots.

Programs

1. Continue to ensure compatibility in the design and siting standards of all dwelling unit types while reducing costs.

H 2.4 Continue to allow for temporary dependent housing, per the County Development Code.

Programs

1. Continue to provide affordable housing for elderly or disabled persons.

H 2.5 Continue to evaluate residential developments with emphasis on energy-efficient design and siting options that are responsive to local climatic conditions and applicable laws.

Programs

1. Promote energy-efficient development, especially housing, in the unincorporated County area that will help keep power usage/costs lower.

H 2.6 Designate Special Development (PD) land use zoning districts where design constraints (such as slope instability or flooding) have been identified. PD classifications will encourage efficient land development by requiring the project to be reviewed by planning staff through the planned development application process.

Programs

1. Continue to encourage planned residential development in design-constrained areas.

H 2.7 Continue to allow second units, as a permitted use on any residential parcel, provided that each unit has the minimum required area as specified by the land use designation.

Programs

1. Continue to provide opportunities for the placement of a second dwelling unit, provided there is sufficient area.

H 2.8 Continue to allow mobile home parks/manufactured home land-leased communities in the Single Residential Land Use Zoning District at densities specified in the Development Code and in the Multiple Residential Land Use Zoning District, subject to design guidelines that will ensure compatibility with the natural environment while minimizing potential adverse environmental impacts.

Programs

1. Continue to encourage the construction of new mobile home parks/manufactured home land-leased communities so as to increase the supply of affordable dwelling units in residential areas.

H 2.9 Continue the Insulation and Weatherization Program for eligible households.

Programs

1. Provide labor and materials to insulate and weatherize the homes of eligible low-income households.

H 2.10 Encourage the use of energy conservation features in residential construction, remodeling, and existing homes.

Programs

1. Help publicize energy conservation opportunities offered by Southern California Edison. Examples include: replacing old refrigerators, weatherproofing, energy-efficient lighting, cooling (evaporating coolers), and interruptible service.

GOAL H 3. **Because property maintenance is desirable and can be promoted through information, training, and health and safety code enforcement programs, the following action programs will be taken.**

POLICIES

H 3.1 Continue the voluntary occupancy inspection program available to prospective buyers of residential property and increase public awareness of this program.

Programs

1. Continue to ensure consumer protection for residential property transactions.

H 3.2 Utilize Section 17299 of the California Revenue and Taxation Code as a health and safety code enforcement tool for rental units inspected by the Division of Environmental Health Services (DEHS).

Programs

1. Continue to encourage compliance of substandard dwelling units with DEHS requests for the upgrading of a structure.

H 3.3 Continue the Community Development Block Grant (CDBG) single-family homeowner rehabilitation loan program in order to rehabilitate housing and improve neighborhoods.

Programs

1. Continue to provide loans to very low-, low-, and moderate-income owner-occupants to correct deficiencies and bring residences up to minimum housing quality standards.

H 3.4 Continue the CDBG senior and disabled repair program.

Programs

1. Continue to provide grants for repair of owner-occupied residences of senior and handicapped citizens.

H 3.5 Inspect rental units in conjunction with the tenant-based rental assistance program. Integrate this service with the Housing Authority to ensure subsidized rentals meet code requirements.

Programs

1. Continue to provide safe and sanitary housing to lower-income households.

H 3.6 Use and update the County Rehabilitation Guide for inspection of existing renter- and owner-occupied dwelling units to facilitate economical and safe rehabilitation of housing.

Programs

1. Continue to fund renovation of substandard housing.

H 3.7 Acquire and rehabilitate low-income rental units with the HOME Rental Property Acquisition and/or Rehabilitation Program.

Programs

1. Provide loans to both for-profit and non-profit developers of affordable housing to acquire and/or rehabilitate existing low-income rental units.

H 3.8 Refinance multi-family housing rehabilitation projects with the HOME Rental Property Rehabilitation and Refinance Program.

Programs

1. Continue to provide funds to refinance existing debt for affordable multi-family housing rehabilitation projects.

H 3.9 Provide targeted code enforcement programs to assist with neighborhood and housing unit rehabilitation.

Programs

1. Continue to provide enforcement on complaints; add target neighborhood program to reduce blight.

H 3.10 Contract with for-profit and non-profit developers and assist them in acquiring and rehabilitating vacant U.S. Housing and Urban Development (HUD) and Veterans Administration (VA) repossessed properties. These houses will be resold at affordable prices to first-time and other homebuyer families.

Programs

1. Reduce neighborhood blight by improving vacant properties and make recycled affordable housing available to homebuyers.

GOAL H 4. **Because the preservation of existing housing stock is important in providing housing opportunities for all income levels, housing and community rehabilitation programs will be established and implemented through the following action programs.**

POLICIES

H 4.1 Encourage and assist local lending institutions in implementing the Community Reinvestment Act.

Programs

1. Continue to encourage participation by all lending institutions in the County.

H 4.2 Preserve units at risk of being lost to lower income households through completion of their federal subsidies and affordability covenants or contracts by developing various kinds of incentives or other programs.

Programs

1. Offset the loss of federally subsidized housing units in the County that are nearing fulfillment of their original financial commitment.

H 4.3 Continue to preserve affordable units at risk of being lost to the stock due to expiring contracts, covenants, agreements, etc., through the use of other incentives and programs.

Programs

1. Maintain the existing stock of affordable housing beyond current contracted affordability periods.

H 4.4 Preserve historic structures through the use of various federal and state tax incentive and other programs.

Programs

1. Provide preservation information and assistance to the owners of historic structures.

GOAL H 5. **Because the housing needs of all economic segments of the population are not currently served by the housing market, the following voluntary incentives, strategies, and action programs will be implemented to stimulate the market sufficiently to fulfill this unmet need.**

POLICIES

H 5.1 Continue to promote the use of the Housing Incentives Program (HIP).

Programs

1. Continue to stimulate construction of affordable new residential developments of five or more units within the unincorporated County areas, including senior housing.

H 5.2 Continue to implement the HIP such that it would encourage the phasing of affordable housing in large planned developments when the density bonus incentive has been implemented.

Programs

1. Continue to encourage phasing of affordable units in all future multi-phased housing developments that include affordable housing.

H 5.3 Use federal and state funding programs to assist manufactured home purchase and rental.

Programs

1. Continue to assist prospective owners and renters in funding the purchase or rental of manufactured homes.

H 5.4 Identify and use surplus public land to assist in the provision of housing that is affordable to lower-income groups.

Programs

1. Continue to increase the number of affordable housing sites.

H 5.5 Provide information and assistance to help relocate displaced individuals, including former residents of units converted from renter to owner occupancy status.

Programs

1. Continue to educate displaced individuals needing housing information.

H 5.6 Identify sites for affordable housing in the various planning regions of the County.

Programs

1. Direct and encourage the construction of affordable housing in the planning regions.

H 5.7 Continue to pursue opportunities to acquire and "bank" sites, as necessary, to be used for affordable housing.

Programs

1. Purchase properties for affordable housing development and exchange County-owned sites in planning regions needing affordable housing. Use sites in conjunction with other subsidy programs.

H 5.8 Continue to form partnerships with nonprofit organizations, public agencies, other community-based organizations, and housing developers to increase ownership opportunities for very low- and low-income households.

Programs

1. Produce additional homeownership opportunities for lower income households in collaboration with nonprofits, such as Housing Partners I (HPI), redevelopment agencies, and bond-financed single-family housing developers.

H 5.9 Continue Single-Family Mortgage Revenue Bond (MRB) Homebuyer Assistance Program.

Programs

1. Continue to increase ownership opportunities for households that have difficulty in obtaining traditional financing. Bonds are repaid from property owners' mortgage payments.

H 5.10 Continue to support Lease Purchase Homeownership Assistance Programs.

Programs

1. Assist people in their transition to homeownership through a program requiring them to lease the home for 3 years. A portion of the lease payments is applied to their equity in the home, which is purchased at the end of the 3-year period.

H 5.11 Continue to support Home Ownership Assistance Programs.

Programs

1. Provide down payment, closing cost, and gap financing assistance for eligible prospective homebuyers through various funding sources.

H 5.12 Welfare-to-Work Program.

Programs

1. Continue to provide assisted housing to persons receiving other assistance from Workforce Development Department and the Transitional Assistance Department.

H 5.13 Mainstream Program

Programs

1. Continue to provide assisted housing to persons with disabilities to enable them to rent suitable and accessible housing on the private market.

H 5.14 Community Housing and Development Organizations (CHDOs) New Construction, and Acquisition/Rehabilitation Programs.

Programs

1. Provide funds for use by CHDOs for new construction, acquisition, and/or rehabilitation of affordable rental housing.

H 5.15 Section 8 Housing Certificates/Vouchers.

Programs

1. Continue to provide Section 8 Certificates and Vouchers to all low-income renters to obtain housing.

H 5.16 Public Housing Program.

Programs

1. Continue to own, manage, and construct public housing units for lower-income households. As practicable, directly assist eligible households to make the transition to homeownership through Section 8 homeownership assistance.

H 5.17 Tenant-Based Assistance—Monthly Rental Subsidy Program.

Programs

1. Continue to provide interim assistance to eligible households identified by the Housing Authority of the County of San Bernardino, program administrator.

H 5.18 Tenant-Based Assistance—Security Deposit Program.

Programs

1. Continue to provide security deposit and/or utility payment assistance to tenants who lack the funds to obtain, or avoid being displaced from, decent rental housing.

H 5.19 Mortgage Revenue Bond Financing—Multi-family Rental Units.

Programs

1. Encourage the development of multi-family rental units by using mortgage revenue bonds to finance/refinance construction, acquisition, mortgage loans and capital improvements.

H 5.20 Continue working with developers to submit proposals for funding assistance to facilitate special needs housing. Examples include Section 202 program funds for senior and disabled housing projects and SUPERNOFA Homeless Program grant funds.

Programs

1. Ensure availability of housing to serve special needs populations.

H 5.21 Family Unification Program.

Programs

1. Continue to promote family unification by providing housing assistance to families for whom the lack of adequate housing is a primary factor in the separation of children from their families.

GOAL H 6. **Because it is desirable to prevent discrimination in housing, the following action programs will be established.**

POLICIES

H 6.1 Continue to fund the Fair Housing Program.

Programs

1. Continue to educate residents, landlords, agency staffs, lenders, realtors, sellers, and homebuyers about anti-discrimination laws/practices regarding rented or purchased housing.

H 6.2 Landlord/Tenant Mediation.

Programs

1. Continue to provide landlord/tenant counseling, information on mediation, and education on existing laws and regulations. Assist in resolving disputes. Continue to promote information services that consist of referring individuals with complaints to the appropriate agency, assisting individuals in finding adequate housing, and providing other help as required.

GOAL H 7. **Because it is necessary for each community within the County to provide a variety of housing opportunities in an affordable price range, commensurate with the population and income classification of the County, the following action programs will be implemented.**

POLICIES

H 7.1 Identify the County's projected fair share of affordable housing development in consideration of and with relation to other jurisdictions within the region and state, as well as from a comprehensive planning perspective.

Programs

1. Continue to encourage the equitable distribution of affordable housing in the Southern California region.

H 7.2 Continue to integrate all aspects of housing assistance and development planning within the Consolidated Plan, consistent with the broader County General Plan and Development Code, and Community Plans to identify the existing inventory as well as proposed locations for affordable housing.

Programs

1. Encourage affordable housing projects in all unincorporated areas.

GOAL H 8. **Because the presence (or potential presence) of a homeless population is contrary to the County and state goal of a "suitable living environment" for each resident, the following action programs will be implemented.**

POLICIES

H 8.1 Continue to quantify the homeless population within the County. Because this issue is multi-jurisdictional, and given the nature of the homeless population, coordination with the cities is necessary in achieving an accurate count.

Programs

1. Determine how many individuals lack housing.

H 8.2 Continue to participate in the County of San Bernardino Homeless Coalition to maintain optimum communication between County departments that provide services and resources to the homeless to facilitate a coordinated effort in solving this issue.

Programs

1. Continue to facilitate a coordinated effort within the County's organizational structure.

H 8.3 Based on the quantity and distribution of the homeless population, determine the additional need for emergency shelters and transitional housing opportunities.

Programs

1. Provide additional shelters and transitional housing opportunities as needed.

H 8.4 Determine the type of units and the price range of said units for each region within the County, to facilitate the provision of affordable long-term housing opportunities for the very low- and low-income groups of the population.

Programs

1. Continue to provide for affordable long-term housing opportunities.

H 8.5 Continue to allow emergency and transitional shelters in any land use zoning district with the appropriate permits, and concurrently develop the appropriate location and design standards for such uses. Amend the Development Code to permit transitional housing in the same manner as multi-family projects in the Multiple Residential Land Use Zoning District. Assure the Conditional Use Permit process does not unduly constrain homeless and emergency shelters.

Programs

1. Continue to allow for emergency and transitional shelters in the County's regulatory system.

H 8.6 Transitional Housing Program and Homeless Services.

Programs

1. Provide support to Continuum of Care System.

GOAL H 9. **Because of the various lifestyles and population characteristics of the County's residents, a variety and balance of housing types and densities will be provided, through the General Plan, to require that all new planning area or specific plan studies provide housing types and densities commensurate with demonstrated lifestyles, projected needs, and population characteristics of the individual planning area.**

POLICIES

H 9.1 Continue to evaluate and update the General Plan with reference to the County's housing needs.

Programs

1. Promote a variety of housing types in all unincorporated areas of the County.

GOAL H 10. **Because it is desirable to monitor housing programs to ensure coordination between the numerous responsible agencies (Department Community Development and Housing, Land Use Services Department, and Housing Authority) and to track the success of the various housing programs, the following action programs will be implemented.**

POLICIES

H 10.1 Prepare annual housing status reports on the state of housing in San Bernardino County for review and adoption by the Board of Supervisors on or before the second Monday in June.

Programs

1. Coordinate County departments to work toward assessing and attaining goals, policies, and programs of the Housing Element.

H 10.2 Annually prepare and file Grantee Performance Reports with the Federal Department of Housing and Urban Development.

Programs

1. Continue to assess federally funded housing development projects.

H 10.3 Utilize the County's regional information mapping system to develop, collect and maintain a Regional Statistical Area-specific database of housing-related data.

Programs

1. Store and retrieve housing-related information.

H 10.4 Develop a system to identify and monitor the conversion of vacation units, and new second and dependent units.

Programs

1. Study the effects of vacation home conversions on public service and infrastructure supply and new construction second and dependent units.

H 10.5 Monitor housing construction costs.

Programs

1. Monitor the provision of housing affordable to all economic segments.

H 10.6 Monitor housing opportunities.

Programs

1. Monitor the progress in providing housing opportunities.

H 10.7 Monitor the progress addressing homeless issues.

Programs

1. Monitor the progress in addressing homeless issues.

H 10.8 Census data review.

Programs

1. Obtain, incorporate into existing data systems, and maintain usable population, employment, and housing data.

H 10.9 Monitor jobs/housing programs.

Programs

1. Monitor success of programs designed to balance the jobs with housing opportunities.

GOAL H 11. **Because it is desirable to optimize use of and limit adverse impacts on existing infrastructure and natural resources, such as open space and air quality, more intensive residential development will be encouraged in areas close to major transportation corridors where the infrastructure already exists and/or is underutilized, through the following actions programs.**

POLICIES

H 11.1 Identify areas of underutilized and aging infrastructure through the County Geo-based Information Management System (GIMS), and investigate alternative financing mechanisms.

Programs

1. Identify areas of underutilized and aging infrastructure to encourage residential development in the most viable locations.

H 11.2 Explore the feasibility of determining specific criteria and guidelines for residential development in areas of underutilized and aging infrastructure.

Programs

1. Guide residential development to areas where existing infrastructure is underutilized, reducing further stress on aging infrastructure until those impacts can be corrected.

H 11.3 Identify areas of the County where urban infill is appropriate, and encourage their development through the use of various incentives.

Programs

1. Guide residential urban infill development to areas of the County wherever appropriate.

H 11.4 In the unincorporated areas of the County, designate residential land use zoning districts within close proximity (3 to 5 miles) of major transportation corridors. The more intensive residential land uses (RS and RM) will be designated in urbanized areas, and less intensive residential land uses (RS-1, RL-2.5, etc.) in the more rural areas.

Programs

1. Continue to reduce the length and number of vehicle trips, which, in turn, reduces congestion and air pollutant emissions, while preserving the unique character of the individual regions.

H 11.5 Promote intensified residential development around transit nodes and along transit corridors throughout the County.

Programs

1. Continue to facilitate the use of public transit and reduce traffic congestion and vehicle emitted air pollution.

H 11.6 Throughout the County, continue to encourage mixed-use development through the planned development process that includes dense, multiple-family residential development, as well as clustered, single-family residential development, and other uses that provide convenient shopping and employment opportunities close to major transportation corridors.

Programs

1. Continue to reduce the length and number of vehicle trips, encourage use of public transportation, reduce vehicle emissions, and provide for a variety of lifestyle choices located convenient to travel requirements.

GOAL H 12. **Because there are existing areas lacking the necessary infrastructure that could be appropriate for residential development, the following action programs will be pursued.**

POLICIES

H 12.1 Identify areas of insufficient housing where General Plan designations are underutilized because of insufficient infrastructure.

Programs

1. Identify areas with little residential development because of infrastructure constraints.

H 12.2 Throughout the County, study infrastructure development alternatives that would stimulate residential development.

Programs

1. Undertake infrastructure development where housing development will be optimized.

H 12.3 Utilizing the documents generated as part of the General Plan Update, provide to the various serving entities, as requested, data regarding growth and infrastructure facilities necessary for their capital improvement planning efforts.

Programs

1. Improve infrastructure facilities in the County.

GOAL H 13. **Because it is desirable to achieve a job-housing balance, which will further local and regional goals of improved air quality and traffic mobility, industrial and commercial development will be targeted for areas of the County that have an adequate housing supply, and the following action programs will be implemented.**

POLICIES

H 13.1 Explore the feasibility of expanding the supply of commercially and industrially zoned land adjacent to those areas where there are predominately residential land uses.

Programs

1. Promote a balance between job opportunities and housing availability.

H 13.2 Provide the County Department of Community Development and Housing (CDH) with data in a summarized, easily usable format that identifies areas within the County where housing is most readily available. This data will assist CDH in promoting the economic viability of the County to potential commercial and industrial employers.

H 13.3 Maintain liaison with the CDH to provide ongoing updates of housing availability assessments for use by potential employers.

Programs

1. Continue to promote commercial and industrial development in the unincorporated areas of the County.

H 13.4 Facilitate a job-housing balance with the objective of a ratio of 1.2 jobs to 1 dwelling unit through coordination of effort between the County Land Use Services Department and CDH to develop the necessary implementation strategies and procedures.

Programs

1. Provide a balance between jobs and housing at a ratio of 1.2 jobs to 1 dwelling unit.

C. VALLEY REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL V/H 1.	**Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.**

POLICIES

V/H 1.1 The following methods of housing types and design shall be encouraged in the Valley Region provided they are compatible with established land use patterns and the environment of the region. Some of these types will augment and contribute to the supply of affordable housing in the region.

a. Single Family Dwelling Units

b. Mobile home parks/manufactured home land-leased communities

c. Multiple Family Residential apartment projects

d. Large lot and/or clustered residential lots adjacent to Chino Agricultural/ Dairy Preserve

V/H 1.2 Identify areas targeted for rehabilitation to enhance the housing inventory of the Valley Region. These areas may include, but are not limited to:

a. North Chino

b. West and South Fontana

c. South Montclair

V/H 1.3 Bonus densities for the following types of housing units are favored through the Housing Incentive Program in the Valley Region having adequate infrastructure in place, or provided for, to support higher densities:

a. Lower income: single family detached; single family attached, modular units, manufactured homes, multiple family residential apartments, manufactured home land-lease communities.

b. Moderate income: single family detached, single family attached, multiple family residential apartments, manufactured homes, manufactured home land-lease communities.

c. Senior and/or disabled housing bonus density: single family attached and multiple families attached, manufactured home land-lease communities.

V/H 1.4 Within the Valley Region, the types of development to be favored are: urban infill, single family detached (specifically adjacent to the Foothill Freeway corridors), clustered development with single family appearance, and single family detached on large lots.

D. MOUNTAIN REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL M/H 1.	**Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.**

POLICIES

M/H 1.1 The following methods of housing development and design shall be encouraged in the Mountain Region:

a. Clustered development and attached units.

b. Planned Development projects.

c. Shared senior housing and group care homes.

M/H 1.2 Encourage the application of the Housing Incentive Programs to cluster development, single and multiple family, in the Mountain Region.

M/H 1.3 In the Mountain Region, the following criteria for multiple-family residential units developed under the Housing Incentive Program shall be utilized:

a. In close proximity to commercial uses.

b. Adjacent to a Mountain secondary or greater width roadway.

c. Where adequate circulation exists to accommodate the increased traffic as verified by the Traffic Division.

d. Located where services (particularly water and sewer) are available or assured as confirmed by the respective purveyor.

e. Located where average slopes are flat to gently sloping (0-15% slope).

f. Located where compliance with fire safety standards are met.

E. DESERT REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL D/H 1.	**Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.**

POLICIES

D/H 1.1 Encourage the application of the Housing Incentive Programs to clustered development, single family and multiple families, in the Desert Region.

D/H 1.2 The following methods of housing types and design shall be permitted in the Desert Region to augment and contribute to the supply of affordable housing provided they are compatible with the rural character and desert environment:

a. Single-section manufactured home parks that are located within the Alternate Housing Overlay.

b. Accessory residential structures.

THIS PAGE INTENTIONALLY LEFT BLANK

V. CONSERVATION ELEMENT

Conservation is the planned management, preservation, and wise utilization of natural resources. Conservation is one of the most important strategies for managing the County of San Bernardino's resources. Resources include, but are not limited to, water, energy, land, biodiversity, minerals, natural materials, recyclables, view sheds and air.

A. PURPOSE OF THE CONSERVATION ELEMENT

The Conservation Element provides direction regarding the conservation, development, and utilization of the County of San Bernardino's natural resources. Its objective is to prevent the wasteful exploitation, destruction and neglect of resources. The Conservation Element is distinguished by being primarily oriented toward natural resources. Population growth and development continually require the use of both renewable and nonrenewable resources. One role of the Conservation Element is to establish policies that reconcile conflicting demands on those resources. The Conservation Element involves both identification of a community's natural resources and adoption of policies for their preservation, development, and wise use. The discussion of water in the Conservation Element must be prepared in coordination with water suppliers and include any information on water supply and demand prepared pursuant to §65352.5 of the California Government Code.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Conservation Element is interconnected, in varying degrees, with other elements of the General Plan. The Conservation Element is greatly connected to the Land Use and Open Space Elements. For example, open space for the preservation of natural resources is directly related to the Conservation Element. The Land Use and Safety Elements preserve natural resources that may be affected by hazards.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

Through a public outreach process in preparation for the drafting of the County of San Bernardino's General Plan, the public identified the following issues that directly relate to the Conservation Element:

- A large number of respondents called for the maintenance of clean air and the mitigation of poor air quality in the County.

- A significant number of respondents were concerned about water quality and supply. One respondent added that the County could "become a water conservation model."

- A significant number of respondents advocated cleaner neighborhoods by having the County support and enforce the clean-up of neglected or abandoned properties.

- A significant number of respondents felt the County should protect habitats, national parks, and natural environments when planning for growth.

- A small number of respondents were concerned with light and noise pollution controls in less dense areas.

3. RECOGNIZED IMPORTANT BIOLOGICAL AREAS

A number of sensitive plant and animal species, and their habitats, occur within San Bernardino County. Sensitive biological features are floral or faunal species of rare and/or endangered status, depleted or declining species, and species and habitat types of unique or limited distribution. Sensitive habitats are those that are considered rare or valuable within the region, support sensitive plants or animals, support large numbers of individuals, unique associations, or exhibit particularly high diversity. The physical diversity of an area promotes biological diversity and habitat quality. Topographical differences, for example, can result in vegetation differences, temporary surface water, burrowing and nesting opportunities in canyons and ravine walls, and variable thermal and moisture gradients on or directly adjacent to the area.

In addition to the areas listed above that are protected by particular agencies, there are other areas of the County that are also of biological importance. These include alkali wet meadows, pebble plains, limestone substrate, walnut woodland, Joshua tree woodland, perennial springs, and riparian woodlands. These areas are important biologically as they support flora or fauna that are limited in their distribution, or require or tolerate unusual conditions that occur there. These areas are discussed in the sections below for the Valley, Mountain, and Desert Regions of the County.

B. BIOLOGICAL RESOURCES—SENSITIVE PLANTS AND ANIMALS

1. VALLEY REGION HABITAT

The Valley Region of San Bernardino County is approximately 50 miles long from east to west and encompasses 480 square miles. This region is almost entirely urbanized with few natural open space areas still existing. The predominant vegetation types within the undeveloped areas of the valley are chaparral, coastal sage scrub, deciduous woodlands, grasslands, and wetlands. Vegetation in urbanized areas consists primarily of introduced landscape species. Figure 6-1 of the Conservation Background Report shows the general native and existing habitats for the Valley Region of San Bernardino County.

The most sensitive vegetation types found within the study area are wetlands, including riparian woodland, riparian scrub, and freshwater marsh. Wetlands are considered a valuable but woodlands and mature riparian woodland communities, such as at Prado Basin, include the southwestern willow flycatcher, least Bell's vireo, and western yellow-billed cuckoo, declining resource both locally and statewide. Therefore, the few wetland areas remaining in the County should be preserved in conservation areas. The largest and most well known example of riparian woodland in the Valley Region of the County is within Federal and state protected areas. Species associated with willow woodlands and mature riparian woodland riparian communities, such as at Prado Basin, include the southwestern willow flycatcher, least Bell's vireo, and western yellow-billed cuckoo.

The dominant aquatic feature within the Valley Region is the Santa Ana River watershed. The upstream reaches are located within San Bernardino County. Key riverine resources within the area are Day Creek, Etiwanda Creek, Sevaine Creek, Lytle Creek, Cajon Wash, San Timoteo Wash, and Mill Creek. The Santa Ana Watershed Planning Authority (2002) identifies several of these riverine resources as "Essential Resource Conservation Areas" within the County. Invasive species such as Giant Reed (*Arundo donax*) and tamarisk (*Tamarix* sp.) are a problem for native flora and fauna in the drainages.

Other areas are important biologically because they support flora or fauna that are limited in their distribution or require or tolerate unusual conditions that occur there. For example, the alluvial sage scrub habitat in the Santa Ana River, Lytle

Creek, and Cajon washes has adapted to frequent flooding and therefore supports a unique diversity of plant species. Another sensitive plant community is the Riversidian alluvial fan sage scrub found on the alluvial fans at the base foothills of the San Bernardino Mountains which has adapted to episodic flood. This habitat supports several sensitive species including San Bernardino kangaroo rat, San Diego horned lizard, Los Angeles pocket mouse, and California bedstraw.

2. MOUNTAIN REGION HABITAT

The Mountain Region of San Bernardino County lies in the southwestern portion of the County and contains the San Bernardino Mountains and the eastern end of the San Gabriel Mountains. Both are elements of the Transverse Mountain Range of southern California. The San Bernardino Mountains cover approximately 652,000 acres of which more than 248,000 acres are above 6,000 feet in elevation (U.S. Department of Agriculture [USDA], 1999). Elevations within the Mountain Region range from 2,000 feet in the foothills to 11,502 feet at the summit of Mount San Gorgonio.

The predominant plant communities within the Mountain Region include riparian forest, cismontane woodland, interior closed-cone coniferous forest, lower montane coniferous forest, upper montane coniferous forest, subalpine coniferous forest, meadow and seep, meadow and swamp, riparian forest, and riparian scrub. The County coordinates with the federal and state management plans in this Region as most of the Mountain Region is under the jurisdiction of federal or state agencies. Approximately 61% of the Mountain Region is managed by the USFS, while the BLM manages 10%; the state owns 1% and 4% is Native American tribal land. Table IV-D-2 shows vegetation types associated with the various communities in the Mountain Region. The Conservation Background Report (Appendix H) lists the state and federal sensitive or protected plant and animal species that have the potential to occur in the Mountain Region, including sensitive plant communities such as relic pavement plains. Many of these species may also range, occupy overlapping habitat, or migrate to the other planning Regions of the County as indicated.

The California Department of Fish and Game (CDFG) recognizes 14 Areas of Special Biological Importance (ASBIs) within the Mountain Region of the County. However, the best habitat occurs within the San Gorgonio Mountain area. The CDFG also recognizes principal wintering area for waterfowl migrating along

the Pacific Flyway. Within the Mountain Region, waterfowl have been observed at Baldwin Lake and Big Bear Lake. The lake areas also provide wintering habitat for the bald eagle, and both Lake Arrowhead and Lake Big Bear are therefore recognized by the CDFG as ASBIs. The Mountain Region of the County includes the headwater, upper reaches of the Santa Ana River watershed. Examples of intact, riverine resources are the South Fork of the Santa Ana River, a permanently flooded riverine wetland, and Vivian Creek, a permanently flooded montane wetland (Ferren et al., 1996). Deep Creek and Bear Creek are CDFG-designated wild trout streams, and contain high quality riparian resources.

Also within the Mountain Region, the USFS manages both the Cucamonga Wilderness Area (8,580 acres) and the San Gorgonio Wilderness Area (56,749 acres). The latter is the largest established wilderness area in southern California and one of the most publicly used within the nation (USDA 1999). Aside from ASBIs, the CDFG has an established ecological preserve at Baldwin Lake that totals 125 acres, and the Nature Conservancy has four preserves in the Mountain Region — Baldwin Lake Preserve, Castle Glen Bald Eagle Sanctuary, the Sugarloaf Biota Bank, and the Big Bear Valley Preserve. In addition to these designated acreages, other areas also recognized for the value of their resources, occur within the mountains and remain important areas to be preserved. These include alkali wet meadow, pebble plains, limestone substrate, and wetlands.

3. DESERT REGION HABITAT

Encompassing the great majority of San Bernardino County, approximately 93% of the County land area, the Desert Region includes a great diversity of biological resources in one of the most fragile ecosystems in the Country. The Desert Region includes land at elevations ranging from near sea level to desert valleys between 1000 and 4000 feet and mountain ranges exceeding 8,000 feet above sea level. Soils are predominantly sandy gravel with high runoff coefficients and fast percolation. The mountain ranges support exposed bedrock, mineral deposits in granite rock. Unique soil types include major dune formation, desert pavement, and dry alkaline lake beds. The entire Region is crossed by expansive alluvial wash deposits. The dominant habitat is Desert Scrub, but discrete areas of other habitat types also occur within this Region. Appendix H in the Conservation Background Reports show vegetation types associated with the various communities in the Desert Region. Three desert geomorphic regions are found within the County including the Mojave, Great Basin, and Colorado and are differentiated by the respective

biomes, rainfall patterns and elevations. The Conservation Background Report (Appendix H) lists the state and federal sensitive or protected plant and animal species that have the potential to occur in the Desert Region. Many of these species may also range, occupy overlapping habitat, or migrate to the other planning Regions of the County as indicated.

The Desert Region is predominantly federal land including land managed by the BLM, and the National Park Service. The U.S. Department of Defense, BLM, National Park Service, and CDFG recognize Areas of Critical Environmental Concern (ACEC), Critical Habitat, Desert Wildlife Management Areas (DWMS) with the state and region. The management of these areas is under the jurisdiction of the respective federal agencies.

The National Park Service (NPS) manages one National Park and one National Preserve within the Desert Region of the San Bernardino County.

- Joshua Tree National Park. In 1994 the Desert Protection Act designated 825,000 acres as a National Park. **T**wo deserts, two large ecosystems whose characteristics are determined primarily by elevation, come together at Joshua Tree National Park. Below 3,000 feet, the Colorado Desert encompasses the eastern part of the park and features natural gardens of creosote bush, ocotillo, and cholla cactus. The higher, moister, and slightly cooler Mojave Desert is the special habitat of the Joshua tree. In addition to Joshua tree forests, the western part of the park also includes some of the most interesting geologic displays found in California's deserts. Five fan palm oases also dot the park, indicating those few areas where water occurs naturally.

- Mojave National Preserve. The Desert Protection Act created the 1.4 million acre Mojave National Preserve in the heart of the Mojave Desert. This act transferred the lands known as the East Mojave National Scenic Area from the Bureau of Land Management to the National Park Service. The desert in the Mojave National Preserve ranges in elevation from less than 1000 feet to almost 8000 feet. Wildlife is abundant and over 300 different species of animals including desert bighorn sheep, mule deer, coyotes and desert tortoises roam the area. Desert plants are especially adapted to living in this arid climate. Many have small leaves with waxy coverings to minimize moisture loss, while cacti store large volumes of water. Other plants, such as the creosote, have developed extensive or deep root systems that enable them to gather the precious water. Common plants include yucca, creosote and the Joshua tree.

- The BLM has designated locations within three desert biomes as Area of Critical Environmental Concern (ACEC) and Special Areas. By designating areas as ACEC the BLM can develop special management programs for specific resources. These management programs are site-specific and include patrolling, fencing, and signage implemented by the BLM. The programs also recommend actions that the BLM does not have direct authority to implement. There are 11 designated biological ACECs in the Desert Region of San Bernardino County. These include:

  - Dark Mountain;
  - Amargosa River;
  - Salt Creek;
  - Cronese Lake;
  - Fort Soda;
  - Upper Johnson Valley;
  - Soggy Dry Lake;
  - North Harper Dry Lake;
  - South Harper Dry Lake;
  - Afton Canyon; and
  - Big Morongo Canyon.

Three Special Areas, designated by BLM within the Desert Region, are the Kelso Dunes, designated as a National Natural Landmark; The Granite Mountains, a Research Natural Area; and the East Mojave, designated as a National Scenic Area.

The CDFG recognizes numerous ASBIs within the Desert Region of San Bernardino County that support various important biological resources. These include, but are not limited to, areas of deer, bighorn sheep, and desert tortoise habitat. The Nature Conservancy also recognizes areas for protection and has designated the Morongo Valley area as the Big Morongo Canyon Preserve.

The Desert Region supports a high number of sensitive plant species presented in the Conservation background report. Other sensitive wildlife occurring within the Desert Region includes locally sensitive populations of several species, burrowing owl, and Mojave ground squirrel.

4. CULTURAL RESOURCES

Currently, more than 11,000 prehistoric and historic archaeological sites and over 2000 historic structures have been documented within San Bernardino County. Many of these sites are located on private lands under the jurisdiction of the County. The preponderance of both prehistoric and historic sites throughout the County, and the vast areas that have yet to be systematically surveyed for cultural resources, indicate that an equal number of cultural resources, as yet unidentified, are present. Given the rapid development within the County, numerous cultural resource sites will be affected by development.

San Bernardino County encompasses over 20,000 square miles. Within that area, nearly 12,000 cultural resources have been recorded. With an estimated 15 percent of the County surveyed for cultural resources, this leaves a high potential for finding previously unknown resources. General site types recorded within the County include: historic roads, trails, bridges, and buildings; historic engineering features; Native American villages, temporary camp sites, rock shelters, milling stations, lithic scatters, quarry sites, pottery scatters, cemeteries, cremation sites, petroglyphs, and pictographs, among other site types.

Currently, County staff reports that there are at least 11,600 archaeological sites with trinomials, or unique alphanumeric codes, on file at the San Bernardino 40 percent historic sites. There are at least 2,000 structures on the various historic properties lists, with only a portion actually on the state or national registers. There are 122 properties within the County on the California Point of Historic Interest list, 39 on the California Historical Landmarks list, 413 properties that are eligible for the National Register of Historic Places (NRHP), and 49 properties that are listed on the NRHP. Because properties eligible for the NRHP are also eligible for the California Register of Historic Resources (CRHR), that puts 481 properties (excluding the California Point of Historic Interest) as eligible for, or on, the California register.

5. PALEONTOLOGICAL RESOURCES

Much of this section is cited directly, or edited from, the discussion in the San Bernardino County Paleontological Background Report (San Bernardino County, 1989).

San Bernardino County has more than 3,000 paleontologic localities recorded in the Regional Paleontologic Locality Inventory. Many of these known localities occur on private land, which is subject to development; others occur on federal lands and their resources are protected by federal agencies, such as the BLM and the U.S. Forest Service.

Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium-grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils (paleosols). They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium. Fossils are rarely preserved in igneous or metamorphic rock units, but such occurrences are known in San Bernardino County.

Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion. In contrast, cultural resources are often recognized by surface evidence of their presence. A field survey for paleontologic resources can indicate that sediments likely to contain fossils are present, even if fossils are not observed on the surface. In fact, excavation is often the only way in which fossils are discovered.

San Bernardino County is host to numerous locales of significant paleontological resources. Paleontological resources are the preserved fossilized remains of plants and animals. Study of these non-renewable resources helps us interpret the past history of the County. The County has developed a Paleontologic Resource Overlay to assist in the planning process, and consideration of these resources is required. Qualified professional paleontologists can determine what resources are considered significant and can mitigate impacts on significant resources if required.

6. AIR QUALITY

Air quality within a region is affected by the amount of air pollution generated from stationary, mobile, area, and natural sources located within that region. Examples of stationary sources are factories, industrial facilities, and power plants. Mobile sources include cars, trucks, airplanes, and off-road vehicles including trains, construction equipment, and recreational vehicles. Area-wide sources are small emission sources, such as dry cleaners, restaurants, aerosols, consumer products, residential water heaters, and automotive shops located in a general vicinity of each other. Natural sources include forest fires, pollens, and wind-blown dust. In addition, air pollution is transported from adjacent air basins during certain meteorological conditions and contributes to air pollution problems for neighboring basins. For example, ozone pollutants originating within the SCAB region are transported over the San Gabriel and San Bernardino Mountains into San Bernardino County are similarly, air pollution from the San Joaquin Air Basin is transported through the Tehachapi Mountains into San Bernardino County. Hence, Air Quality Management Districts (AQMDs) or Air Pollution Control Districts (APCDs) governing the areas of origin of transported air pollutants are required to include sufficient emission control measures in their attainment plans for ozone to mitigate the impact of pollution sources within their jurisdictions on ozone concentrations in downwind areas.

The air pollutants of greatest concern in San Bernardino County are Ozone (O_3) and particulate matter less than 10 microns (PM_{10}) because of the current non-attainment status with the Ambient Air Quality Standard (AAQS). O_3 is not emitted directly, but is formed in the atmosphere through complex chemical reactions between nitrogen oxides (NO_x) and hydrocarbons in the presence of sunlight. Hydrocarbon is a general term to describe compounds composed of hydrogen and carbon atoms. Hydrocarbons are classified by how photochemically reactive they are: relatively reactive or relatively non-reactive. Relatively reactive hydrocarbons, also known as ROGs, are volatile organic compounds (VOCs) that react photochemically and contribute to the formation of ozone, as well as PM_{10} and $PM_{2.5}$, and are the primary pollutant of concern. Motor vehicle emissions and evaporation of various VOCs (i.e., solvents usage, fuels, etc.) are major contributors to regional O_3 problems. Pesticide use, industrial process operations, and non-highway mobile sources (i.e., off-road vehicle use and aircraft operations) are other contributors to regional O_3 problems. PM_{10} emissions come

from a broad range of sources, with on-road mobile sources (i.e., re-entrained road dust, direct emissions, and secondary emission effects) and natural wind-blown dust generated from occasional moderate to high-wind episodes over a large region that encompasses multiple districts and interstates (i.e., local and distant transport of PM_{10}).

The worst air quality occurs in the southwestern portion of the County. Approximately 78.0 percent of the total population resides in this area and drive over 28 million miles per day. Other contributors include pollution transported from the SCAB region and other major sources of air pollution in San Bernardino County, such as military bases, highways and railroad facilities, cement manufacturing, and mineral processing.

7. SOILS

Prime Farmland

Prime farmland is rural land with the best combination of physical and chemical characteristics for the production of crops and must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use. Approximately 25,665 acres of prime farmland were inventoried in the County in 2000, a decrease from the 29,975 acres inventoried in 1998 (refer to Figures 6-9A, 6-9B and 6-9C in the Conservation Background Report). There was an increase in the total of grazing lands as the result of land conversions that occurred between 1998-2000. The conversion of land was primarily attributable land left idle for three updated cycles and urban boundary adjustments on the Prado Dam Quadrangle.

Unique Farmland

Unique farmland is land that does not meet the criteria for prime farmland or farmland of statewide importance. This land has been used for the production of specific high economic value crops at some point during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high-quality and/or high yields of a specific crop when treated and managed according to current farming methods. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California.

Approximately 3,644 acres of unique farmland were inventoried in the County in 2000, a decrease from the 3,888 acres inventoried in 1998.

Farmland of Local Importance

Farmland of local importance is land of importance to the local economy, as defined by each County's local advisory committee and adopted by its Board of Supervisors. Farmland of local importance is either currently producing, or has the capability of production, but does not meet the criteria of prime farmland, farmland of statewide importance, or unique farmland. Authority to adopt or to recommend changes to the category rests with the Board of Supervisors. Approximately 4,816 acres of farmland of local importance were inventoried in 2000 within the County.

Agriculture has historically been an important part of San Bernardino's economy. The County consistently ranks in the top 15 agricultural-producing counties in the state. (Employment Development Department, 2002). The value of agricultural production in the year 2002 for the County totaled $631,550,100, a decrease of nearly $72 million from the previous year (County of San Bernardino, Department of Agriculture/Weights, and Measures, 2002). The decrease in value is attributable to the dairy industry, because of the low value of milk in 2002.

Agricultural use within the County continues to decline as a result of the effects of urban expansion and economic considerations. Most agricultural development is located in areas with relatively level terrain and stable soil conditions. For similar reasons, these types of areas are also the most desirable (and economically valuable) for urban development. As urban expansion encroaches into agricultural areas, remaining agricultural development are often surrounded by urban activities. This situation exacerbates the further conversion of agricultural land because of the presence of urban services extensions (sewer, water, etc.), the associated increases in potential land values for urban uses (which often exceed the agricultural dollar value), and the increased incidence of land use incompatibility. In addition, a number of agricultural areas within the County have been converted to other uses because of declining viability, decreasing air quality, and increasing water costs. As farmers relocate, agricultural uses often change to more specialized and high unit value crops that can be grown in less desirable (from the standpoint of urban development) terrain. The net result of this situation is that the amount of vacant land that can be converted to most agricultural uses is steadily diminishing.

C. COUNTYWIDE GOALS AND POLICIES OF THE CONSERVATION ELEMENT

GOAL CO 1. **The County will maintain to the greatest extent possible natural resources that contribute to the quality of life within the County.**

POLICIES

CO 1.1 The County will coordinate with appropriate agencies and interested groups to develop, fund and implement programs to maintain the County's natural resources' base.

Programs

1. The County shall coordinate with local interest groups, state, and federal agencies, prior to the approval of land use conversion to ensure adequate protections are in place to preserve habitat for resident and migratory species that may depend on aquatic, riparian, and/or unique upland habitat within the County. The Overlay will be designed to identify the known distribution of rare, threatened and endangered species and the habitats they rely upon.

2. The County will coordinate with appropriate agencies (e.g., USFWS, California Natural Diversity Data Base, BLM, National Park Service, California Native Plant Society, and so forth) and interested groups (e.g., Audubon Society, San Bernardino County Museum) to develop, fund and implement a geographic information and web-based database system for identifying important biological resources and natural open space areas within the Valley, Mountain, and Desert Regions of the County. The implementation of the aforementioned geographic information and database system is a commitment to update and enhance the Biological and Open Space Overlays within a specific area prior to approval of any subsequent development plans. This program includes the maintenance of the web-based database with completed Biological Opinions that will contribute to the evaluation of cumulative impacts from previously approved projects. Furthermore, the County shall quarterly fund the San Bernardino County Museum (Museum) to review and update the Biological Resources and Open Space Overlays to facilitate an

accurate and current spatial data based on local, state, and federally protected species and their habitats.

CO 1.2 The preservation of some natural resources requires the establishment of a buffer area between the resource and developed areas. The County will continue the review of the Land Use Designations for unincorporated areas within one mile of any state or federally designated scenic area, national forest, national monument, or similar area, to ensure that sufficiently low development densities and building controls are applied to protect the visual and natural qualities of these areas.

Programs

1. The County shall coordinate with state and federal agencies for the identification of buffering techniques and the creation of mitigation banks for sensitive species within the Valley, Mountain, and Desert Regions. The County shall work with local governments to conserve critical habitat and minimize recreational use in sensitive areas supporting local, state, or federally protected species. As feasible, the County shall work with ACOE, USFWS, and CDFG to establish mitigation banks or conservation easements for unincorporated areas supporting local, state, or federally protected species as a better long-term solution to habitat fragmentation and piece-meal mitigation.

2. The County will coordinate with appropriate agencies (e.g., USFWS, California Natural Diversity Data Base, BLM, National Park Service, California Native Plant Society, and so forth) and interested groups (e.g., Audubon Society, San Bernardino County Museum) to develop, fund and implement a geographic information and web-based database system for identifying important biological resources and natural open space areas within the Valley, Mountain, and Desert Regions of the County. The implementation of the aforementioned geographic information and database system is a commitment to update and enhance the Biological and Open Space Overlays within a specific area prior to approval of any subsequent development plans. This program includes the maintenance of the web-based database with completed Biological Opinions that will contribute to the evaluation of cumulative impacts from previously approved projects. Furthermore, the County shall quarterly fund the San Bernardino County Museum (Museum) to review and update the

Biological Resources and Open Space Overlays to facilitate an accurate and current spatial data based on local, state, and federally protected species and their habitats.

1. BIOLOGICAL RESOURCES

GOAL CO 2. The County will maintain and enhance biological diversity and healthy ecosystems throughout the County.

POLICIES

CO 2.1 The County will coordinate with state and federal agencies and departments to ensure that their programs to preserve rare and endangered species and protect areas of special habitat value, as well as conserve populations and habitats of commonly occurring species, are reflected in reviews and approvals of development programs.

Programs

1. All County Land Use Map changes and discretionary land use proposals, for areas within the Biotic Resource Overlay or Open Space Mapping on the Resources Overlay, shall be accompanied by a report that identifies all biotic resources located on the site and those on adjacent parcels, which could be adversely affected by the proposal. The report shall outline mitigation measures designed to eliminate or reduce impacts to identified resources. An appropriate expert such as a qualified biologist, botanist, herpetologist or other professional "life scientist" shall prepare the report.

2. The County shall require the conditions of approval of any land use application to incorporate the County's identified mitigation measures in addition to those that may be required by state or federal agencies to protect and preserve the habitats of the identified species. This measure is implemented through the land use regulations of the County Development Code and compliance with the CEQA, CESA, ESA and related environmental laws and regulations.

3. The County shall coordinate with local, state, and federal agencies to create a specific and detailed wildlife corridor map for the County of San Bernardino. The map will identify movement

corridors and refuge area for large mammal, migratory species, and desert species dependent on transitory resource based on rainfall. The wildlife corridor and refuge area map will be used for preparation of biological assessments prior to permitting land use conversion within County jurisdictional areas. The mapping will be included in the Open Space and Biological Resource Overlays.

4. The County shall coordinate with state and federal agencies and departments to ensure that their programs to preserve rare and endangered species and protect areas of special habitat value, as well as conserve populations and habitats of commonly occurring species, are reflected in reviews and approvals of development programs. This coordination shall be accomplished by notification of development applications and through distributed CEQA documents.

5. The San Bernardino County Museum (Museum) will review and update the Biological Resources Overlay and Open Space Overlay to provide accurate and current spatial data based on rare, threatened, endangered species and the habitats that they rely on. An updated database that integrates CNDDB data with other occurrence data from the Museum and other sources such as the USFWS, CDFG, USFS, BLM, National Park Service, California Native Plant Society to identify areas where biological surveys are required. Overlay maps will identify movement corridors and refuge area for large mammal, migratory species, and desert species dependent on transitory resource based on rainfall. South Coast Wildlands Corridor Project and other data from the resource agencies will be consulted as an information reference base. The wildlife corridor and refuge area map will be used for preparation of biological assessments prior to permitting land use conversion within County jurisdictional areas. The mapping will be included in the Open Space and Biological Resource Overlays. As a federal or state agency revises its database of endangered, threatened, or sensitive species of flora and fauna, the County may publish new Biotic Resources Overlay Maps to reflect new species or a revised distribution of the species already included on the maps without requiring a General Plan Amendment to be adopted by the Board of Supervisors.

CO 2.2 Provide a balanced approach to resource protection and recreational use of the natural environment.

CO 2.3 In addition to conditions of approval that may be required for specific future development proposals, the County shall establish long-term comprehensive plans for the County's role in the protection of native species because preservation and conservation of biological resources are statewide, Regional, and local issues that directly affect development rights. The conditions of approval of any land use application approved with the BR overlay district shall incorporate the mitigation measures identified in the report required by Section 82.13.030 (Application Requirements), to protect and preserve the habitats of the identified plants and/or animals.

Programs

1. Prepare or participate in Habitat Conservation Plans when there is sufficient support of such plans, and adequate funding for their preparation, and a strong likelihood of success.

2. Establish a land ownership transfer program.

3. Establish a land conservation easement program.

4. The County shall work with local communities to improve trash collection, recycling programs, and reduce illegal dumping in unincorporated areas. The County shall sponsor mitigation efforts that minimize landfill growth, reduce trash haul routes that spread litter and increase predator species numbers (i.e., raven or crow in the Desert Region), and reduce illegal dumping of large bulk items (e.g., furniture, appliances, tires, batteries).

5. The County shall participate with Regional plans to improve water quality and habitat that are downstream but may be beyond County limits. The County shall coordinate with Regional plans to minimize degradation of water quality within the County that affects downstream resources and habitats.

CO 2.4 All discretionary approvals requiring mitigation measures for impacts to biological resources will include the condition that the mitigation measures be monitored and modified, if necessary, unless a finding is made that such monitoring is not feasible.

Programs

1. The monitoring program will be designed to determine whether the mitigation measures were implemented and effective.

2. The monitoring program will be funded by the project applicant to ensure compliance with and effectiveness of conditions of approval.

3. The County shall not permit land conversion until adequate mitigation is provided to reduce impacts to less than significant in cases where a Mitigated Negative Declaration is used for CEQA compliance. Direct and growth inducing impacts determined to cause a significant adverse effect on rare, threatened or endangered desert species shall be mitigated by avoidance, habitat restoration or compensated by off-site mitigation and evaluated through a project level EIR. Mitigation will be required for adverse impacts to critical areas around residential land conversion when it can be shown that the indirect effects of pets, associate human activity and other encroachments into sensitive habitats will be significant.

4. The County shall require all new roadways, roadway expansion, and utility installation within the wildlife corridors identified in the Open Space and Biological Resource Overlays to provide suitable wildlife crossings for affected wildlife. Design will include measures to reduce or prevent habitat fragmentation and provide wildlife a means of safe egress through respective foraging and breeding habitats. A qualified biologist will assist with the design and implementation of wildlife crossing including culverts, overcrossings, undercrossings, and fencing.

2. CULTURAL/PALEONTOLOGICAL RESOURCES

GOAL CO 3.	**The County will preserve and promote its historic and prehistoric cultural heritage.**

POLICIES

CO 3.1 Identify and protect important archaeological and historic cultural resources in areas of the County that have been determined to have known cultural resource sensitivity.

Programs

1. Require a cultural resources field survey and evaluation prepared by a qualified professional for projects located within the mapped Cultural Resource Overlay area.

2. Mitigation of impacts to important cultural resources will follow the standards established in Appendix K of the California Environmental Quality Act Guidelines, as amended to date.

CO 3.2 Identify and protect important archaeological and historic cultural resources in all lands that involves disturbance of previously undisturbed ground.

Programs

1. Require the Archaeological Information Center at the San Bernardino County Museum to conduct a preliminary cultural resource review prior to the County's application acceptance for all land use applications in planning regions lacking Cultural Resource Overlays and in lands located outside of planning regions.

2. Should the County's preliminary review indicate the presence of known cultural resources or moderate to high sensitivity for the potential presence of cultural resources, a field survey and evaluation prepared by a qualified professional will be required with project submittal. The format of the report and standards for evaluation will follow the "Guidelines for Cultural Resource Management Reports" on file with the San Bernardino County Land Use Services Department.

CO 3.3 Establish programs to preserve the information and heritage value of cultural and historical resources.

CO 3.4 The County will comply with Government Code Section 65352.2 (SB 18) by consulting with tribes as identified by the California Native American Heritage Commission on all General Plan and specific plan actions.

Programs

1. Site record forms and reports of surveys, test excavations, and data recovery programs will be filed with the Archaeological

Information Center at the San Bernardino County Museum, and will be reviewed and approved in consultation with that office.

a. Preliminary reports verifying that all necessary archaeological or historical fieldwork has been completed will be required prior to project grading and/or building permits.

b. Final reports will be submitted and approved prior to project occupancy permits.

2. Any artifacts collected or recovered as a result of cultural resource investigations will be catalogued per County Museum guidelines and adequately curated in an institution with appropriate staff and facilities for their scientific information potential to be preserved. This shall not preclude the local tribes from seeking the return of certain artifacts as agreed to in a consultation process with the developer/project archaeologist.

3. When avoidance or preservation of an archaeological site or historic structure is proposed as a form of mitigation, a program detailing how such long-term avoidance or preservation is assured will be developed and approved prior to conditional approval.

4. In areas of potential but unknown sensitivity, field surveys prior to grading will be required to establish the need for paleontologic monitoring.

5. Projects requiring grading plans that are located in areas of known fossil occurrences, or demonstrated in a field survey to have fossils present, will have all rough grading (cuts greater than 3 feet) monitored by trained paleontologic crews working under the direction of a qualified professional, so that fossils exposed during grading can be recovered and preserved. Fossils include large and small vertebrate fossils, the latter recovered by screen washing of bulk samples.

6. A report of findings with an itemized accession inventory will be prepared as evidence that monitoring has been successfully completed. A preliminary report will be submitted and approved prior to granting of building permits, and a final report will be submitted and approved prior to granting of occupancy permits. The adequacy of paleontologic reports will be determined in

consultation with the Curator of Earth Science, San Bernardino County Museum.

CO 3.5 Ensure that important cultural resources are avoided or minimized to protect Native American beliefs and traditions.

Programs

1. Consistent with SB 18, as well as possible mitigation measures identified through the CEQA process, the County will work and consult with local tribes to identify, protect and preserve "traditional cultural properties" (TCPs). TCPs include both man-made sites and resources as well as natural landscapes that contribute to the cultural significance of areas.

2. The County will protect confidential information concerning Native American cultural resources with internal procedures, per the requirements of SB 922, an addendum to SB 18. The purpose of SB 922 is to exempt cultural site information from public review as provided for in the Public Records Act. Information provided by tribes to the County shall be considered confidential or sacred.

3. The County will work in good faith with the local tribes, developers/applicants and other parties if the local affected tribes request the return of certain Native American artifacts from private development projects. The developer is expected to act in good faith when considering the local tribe's request for artifacts. Artifacts not desired by the local tribe will be placed in a qualified repository as established by the California State Historical Resources Commission. If no facility is available, then all artifacts will be donated to the local tribe.

4. The County will work with the developer of any "gated community" to ensure that the Native Americans are allowed future access, under reasonable conditions, to view and/or visit known sites within the "gated community." If a site is identified within a gated community project, and preferably preserved as open space, the development will be conditioned by the County allow future access to Native Americans to view and/or visit that site.

5. Because contemporary Native Americans have expressed concern over the handling of the remains of their ancestors, particularly with respect to archaeological sites containing human burials or cremations, artifacts of ceremonial or spiritual significance, and rock art, the following actions will be taken when decisions are made regarding the disposition of archaeological sites that are the result of prehistoric or historic Native American cultural activity:

    a. The Native American Heritage Commission and local reservation, museum, and other concerned Native American leaders will be notified in writing of any proposed evaluation or mitigation activities that involve excavation of Native American archaeological sites, and their comments and concerns solicited.

    b. The concerns of the Native American community will be fully considered in the planning process.

    c. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity will cease and the County Coroner will be contacted pursuant to the state Health and Safety Code.

    d. In the event that Native American cultural resources are discovered during project development and/or construction, all work in the immediate vicinity of the find will cease and a qualified archaeologist meeting U.S. Secretary of Interior standards will be hired to assess the find. Work on the overall project may continue during this assessment period.

    e. If Native American cultural resources are discovered, the County will contact the local tribe. If requested by the tribe, the County will, in good faith, consult on the discovery and its disposition with the tribe.

3. AIR QUALITY

GOAL CO 4.	**The County will ensure good air quality for its residents, businesses, and visitors to reduce impacts on human health and the economy.**

POLICIES

CO 4.1 Because developments can add to the wind hazard (due to increased dust, the removal of wind breaks, and other factors), the County will require either as mitigation measures in the appropriate environmental analysis required by the County for the development proposal or as conditions of approval if no environmental document is required, that developments in areas identified as susceptible to wind hazards to address site-specific analysis of:

a. Grading restrictions and/or controls on the basis of soil types, topography or season.

b. Landscaping methods, plant varieties, and scheduling to maximize successful revegetation.

c. Dust-control measures during grading, heavy truck travel, and other dust generating activities.

CO 4.2 Coordinate air quality improvement technologies with the South Coast Air Quality Management District (SCAQMD) and the Mojave Air Quality Management District (MAQMD) to improve air quality through reductions in pollutants from the region.

CO 4.3 The County will continue to ensure through coordination and cooperation with all airport operators a diverse and efficient ground and air transportation system, which generates the minimum feasible pollutants.

Programs

1. Establish incentives and/or regulations to eliminate work trips including such actions as:

    a. Implementing staggered, flexible and compressed work schedules in public agencies.

b. Requiring work schedule flexibility programs for employers with more than 25 employees at a single location. Apply to existing businesses at license renewal time and to new businesses at project approval or permit stage.

2. Participate with public transit providers serving San Bernardino County in a cooperative program to increase transit services with existing equipment and expand services through transit facility improvements.

3. Coordinate with public transit providers to increase funding for transit improvements to supplement other means of travel.

4. Support public transit providers in efforts to increase funding for transit improvements to supplement other means of travels.

CO 4.4 Because congestion resulting from growth is expected to result in a significant increase in the air quality degradation, the County may manage growth by insuring the timely provision of infrastructure to serve new development.

Programs

1. Consistent with the land use designations in the Land Use Policy Map (see the Land Use Element) that will improve growth management at a subregional level in relation to major activity centers, review new development to encourage new intensified development around transit nodes and along transit corridors.

2. Locate and design new development in a manner that will minimize direct and indirect emission of air contaminants through such means as:

   a. Promoting mixed-use development to reduce the length and frequency of vehicle trips;

   b. Providing for increased intensity of development along existing and proposed transit corridors; and

   c. Providing for the location of ancillary employee services (including but not limited to child care, restaurants, banking facilities, convenience markets) at major employment centers for the purpose of reducing midday vehicle trips.

d. The County shall comply, to the extent feasible, with the recommendations on siting new sensitive land uses, as recommended in California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective, which includes the following:

Notable siting recommendations include avoiding siting new sensitive land uses within:

- 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration units exceed 300 hours per week);
- 1,000 feet of a chrome plater;
- 300 feet of any dry cleaning operation; and 300 feet of a large gas station (defined as a facility with a through put of 3.6 million gallons per year or greater); a 50 foot separation is recommended for typical gas dispensing facilities

3. Incorporate phasing policies and requirements in the General Plan and development plans to achieve timely provision of infrastructure (particularly transportation facilities) to serve development through:

   a. Tying growth to Level of Service (LOS) standards; and

   b. Using phasing areas to manage growth.

CO 4.5 Reduce emissions through reduced energy consumption.

Programs

1. Implement programs to phase in energy conservation improvements through the annual budget process.

CO 4.6 Provide incentives such as preferential parking for alternative-fuel vehicles (e.g., CNG or hydrogen).

CO 4.7 Encourage special event center operators to provide discounted transit passes with event tickets or offer discounted on-site parking for carpooling patrons (for or more persons per vehicle).

CO 4.8 Replace existing vehicles in the County fleet with the cleanest vehicles commercially available that are cost-effective and meet the vehicle use needs.

CO 4.9 Manage the County's transportation fleet fueling standards to improve the number of alternative fuel vehicles in the County fleet.

CO 4.10 Support the development of alternative fuel infrastructure that is publicly accessible.

CO 4.11 Establish programs for priority or free parking on County streets or in County parking lots for alternative fuel vehicles.

CO 4.12 Provide incentives to promote siting or use of clean air technologies (e.g., fuel cell technologies, renewable energy sources, UV coatings, and hydrogen fuel).

CO 4.13 Reduce Greenhouse Gas (GHG) emissions within the County boundaries.

Programs

1. Emission Inventories. The County will prepare GHG emissions inventories including emissions produced by: (1) the County's operational activities, services and facilities, over which the County has direct responsibility and control, and (2) private industry and development, that is located within the area subject to the County's discretionary land use authority.

   a) Establish an inventory of existing GHG emissions.

   b) Establish a projected inventory for year 2020.

2. GHG Emissions Reduction Plan. The County will adopt a GHG Emissions Reduction Plan that includes:

   a) Measures to reduce GHG emissions attributable to the County's operational activities, services and facilities, over which the County has direct responsibility and control; and,

b) Measures to reduce GHG emissions produced by private industry and development that is located within the area subject to the County's discretionary land use authority and ministerial building permit authority; and,

c) Implementation and monitoring procedures to provide periodic review of the plan's progress and allow for adjustments over time to ensure fulfillment of the plan's objectives.

4. WATER

(Also see Water, Wastewater, and Stormwater in Circulation and Infrastructure Element Goals section for additional goals related to water.)

GOAL CO 5.	**The County will protect and preserve water resources for the maintenance, enhancement, and restoration of environmental resources.**

POLICIES

CO 5.1 Because the San Bernardino County Flood Control District is responsible for debris basin construction and maintenance at the base of the mountains, development in these areas will be coordinated with that agency.

CO 5.2 The County Water Masters will continue to monitor the County's adjudicated groundwater basins to ensure a balanced hydrological system in terms of withdrawal and replenishment of water from groundwater basins.

CO 5.3 The County will promote conservation of water and maximize the use of existing water resources by promoting activities/measures that facilitate the reclamation and reuse of water and wastewater.

Programs

1. The County may require water reclamation systems and the use of reclaimed wastewater and other non-potable water to the maximum extent feasible for:

    a. Agricultural uses,

    b. Industrial uses,

c. Recreational uses,

d. Landscape irrigation, and

e. Groundwater recharge projects.

2. Apply water conservation and water reuse (reclamation) measures that are consistent with County, state and/or federal policies and regulations on wastewater.

3. Encourage the responsible authority to develop new and strengthen existing conservation and reclamation programs to reduce water consumption and prevent loss or waste of water.

4. Continue promoting public education programs to increase consumer awareness about the need for and benefits of water conservation.

5. Encourage the cities to develop water conservation elements in their general plans and guidelines that can be implemented through the land use planning and development review process.

6. New development will implement feasible water conservation measures recommended by the water agency or purveyor that supplies the development with water.

7. Encourage water agencies to use pricing as a conservation tool and to require water audits to ensure the effectiveness of and continued compliance with water conservation measures.

8. Encourage the responsible authority to develop ordinances to regulate non-essential water use and to establish water conservation measures in areas experiencing groundwater supply problems or overdraft as defined by state and local agencies.

CO 5.4 Drainage courses will be kept in their natural condition to the greatest extent feasible to retain habitat, allow some recharge of groundwater basins and resultant savings. The feasibility of retaining features of existing drainage courses will be determined by evaluating the engineering feasibility and overall costs of the improvements to the drainage courses balanced with the extent of the retention of existing habitat and recharge potential.

Programs

1. Seek to retain all natural drainage courses in accordance with the Flood Control Design Policies and Standards where health and safety is not jeopardized.

2. Prohibit the conversion of natural watercourses to culverts, storm drains, or other underground structures except where required to protect public health and safety.

3. Encourage the use of natural drainage courses as natural boundaries between neighborhoods.

4. Allow no development, which would alter the alignment, direction, or course of any blue-line stream, in designated flood plains.

5. When development occurs, maintain the capacity of the existing natural drainage channels where feasible, and flood-proof structures to allow 100-year storm flows to be conveyed through the development without damage to structures.

6. Consistent with the County's efforts to protect the public from flood hazards, encourage the use of open space and drainage easements, as well as clustering of new development, as stream preservation tools.

7. Where technically feasible as part of its efforts to protect residents from flood hazards, require naturalistic drainage improvement where modifications to the natural drainage course are necessary. As an example, channel linings that will allow the re-establishment of vegetation within the channel may be considered over impervious linings (such as concrete). Where revegetation is anticipated, this must be addressed in the channel's hydraulic analysis and the design of downstream culverts.

8. Establish an economically viable flood control system by utilizing channel designs including combinations of earthen landscaped swales, rock rip-rap-lined channels, or rock-lined concrete channels. Where adjacent to development, said drainage will be covered by an adequate County drainage easement with appropriate building setbacks established therefrom.

9. Do not place streams in underground structures where technically feasible, except to serve another public purpose and where burial of the stream is clearly the only means available to safeguard public health and safety.

5. SOILS/AGRICULTURE

GOAL CO 6.	**The County will balance the productivity and conservation of soil resources.**

POLICIES

CO 6.1 Protect prime agricultural lands from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development.

Programs

1. The Land Use Policy Map of this General Plan's Land Use Element identifies areas for future residential and non-residential development and use.

2. Support programs and policies that provide tax and economic incentives to ensure long-term retention of agricultural and other resource lands.

3. Desert playas will not be used for habitable structures nor have large quantities of waters applied to them, except for mining operations or to maintain existing wetlands.

4. Highly alkaline soils present special problems for all plant species and should generally be avoided. Desert playas and lakebeds are not suitable for agricultural uses that involve growing of crops and irrigation.

CO 6.2 The County will allow the development of areas of prime agriculture lands supporting commercially valuable agriculture to urban intensity when it can be demonstrated that there is no long-term viability of the agricultural uses due to encroaching urbanization, creating incompatible land uses in close proximity to each other.

CO 6.3 Preservation of prime and statewide important soils types, as well as areas exhibiting viable agricultural operations will be considered as an

integral portion of the Open Space element when reviewing development proposals.

Programs

1. Utilize the provisions of the Williamson Act to further the preservation of commercially viable agricultural open space and designate preserves on the Land Use Policy Maps.

2. Within commercially viable agricultural areas, encourage only land uses that are compatible with agriculture and maintain a list of compatible uses allowed within agricultural preserves.

3. Consider the availability and financing of public services and utilities in any decision to convert the land use designation of an area from agricultural to non-agricultural uses. This information should be documented in special study reports.

4. Provide information on viable alternative crops through the Agricultural Extension Service and other sources.

5. Designate Agricultural Land Use Zoning Districts and agricultural preserves on the Land Use Maps.

6. Encourage expansion of agriculture in underutilized areas through actively promoting the establishment of agricultural lands where water is available in sufficient quantity.

7. Encourage agricultural use of commercially productive agricultural lands; discourage city sphere of influence extensions into areas containing commercially productive agricultural lands.

CO 6.4 Provide and maintain a viable and diverse agricultural industry in San Bernardino County.

Programs

1. The minimum parcel size for agricultural districts within the valley portions of the County should be 10 acres.

2. Encourage the minimum parcel size for agricultural districts in the desert portions of the County to be 40 acres outside the CDCA boundaries and 160 acres within the CDCA boundaries.

6. MINERALS

GOAL CO 7.	**The County will protect the current and future extraction of mineral resources that are important to the County's economy while minimizing impacts of this use on the public and the environment.**

POLICIES

CO 7.1 In areas containing valuable mineral resources, establish and implement conditions, criteria, and standards that are designed to protect the access to, and economic use of, these resources, provided that the mineral extraction does not result in significant adverse environmental effects and that open space uses have been considered for the area once mining operations cease.

Programs

1. Solicit, coordinate, and acknowledge lands designated by the State Mining and Geology Board and classified by the state Geologist.

2. Incorporate the mineral classification or designation information, including the maps, when they are completed by the State Mining and Geology Board and the Division of Mines and Geology, including new and updated information.

3. Recognize and protect areas within San Bernardino County that show or have proven to have significant mineral resources and protect their access.

4. Maintain and coordinate files and records to be kept with the Land Use Services Department.

CO 7.2 Implement the state Mineral Resource Zone (MRZ) designations to establish a system that identifies mineral potential and economically viable reserves.

a. MRZ-1: Adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This designation will be applied where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is nil or slight.

b. MRZ-2: Adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This designation will be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.

c. MRZ-3: Contains deposits whose significance cannot be evaluated from available data.

d. MRZ-4: Available information is inadequate for assignment to any other MRZ zone.

e. SZ: Areas containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance will be classified in this zone.

f. IRA: San Bernardino County or State Division of Mines and Geology Identified Areas where adequate production and information indicates that significant minerals are present.

CO 7.3 Mining operators/owners will provide buffers between mineral resources (including access routes) and abutting incompatible land uses. New mineral and non-mineral development in these zones will be designed and reviewed according to the compatibility criteria specified in this policy.

CO 7.4 Review land development and mining proposals near potentially incompatible land uses with the goal of achieving land use compatibility between potentially incompatible uses.

CO 7.5 Protect existing mining access routes by giving them priority over proposed alterations to the land, or by accommodating the mining operations with as good or better alternate access, provided the alternate access does not adversely impact proposed open space areas or trail alignment.

CO 7.6 Provide for the monitoring of mining operations for compliance with the established operating guidelines, conditions of approval and the reclamation plan.

7. ENERGY

GOAL CO 8.	**The County will minimize energy consumption and promote safe energy extraction, uses and systems to benefit local regional and global environmental goals.**

POLICIES

CO 8.1 Maximize the beneficial effects and minimize the adverse effects associated with the siting of major energy facilities. The County will site energy facilities equitably in order to minimize net energy use and consumption of natural resources, and avoid inappropriately burdening certain communities. Energy planning should conserve energy and reduce peak load demands, reduce natural resource consumption, minimize environmental impacts, and treat local communities fairly in providing energy efficiency programs and locating energy facilities.

Programs

1. Monitor federal and state activity, including their review of proposed facilities, new legislation, new funding sources, and technological advances in the energy and telecommunications fields.

2. Develop a system to provide energy providers with detailed information of proposed residential, commercial, and industrial developments as early as possible so that all necessary permits can be obtained and schedules met.

3. Require undergrounding of new and existing transmission lines when feasible.

4. Assist in the development and use of new designs for major transmission line towers that are aesthetically compatible with the environment from a close viewing distance.

5. Because land uses adjacent to utility corridors must be compatible, the County will approve only those secondary uses within corridors that are compatible with adjacent land uses.

6. Include the location of underground pipelines and the type of fuel being carried in the pipelines on the Infrastructure Maps.

7. The County shall consult with the major electric utilities regarding the location of under-grounding of new and existing transmission lines, and consider the under-grounding of distribution lines when feasible and as determined by California state regulatory processes.

8. The County shall consult with electric utilities during the planning construction of their major transmission lines towers to ensure that they are aesthetically compatible with the surrounding environment.

CO 8.2 Conserve energy and minimize peak load demands through the efficient production, distribution and use of energy.

Programs

1. Work with other governmental agencies, utility companies, and the private sector to achieve energy conservation and the use of alternative energy resources and technologies.

2. Actively participate and represent the County in the development and implementation of standards and regulations under the jurisdiction of the state and federal governments.

3. The County will promote the education of its residents about utility energy conservation programs including the CEC's 20/20 HAC recycling program, White Roof and Solar Roof Initiatives.

CO 8.3 Assist in efforts to develop alternative energy technologies that have minimum adverse effect on the environment, and explore and promote newer opportunities for the use of alternative energy sources.

Programs

1. Encourage and assist in the location of manure recycling and energy conversion operations.

2. To reduce future demand on energy sources, all new subdivisions for which a tentative map is required, will provide, to the extent feasible, for future natural heating or cooling opportunities in the subdivision.

3. For all new subdivisions for which a tentative map is required, a condition of approval will be the dedication of easements, for the purpose of assuring solar access, across adjacent parcels or units.

4. Encourage methanol production from biomass, wastes, natural gas or coal to provide a cleaner substitute liquid fuel for automobiles, trucks, and electric generators.

5. All County facilities, actions, and policies will provide good examples of the best available technologies and methods for minimizing energy consumption and waste.

CO 8.4 Minimize energy consumption attributable to transportation within the County.

Programs

1. Minimize the need to use the automobile and limit distance traveled by establishing mixed land uses and clustering development in nodes.

2. Through the land use zoning districts, encourage residences to be located near neighborhood commercial centers in new developments to encourage walking to nearby shops.

3. Encourage the development of recreational facilities within neighborhoods in new developments.

4. Work with and adopt the policies and standards of SCAG and SANBAG in their regional transportation planning efforts, as required by the appropriate state laws and regulations.

5. Investigate telecommuting for County employees that would allow certain work to be done at home on a personal computer linked to their workplace computers.

6. Amend the Development Code to require new subdivisions to provide bicycle facilities consistent with the County bikeway master plan.

7. Provide appropriate facilities for safe bicycle and motorcycle parking within sites having high potential for bicycle and motorcycle traffic such as apartments, condominiums, recreational facilities, shopping centers, offices and industrial complexes.

8. All new large-scale housing projects will be required to provide designated motorcycle parking.

CO 8.5 There are unique climatic and geographic opportunities for energy conservation and small scale alternative energy systems within each of the County's three geographic regions and, therefore, the County shall:

a. Implement land use and building controls and incentives to ensure energy-efficient standards in new developments that comply with California energy regulations as minimum requirements.

b. Quantify local climate variations and in each climatic region require energy conservation systems in new construction.

c. Fully enforce all current residential and commercial California Energy Commission energy conservation standards.

CO 8.6 Fossil fuels combustion contributes to poor air quality. Therefore, alternative energy production and conservation will be required, as follows:

a. New developments will be encouraged to incorporate the most energy-efficient technologies that reduce energy waste by weatherization, insulation, efficient appliances, solar energy systems, reduced energy demand, efficient space cooling and heating, water heating, and electricity generation.

b. All new subdivisions for which a tentative map is required will provide, to the extent feasible, for future natural heating or cooling opportunities in the subdivision. This can be accomplished by design of lot size and configuration for heating or cooling from solar exposure or shade and breezes, respectively.

c. For all new divisions of land for which a tentative map is required, a condition of approval will be the dedication of easements, for the purpose of assuring solar access, across adjacent parcels or units.

CO 8.7 Utilize source reduction, recycling and other appropriate measures, to reduce the amount of solid waste disposed in landfills.

CO 8.8 Promote energy-efficient design features, including appropriate site orientation, use of lighter color roofing and building materials, and use

of deciduous shade trees and windbreak trees to reduce fuel consumption for heating and cooling.

CO 8.9 Promote the use of automated time clocks or occupant sensors to control central heating and air conditioning.

GOAL CO 9. The County will promote energy conservation and encourage safe mining practices.

POLICIES

CO 9.1 The County will promote energy conservation in its government-owned facilities, with its contractors, and the community at large.

Programs

1. The County will promote energy conservation to reduce electricity demand, natural gas usage, and benefit the environment.

CO 9.2 The County will work with utilities and generators to maximize the benefits and minimize the impacts associated with siting major energy facilities. It will be the goal of the County to site generation facilities in proximity to end-users in order to minimize net energy use and natural resource consumption, and avoid inappropriately burdening certain communities.

Programs

1. Monitor federal and state activity, including their review of proposed facilities, new legislation, new funding sources and technological advances in the energy and telecommunications fields.

2. Develop a system to provide affected communities with detailed information of proposed facilities as early as possible.

3. The County will consult with the major electric utilities regarding the under-grounding of new and existing transmission lines when feasible and as determined by California state regulatory processes.

4. The County will consult with electric utilities during the construction of their major transmission line towers to ensure that

they are aesthetically compatible with the surrounding environment.

5. Because land uses adjacent to utility corridors must be compatible, the County will approve only those secondary land uses within corridors that are compatible with adjacent land uses.

6. Include the location of underground pipelines and the type of fuel being carried in the pipelines on the Infrastructure Maps.

GOAL CO 10. The General Plan will anticipate and accommodate future electric facility planning and will enable information-sharing to improve electric load forecasting.

POLICIES

CO 10.1 Electric infrastructure is essential to serve growth and development in the County. Effective planning for electrical infrastructure requires collaboration between the major utilities and the County.

CO 10.2 The location of electric facilities should be consistent with the County's General Plan, and the General Plan should recognize and reflect the need for new and upgraded electric facilities.

CO 10.3 The County will continue ongoing information-sharing with electric utilities on community growth projections, which will be used by the utilities to forecast electricity demand, which, in turn, assists with future electric facility planning needed to serve the County.

CO 10.4 The County recognizes that planning cycles differ between utilities and the County. The County will attempt to provide annual data-sharing to enable utilities to track development trends and serve the growth needs of the County.

Programs

1. The County will continue to coordinate with and share information with local utilities to recognize that future utility infrastructure plans are more precise regarding the need for electricity, but are more uncertain regarding the precise future location of facilities due to the difficulty of predicting future availability of land and other development or land-use compatibility factors.

2. The County will continue to coordinate with and share information with local utilities to recognize since electric utility infrastructure

planning is regulated under a unique regulatory framework governed by the California Public Utilities Commission and in some cases the California Energy Commission and the California Independent System Operator, in cooperation with FERC jurisdiction.

3. The County will continue to coordinate with and share information with local utilities in recognition of planning cycles that differ between the County and utilities. For example, SCE has a 10-year plan that is updated every year.

D. VALLEY REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

NONE SPECIFIC TO THE VALLEY REGION.

E. MOUNTAIN REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

GOAL M/CO 1.	**Preserve the unique environmental features of the Mountain Region including native wildlife, vegetation and scenic vistas.**

POLICIES

M/CO 1.1 Encourage protection of natural features and scenic vistas by using the Special Development (SD) District or Zone to implement Planned Development and Planned Residential Development concepts.

M/CO 1.2 Protect scenic vistas by minimizing ridgeline development that would substantially detract from the scenic quality of major ridgeline viewsheds.

M/CO 1.3 Provide for the grouping or clustering of residential buildings where this will maximize the opportunity to preserve significant natural resources, natural beauty or open space without generally increasing the intensity of development otherwise possible.

M/CO 1.4 Designate and protect unique habitats supporting rare and endangered species.

M/CO 1.5 Adopt a Biotic Resources overlay, and utilize the "Sensitive Biota Resources Management Plan" and related "target areas" as community (conservation) standards.

M/CO 1.6 Prepare guidelines for the protection of eagle perch trees and spotted owl nest trees.

M/CO 1.7 Encourage conservation and sound management of the mountain forest character and natural resources, including water, streams, vegetation, soils and wildlife. Require the planting of native or drought-tolerant cultivar species, capable of surviving the mountain environment and climate.

GOAL M/CO 2. Maintain the health and vigor of the forest environment.

POLICIES

M/CO 2.1 The County shall work collaboratively with the California Department of Forestry and Fire Warden (CDF) and the U.S. Forest Service to implement a long-term Forest Health Restoration and Maintenance Program that will restore fire resiliency, increase safety, and provide community and forest sustainability.

M/CO 2.2 The County shall work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.

M/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion.

M/CO 2.4 Establish a parking provision for the purpose of saving healthy trees in parking areas by giving parking credit for areas containing specimen trees.

M/CO 2.5 Adopt and enforce tree protection and forest conservation provisions and standards as listed in the Development Code.

M/CO 2.6 Parking credit reductions from the required parking may be allowed for proposed parking spaces containing healthy and

vigorous native specimen trees, when consistent with the standards specified in the County Development Code.

M/CO 2.7 Through the development review process, require replanting of ground cover in denuded areas with vegetation, either indigenous to the area or compatible with the montane climate and soil characteristics.

M/CO 2.8 When feasible, require developers through the development review process to substantially maintain existing percolation and surface water runoff on site.

M/CO 2.9 Implement a soil erosion control program as part of a community development standard.

GOAL M/CO 3. Conserve and protect surface and groundwater resources to meet the needs of a growing mountain population, to support the mountain environment and forest watershed and to preserve the quality of life for mountain residents and visitors.

POLICIES

M/CO 3.1 Utilize open space and drainage easements as well as clustering of new development as stream preservation tools.

M/CO 3.2 Require naturalistic drainage improvements where modifications to the natural streamway are required.

M/CO 3.3 Prohibit exposed concrete drainage structures. Acceptable designs include combinations of earthen landscaped swales, rock rip-rap lined channels or rock-lined concrete channels. Property owners must provide for the maintenance of underground drainage structures.

M/CO 3.4 Streams shall not be placed in underground structures in any residential, Neighborhood Commercial or Institutional Land Use Zoning District or zone.

M/CO 3.5 Development that is found consistent with the Floodway (FW) Land Use Zoning District or zone shall neither alter the natural stream course alignment nor alter natural flows.

M/CO 3.6 Minimize the runoff of surface water and establish controls for soil erosion and sedimentation through the following policies:

a. Through the development review process, require replanting of ground cover in denuded areas with revegetation, either indigenous to the area or compatible with the climate and soil characteristics of the region.

b. When development occurs, provide for the retention of natural drainage channels and capacity of the site where feasible.

c. When feasible, require developers, through the development review process, to maintain existing percolation and surface water runoff rate by discouraging the paving of large surface areas.

M/CO 3.7 Discourage the extraction and exportation of native groundwater for commercial purposes due to limited groundwater resources coupled with the increasing demands on this precious resource.

M/CO 3.8 Coordinate with Mountain wastewater and water agencies in establishing programs designed to use reclaimed wastewater from Mountain sewage systems to recharge the local groundwater basins when consistent with County public health and environmental standards.

M/CO 3.9 Support and apply water conservation and reuse measures through the development review process.

GOAL M/CO 4. Protect cultural and paleontological resources within the Mountain Region.

POLICIES

M/CO 4.1 Identify and protect significant cultural resources from damage or destruction.

M/CO 4.2 Inventory Cultural Resources, encouraging inputs from the local historical society and committees.

M/CO 4.3 Prepare a Historical/Archeological Overlay for community plan areas in developing land use designations and the formulation and evaluation of plan amendments and development proposals to

provide a more systematic and streamlined method of protecting important cultural resources.

GOAL M/CO 5. Preserve the dark night sky as a natural resource in the Mountain Region communities.

POLICIES

M/CO 5.1 Protect the Night Sky by providing information about and enforcing existing ordinances:

M/CO 5.2 Provide information about the Night Sky ordinance and lighting restrictions with each land use or building permit application.

M/CO 5.3 Review exterior lighting as part of the design review process.

M/CO 5.4 All outdoor lighting, including street lighting, shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

M/CO 5.5 Allow for mountain communities' input on the need for, and placement of, new street lights.

F. DESERT REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

GOAL D/CO 1. Preserve the unique environmental features and natural resources of the Desert Region, including native wildlife, vegetation, water and scenic vistas.

POLICIES

D/CO 1.1 Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place and reduce air pollutants.

D/CO 1.2 Require future land development practices to be compatible with the existing topography and scenic vistas, and protect the natural vegetation.

D/CO 1.3 Require retention of existing native vegetation for new development projects, particularly Joshua trees, Mojave yuccas

and creosote rings, and other species protected by the Development Code and other regulations. This can be accomplished by:

a. Requiring a landscape plan, approved as part of the location and development plan review and approval process for all new development projects.

b. Requiring the Building Official to make a finding that no other reasonable siting alternatives exist for development of the land prior to removal of a protected plant.

c. Encourage on-site relocation of Joshua trees and Mojave yuccas. However, if on-site relocation is not feasible require developers to consult a list that will be established and maintained in the County Building and Safety Office of residents willing to adopt and care for relocated trees.

d. The developer/home builder shall bear the cost of tree or yucca relocation.

e. Retention and transplantation standards will follow best nursery practices.

D/CO 1.4 Reduce disturbances to fragile desert soils as much as practicable in order to reduce fugitive dust. The County shall consider the following in the development of provisions to limit clearing.

a. Parcels of one acre or larger shall not be disturbed or cleared of natural vegetation unless for the installation of building pads, driveways, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance areas.

b. Fire abatement or local clean-up efforts shall be accomplished by mowing or means other than land scraping whenever possible to minimize fugitive dust and windblown sand. When de-brushing or blading is considered the most feasible alternative, additional methods shall be required for erosion control.

c. The County Office of Building and Safety may issue permits for further grading or clearance of vegetation subject to proper review.

D/CO 1.5 Mechanical removal of vegetation shall be minimized and limited to the building pad, driveway and areas prepared for permitted accessory uses.

D/CO 1.6 In the landscaping of individual sites, native and other drought tolerant plants shall be encouraged.

D/CO 1.7 Encourage and educate the public to maintain properties in a manner to minimize fugitive dust.

D/CO 1.8 Require future development to utilize water conservation techniques.

D/CO 1.9 Promote conservation of water by implementing the following policies/actions:

a. Encourage the use of drip irrigation systems or systems of equivalent efficiency for all landscaping on residential lots.

b. Encourage the use of pervious paving materials on commercial, industrial and institutional parking areas. Large parking areas should consider using landscape areas as depressions to receive and percolate runoff as an alternative.

c. If a wastewater treatment system is developed within the region, the system which will reclaim the treated effluent and make it available for public or private landscape purposes.

D/CO 1.10 Preserve scenic vistas where natural slope exceeds 15 percent by requiring building foundations for residential, non-residential and accessory structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines or that the natural landform is not significantly impacted by excessive grading or erosion.

D/CO 1.11 Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the Building Official to make a finding that no other reasonable siting alternative exists for the development of the land. Specimen size trees are defined as meeting one or more of the following criteria:

a. Circumference measurement equal to or greater than 50 inches measured at 4 feet from grade.

b. Total tree height of 15 feet or greater.

c. Trees possessing a bark-like trunk.

d. A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

D/CO 1.12 Development requiring Tract Maps or Conditional Use Permits within the County Biological Resources Overlay for desert tortoise shall prepare and submit a focused biological resources survey and a desert tortoise protocol survey per U.S. Fish and Wildlife requirements.

D/CO 1.13 The County shall support the preparation of a regional Habitat Conservation Plan (HCP) for the desert tortoise and the Mojave Ground Squirrel. This support shall be in the form of providing its fair share portion of the funding to develop desert tortoise and ground squirrel HCP in cooperation with other local jurisdictions, the U. S. Fish and Wildlife Service, Department of Fish and Game and Bureau of Land Management. Funds may be obtained from developer fees in the appropriate habitats.

GOAL D/CO 2. Encourage utilization of renewable energy resources.

POLICIES

D/CO 2.1 Through the development process encourage building orientations conducive to utilizing available solar energy.

D/CO 2.2 Encourage use of renewable and alternative energy systems for residential uses.

GOAL D/CO 3. Preserve the dark night sky as a natural resource in the Desert Region communities.

POLICIES

D/CO 3.1 Protect the Night Sky by providing information about and enforcing existing ordinances:

a. Provide information about the Night Sky ordinance and lighting restrictions with each land use or building permit application.

b. Review exterior lighting as part of the design review process.

D/CO 3.2 All outdoor lighting, including street lighting, shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

D/CO 3.3 Allow for desert communities' input on the need for, and placement of, new street lights.

GOAL D/CO 4. Protect agricultural lands from the effects of non-agricultural development.

POLICIES

D/CO 4.1 Encourage the consolidation of small lots in agricultural zones.

D/CO 4.2 The conversion of agricultural land to non-agricultural uses shall be discouraged unless the proposed use can be demonstrated to be preferable in terms of economic development, and resource availability and resource conservation.

D/CO 4.3 Encourage adequate buffering between agricultural and non-agricultural land use zoning districts.

GOAL D/CO 5. The County will balance the productivity and conservation of soil resources.

POLICIES

D/CO 5.1 Desert playas shall not be used for habitable structures nor have large quantities of waters applied to them, except for mining operations or to maintain existing wetlands.

D/CO 5.2 Highly alkaline soils present special problems for all plant species and should generally be avoided. Desert playas and lake beds are not suitable for agricultural uses that involve growing of crops and irrigation.

GOAL D/CO 6. Protect cultural and paleontological resources within the Desert Region.

POLICIES

D/CO 6.1 Identify and protect significant cultural resources from damage or destruction.

D/CO 6.2 Inventory Cultural Resources, encouraging inputs from the local historical society and committees.

D/CO 6.3 Prepare a Historical/Archeological Overlay for community plan areas in developing land use designations and the formulation and evaluation of plan amendments and development proposals to provide a more systematic and streamlined method of protecting important cultural resources.

THIS PAGE INTENTIONALLY LEFT BLANK

VI. OPEN SPACE ELEMENT

San Bernardino County possesses a wide variety of recreational opportunities and vast expanses of scenic vistas. This is attributable to its immense size and spatial relationship to major natural features found only in the southwestern portion of the United States. The County encompasses approximately 20,106 square miles (52,072 square kilometers). Nearly 80 percent of the County land is held in federal ownership and is administrated by several different federal agencies. Approximately 90 percent of the County is desert, and the remainder consists of valley and mountain areas (San Bernardino County, 2002). Most of these features are relatively new in terms of geologic time frames creating the prominent and complex landscape features that are visible today. Vast areas continue to exist with few signs of man's intrusion.

The climate is predominantly arid but contains areas of a mixed-terrain climate along with alpine conditions in areas above 5,000 feet in elevation. The open vegetative cover of native desert and valley flora provides for magnificent views from the many valley floors. This contrasts sharply with the mixed coniferous and alpine plant communities found in the mountainous regions of the County (San Bernardino County, 1989).

From 1980 to 2000, the County's population has increased from 919,700 to 1,709,434, which is an approximate 86 percent growth increase in 20 years (San Bernardino County, 2002). According to the California Department of Finance, San Bernardino County's projected population by 2020 will be 2,800,900, which is an estimated 64 percent increase from the year 2000 (California Department of Finance, 2001). Constant, and relatively high increases in population growth in the past, have resulted in urban development and increased demand for available land.

A. PURPOSE OF THE OPEN SPACE ELEMENT

The Open Space Element of the General Plan provides a reference to guide the protection and preservation of open space, recreation, and scenic areas, while accommodating future growth within the County.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Open Space Element is not an isolated component of the General Plan. It is interconnected, in varying degrees, to other elements of the General Plan. For example, open space for the preservation of natural resources is directly related to the Conservation Element, which also provides additional policies for protecting and preserving the County's natural resources and open space. The Land Use Element reinforces the importance of recreation as a quality-of-life factor that needs to be integrated into communities and is addressed in the Open Space Element as open space for outdoor recreation. The Circulation Element links the recreation value associated with mobility policies. In addition, the Open Space Element relates to the Safety Element in addressing open space for health and safety, which includes addressing the seismic activity in San Bernardino County.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

Through a public outreach process in preparation for the drafting of the County of San Bernardino's General Plan, the public identified the following issues that directly relate to the Open Space Element:

- A large number of people named the creation of more parks and the renovation of existing parks as a major issue, with emphases on activity areas for youth and the development of parks in close proximity to housing.
- A large number of respondents advocated the creation of standards for off-road recreation activities. The respondents were not directly opposed to such activities, but felt standards were necessary to protect the environment and preserve natural areas.
- A small number of respondents wanted to see more sporting events, both as participants and spectators.
- A number of respondents wanted to see more protection of Natural Areas.

3. SUMMARY OF EXISTING CONDITIONS

Bureau of Land Management

The Bureau of Land Management (BLM), a federal agency within the Department of Interior, is responsible for the management of public lands and resources on behalf of the American people. Congress directed that public lands be managed under the "principles of multiple use and sustained yield." It is the mission of the

BLM to sustain the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations.

The BLM administers approximately 15 percent, or 15,007,475 acres, of California's public lands, of which 40 percent or 6,076,378 acres are located in the County (BLM, 2003). Comparatively, San Bernardino County is approximately 20,105 square miles, or 12,870,080 acres, which equates to approximately 47 percent of the County's land holdings being managed by BLM.

The BLM manages Areas of Critical Environmental Concern (ACEC), which have been identified as containing unique or limited natural features or habitat areas. Other BLM special management areas are Unusual Plan Associations (UPA) and Wilderness Study Areas (WSA).

The BLM has a district office in Riverside, and field offices located in Barstow and Needles. Through implementation of the California Desert Conservation Area (CDCA) Plan, approved in 1980 as amended, the BLM determines the appropriate land usage for recreational, scenic, and open space opportunities, among others. The CDCA Plan establishes a series of land use designations, which are directly correlated to the expected and intensity of uses. Higher-intensity land uses include off-highway vehicles (OHVs) and mining.

The CDCA Plan sets forth four distinct multiple-use classes for their lands, along with other important features, such as ACECs, OHV corridors, and National Scenic Areas. The four multiple use classes include:

- Multiple-Use Class C for the management of potential wilderness areas;
- Multiple-Use Class L (Limited Use) for sensitive, natural, scenic, ecological, and cultural resource values and lower-intensity uses;
- Multiple-Use Class M (Moderate Use) for controlled balance between higher-intensity use and protection of public lands; and
- Multiple-Use Class I (Intensive Use) to provide for concentrated use of lands and resources to meet human needs.

U.S. Forest Service—Department of Agriculture

Under authority of the Department of Agriculture, the U.S. Forest Service manages the majority of federal lands within the Mountain Regions of the County. These are mostly located within the Angeles and San Bernardino National Forests along the southwestern boundary of the County (see Figure 5-3 of the Open Space Background Report). The San Bernardino National Forest has

three Ranger Districts that manage the San Bernardino Mountains and a portion of the San Gabriel Mountains.

The San Bernardino National Forest manages 665,753 acres of land that provide open space and recreational opportunities for the 24 million residents of southern California. It is one of the most urban-influenced National Forests in the system with over 400 miles of urban interface and 147,313 acres of inholdings within its boundary. Significant portions of National Forest System (NFS) lands surround, are interspersed, or are adjacent to parcels under County jurisdiction

One of the main challenges facing the San Bernardino National Forest is the rapidly increasing population of southern California and the resulting effects on NFS lands. Privately-owned open space is being rapidly converted to commercial and residential developments and supporting infrastructure (roads, utility corridors, landfills, etc.). This growth will continue with the expected increase by 500,000 people per year of the next 20 years for an additional 10 million people by 2026. Although there are numerous facilities such as utility corridors, communication sites, dams, diversions and highways already located on the San Bernardino National Forest, there will be an increased demand from private, semiprivate and public industry, corporations, associations, and private individuals for requests for additional use on these public lands.

Of the 665,753 acres of land that is managed by the San Bernardino National Forest, 456,928.12 acres are located within San Bernardino County. The forest ranges in elevation from 2,000 feet on the valley floor to 11,502 feet at the top of Mount San Gorgonio. It contains many different habitats and over 440 species of wildlife (USFS, 2004). The Angeles National Forest covers over 650,000 acres, of which 10,352.42 acres are located within San Bernardino County. The forest elevations range from 1,200 to 10,064 feet. Much of the forest is covered with dense chaparral, which changes to pine and fir-covered slopes at higher elevations (USFS, 2004). Much of the National Forest is covered with dense chaparral, which changes to pine and fir-covered slopes at higher elevations (USFS, 2004).

Carefully looking at the inherent limitations on future growth of the mountain communities by thoroughly analyzing issues such as water, sewer and transportation (circulation), will be necessary in future County decisions. Balancing the needs of people while protecting these resources can occur by educating and working closely with community members and local governments to find solutions to sustain these resources over the long term. The NFS lands are critical to the success of these efforts.

National Park Service

The National Park Service (NPS), a federal agency in the Department of the Interior promotes and regulates the use of national parks to conserve scenery and natural and historic objects for the use and enjoyment of future generations. The NPS manages three national parks within the County including Death Valley National Park, Mojave National Preserve, and Joshua Tree National Park. Only the Mojave National Preserve is entirely within the County boundaries. The northern portion of Joshua Tree National Park lies within San Bernardino, while the remaining portion is within Riverside County boundaries. The southern portion of Death Valley National Park lies within San Bernardino County, while Inyo County houses the remaining portion.

State Parks and Recreation Department

The California State Parks and Recreation Department's mission is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation. The Department manages a number of public parks within the County pursuant to the Department's Strategic Plan: the Seventh Generation—The Strategic Vision of California State Parks (California State Parks and Recreation Department, 2001). State parks within San Bernardino County include:

- Silverwood Lake State Recreation Area (SRA) is located along Highway 138, approximately 20 miles north of San Bernardino via Highways 18 and 138. Silverwood Lake SRA includes a stretch of the Pacific Crest Trail, which is a national scenic trail spanning 2,650 miles from Mexico to Canada. Approximately 2,000 acres in size, the Silverwood Lake SRA is open year-round, except during natural disasters such as fire and extreme rainfall. Activities available within this SRA include, but are not limited to, trails for hiking and biking, camping, fishing, swimming, and organized exhibits and programs.

- Providence Mountain SRA is located in the eastern Mojave Desert, approximately 56 miles from Needles on I-40, on the east side of Providence Mountain. Providence Mountain SRA is approximately 5,900 acres in size and is open year-round. Activities available within this SRA include, but are not limited to, hiking, camping, and organized exhibits

and programs. This SRA features a variety of cactus and yucca in creosote scrub habitat and is well known for Mitchell Caverns, which contain intricate limestone formations—the only ones found within the state park system.

- Chino Hills SRA is located off of SR-91 to Highway 71 North. This state park encompasses 12,452 acres consisting of oaks, sycamores, and rolling grassy hills that stretch nearly 31 miles from the Santa Ana Mountains to the Whittier Hills. The Chino Hills SRA is open year-round and allows for such activities including, but not limited to, hiking, biking, horseback riding, and camping.

- Wildwood Canyon is a new park within the state park system; however it is not available for public use at this time.

Other County Organizations and Self-Governed Districts

The County Special District Department provides local park and recreation facilities through the Community Service Districts (CSDs) and County Service Areas (CSAs). The Office of Special Districts manages the CSAs that are governed by the Board of Supervisors. The CSDs are self-governed districts, which receive funding from the Board of Supervisors. Monies for these districts are allocated based upon their service areas and revenues that are generated within the service area.

Other self-governed districts that oversee conservation areas within the County include the Nature Conservancy, the University of California, California Department of Fish and Game, and the Big Morongo Preserve Association.

B. COUNTYWIDE GOALS AND POLICIES OF THE OPEN SPACE ELEMENT

GOAL OS 1.	**The County will provide plentiful open spaces, local parks, and a wide variety of recreational amenities for all residents.**

POLICIES

OS 1.1 Provide for uses that respect open space values by utilizing appropriate land use categories on the Land Use maps. Land use zoning districts appropriate for various types of open space preservation include: Agriculture (AG), Floodway (FW), Resource Conservation (RC), and Open Space (OS).

OS 1.2 Support retention of open space lands by requiring large lot sizes, high percentage of open space or agricultural uses, and clustering within the Agriculture (AG), Floodway (FW), Resource Conservation (RC), and Open Space (OS) Land Use Zoning Districts.

OS 1.3 Evaluate the value of surplus County property for open space uses so that all actions are consistent with the land use policy map.

OS 1.4 Support the establishment of "urban open space areas" within urban areas, and seek to develop or retain these areas through cooperation with local cities. Where possible, these areas will be located along or near regional trail routes.

OS 1.5 Strive to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. "Undeveloped lands" may include areas established to buffer regional parks from encroachment by incompatible uses[5].

OS 1.6 The Regional Parks Department shall continue to identify and acquire future sites suitable for siting new regional park land to keep pace with public need.

OS 1.7 When specific projects are reviewed that exhibit natural features worthy of regional park land status, require the dedication of these lands when recommended by the Regional Parks Department and approved by the Board of Supervisors.

OS 1.8 Ensure that the variety of recreational experiences at Regional Park sites meets the needs of the region.

OS 1.9 Ensure that open space and recreation areas are both preserved and provided to contribute to the overall balance of land uses and quality of life.

---

[5] This standard of 14.5 acres of "undeveloped lands" does not establish an overall standard for provision of publicly owned open space lands. The need for lands in addition to those meeting the 14.5 acre standard is based on acreage required for resource protection, health and safety, and other concerns, and is not related to population.

Programs

1. Require new residential development to provide a local park and recreation facilities at a rate of not less than 3 acres per 1,000 population. This could include the dedication of lands, payment of fees, or both.

2. Implement the Quimby Act (California Government Code Section 66477) through the subdivision process in providing for local opportunities (both passive and active).

3. Areas in new developments that are not suitable for habitable structures will be offered for recreation, other open space uses, trails, and scenic uses. Retention of open space lands will be considered with modifications to a site to increase its buildable area. Potential measures used to set aside open space lands of all types include dedication to the County or an open space agency, dedication or purchase of conservation easements, and transfer of development rights. Use density transfer methods through the planned development process to preserve natural open space.

4. In addition to providing new parkland at a ratio of 3 acres per 1,000 population, multi-family housing projects in the Valley Region will provide onsite recreational amenities, and single-family housing projects over 250 units in the Valley Region will provide onsite recreational facilities, including pools, tennis courts, and turfed play areas, and tot-lots.

5. Classify local parks in three categories: Local, Neighborhood and Community Parks—and establish size and location standards as follows:

    a. Local Park: A small walk-in park, up to 5 acres, serving a concentrated or limited population, particularly children, within a quarter-mile radius.

    b. Neighborhood Park: A walk-in park, up to 10 acres, with a service radius of a half-mile. Serves a neighborhood and provides a passive recreation location for all age groups.

    c. Community Park: A walk-in, drive-to park, up to 40 acres, which includes areas for intense recreational facilities and serves a combination of neighborhoods within a 1-2 mile radius.

GOAL OS 2.	**The County will expand its trail systems for pedestrians, equestrians, and bicyclists to connect with the local, state, and federal trail systems.**

POLICIES

OS 2.1 Provide a regional trail system, plus rest areas, to furnish continuous interconnecting trails that serve major populated areas of the County and existing and proposed recreation facilities through the regional trail system. The purpose of the County regional trails system will be to provide major backbone linkages to which community trails might connect. The provision and management of community and local trails will not be the responsibility of the regional trail system.

Programs

1. Provide equestrian, bicycling, and pedestrian staging areas consistent with the master plan of regional trails and the trail route and use descriptions shown in Figures 2-11A through 2-11C of the Circulation Background Report.

2. Work with local, state, and federal agencies, interest groups and private landowners in an effort to promote an interconnecting regional trail system and to secure trail access through purchase, easements or by other means.

OS 2.2 Utilize public funding mechanisms whenever possible to protect and acquire lands for open space uses.

Programs

1. Actively seek state, federal, and private grants for the purpose of financing open space and trail acquisition, construction, and operation.

2. Use general funds, user fees, proceeds from concession operations, and other sources that may be available to finance open space and trail acquisition, construction, and operation.

3. Include open space and trail acquisition and development in the County's Capital Improvement Programs.

OS 2.3 Locate trail routes to highlight the County's recreational and educational experiences, including natural, scenic, cultural, and historic features.

OS 2.4 Use lands already in public ownership or proposed for public acquisition, such as right-of-way for flood control channels, abandoned railroad lines, and fire control roads, for trails wherever possible, in preference to private property.

OS 2.5 Encourage the dedication or offers of dedication of trail easements where appropriate for establishing a planned trails system alignment or where an established trail is jeopardized by impending development or subdivision activity.

OS 2.6 Do not develop or open trails to public use until a public agency or private organization agrees to accept responsibility for their maintenance.

OS 2.7 Monitor all dedicated public trails and/or easements on a continuing basis and maintain an up-to-date map of all existing and proposed dedicated public trail easements on the Open Space Overlay Map. Existing trail easements or alignments will be mapped in their correct positions; proposed alignments will be mapped in general locations. The Open Space Overlay Map will be reviewed during consideration of applications for permits or development approvals to ensure that new development does not result in loss of existing or potential public use of dedicated easements.

OS 2.8 Where feasible, link local equestrian trails and hiking paths with other regional trails or routes.

OS 2.9 Use active and abandoned road, utility, and railroad rights-of-way for non-vehicular circulation in all new development when found feasible.

OS 2.10 Require proposed development adjacent to trail systems to dedicate land for trailhead access points. Existing rights-of-way and surplus public properties should be utilized for these staging areas whenever possible.

OS 2.11 Begin acquisition of trail easements or rights-of-way after a trail route plan has been adopted, unless a trail segment is to be acquired through dedication in conjunction with development activity or acts of philanthropy that occur prior to adoption of a route plan.

OS 2.12 Establish an education program to communicate to the community an understanding of the trail system's goals and objectives and to convey aspects of trail use. Education in trail use etiquette and low impact use is a key measure towards the reduction of negative trail use impacts.

OS 2.13 Establish an education program to acquaint potential trail users with safety considerations, especially for bicycle routes, and on the rules and regulations that apply when using specific trail segments. The primary purpose of this program will be to avoid threats to public safety and minimize accidents.

OS 2.14 To expand recreational opportunities in the County, the County will utilize small parcels adjacent to flood control facilities for equestrian, pedestrian and biking staging areas. The County Department of Real Estate Services will contact the Regional Parks Department or other County open space agency prior to disposing of any surplus lands.

GOAL OS 3.	**The County will develop multi-purpose regional open spaces and advocate multi-use access to public lands including national parks, national forests, state parks, and U.S. Bureau of Land Management areas.**

POLICIES

OS 3.1 Apply the standards shown in Table OS-1, Types of Open Space Uses, when assessing potential multiple uses of open space lands.

OS 3.2 Seek Joint Powers Agreements and coordination with other jurisdictions' plans.

OS 3.3 Because closed mining operations have the potential to be used as permanent open space if proper planning and operations are carried out, open space uses will be considered in surface mining reclamation plans.

OS 3.4 Seek the conjunctive use of public lands for regional park experiences. Flood control lands are one example, as are lands that have been deemed unsuitable for habitable structures.

OS 3.5 Coordinate with the federal and state agencies regarding opportunities for leasing public lands for regional park, open space, and trail purposes.

OS 3.6 Consistent with safety and operational considerations, support the use of channels, levees, aqueduct alignments, and similar linear spaces for open space and/or trail use.

OS 3.7 Use open space corridors to link natural areas.

GOAL OS 4.	**The County will preserve and protect cultural resources throughout the County, including parks, areas of regional significance, and scenic, cultural and historic sites that contribute to a distinctive visual experience for visitors and quality of life for County residents.**

POLICIES

OS 4.1 The County will protect the scenic and open space qualities of cinder cones and lava flows. Permit extractive uses of cinder resources only when the scenic values can be adequately maintained.

OS 4.2 The County will preserve and encourage the management of suitable land for greenbelts, forests, recreation facilities and flood control facilities to assist the County's efforts to provide adequate water supply, achieve air quality improvement, and provide habitat for fish, wildlife and wild vegetation.

OS 4.3 On open space lands maintained by the County, grazing may be considered as part of an overall management strategy where this use is consistent with the purpose of the open space lands.

OS 4.4 To preserve and protect recreational facilities in the County, utilize public funding mechanisms wherever possible to protect and acquire regional park lands.

GOAL OS 5.	**The County will maintain and enhance the visual character of scenic routes in the County.**

POLICIES

OS 5.1 Features meeting the following criteria will be considered for designation as scenic resources:

a. A roadway, vista point, or area that provides a vista of undisturbed natural areas.

b. Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed (the area within the field of view of the observer).

c. Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas).

OS 5.2 Define the scenic corridor on either side of the designated route, measured from the outside edge of the right-of-way, trail, or path. Development along scenic corridors will be required to demonstrate through visual analysis that proposed improvements are compatible with the scenic qualities present.

OS 5.3 The County desires to retain the scenic character of visually important roadways throughout the County. A "scenic route" is a roadway that has scenic vistas and other scenic and aesthetic qualities that over time have been found to add beauty to the County. Therefore, the County designates the following routes as scenic highways and applies all applicable policies to development on these routes (see Figures 2-4A through 2-4C of the Circulation and Infrastructure Background Report):

VALLEY REGION:

a. Beaumont Avenue within the Loma Linda SOI.

b. Citrus Avenue within the Redlands SOI.

c. Colton Avenue within the Redlands SOI.

d. Crafton Avenue within the Redlands SOI.

e. Fifth Avenue within the Redlands SOI.

f. Highland Avenue within the Redlands SOI.

g. I-10 from the City of Redlands to the City of Yucaipa.

h. Mentone Boulevard within the Redlands SOI.

i. San Bernardino Avenue within the Redlands SOI.

j. Sand Canyon Road between Crafton Avenue and the City of Yucaipa.

k. San Timoteo Canyon Road in the Loma Linda SOI.

l. State Route 71 — All of the route in unincorporated County area.

MOUNTAIN REGION:

a. Crest Forest Drive from State Route 18 west to Sawpit Canyon Road.

b. Dart Canyon Road.

c. Devil's Canyon Road.

d. Grass Valley Road.

e. Green Valley Lake Road/101 Mile Drive.

f. Kuffel Canyon Road.

g. Lake Drive from Knapps Cutoff northeast to Dart Canyon Road.

h. Lake Gregory Drive.

i. Lone Pine Canyon Road.

j. Mt. Baldy Road from Los Angeles County line northeast to Mt. Baldy.

k. North Road from Lake Gregory Drive northeast to State Route 189.

l. Oak Glen Road.

m. Old Waterman Canyon Road

n. Playground Drive.

o. Rim of the World Drive from Green Valley Lake Road to State Route 38.

p. San Moritz Drive.

q. Sawpit Canyon Road/Sawpit Creek Road.

r. State Route 2 from State Route 138 southwest to the Los Angeles County line.

s. State Route 330 from the San Bernardino National Forest boundary northeast to State Route 18.

DESERT REGION:

a. Amboy Road from Bullion Mt. Road northeast to Amboy.

b. *Black Canyon Road.

c. *Cedar Canyon Road from Kelso Cima Road southeast to Lanfair Road.

d. *Cima Road from Interstate 15 southeast to Cima.

e. *Essex Road from Essex northwest to Mitchell Caverns.

f. Historic Route 66 (National Trails Highway or Main Street) from Oro Grande northeast and east to the Arizona state line, excepting those areas with incorporated cities.

g. Interstate 40 from Ludlow northeast to Needles.

h. *Kelbaker Road from Interstate 15 southeast to Interstate 40.

i. *Kelso-Cima Road from Kelso northeast to Cima.

j. Lanfair/Ivanpah Road.

k. Park Blvd. / Quail Springs Road from State Route 62 southeast to Joshua Tree National Park.

l. *Parker Dam Road from Parker Dam southwest to the Colorado River Indian Reservation.

m. Pioneer Town Road from Pipes Canyon Road to the Town of Yucca Valley.

n. State Route 127 from Interstate 15 at Baker northwest to Inyo County line.

o. State Route 247 (Old Woman Springs Road/Barstow Road) from the Town of Yucca Valley north to Barstow.

p. State Route 62 (Twentynine Palms Highway) from the Riverside County line northeast to the Town of Yucca Valley; from the Town of Yucca Valley east to Twentynine Palms; from Twentynine Palms southeast to the Riverside County line and from the Riverside County line northeast to state line.

MULTIPLE REGIONS:

a. Baldwin Lake Road from State Route 18 southeast to Pioneer Town Road; continuing east on Pioneer Town Road to Burns Canyon Road; continuing southeast on Burns Canyon Road to Rimrock Road; and continuing southeast on Rimrock Road to Pipes Canyon Road.

b. Coxey Truck Trail from Bowen Ranch Road southeast to Rim of the World Drive.

c. Interstate 15 from the junction with Interstate 215 northeast to the Nevada state line, excepting those areas within the Barstow Planning Area and the community of Baker where there is commercial/industrial development; those portions within the Yermo area from Ghost Town Road to the East Yermo Road overcrossing on the south side only and from First Street to the East Yermo Road overcrossing on the north side; and all incorporated areas.

d. State Route 18 from San Bernardino northeast to the City of Big Bear Lake; from Big Bear Lake northwest to Apple Valley; within the Victorville sphere of influence; and from Victorville and Adelanto to the Los Angeles County line.

e. State Route 38 from Garnet St. in Mentone northeast to Big Bear Dam

f. State Route 138 from Crestline cutoff at State Route 18 northwest to Los Angeles County line.

g. State Route 173 from State Route 18 northwest to Hesperia.

*Starred items in the list above have been designated by the BLM as a part of their Back Country Byway Program, a component of the National Scenic Byway System.

GOAL OS 6. **Improve and preserve open space corridors throughout the County.**

POLICIES

OS 6.1 Support and actively pursue an open space preservation and acquisition program which will create a linked system of both privately and publicly owned open space lands throughout the County.

OS 6.2 Use open space corridors to link natural areas.

GOAL OS 7. **The County will minimize land use conflict between open spaces and surrounding land uses.**

POLICIES

OS 7.1 Control access to lands used for open space purposes as appropriate to retain the desirable open space attributes of the land.

OS 7.2 For natural open space areas that require separation from human activity to preserve their function and value, limit construction of roads into or across natural open space areas.

OS 7.3 Because open space can promote neighborhood and civic identity by providing a clear definition to districts and neighborhoods, the County supports the use of open space and landscaping to define neighborhoods and district boundaries and to delineate edges between the natural and built environment.

OS 7.4 Discourage residential development on land with slopes greater than 30 percent, ridge saddles, canyon mouths, and areas remote from existing access.

OS 7.5 Require that natural landform and ridgelines be preserved by using the following measures:

a. Keep cuts and fills to an absolute minimum during the development of the area.

b. Require the grading contours that do occur to blend with the natural contours on site or to look like contours that would naturally occur.

c. Encourage the use of custom foundations in order to minimize disruption of the natural landform.

d. Require that units located in the hillsides be so situated that roof lines will blend with and not detract from the natural ridge outline.

Programs

1. Establish develop standards and a defined process for review of grading plans for projects with slopes over 15 percent.

OS 7.6 Require that hillside development be compatible with natural features and the ability to develop the site in a manner that preserves the integrity and character of the hillside environment, including but not limited to, consideration of terrain, landform, access needs, fire and erosion hazards, watershed and flood factors, tree preservation, and scenic amenities and quality.

Table OS-1. Types of Open Space Uses

Open Space Category	Potential Multiple Uses
Preservation of Natural Resources	Strong potential for multiple use as scenic areas, particularly if preservation of natural resources requires large areas of open land visible from urban areas, roadways, or trails. Strong potential for multiple uses as watershed area. Strong potential for use as part of a coordinated flood control system that utilizes open areas or watercourses to detain or direct storm flows.
	Some potential for use as timber or grazing land, if protected resources can withstand this type of harvest.
	Slight or no potential for multiple uses for surface mining or other uses that destroy or substantially alter natural features. Slight or No potential for farming that involves clearing of the land, the introduction of non-native plant or animal species, or the use of irrigation. Slight or No potential for residential use, except at very low densities and where clearing and fencing of individual properties is prohibited.
Managed Production of Resources	If used for low-intensity grazing or similar use, Some potential for multiple use to preserve natural resources (see discussion above).
	If surface mined, Some potential for multiple use as scenic open space, if resource extraction does not visibly damage natural features. If surface mined, No potential for immediate use for other open space uses (with the exception of public health and safety protection; Some potential for joint use in this situation if mining occurs within flood control basins or channels). If surface mined, Some potential for long-term (post-closure) use as natural or recreational open space, provided that mine closure is properly planned.
	If land is held in reserve (as for future mining or farming), Some potential for short-term use as natural resource preservation or recreation area until mining, farming, or other extractive use begins.
	If farmed with field crops or orchards, No potential for use of farmed land for natural resource protection. If intensively farmed, Slight or No potential for recreational use, although trails may pass through farmed areas. If intensively farmed, Some potential for scenic qualities, depending on type of farming.
Open Space for Recreation	In general, Strong potential for multiple use as scenic open space, especially in urbanized areas.
	Strong potential for multiple uses as open space to protect public health and safety, such as trail systems adjacent to or within flood control facilities.
	Some potential for multiple uses to protect natural resources provided human presence does not damage protected features (such as threatened or endangered species).
	Slight or No potential for multiple use for resource extraction, unless: (1) extraction involves very low-intensity use, such as grazing of forage, or (2) sufficient distance can be placed within a resource extraction site to protect public from hazards and provide a pleasurable recreation experience.
Open Space for Scenic Resources	Strong potential for multiple uses as natural open space, if preservation of scenic features involves protecting natural vegetation and topography.
	Some potential for multiple uses as open space for recreation, if scenic lands are open to the public.
	Some potential for multiple use as lands for resource extraction (see discussion above) if extraction is low-intensity and does not diminish scenic character or if resource use involves farming of a type that contains scenic worth.
Open Space for Health and Safety	Strong potential for multiple use as recreational open space, provided no immediate threat to safety exists that would preclude this use.
	Strong potential for use as scenic open space, especially if protection of health and safety involves use of open lands (such as for flood control facilities) or provides open areas in urban settings (such as pipeline rights-of-way or fault zones).
	Some potential for multiple uses to preserve natural resources, if health and safety uses maintain or replace natural habitat values.
	Some potential for multiple use as resource extraction (mining), if this use occurs in conjunction with health and safety purpose.
	Some potential for multiple uses for farming, if this use can take place in areas subject to safety hazards.

Source: San Bernardino County General Plan, 1989, Section II – Planning Issues, Natural Resources, Open Space/Recreation/Scenic, pg. II-B1-7.

C. VALLEY REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT

GOAL V/OS 1. **Preserve open space lands within the Valley Region to the greatest extent possible to enhance the quality of life for the residents.**

POLICIES

V/OS 1.1 Develop a plan to obtain, develop and maintain hiking trails and pedestrian walkways between communities and neighborhoods in the Valley area.

GOAL V/OS 2. **Improve and preserve open space corridors throughout the Valley Region.**

POLICIES

V/OS 2.1 Utilize the Open Space Overlay as a technique for identifying and preserving important open space corridors for multiple benefits including wildlife movement and compatible recreational uses in the Valley Region.

D. MOUNTAIN REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT

GOAL M/OS 1. **Ensure the preservation and proper management of National Forest lands within the Mountain Region to maintain the alpine character of the region.**

POLICIES

M/OS 1.1 Encourage the exchange of properties between the U.S. Forest Service and private property owners to facilitate better Forest Service boundary management.

M/OS 1.2 The County shall work with U.S. Forest Service to explore land exchange opportunities that would provide additional areas for open space, recreational opportunities and watershed protection; and offer the County the first right of refusal on lands available for exchange prior to being offered to the general public.

M/OS 1.3 Work with the USFS to designate trails for Off-Highway Vehicle use and establish educational programs for Off-Highway Vehicle use.

M/OS 1.4 The County shall work with the USFS to establish buffer zones between recreational facilities and residential areas using suitable vegetation in a more horticultural application in managed campgrounds, such as whitethorn, wild rose, gooseberry, etc. is feasible. Other traditional structural solutions could include fencing or other suitable barriers.

M/OS 1.5 Request referrals from the U.S. Forest Service on new recreational facilities or increases in recreational uses to help reduce conflicts with U.S. Forest Service users and mountain community residents.

M/OS 1.6 Seek to ensure that undeveloped lands within the National Forest which are proposed to be transferred from Federal ownership are considered for open space values and be either retained by the U.S. Forest Service or otherwise preserved as permanent, public open space by the County or other public agencies.

GOAL M/OS 2. Improve and preserve open space corridors throughout the Mountain Region.

POLICIES

M/OS 2.1 Utilize setbacks, building coverage, the Planned Development concepts and other measures to protect the forest environment.

M/OS 2.2 Encourage the use of the Planned Development concept in environmentally sensitive areas that have been assigned residential land use category.

M/OS 2.3 In the communities of Lake Gregory, Lake Arrowhead, Grass Valley Lake, Fawnskin and Big Bear City, establish a system of bicycle and hiking routes connecting major activity centers, where feasible.

M/OS 2.4 Develop a system of bicycle routes to link new and existing residential areas with major activity and commercial centers.

M/OS 2.5 Encourage the addition of bicycle routes whenever existing highways are widened or significant lengths of highways are improved.

M/OS 2.6 Where appropriate, require pedestrian walkways in commercial, industrial and major multiple family residential developments.

M/OS 2.7 Provide pedestrian linkages between adjacent commercial areas and adjoining residential areas, to encourage foot traffic and reduce automobile trips.

M/OS 2.8 Where desired by the local community, establish a system of equestrian trails and facilities, where appropriate in individual neighborhoods.

M/OS 2.9 Where feasible, link local equestrian trail and hiking paths with other regional trails or routes.

E. DESERT REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT

GOAL D/OS 1. Preserve open space lands to ensure that the rural desert character of the region is maintained.

POLICIES

D/OS 1.1 Work with Bureau of Land Management (BLM) to explore land exchange opportunities within the region that would create a connected system of open space lands for preservation purposes.

D/OS 1.2 Work with BLM to continue to provide public access to BLM lands.

D/OS 1.3 Maintain Rural Living (RL) and Resource Conservation (RC) Land Use Zoning Districts or zoning on steep slopes and remote areas to minimize hillside grading and to protect the rural and natural environment.

D/OS 1.4 Maintain zoning for low residential density and least intensive uses in areas adjacent to the Joshua Tree National Park, the Mojave National Preserve or Areas of Critical Environmental Concern (ACEC) to minimize impacts on open space lands and habitat.

D/OS 1.5 Because the climate, soils and natural resources of the Desert region impose special restrictions on the establishment of uses involving agriculture or resource extraction, the County shall implement the following policies:

a. The County shall exclude forestry uses from all land use zoning districts in the Desert region.

b. The County shall work with the Bureau of Land Management or other appropriate agencies to ensure that any mining operations in or near Deep Creek or other important creeks or habitat areas are designed so as to minimize damage to natural resources.

D/OS 1.6 No development of any kind, including resource extraction, shall be approved which would destroy or seriously diminish the visual quality of existing sand dunes.

D/OS 1.7 Develop private inholdings within Wilderness Study areas in the California Desert Conservation planning area only, in compliance with the stipulations of the Federal Land Management Policies Act, until Congress takes action to designate specific wilderness areas.

GOAL D/OS 2. Ensure that Off-Highway Vehicle use within the plan area and in the surrounding region is managed to protect residential uses and environmentally sensitive areas.

POLICIES

D/OS 2.1 Establish programs for Off-Highway Vehicle use education.

D/OS 2.2 Work with the BLM, National Park Service, law enforcement agencies and adjacent communities to improve management of off-highway vehicle use by establishing programs for off-highway vehicle use education.

D/OS 2.3 The County shall, in cooperation with the San Bernardino National Forest, ensure that Off-Road Vehicle (OHV) use within the plan area and in the surrounding region is restricted to designated trails.

D/OS 2.4 Utilize signage to designate appropriate OHV trails or access areas and to notify where OHV use is prohibited.

THIS PAGE INTENTIONALLY LEFT BLANK

VII. NOISE ELEMENT

Noise has long been accepted as a byproduct of urbanization and is considered a potential environmental hazard. Excessive and/or sustained noise can contribute to both temporary and permanent hearing loss, and may be associated with increased fatigue, stress, annoyance, anxiety, and other psychological reactions in humans. For the various elements of the society to coexist, noise levels need to be controlled and minimized to limit exposure to residential communities and noise-sensitive land uses. The control of noise, therefore, is an essential component in creating a safe, compatible, and productive environment.

A. PURPOSE OF THE NOISE ELEMENT

The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. Local governments must "analyze and quantify" noise levels and the extent of noise exposure through actual measurement or the use of noise modeling. Technical data relating to mobile and point sources must be collected and synthesized into a set of noise control policies and programs that "minimizes the exposure of community residents to excessive noise." Noise-level contours must be mapped, and the conclusions of the element used as a basis for land use decisions. The Noise Element must be used to guide decisions concerning land use and the location of new roads and transit facilities because these are common sources of excessive noise levels. The Noise Background Report provides much of these technical data, and includes generalized estimates of distances to noise contours for typical traffic volumes on County roadways.

The most common sources of environmental noise in San Bernardino County are associated with roads, airports, railroad operations, and industrial activities. The facilities are used to transport residents, consumer products and provide basic infrastructure for the community by creating jobs and economic stability. In many areas of the County, noise-sensitive land uses such as residences, schools, churches and parks exist in proximity to these major noise sources.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Noise Element is closely related to the Circulation and Land Use Elements. Transit thoroughfares, such as freeways, arterial highways, and railways, generate the majority of noise within the County and influence the type and intensity of development within a given area. Likewise, land uses sensitive to noise are to be considered when determining land use patterns and planned mitigation measures related to noise impacts. The location and amount of such noise generators and

receptors are also important considerations in the Open Space Element, which addresses such issues as public parks and open space buffers.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

As part of the County's General Plan Update process, community meetings were held at several locations within the County to gather informative data and input from residents. Questions were posed to the attendees regarding the growth and development in their community, to inquire about their concerns and about what could be done to address their concerns. Noise was mentioned in several of the community meetings as being an issue of concern. Additionally, concern was expressed by citizens and staff regarding the efficacy of the noise complaint process and enforcement of noise regulations.

3. SUMMARY OF EXISTING CONDITIONS

The Noise Background Report describes the existing noise environment in the subareas of San Bernardino County. It also reviews the roles of the state and federal governments in regulating noise from specific sources. The County regulates noise from sources that are not pre-empted by state or federal jurisdiction. Such sources include project construction activities; stationary sources, such as fans, pumps, compressors or other mechanical equipment; or mobile sources operating on private property. Section 83.01.080 of the County's Development Code sets forth performance standards for affected (receiving) land uses from stationary and mobile sources, during daytime (7 AM to 10 PM) and nighttime (10 PM to 7 AM) periods. Exemptions from these standards include motor vehicles not under the control of the industrial use, emergency equipment, vehicles and devices, and temporary construction and repair or demolition activities taking place between the hours of 7 AM and 7 PM Monday through Saturday, excluding federal holidays.

4. SOURCES OF NOISE IN SAN BERNARDINO COUNTY

The County has promulgated and implemented noise policies and requirements for land development and construction projects by requiring these projects to provide specific noise analyses and implement any necessary measures to reduce noise to an acceptable level.

Circulation and transportation systems (roadways, airports and railroads) are the most significant noise-producing activities within the County, and subject some areas to unacceptable levels. Point sources, such as industrial, mining and recreational sites, also produce noise levels of concern. Some key problem areas

are wrecking yards, rock crushing, racetracks, snow and water ski areas, outdoor concerts, shooting facilities, and similar recreation facilities. Additional problems are off-road vehicles, snowmobiles, and the operation of specialized equipment.

Traffic Noise: The level of noise associated with roadways will vary with total traffic volume, vehicular speed, the relative numbers of trucks and cars in the traffic volumes, the roadway cross-section and geometric design, and the local topography. Typically, the greater the vehicle speed and truck percentage, the greater the level of noise emission from the transportation facility. Refer to the Noise Background Report for more information on traffic noise in San Bernardino County.

Rail Noise*:* Railroad activity, including heavy rail locomotives and railcars, also constitutes a major but less widespread element of the noise environment in the County. The passage of trains results in considerable noise impacts on adjacent lands, although the elevated noise levels are periodic and of relatively short duration. Railroad tracks within the County are used for passenger transportation and delivery of freight. Refer to the Noise Background Report for more information on rail noise in San Bernardino County.

Aircraft Noise: Aircraft noise generates occasional, but intrusive noise levels for the occupants of property adjacent to airports and/or under the flight patterns of aircraft using airports. The federal and state governments regulate aircraft noise. Refer to the Noise Background Report for more information on aircraft noise in San Bernardino County.

Industrial Noise: Industrial noise sources exist but do not materially affect noise-sensitive land uses within the unincorporated areas of the County. Refer to the Noise Background Report for more information on industrial noise in San Bernardino County.

5. CONCLUSION

The unincorporated portions of the County represent the full range of community noise environments from very quiet rural to moderately noisy suburban to noisy urban. Noise patterns in the County are generally consistent with published data regarding the intensity of development/type of land use and the expected levels of environmental noise.

B. COUNTYWIDE GOALS AND POLICIES OF THE NOISE ELEMENT

GOAL N 1.	**The County will abate and avoid excessive noise exposures through noise mitigation measures incorporated into the design of new noise-generating and new noise-sensitive land uses, while protecting areas within the County where the present noise environment is within acceptable limits.**

POLICIES

N 1.1 Designate areas within San Bernardino County as "noise impacted" if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Chapter 83.01 of the Development Code.

N 1.2 Ensure that new development of residential or other noise-sensitive land uses is not permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the standards of Noise-sensitive land uses include residential uses, schools, hospitals, nursing homes, places of worship and libraries.

N 1.3 When industrial, commercial, or other land uses, including locally regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use will not exceed the performance standards of Table N-2 within outdoor activity areas. If outdoor activity areas have not yet been determined, noise levels shall not exceed the performance standards listed in Chapter 83.01 of the Development Code at the boundary of areas planned or zoned for residential or other noise-sensitive land uses.

Programs

1. Require an acoustical analysis prior to approval of proposed development of new residential or other noise-sensitive land uses in a noise-impacted area or a new noise generating use in an area that could affect existing noise-sensitive land uses. The appropriate time for requiring an acoustical analysis is during the environmental review process so that noise mitigation may be an integral part of the project design. The acoustical analysis shall:

    a. Be the responsibility of the applicant.

b. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

c. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions;

d. Include estimated noise levels in terms of the descriptors shown in Figures II-8 and II-9 of the Noise Background Report for existing and projected future (20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element.

e. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.

f. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, acoustical information to support a statement of overriding considerations for the project must be provided.

2. Develop and employ procedures to ensure that requirements imposed pursuant to the finding of an acoustical analysis are implemented as part of the project review and building permit processes.

N 1.4 Enforce the state noise insulation standards (California Administrative Code, Title 24) and Chapter 35 of the California Building Code (CBC)[6].

---

[6] Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels, and motels proposed for areas within the 60 dB Ldn (or CNEL) contour of a major noise source for the purpose of documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.

N 1.5 Limit truck traffic in residential and commercial areas to designated truck routes; limit construction, delivery, and through-truck traffic to designated routes; and distribute maps of approved truck routes to County traffic officers.

N 1.6 Enforce the hourly noise-level performance standards for stationary and other locally regulated sources, such as industrial, recreational, and construction activities as well as mechanical and electrical equipment.

Programs

1. Develop and implement a noise ordinance that will:

    a. Be consistent with this element of the General Plan.

    b. Include the development standards provided in this element in the Development Code.

N 1.7 Prevent incompatible land uses, by reason of excessive noise levels, from occurring in the future.

Programs

1. Examine the existing and projected future noise environment when considering amendments to the circulation system.

2. Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the County and with noise control regulations enacted after the adoption of this element.

3. Provide sufficient noise exposure information so that existing and potential noise impacts will be identified and addressed in the project review processes.

4. Compile and publish a list of standardized noise mitigation measures.

GOAL N 2. **The County will strive to preserve and maintain the quiet environment of mountain, desert and other rural areas.**

POLICIES

N 2.1 The County will require appropriate and feasible on-site noise attenuating measures that may include noise walls, enclosure of noise-generating equipment, site planning to locate noise sources away from sensitive receptors, and other comparable features.

N 2.2 The County will continue to work aggressively with federal agencies, including the branches of the military, the U.S. Forest Service, BLM, and other agencies to identify and work cooperatively to reduce potential conflicts arising from noise generated on federal lands and facilities affecting nearby land uses in unincorporated County areas.

C. VALLEY REGION GOALS AND POLICIES OF THE NOISE ELEMENT

NONE SPECIFIC TO THE VALLEY REGION.

D. MOUNTAIN REGION GOALS AND POLICIES OF THE NOISE ELEMENT

GOAL M/N 1. **The County will strive to preserve and maintain the quiet environment of the Mountain Region.**

POLICIES

M/N 1.1 Encourage and support strict enforcement of vehicle code regulations to reduce vehicular noise in the mountain communities.

M/N 1.2 Encourage responsible agencies to post signs near forest access roads which explain the acceptable vehicular noise levels for vehicles using those roads.

E. DESERT REGION GOALS AND POLICIES OF THE NOISE ELEMENT

NONE SPECIFIC TO THE DESERT REGION.

THIS PAGE INTENTIONALLY LEFT BLANK

VIII. SAFETY ELEMENT

The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards. Protecting the health, safety and welfare of the community is a fundamental responsibility of the County of San Bernardino.

A. PURPOSE OF THE SAFETY ELEMENT

The Safety Element must identify hazards and hazard abatement provisions to guide local decisions related to zoning, subdivisions, and entitlement permits. The element should contain general hazard and risk reduction strategies and policies to minimize potential dangers to residents, workers, and visitors; reduce the level of property loss resulting from a potential disaster; and, identify ways to respond to a crisis situation.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Safety Element must address issues related to protecting the community from any unreasonable risks associated with seismically induced surface rupture, ground shaking, ground failure, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps; other known geologic hazards; flooding; and wildland and urban fires. It must also address the following as they relate to known fire and geologic hazards: evacuation routes and signage; peakload water supply requirements; minimum road widths and turnouts; and clearances around structures.

The Safety Element overlaps topics also mandated in the Land Use, Conservation, and Open Space Elements. Critical relationships exist between the Safety Element and other General Plan elements. The types and locations of land uses identified in the Land Use Element are influenced and regulated by the locations of natural hazards, while emergency evacuation routes and locations of critical facilities can be influenced by the goals and policies identified in the Circulation and Infrastructure Element. The Land Use and Conservation Elements preserve natural resources that may be affected by hazards.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

Through a public outreach process in preparation for the drafting of the County of San Bernardino's General Plan, the public identified the following issues that directly relate to the Safety Element:

- A large number of respondents were concerned with the drug use problem and called for more drug and alcohol addiction services.
- A significant number of residents called for increased access to health care through more affordable health care and clinics or hospitals.
- A small number of respondents were concerned with increased funding for counseling and psychological services, including more staff.
- A large number of respondents called for more law enforcement, and a smaller number asked for more consistent and community-oriented law enforcement with faster response times.
- A large number of respondents were concerned with neighborhood safety in terms of crime, blight, violence, and the growing number of gangs in the County.
- A significant number of respondents were concerned with the dead tree problem in the mountains.
- A small number of residents would like to see increased fire and emergency services.

3. SUMMARY OF EXISTING CONDITIONS

Geologic Hazards

San Bernardino County is subject to many geologic hazards, especially in the heavily populated Valley Region, exposing residents and development to varying degrees of risk. These risks include seismic activity (earthquake-induced phenomena, such as fault rupture, ground shaking, liquefaction, seismically-generated subsidence, seiche, and dam inundation), landslide/mudslide (or mudflow), non-seismic subsidence, erosion, and volcanic activity. All of the above affect property and existing or potential uses.

Other geologic hazards include collapsible, expansive, and sulfate-reactive soils. These hazards, however, are controlled under current building and safety practices. An extensive discussion of geologic hazards (definitions and existing conditions) can be found in the "Geologic Hazards Background Report" (under separate cover), which is not adopted as part of the General Plan. Natural hazards are identified on the Hazard Overlay Maps. Information sources and levels of accuracy are also indicated on those maps. For more information, refer to the Safety Background Report.

Seismic Activity

Perhaps the most life-threatening geologic hazards in the County are the numerous major faults traversing the area. These faults are designated on the Hazard Overlay maps and based on information developed by the California State Geologist under the Alquist Priolo Earthquake Fault Zone Act. Seismologists agree that the probability of a great earthquake on the San Andreas Fault is very high, with the potential of causing thousands of deaths and billions of dollars in damages. The San Andreas traverses the most populous portion of the County—the valley—as does the San Jacinto fault, considered to be the most active fault in California. Most of the Mountain Region and some portions of the Desert Region are also affected by seismic activity.

The majority of County residents would be subjected to the full range of seismically induced hazards, including ground shaking, liquefaction, subsidence, seiche, and dam inundation. Fault rupture causes more localized damage affecting development astride the faults. While the County is continuing emergency planning for such a possibility, many other responses are appropriate. Seismic hazards are more comprehensively discussed in the Safety Background Report.

Landslides and Mudslides

In San Bernardino County, the San Gabriel, San Bernardino, Little San Bernardino and Pinto Mountains comprise a portion of the Transverse Ranges. They are characterized by steep slopes, sharp narrow ridges, steep-walled incised canyons, valleys, and major faults. This setting can produce numerous landslides and mudslides, especially when combined with other adverse geologic conditions and heavy precipitation.

Steepness of slope and the nature of the bedrock, soil, and precipitation combine to determine County landslide locations.

The Wrightwood landslide area is of critical concern. It is an area whose primary movement is mudflow or mudslide. This is induced by high precipitation, especially in the spring when melting snow produces saturation levels. The San Andreas Fault bisects the community, causing additional concern. Though to a lesser degree, the steep fronts of the eastern San Gabriel and Southwestern San Bernardino Mountains present a major stability hazard, especially adjacent to faults. Many of these areas lie within the National Forest, so it is assumed the majority of these publicly owned lands will not be developed. The lack of stability may, however, result in major problems in highway construction and maintenance. Landslides and avalanches in this area also cause debris in flood control, dam, and reservoir facilities. Landslide deposits are often generation areas for large debris flows or mudflows that occur during periods of heavy precipitation, especially after vegetation has been destroyed by fire or off-road vehicle-generated erosion. In addition, in southwestern San Bernardino County, the Chino Hills is underlain by landslide-prone marine rocks, presenting the greatest potential slope stability problem in that area. Landslide and mudslide hazards are more comprehensively discussed in the Safety Background Report.

Ground Subsidence

The two types of subsidence of major concern to San Bernardino County are tectonic subsidence and subsidence caused by groundwater withdrawal. Within geologic time, the County has undergone tectonic activity, including the uplifting of the San Bernardino mountains in relation to the San Bernardino Valley Region. Plate tectonics is the mechanism responsible for this movement, which has caused miniplates to be formed at major plate boundaries and has reoriented, folded, and faulted these small crustal pieces. This activity has raised some of these miniplates or blocks and has allowed others to subside. This tectonic subsidence is primarily of concern during very large earthquakes, when subsidence could occur instantaneously and may total many feet. Tectonic subsidence is uncontrollable by man.

Subsidence caused by groundwater withdrawal has been and still remains of concern to the alluvial valleys of San Bernardino County. The entire alluvial valley area in southwestern San Bernardino County (the La Verne, Chino-Riverside, and Bunker Hill-Yucaipa areas) has experienced subsidence from

groundwater withdrawal. Subsidence from 0.8 to 5.8 feet is reportedly possible in these areas. As a result, local water agencies have elected to spread enough imported water to halt or impede further subsidence. Subsidence has been reported in the Antelope Valley area of northeastern Los Angeles County and may extend eastward into a small segment of San Bernardino County. It is anticipated that similar subsidence will occur in other desert basins as development increases and groundwater drafts increase accordingly. Groundwater studies, surveys, and field investigations are required for specific identification of hazardous subsidence areas and for information necessary to develop proper mitigation measures. Subsidence hazards are more comprehensively discussed in the Safety Background Report.

Volcanic Activity

Volcanic eruptions have occurred in San Bernardino County intermittently during the geologic past and as late as 6,000 years ago. It is possible that renewed volcanic activity will occur. More recent volcanic areas of the County are classified as dormant but not necessarily extinct. The likelihood of volcanic eruption in the near future is very remote, considering the relatively long period of quiescence. Furthermore, most of these volcanic centers are located in sparsely populated areas. However, as part of a long-range land use plan, some consideration should be given to volcanic hazards. Volcanic hazards are more comprehensively discussed in the Safety Background Report.

Flooding

The County has experienced severe and widespread flooding throughout its history. Several major drainage basins have the potential to subject residents and structures to a high risk of flooding. In addition, the cumulative increase in impervious surfaces has increased problems related to surface run-off. While complete avoidance or protection through control facilities is not practical, considerable improvement can be made through both structural and non-structural methods.

The County currently utilizes land use zoning districts to prohibit habitable structures in floodways as defined by the federal requirements necessary to participate in the National Flood Insurance Program. The consistent adoption of overlays is needed to require special review, conditions, and the prohibition of some uses in floodplain areas (areas subject to 100-year floods), including dry lakes. In addition, there are land use policies and development standards that can

be implemented, including reduction of impervious surfaces; increase of percolation, infiltration, and recharge; and the control of urban run-off. There is a need for the County to identify all areas of flood and drainage hazards, especially in the Desert Region where mapping is sparse, as well as areas with a heavy concentration of debris or the potential for dam inundation. Flood hazards are more comprehensively discussed in the Safety Background Report.

Fire

A combination of climate, topography, vegetation, and development patterns creates high fire hazard risks throughout the County, especially in the many areas of wildland/urban intermix located in foothills and mountainous areas countywide.

As development encroaches upon wildland areas, the potential for disastrous loss of watershed, structures, and life (human and wildlife) increases. Establishment of a coordinated program to condition development in some of these areas has been adopted through the Fire Safety Overlay provisions of the County Development Code. Continuous evaluation and application of Hazard Overlays and accompanying policies and standards for adequate services, facilities, mapping, and developmental regulation are required as pressure for development increases countywide. Included in developmental regulation are requirements for minimum road widths (to provide adequate access for both fire-fighting equipment and evacuating residents) and clearance around structures to prevent the rapid spread of fire from one structure to another.

In response to state law, the Peakload Water Supply System Guidelines were developed. These guidelines, designed to ensure an ample water supply, list the sum total of required fire flow, operational daily consumption, and emergency storage. However, increasing demands on groundwater can create deficiencies in the water supply. Fire hazards are more comprehensively discussed in the Safety Background Report. Also, the Fire Hazard Overlay maps are available in the Safety Background Report.

Wind/Erosion

Residents of San Bernardino County know that winds—particularly Santa Ana winds—pose a hazard in the County, destroying property, exacerbating fire hazards and disrupting transportation and utility services. Continued development of canyon mouths and foothill areas, where the winds are most severe, assure that more residents will be exposed to this hazard. Because wind is a natural phenomenon that cannot be prevented, awareness of the hazard posed is primary. However, as discussed in the Safety Background Report, there is relatively little information on wind as a hazard; there is not enough information to map. Beyond existing building and fire requirements (found in the CBC, the Fire Hazard Overlay, etc.), public awareness of the problem, vigilance during high winds in affected areas, and continued study (of both the hazard and mitigation techniques) are methods currently available to reduce the risk of wind hazards.

In addition, wind is a cause of erosion in the County. Therefore, erosion policies are also included here. However, erosion is not only wind-generated. Natural causes include landslide, fire, flood, and wind. Man-made causes include irresponsible grading and other construction practices, use of off-road vehicles, and other indiscriminate disruption of fragile ecological surfaces. In the urban portions of the Valley Region, especially at the base of the mountain ranges, erosion control is an important consideration by the individual property owner. In the desert areas, wind-blown sand is the most prevalent form of erosion. There are areas that cannot be used for development without extensive stabilization measures. While identification of all of these areas is beyond the scope of this issue, these areas should be delineated. Severe erosion can be a problem anywhere in the County. In any area where precipitation combines with ground areas denuded of their natural covering, potential for erosion exists.

Hazardous Waste

Proper hazardous waste management constitutes one of the state's major environmental concerns. Statewide recognition of the need for better methods of hazardous waste management came about from the intense media focus on improper disposal practices. Hazardous chemicals play an important role in our modern society. They contribute to the manufacture

of a vast array of consumer products (e.g., televisions, computers, automobiles, and medicines) and the convenience of consumer services (e.g., dry cleaners, automotive repair). While these goods and services add to our quality of life, they also cause the generation of hazardous wastes. Reducing our reliance on hazardous materials should reduce the generation of hazardous waste. Hazardous waste will continue to be generated, however, because some materials have no substitutes.

San Bernardino County generates about 65,000 tons of hazardous waste per year. The County's waste stream represents about 5 percent of the wastes generated in the Southern California region. The major categories of waste produced in the County include metal containing liquids, waste oil, oily sludge, and baghouse waste. These wastes come from a variety of industries ranging from small businesses, such as automotive services and plating companies, to large industries, such as steel manufacturing.

AB 2948 (Chapter 1504, Statutes of 1986), commonly known as the Tanner Bill, authorized counties to prepare Hazardous Waste Management Plans (HWMPs) in response to the need for safe management of hazardous wastes. On March 31, 1987, the County of San Bernardino Board of Supervisors authorized the preparation of the County's HWMP. The preparation of the HWMP included extensive public participation. Consistent with state law, an advisory committee was established to advise County staff and local government officials on issues pertaining to management of hazardous wastes. The HWMP was adopted by the County of San Bernardino Board of Supervisors and approved by the California Department of Health Services in February 1990.

The HWMP serves as the primary planning document for the management of hazardous waste in San Bernardino County. The HWMP identifies the types and amounts of wastes generated in the County; establishes programs for managing these wastes; identifies an application review process for the siting of specified hazardous waste facilities; identifies mechanisms for reducing the amount of waste generated in the County; and identifies goals, policies, and actions for achieving effective hazardous waste management.

B. GOALS AND POLICIES OF THE SAFETY ELEMENT

GOAL S 1.	**The County will minimize the potential risks resulting from exposure of County residents to natural and man-made hazards in the following priority: loss of life or injury, damage to property, litigation, excessive maintenance and other social and economic costs.**

POLICIES

S 1.1 Inform and educate the public of the risks from natural and man-made hazards, methods available for hazard abatement, prevention, mitigation, avoidance, and procedures to follow during emergencies.

Programs

1. Enact an ordinance requiring that geologic hazard information be recorded for each affected property so that all prospective homebuyers may be informed.

2. Make geotechnical data and mapping readily available to the public through the countywide Geographic Information System coordinated by the County Geologist as described below under Policy S 1.2.

S 1.2 Continuously integrate data on natural and man-made hazards into adopted land use and overlay maps, policies, and review procedures for land use proposals and enforcement of development standards.

Programs

1. Establish a countywide geotechnical information collection, storage, and retrieval system that will:

   a. Solicit and coordinate geological studies by the United States Geological Survey (USGS), California Geological Survey, the County, and other local agencies and make the resultant data available to the public and other agencies.

   b. Incorporate all new research for the prediction and mitigation of geologic hazards.

   c. Be coordinated, filed, and maintained by the County Geologist.

d. Maintain clear and comprehensive mapping of all geologic hazards.

e. Incorporate newly acquired data and technology into the mapping, policies, and procedures of this component of the General Plan.

f. Because specific mapping of erosion-susceptible areas countywide is difficult to access, maps developed by the Resource Conservation Districts delineating erosion areas will be adopted by the County. Until such time as maps can be incorporated into the Hazard Overlays, the Division of Building and Safety will evaluate all ministerial and discretionary actions for minimization of erosion hazards.

2. Continue to monitor the state-of-the-art post-wildfire debris flow hazard evaluation and prediction methodologies and incorporate scientifically based mapping into the Geologic Hazard Overlay when available. Evaluate and implement advance public notification methods to warn of impending hazardous conditions.

S 1.3 Support and expand emergency preparedness and disaster response programs and establish comprehensive procedures for post-disaster planning in affected areas.

Programs

1. Continue to fund and staff the existing Office of Emergency Services and maintain and update the Emergency Preparedness Management Plan.

2. Continue coordination with public and private agencies and initiate coordination in residential areas through Neighborhood Watch, homeowners associations and other neighborhood groups.

3. Provide for the needs of dependent and immobile populations in emergency response and recovery operations through identification and prioritization of rescue needs.

4. Require disaster plans and provisions in the design, location, and management of all public facilities.

5. Plan, design, and use public facilities according to the requirements of the County Emergency Management Plan.

6. Ensure adequate access routes to and from potential devastation areas as required by the County's Emergency Management Plan.

7. Establish a standing committee for disaster recovery to plan for a disaster by providing contingency planning for the rapid and effective reconstruction of affected areas. The committee will include representatives of Planning, Public Works, Community Development and Housing, and Building and Safety, as well as liaison to the local utilities and any state and federal redevelopment, housing and reconstruction programs.

GOAL S 2.	**The County will minimize the generation of hazardous waste in the County and reduce the risk posed by storage, handling, transportation, and disposal of hazardous wastes.**

POLICIES

S 2.1 Because reducing the amount of waste generated in this County is an effective mechanism for reducing the potential impact of these wastes on the public health and safety and the environment, and because legislation encourages the reduction, to the extent feasible, of hazardous waste, this jurisdiction will encourage and promote practices that will, in order of priority: (1) reduce the use of hazardous materials and the generation of hazardous wastes at their source; (2) recycle the remaining hazardous wastes for reuse; and (3) treat those wastes that cannot be reduced at the source or recycled. Only residuals from waste recycling and treatment will be land disposed.

S 2.2 Include extensive public participation in the County's application review process for siting hazardous waste facilities and coordinate among agencies and County departments to expedite the process. Apply a uniform set of criteria to the siting of these facilities for the protection of public health and safety and the environment.

S 2.3 Ensure that environmental review is conducted for projects proposed on sites that have been identified as contaminated.

Programs

1. Require a conditional use permit and a General Plan Amendment from applicants for hazardous waste facilities. The applicant will meet all provisions of the specified hazardous waste facility overlay as well as other General Plan and Development Code provisions.

S 2.4 Protect vital groundwater resources and other natural resources from contamination for present and future beneficial uses.

S 2.5 Minimize the risk of exposure to hazardous substances by residential and other sensitive receptors through the application of program review and permitting procedures.

Programs

1. The County shall provide 24-hour response to emergency incidents involving hazardous materials or wastes in order to protect the public and the environment from accidental releases and illegal activities.

2. The County shall operate collection facilities and events for residents of San Bernardino County to safely dispose of household hazardous waste.

3. The County shall provide affordable waste management alternatives to businesses that generate very small quantities of waste through the Conditionally Exempt Small Quantity Generator program.

4. The County shall inspect hazardous material handlers and hazardous waste generators to ensure full compliance with laws and regulations.

5. The County shall implement CUPA programs for the development of accident prevention and emergency plans, proper installation, monitoring, and closure of USTs, and the handling, storage, transportation, and disposal of hazardous wastes.

6. The County shall conduct investigations and take enforcement action as necessary for illegal hazardous waste disposal or other violations of federal, state, or local hazardous materials laws and regulations.

7. The County shall manage the investigation and remediation of environmental contamination due to releases from USTs, hazardous waste containers, chemical processes, or the transportation of hazardous materials.

8. The County shall provide access to records for potential buyers of property to perform due diligence research and environmental assessment.

9. The County shall use the County's Certificate of Occupancy process to address identification of new facilities that may handle hazardous materials, including facilities subject to the California Accidental Release Prevention Program, accordance with Government Code 65850.2.

GOAL S 3. **The County will protect its residents and visitors from injury and loss of life and protect property from fires.**

POLICIES

S 3.1 Continue the Fire Department's consolidation efforts to develop an integrated approach to coordinate the County's present and future needs in fire protection services in response to fire hazards and risks and to serve as a basis for program budgeting, identification, and implementation of optimum cost-effective solutions with the goal of providing necessary Service Levels and achieve Deployment Goals. These Service Levels and Deployment Goals are as follows:

The deployment of fire companies with appropriate levels of staffing and apparatus within the service area plays an important role in effective community fire protection and provision of a higher standard of care for life threatening health emergencies and thereby increasing the quality of life for our citizens. Consolidation provides the most effective option for streamlining the delivery of service and simplifying budget, fiscal, operational, and asset management and creates a single countywide Fire Protection District. It also provides the longest projection of financial solvency for the County Fire Department based on a special district deliver system. A tiered response, including staffing levels, response times and performance goals seems the only reasonable conclusion for the near future as the Department works towards establishing service planning goals for all areas of the County. Matching service levels with the various characteristics of

a geographic area will provide several things including: base line service, knowledge of when the area will move to the next level of service, reasonable stabilization of current service, allow for community identity and choice, allow for the projection of future service levels, and lay the basic foundation for strategic planning and future growth of the Department.

Programs

1. Fund, adopt and implement a countywide Fire Protection Master Plan (FPMP).

2. The FPMP will use National Fire Protection Association Standards 1710 and 1720 as goals for creation of the Standards of Cover.

3. The FPMP will be created in coordination with the Departments consolidation efforts to ensure consistency with community needs and input.

4. Develop, adopt and implement a recommended schedule of fees to finance the fire protection infrastructure that is tied to land use categories and specific community needs as prescribed by the countywide Fire Protection Master Plan.

5. Develop, adopt and implement a recommended schedule of fees for Fire Department's Fire Protection Planning Section within the Office of the Fire Marshall that is adequate to meet the staffing and operation needs of the program.

6. Continue to coordinate fire protection services countywide, with all city fire departments, self-governed special districts providing fire protection services, the California Department of Forestry and Fire Protection, the United States Forest Service, Bureau of Land Management.

7. Require applicants for new land developments to prepare a site-specific fire protection plan, with special emphasis in areas of high and very high fire risk.

8. Require applicants to fund incremental improvements for the improvement of local fire protection services commensurate with the impacts of large developments (e.g., planned developments) in excess of 50 units.

9. Implement monitoring of fire-prevention measures (such as fuels reduction) to prevent damage to biological habitats in high fire hazard areas such as chaparral areas.

10. The following Peakload Water Supply System guidelines (Figure II-5) shall be met for all new development or be adequately served by water supplies for domestic use and community fire protection in accordance with standards as determined by the County Fire Department.

    a. Limit or prohibit development or activities in areas lacking water and fire fighting facilities.

    b. Approve high intensity uses such as theaters, motels, restaurants and schools, and uses requiring the handling or storage of large amounts of highly flammable materials only in areas with year round fire protection and adequate water systems with hydrants.

S 3.2 The County will endeavor to prevent wildfires and continue to provide public safety from wildfire hazards.

S 3.3 Minimize the fire hazard posed by expanding development in wildland/urban intermix areas.

Programs

1. Apply the regulations of the Fire Safety Overlay Ordinance, as found in the Development Code; to all County areas subject to wildland/urban intermix fire hazards including all mountain and foothill areas.

S 3.4 Identify and map all such areas on a continuous basis, amending the Fire Hazard Overlay maps where needed.

S 3.5 Evaluate the Fire Hazard Overlay Ordinance regularly and revise when necessary to reflect the most current fire-safe building and development techniques and standards (e.g., provision of life safety fire sprinklers in new construction of dwelling units).

S 3.6 Continue to work with Fire Safe Councils (FSC) and their Chapters to:

a. Develop educational programs to create awareness and disseminate information among citizens about fire safety and fire safety programs.

b. Continue efforts supporting FSC programs that physically reduce or eliminate fuels such as Chipper Days and community fuels reduction programs.

c. Continue to support FSC efforts in creating Community Wildfire Protection Plans (CWPPs).

d. Continue to encourage participants in the Mountain Area Safety Taskforce (MAST) to support FSC efforts in community education and behavior modification.

S 3.7 Continue to support existing County Fire Department Public Education Programs.

Programs

1. Continue to increase awareness through Safety Fairs, Open Houses, Places of Worship, Community Centers and School Visits and Curriculum Presentations.

2. Continue to disseminate informational brochures on topics such as Residential Fire Sprinkler Maintenance, commercial design and construction standards, development and construction requirements in the Fire Hazard Overlay.

3. Target high-risk groups such as children and senior citizens with specific programs such as Risk Watch, Learn not to Burn, Stop Drop and Roll and 911 programs.

4. Continue public education programs in topics such as Home and Children Safety including: Pool Safety, Drowning Prevention, Smoke Detectors, Car Seat Safety, Home Emergency Plans and Fire Sprinkler Systems.

GOAL S 4. **The County will minimize damage due to wind and water erosion where possible.**

POLICIES

S 4.1 Map high wind areas as part of the hazard overlay.

Programs

1. Conduct detailed mapping of potential blowsand hazard areas for use as a hazard overlay.

2. Map potential wind erosion areas on the basis of soil characteristics for use as a hazard overlay.

S 4.2 Apply the provisions of the Revised Erosion and Sediment Control Ordinance countywide.

S 4.3 Tailor grading, land clearance, and grazing to prevent unnatural erosion in erosion susceptible areas.

S 4.4 Establish an education program for homeowners emphasizing land use for erosion control in conjunction with the Resource Conservation District.

S 4.5 Restrict use of off-road vehicles in areas susceptible to erosion.

GOAL S 5.	**The County will provide adequate flood protection to minimize hazards and structural damage.**

POLICIES

S 5.1 Participate in the National Flood Insurance Program (NFIP), which provides flood insurance within designated floodplains.

Programs

1. Designate Floodway and Floodplain areas, as identified by the Federal Emergency Management Agency (FEMA) on flood insurance rate maps and flood boundary maps, as Floodway (FW) on the Land Use Maps and Floodplain Overlays on the Hazards Overlay Maps.

2. Designated floodway areas will be preserved for non-structural uses through restrictions of the FW Land Use Zoning District.

3. All new development, including filling, grading, and construction, proposed within designated floodplains, will require submission of a written assessment prepared by a qualified hydrologist or engineer, in accordance with the latest "San Bernardino County Hydrology Manual" and the various detention basin policies [see

Existing Policy FL-11], to determine whether the development will significantly increase flood hazard and to show that all new structures will be adequately protected. Development will be conditioned on receiving approval of this assessment by the San Bernardino County Surveyor Division of the Public Works Department.

4. All new construction in a Floodplain Overlay area will be required to be flood-proofed, located, and designed to allow unrestricted flow of floodwaters.

5. The Land Use Compatibility Chart for 100-Year Flood Plains (Table S-1) will apply to County reviews of all discretionary and ministerial actions in County-designated floodplains.

6. Lands within floodplain areas may be developed with non-critical and non-essential uses if mitigation measures are incorporated to ensure that the proposed development will not be hazardous, increase flood depths or velocities downstream, or degrade water quality, especially uses such as parks, trails, and open space.

7. Provide known flood hazard information with every discretionary or ministerial application.

8. When no mapped data exist, existing topographical, watershed, and drainage course data will be evaluated for a determination of potential flood hazard for every discretionary and ministerial action.

S 5.2 Update data and maps with newly identified flood hazard areas in the County, as new information becomes available.

Programs

1. As new overflow studies and mapping are completed and approved by either the County's Land Development Engineer or the San Bernardino County Flood Control District, they will supplement the FEMA mapping and will be incorporated into Flood Hazard Overlay mapping.

2. Initiate and finance programs for the continuous evaluation and designation of floodway, floodplain, and drainage areas.

3. Timely application for FEMA mapping changes will be initiated to reflect any additions to or alterations in identified Floodways or Floodplains by the County Floodplain Management Administrator.

4. Continued evaluation of all County areas through application of development conditions in the preconstruction flood hazard inspection process.

5. Site studies will be conducted where development is proposed in areas tentatively identified as subject to flooding.

6. Construction will comply with study recommendations as described in site study required under FL-2f.

7. Adopt the FEMA Digital Flood Insurance Rate Map database as published by FEMA as it currently exists and as updated in the future for the County allowing for automatic map updates as new data are published by FEMA.

S 5.3 Protect residents and properties from the risk of dam failure as a result of earthquake or other causes.

Programs

1. Require an engineering geology report for all new or proposed public and private reservoirs. This report will be completed by a registered engineering geologist, conform to County standards, and be approved by the County Geologist.

2. Include reservoirs as Dam Inundation areas on the Hazard Overlay Maps as required by the State of California.

3. Prohibit new dams and reservoirs in areas designated as Geologic Hazards on the Hazard Overlay Maps.

4. Prohibit critical, essential and high-risk land uses from Dam Inundation areas as shown on the Hazard Overlay Maps and Figure II-4.

S 5.4 Protect existing development in floodways and floodplains.

Programs

1. Continue to identify natural drainage courses and designate San Bernardino County Drainage Easements as a means to preserve natural drainage flow paths and/or constructed drainage facilities.

2. Require implementation of flood protection measures when additions valued at 25 percent or greater of the original structure are proposed.

3. Establish funding mechanisms when flood control facilities are warranted.

S 5.5 Require specific hydrology and hydraulic studies for development proposals to avoid spot flooding from small streams or unmapped areas adjacent to mapped flood areas.

Programs

1. Identify existing drainage conditions, upstream and downstream drainage conditions, and measures that must be taken within the development project or downstream from the project to preclude impacts on the proposed development or increased impacts to downstream development. These studies will be submitted to and reviewed by the Land Use Services Department and the Department of Public Works.

2. Fully account for all planned flood control facilities within or adjacent to the project site. Where sections of flood control facilities cannot be constructed, provision should be made for their ultimate construction—that is, rights-of-way reserved and construction funds secured. Additional, interim facilities must be provided that will be able to handle the additional run-off from the proposed development until the planned flood control facilities are constructed.

S 5.6 Prevent flood hazard resulting from drainage from adjacent development.

Programs

1. The run-off provisions of the Erosion and Sediment Control Ordinance will apply countywide.

2. Surface run-off from new development will be controlled by on-site measures including but not limited to structural controls. Restrictions regarding changes in topography, removal of vegetation, creation of impervious surfaces and periods of construction, such that the need for off-site flood and drainage control improvements is minimized and that run-off from the development will not result in downstream flood hazards.

S 5.7 Initiate public education programs that will play a vital role in minimizing flood hazard.

Programs

1. Establish a public information system through the Office of Emergency Services outlining emergency operations and measures to reduce personal losses in the event of a flood disaster.

2. Develop a flood warning system where possible through the Flood Control District.

3. Develop dam failure and flood plain inundation evacuation plans through the Office of Emergency Services and the Department of Public Works where possible.

S 5.8 Design flood control and drainage measures as part of an overall community improvement program that advances the goals of recreation, resource conservation, preservation of natural riparian vegetation and habitat, and the preservation of the scenic values of the County's streams and creeks.

Programs

1. Consider ecological significance and aesthetic quality of natural drainage ways in the design of all drainage projects.

2. Require that storm waters be used for groundwater recharge when possible and that existing groundwater recharge areas be considered for retention as unbuilt open areas.

3. Preserve all existing "unlined" and "natural" drainage channels and water courses, such as creeks and river beds, as resource management areas or linear parks and recreation trails, whenever technically and economically feasible. Linear parks and/or recreation trails will be part of a master-planned system.

S 5.9 Coordinate with local, regional, state, federal, and other private agencies to provide adequate flood protection to County residents.

Programs

1. Continue the development of intergovernmental coordination with cities, adjacent counties, the Army Corps of Engineers, and other agencies that have an interest in flood control projects that cross jurisdictional boundaries.

2. Coordinate land use and flood control planning through continued improvement of staff contacts between the Land Use Services Department, Flood Control District, Special Districts Department, and cities within the County, and through annual review of the Capital Improvements Program.

S 5.10 Continue to develop local area drainage plans and establish funding mechanisms to provide the backbone drainage system for watershed areas.

GOAL S 6. **The County will protect residents from natural and manmade hazards.**

POLICIES

S 6.1 Require development on hillsides to be sited in such a manner that minimizes the extent of topographic alteration required to minimize erosion, to maintain slope stability, and to reduce the potential for off-site sediment transport.

S 6.2 Utilize the Hazard and Resources Overlay Maps to identify areas suitable or required for retention as open space. Resources and issues identified on the Overlays which indicate open space as an appropriate use may include: flood, fire, geologic, aviation, noise, cultural, prime soils, biological, scenic resources, minerals, agricultural preserves, utility corridors, water supply, and water recharge.

S 6.3 Because public health and safety can be protected through the use of open space, the County may maintain open space where flood, fire, geologic, seismic hazards, noise, or other conditions endanger public health and safety.

S 6.4 To protect public safety, the County will seek to retain areas within the Prado Dam inundation area as permanent public open space. Consideration will be given to retain this area as natural open space wherever possible.

S 6.5 Where possible, consistent with safety and operational considerations, encourage the use of active and inactive utility easement corridors (especially railway corridors, which have gentle grades that make them suitable for whole-access trails) as public open space areas and trail alignments.

GOAL S 7. **The County will minimize exposure to hazards and structural damage from geologic and seismic conditions.**

POLICIES

S 7.1 Strive to mitigate the risks from geologic hazards through a combination of engineering, construction, land use, and development standards.

Programs

1. Consider the formation of Geologic Hazard Abatement Districts as authorized by Public Resources Code Section 26500 et seq., where existing or proposed development is threatened by such hazards and prevention, mitigation, abatement or control of a geologic hazard is deemed feasible.

2. Require sites to be developed and all structures designed in accordance with recommendations contained in any required geotechnical or geologic reports, through conditioning, construction plans, and field inspections.

3. Require that all recommended mitigation measures be clearly indicated on all grading and construction plans.

4. Require all facilities to meet appropriate geologic hazard specifications as determined by the County Geologist for discretionary and ministerial authorizations.

5. Because of the potential for displacement along faults not classified as active, the County will reserve the right to require site-specific geotechnical analysis and mitigation for development located contiguous to potentially active faults, if deemed necessary by the County Geologist.

S 7.2 Minimize the risk of potential seismic disaster in areas where inadequate structures exist.

Programs

1. Have a structural hazards identification and abatement program through the Division of Building and Safety with priority given to the identification and abatement of hazards in critical, essential, and high-occupancy land uses; in structures located within areas of severe geologic hazard; and in structures built prior to enactment of applicable local or state earthquake design standards.

2. Support regional or statewide programs providing funding or technical assistance to local governments to allow accurate identification of existing structural hazards in private development and providing assistance to public and private sectors to facilitate and to minimize the social and economic costs of abatement.

S 7.3 Coordinate with local, regional, state, federal, and other private agencies to provide adequate protection against seismic hazards to County residents.

Programs

1. Continue to work with public utilities, school districts, railroads, the state Department of Transportation (Caltrans), and other agencies supplying critical public services to ensure that they have incorporated structural safety and other measures to be adequately protected from seismic hazards for both existing and proposed facilities.

2. Coordinate with utility companies to institute orderly programs of installing cut-off devices on utility lines, starting with the lines that

appear to be most vulnerable and those that serve the most people. Adequate emergency water supplies will be established and maintained in areas dependent upon water lines that cross active fault zones.

S 7.4 Designate areas identified by the Alquist-Priolo Earthquake Fault Zoning Act (Public Resource Code, Division 2, Chapter 7.5) on the Hazard Overlay Maps to protect occupants and structures from high level of risk caused by ground rupture during earthquake.

Programs

1. Apply the definitions, provisions, and mapping of the Alquist-Priolo Earthquake Fault Zoning Act.

2. Apply the Land Use Compatibility Chart in Earthquake Fault Zones (Table S-2) when reviewing all discretionary and ministerial applications.

3. Withhold public financing from buildings within the Earthquake Fault Zone where there is a confirmed fault trace unless it can be established that there is no potential for surface fault displacement or ground rupture that would injure the public investment or fulfillment of its purpose.

4. Do not create new lots within the Earthquake Fault Zone unless an appropriate geologic investigation establishes sufficient and suitable land area for development according to existing land use designations and other applicable County ordinances. Reassess the fault investigation exemption for single family one- and two-story residential construction within the zone.

5. Plan transportation facilities (i.e. roads, freeways, rail, rapid transit) and utility systems to cross active fault traces a minimum number of times and to be designed to accommodate fault displacement without major damage that would cause long-term and unacceptable disruption of service. Utility lines will be equipped with such mechanisms as flexible units, valving, redundant lines, or auto valves to shut off flows in the event of fault rupture.

S 7.5 Minimize damage cause by liquefaction, which can cause devastating structural damage and a high potential for saturation exists when the groundwater level is within the upper 50 feet of alluvial material.

Programs

1. Require that each site located within the Liquefaction Hazard Overlay be evaluated by a licensed geologist prior to design, land disturbance or construction, for soil type, history of the water table's fluctuation, and adequacy of the structural engineering to withstand the effects of liquefaction.

2. Apply the Land Use Compatibility Chart in Liquefaction Potential Zones (Table S-3) when reviewing all discretionary and ministerial applications.

3. Evaluate potential areas of liquefaction susceptibility that are not currently identified on the Geologic Hazard Overlay. Add areas to the Geologic Hazard Overlay based on the evaluation of susceptibility.

S 7.6 Protect life and property from risks resulting from landslide, especially in San Bernardino and San Gabriel Mountains that have high landslide potential.

Programs

1. Require that a stability analysis be required in Landslide Hazard areas designated “Generally Susceptible” and “Most Susceptible” on the Hazards Overlay Maps and where required by the County Geologist.

2. Require site development and construction comply with soil and geologic investigation report recommendations.

3. Apply the Land Use Compatibility Chart in Landslide Susceptibility Zones (Table S-4) when reviewing all discretionary and ministerial applications.

4. Fund and prepare a land use plan that is in conformance with the Land Use Compatibility Chart in Landslide Susceptibility Zones in Wrightwood and other designated high landslide hazard areas as they are identified.

5. Restrict avoidable alteration of the land that is likely to increase the hazard within areas of demonstrated or potential landslide hazard, including concentrations of water through drainage or septic systems, removal of vegetative cover, steepening of slopes, and undercutting the base of a slope.

6. Restrict grading to minimal amounts necessary to provide access and require grading permits to have an approved site plan that conforms to the recommendations of any required geologic investigation.

GOAL S 8. **The County will minimize exposure and potential of damage posed by aviation activity.**[7]

POLICIES

S 8.1 Ensure the safety of airport operations and surrounding land uses.

Programs

1. Adopt the Land Use Compatibility/Aviation chart (Table S-4) as applicable to all discretionary and ministerial applications for Safety Overlay delineated on the Hazards Overlay Maps. Safety areas are defined as follows:

    a. That area defined within an adopted Airport Comprehensive Land Use Plan;

    b. That area defined within an adopted Interim Airport Land Use Plan (where there is no adopted Airport Comprehensive Land Use Plan); and

    c. That area defined within a low-altitude/high-speed corridor designated for military aircraft operations.

2. Continue airport safety reviews of all land uses proposed within any Airport Safety Area in the County; updating existing and initiating new comprehensive Land Use Plan studies for each public-use airport in the County. The following review standards will be included:

[7] Noise related aviation hazard are included in the Noise Element Goals, Objectives, and Policies.

a. Safety areas will be designated and mapped.

b. Airport Safety reviews will be required for all discretionary projects (as defined by CEQA) proposed in the County within an Airport Safety Area, including:

- All airport creation or expansion proposals;
- Projects and land use recommendations outside designated Safety Areas when statistical analysis of accidents from an airport facility suggests this need; and
- All procedures for proposed development around heliports in the County.

c. All projects within Safety Areas 1, 2, and 3 will be referred to the affected airport facility.

d. Federal Aviation Regulations (FAR) Part 77 will be applied, including height restrictions.

e. Smoke, glare, and electronic interference will be restricted.

f. Storage of fuel and other explosive and/or flammable materials in a manner that may be hazardous to aviation operations will not be above ground in Safety Areas 1, 2, and 3.

g. Standards for development of all conditionally approved projects may be derived from any or all of the following:

- Applicable, adopted Airport Comprehensive Land Use Plans and Interim Airport Land Use Plans;
- California State Airport Land Use Planning Handbook; and
- The San Bernardino County Development Code.
- Regulations and development standards of local jurisdictions.

3. Apply the standards of the Land Use Compatibility Chart in Airport Safety Areas (Table S-5), as well as those contained in the applicable adopted Airport Comprehensive Land Use Plans, to

promote consistent review of proposals in the land use planning process.

4. Any requirements resulting from the airport safety review will be incorporated into the project design and/or conditions of approval.

5. All discretionary projects within Safety Areas 1, 2 and 4 will be reviewed by the appropriate military facility (There is no Safety Area 3 designated around military airport facilities).

GOAL S 9.	**The County's emergency evacuation routes will quickly and efficiently evacuate all residents in the event of wildland fires and other natural disasters, and will ensure adequate access of emergency vehicles to all communities.**

POLICIES

S 9.1 Maintain projected emergency access needs in the periodic review of the County's Hazard Mitigation Plan.

Programs

1. The Office of Emergency Services (OES), County Fire Department shall be responsible for the continued update of emergency evacuation plans for wildland fire incidents as an extension of the agency's responsibility for Hazard Mitigation Planning in San Bernardino County. OES shall update evacuation procedures in coordination with MAST and provide specific evacuation plans for the Mountain Region where route planning, early warning and agency coordination is most critical in ensuring proper execution of successful evacuations. OES will monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction and rate of spread of wildland fires.

S 9.2 Ensure that future developments have no less than two points of access for emergency evacuation and for emergency vehicles, in the event of wildland fires and other natural disasters.

Programs

1. Require compliance with the provisions of the access standards of the Fire Safety Overlay, the Subdivision Design and Improvement

Standards of the County Development Code and, where applicable, Planned Unit and Planned Residential Development standards.

2. Access for development projects will be considered in conjunction with the location of active faults through the development review process. Access across faults will be discouraged where point(s) of access can feasibly be located outside of fault areas.

3. Through the provisions of the Fire Safety Overlay and the development review process, require projects to provide immediate vehicular access to the perimeter of structural development within projects adjacent and exposed to wildlands.

4. In areas with predominant natural slopes greater than 30 percent and in canyon mouths and ridge saddles. Access roads will be the shortest length feasible. Grading for roads will be the minimum necessary to provide adequate access.

C. VALLEY REGION GOALS AND POLICIES OF THE SAFETY ELEMENT

GOAL V/S 1.	**The County's emergency evacuation routes will quickly and efficiently evacuate all residents in the event of wildland fires and other natural disasters, and will ensure adequate access of emergency vehicles to all communities.**

POLICIES

V/S 1.1 Designate the following roads and highways as evacuation routes in the Valley Region: Interstates 10, 15. 210 and 215; State Highways 30, 60, 66, 71 and 83; and numerous major and secondary highways.

V/S 1.2 In addition to the above evacuation routes, Caltrans has identified a number of "Potential Evacuation Routes" in the Valley Region. The roads should also be relied on by the County to direct emergency evacuations. These roads have the least number of bridges and may be among the safest roads to travel in the event of a major earthquake:

WEST VALLEY AREA:

a. San Bernardino Avenue/4th Street from Vineyard Avenue to Cherry Avenue.

b. Valley Boulevard from Etiwanda Avenue to Mount Vernon Avenue.

c. Etiwanda Avenue from San Bernardino Avenue to its northern extremity.

d. Sierra Avenue from Foothill Boulevard to Riverside Avenue.

e. Slover Avenue from Milliken to Pepper Street.

EAST VALLEY AREA

a. Cajon Boulevard from Glen Helen Parkway/Devore Road to Highland Avenue.

b. Mount Vernon Avenue from Highland Avenue to La Cadena Drive.

c. La Cadena Drive from Mount Vernon Avenue to the Riverside County line.

d. Barton Road from La Cadena Drive to Waterman Avenue.

e. Waterman Avenue from Barton Road to Mill Street.

f. Mill Street from Waterman Avenue to E Street.

g. E Street from Mill Street to Kendall Drive.

h. Kendall Drive from E Street to Palm Avenue

i. Hospitality Lane from Waterman Avenue to Tippecanoe Avenue.

j. Coulston Street from Tippecanoe Avenue to Mountain View Avenue.

k. Lugonia Avenue from Mountain View Avenue to Orange Street.

l. Redlands Boulevard from Waterman Avenue to Orange Street.

D. MOUNTAIN REGION GOALS AND POLICIES OF THE SAFETY ELEMENT

GOAL M/S 1. **The County's emergency evacuation routes will quickly and efficiently evacuate all residents in the event of wildland fires and other natural disasters, and will ensure adequate access of emergency vehicles to all communities.**

POLICIES

M/S 1.1 Designate the following roads and highways as evacuation routes in the in the Mountain Region: State Highways 2, 18, 38, 138, 189 and 330, and Mount Baldy Road.

Programs

1. The Office of Emergency Service (OES)s, County Fire Department shall be responsible for the continued update of emergency evacuation plans for wildland fire incidents as an extension of the agency's responsibility for Hazard Mitigation Planning in San Bernardino County. OES shall update evacuation procedures in coordination with MAST and provide specific evacuation plans for the Mountain Region where route planning, early warning and agency coordination is most critical in ensuring proper execution of successful evacuations. OES will monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction and rate of spread of wildland fires.

GOAL M/S 2. **Provide a fire-safe environment throughout the Mountain Region.**

POLICIES

M/S 1.2 Encourage expansion or development of fuel breaks adjacent to residential populated areas within the Mountain Region in a manner consistent with the intent of the General Plan.

E. DESERT REGION GOALS AND POLICIES OF THE SAFETY ELEMENT

GOAL D/S 1. **The County's emergency evacuation routes will quickly and efficiently evacuate all residents in the event of wildland fires and other natural disasters, and will ensure adequate access of emergency vehicles to all communities.**

POLICIES

D/S 1.1 Designate the following roads and highways as evacuation routes in the in the Desert Region: Interstates 15 and 40, U.S. 95 and 395 and State Highways 18, 58, 62, 127, 138, 178 and 247.

Table S-1. Land Use Compatibility Chart for 100-Year Flood Plains

LAND USES	COMPATIBILITY IN 100-YEAR FLOODPLAINS
Critical – Nuclear related systems; explosives or hazardous materials/ manufacturing; handling or storage; hospitals and other emergency medical facilities.	**Restricted**
Essential – Police, fire and communication systems; Emergency Operations Centers (EOC's); electric power inter-tie systems; power plants; utility substations; sewage treatment plants; water-works; local gas and electric distribution lines; aqueducts; major pipelines; major highways; bridges and tunnels; ambulance services; public assembly sites with 300 or more capacity; schools.	**Restricted**
High Occupancy - Multi-family residential of 20 or more units; major commercial including large shopping centers; office buildings; large hotels; health care clinics and convalescent homes; heavy industry; gas stations.	**Generally Incompatible**
Normal-Lo Risk – Single-family and two-family residential; multi-family of less than 20 units; small scale commercial; small hotels, motels; light industry; warehousing.	**Generally Incompatible**
Restricted – Restricted unless alternative sites are not available or feasible and it is demonstrated that, although mitigation may be difficult, hazards will be adequately mitigated.	
Generally Incompatible – Restricted unless site investigation demonstrates that site is suitable or that hazards will be adequately mitigated.	+

Source: San Bernardino County General Plan, 1989, Section II – Planning Issues, Natural Hazards, Flood, pg. II-A2-2.

Table S-2

Land Use Compatibility Chart in Fault Hazard Zones

LAND USES	COMPATIBILITY IN FAULT HAZARD ZONES
Critical - Nuclear related systems; major dams; explosives or hazardous materials/manufacturing, handling, or storage; hospitals and other emergency medical facilities; specified hazardous waste facility.	**Restricted**
Essential - Police, fire and communications systems; Emergency Operations Centers (EOC's); electric power inter-tie systems; power plants; small dams; utility substations; sewage treatment plants; water-works; local gas and electric distribution lines; aqueducts; major pipelines; major highways, bridges and tunnels; ambulance services; public assembly sites with 300 or more capacity; schools.	**Restricted**
High Occupancy - Multi-family residential of 20 or more units; major commercial including large shopping centers; office buildings; large hotels; health care clinics and convalescent homes; heavy industry; gas stations.	**Generally Unsuitable**
Normal-Low Risk - Single-family and two-family residential; multi-family of less than 20 units; small scale commercial; small hotels, motels; light industry; warehousing; parks.	**Provisionally Suitable**
Restricted - Restricted unless alternative sites are not available or feasible and it is demonstrated through a site investigation that, although mitigation may be difficult, hazards will be adequately mitigated.	
Generally Unsuitable - Restricted unless site investigation demonstrates that site is suitable or that hazards will be adequately mitigated.	
Provisionally Suitable - Requires site investigation to confirm suitability; may require some modification of facility design or siting.	

Table S-3

Land Use Compatibility Chart in Liquefaction Potential Zones

	DEGREE OF COMPATIBILITY IN LIQUEFACTION POTENTIAL ZONES		
LAND USES	**High Zone**	**Medium-High Zone**	**Medium Zone**
Critical - Nuclear related systems; major dams; explosives or hazardous materials/manufacturing, handling or storage; hospitals and other emergency medical facilities; hazardous waste residual repository.	**Restricted**	**Restricted**	**Generally Unsuitable**
Essential - Police, fire and communications systems; Emergency Operations Centers (EOC's); electric power inter-tie systems; power plants; small dams; utility substations; sewage treatment plants; water-works; local gas and electric distribution lines; aqueducts; major pipelines; major highways, bridges and tunnels; ambulance services; public assembly sites with 300 or more capacity; schools	**Restricted**	**Restricted**	**Generally Unsuitable**
High Occupancy - Multi-family residential of 20 or more units; major commercial including large shopping centers; office buildings; large hotels; health care clinics and convalescent homes; heavy industry; gas stations	**Restricted**	**Generally Unsuitable**	**Provisionally Suitable**
Normal-Low Risk - Single-family and two-family residential; multi-family of less than 20 units; small scale commercial; small hotels, motels; light industry; warehousing	**Restricted**	**Generally Unsuitable**	**Provisionally Suitable**
Restricted - Restricted unless alternative sites are not available or feasible and it is demonstrated through a site investigation that, although mitigation may be difficult, hazards will be adequately mitigated.			
Generally Unsuitable - Restricted unless site investigation demonstrates that site is suitable or that hazards will be adequately mitigated.			
Provisionally Suitable - Requires site investigation to confirm suitability; may require some modification of facility design or siting.			

Table S-4

Land Use Compatibility Chart in Landslide Susceptibility Zones

	DEGREE OF COMPATIBILITY IN LANDSLIDE SUSCEPTIBILITY ZONES			
LAND USES	**Least Susceptible Zone**	**Marginally Susceptible Zone**	**Generally Susceptible Zone**	**Most Susceptible Zone**
Critical - Nuclear related systems; major dams; explosives or hazardous materials/ manufacturing, handling or storage; hospitals and other emergency medical facilities.	Most Compatible	Marginally Compatible	Least Compatible	Least Compatible
Essential - Police, fire and communications systems; Emergency Operations Centers (EOC's); electric power inter-tie systems; power plants; small dams; utility substations; sewage treatment plants; water-works; local gas and electric distribution lines; aqueducts; major pipelines; major highways, bridges and tunnels; ambulance services; public assembly sites with 300 or more capacity; schools.	Most Compatible	Marginally Compatible	Least Compatible	Least Compatible
High Occupancy - Multi-family residential of 20 or more units; major commercial including large shopping centers; office buildings; large hotels; health care clinics and convalescent homes; heavy industry; gas stations.	Most Compatible	Generally Compatible	Marginally Compatible	Least Compatible
Normal-Low Risk - Single-family and two-family residential; multi-family of less than 20 units; small scale commercial; small hotels, motels; light industry; warehousing.	Most Compatible	Most Compatible	Generally Compatible	Marginally Compatible
Most Compatible - Acceptable; however, if specific concerns are identifies, a slope stability analysis may be required.	+			
Generally Compatible - Requires a slope stability analysis to confirm suitability; may require some modification of facility design or siting.	+			
Marginally Compatible - Restricted unless site investigation demonstrates that site is suitable or that hazard will be adequately mitigated.	+			
Least Compatible - Restricted unless alternative sites are not available or feasible and it is demonstrated through a slope stability analysis that, although mitigation may be difficult, hazards will be adequately mitigated.				
Note - A slope analysis shall include either: a. A slope stability report by a private consultant, or b. Staff review of slope instability areas shown on Seismic/Geologic Maps or other in-house data, or staff field check. If proposed structures appear to be threatened by moderate or high slope instability, then the project would be conditioned.				

Table S-5

Land Use Compatibility in Aviation Safety Areas

	SAFETY AREA			
LAND USE	**1**	**2**	**3**	**4**
Residential single-family, duplex, multi family, manufactured homes	Clearly Unacceptable	Clearly Unacceptable	Normally Acceptable*	Normally Acceptable*
Hotels, motels, transient lodging	Clearly Unacceptable	Clearly Unacceptable	Normally Acceptable	Normally Unacceptable**
Schools, nursing homes, libraries, churches, hospitals	Clearly Unacceptable	Clearly Unacceptable	Normally Acceptable	Normally Unacceptable**
Auditoriums, concert halls, amphitheaters	Clearly Unacceptable	Clearly Unacceptable	Normally Acceptable	Normally Unacceptable**
Sports arenas, outdoor spectator sports	Clearly Unacceptable	Clearly Unacceptable*	Normally Acceptable*	Normally Unacceptable**
Playgrounds, neighborhood parks	Clearly Unacceptable	Normally Unacceptable	Normally Acceptable	Normally Acceptable
Golf courses, riding stables, water recreation, cemeteries	Normally Unacceptable	Normally Acceptable	Normally Acceptable	Clearly Acceptable
Office buildings (personal, professional)	Clearly Unacceptable*	Clearly Unacceptable*	Normally Acceptable*	Normally Unacceptable**
Commercial-retail, movie theaters, restaurants	Clearly Unacceptable*	Clearly Unacceptable	Normally Acceptable	Normally Unacceptable**
Commercial-wholesale, some retail, industry, manufacturing, utilities	Clearly Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable
Livestock, farming, animal breeding	Normally Unacceptable*	Normally Acceptable*	Clearly Acceptable*	Clearly Acceptable
Agriculture (except livestock), mining and fishing	Normally Acceptable	Clearly Acceptable	Clearly Acceptable	Clearly Acceptable
Extensive natural recreation	Normally Acceptable	Clearly Acceptable	Clearly Acceptable	Clearly Acceptable
Maximum gross density recommended (persons per acre)	.5	25	No Limit	10**
Maximum assembly recommended (persons)	10	100	No Limit	100**

Safety Area 1 - Area at either end of a runway inside and outside of the airport boundaries, and labeled clear zone as defined by FAA or Military AICUZ studies.
Safety Area 2 - Area outside the airport boundaries but within the 65 Ldn noise contour.
Safety Area 3 - Varies with the airport by generally: a) For airports with a 65 Ldn noise contour, area outside the 65 Ldn contour; b) For airports without the 65 Ldn noise contour, area within one mile of the outer boundaries of the airport ownership.
Safety Area 4 - Varies with the facility: China Lake and George - one mile outside the 65 Ldn contour. Norton - within a 5 mile radius of the base. Low Altitude Corridors - entire area beneath the corridors.

Clearly Acceptable - No Restrictions.
Normally Acceptable - Restricted development undertaken only after detailed analysis and satisfactory mitigation measures are initiated.
Normally Unacceptable - No new development.
Clearly Unacceptable - New construction or development should generally not be undertaken. Existing uses should be relocated.

* Some specific uses in this group may meet density criteria and be more acceptable.

** Depending on exact location, use or higher density may be acceptable based upon referral received from the military.

THIS PAGE INTENTIONALLY LEFT BLANK

IX. ECONOMIC DEVELOPMENT ELEMENT

The structure of a County's economy plays an important role in the physical development of the planning area and the stability of the local tax base. To achieve a balanced and healthy economy, the Economic Development Element sets forth the goals and policies necessary to ensure a prosperous economic future. Economic Development is not a state-mandated element of the General Plan. However, the County has long recognized the importance economic development plays in helping to ensure the quality of life within its community.

A. PURPOSE OF THE ECONOMIC DEVELOPMENT ELEMENT

The rationale for adopting an Economic Development Element is based upon a desire to maintain and enhance the economic character of the community while providing for a stable annual budget. An effective element will establish a consistent set of policies that provide general direction to local government on how the community can focus resources to retain local business, attract new industries, support the tax base, and sustain the ability to provide public services for current and future residents. An effective element may be used as the basis for a more specific economic development strategy. Consideration should be given during the preparation of the element to the cumulative effectiveness of the integration of policies central to land use, circulation, and public facilities.

The Economic Development Element is intended to guide the County in expanding the local economy, which provides jobs, attracts and retains businesses, supports diverse and vibrant commercial areas, and brings in sufficient revenue to support various local programs and services.

Because the Economic Development Element is not a state mandated element, the state has not set forth requirements for the element. However, the state has provided a list of suggested issues which the Economic Development Element can address including business retention and development by sector; employment development, business recruitment, fiscal stability, and budgetary structure.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

A healthy economy not only provides the tax base for local services and infrastructure, but also affects the demand for a variety of land uses. A proper

balance of land uses and carefully tailored General Plan policies help the local economy by providing the business community with a skilled workforce; housing, recreational, cultural, and retail opportunities for employers and employees; and by supporting infrastructure facilities and services that foster economic growth. Economic Development is intricately related to the Land Use Element. For example, the Economic Development Element may analyze the type, location, and intensity of land uses designated by the General Plan and the ability to support existing and proposed uses. In addition, the Circulation and Infrastructure Element must be analyzed to determine the capacity of existing and planned infrastructure to accommodate growth, which will directly affect the viability of economic development.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

Through a public outreach process in preparation for drafting the County of San Bernardino's General Plan, the public identified the following issues that directly relate to the Economic Development Element:

- One of the biggest issues raised by respondents was the need to attract and retain a diverse set of businesses within the County. One comment reads, "Businesses are leaving the state to benefit from lower taxes. Keeping and attracting businesses that offer jobs that pay above minimum wages."

- The majority of respondents also identified jobs as one of the major issues. Participants envision the County with a healthy balance of local blue- and white-collar, high-paying jobs including jobs, for youth, vocational training, and those transitioning into the workforce. One comment reads, "Opportunity for new businesses to develop plans to address jobs and housing in such a way that the value of property and quality of life are not impacted."

- A significant number of respondents were concerned with poverty in the County and improving living conditions in low-income areas.

- A small number of respondents called for equal opportunities for people of color in employment and upper management positions.

- A small number called for the preservation of the cottage industries.

- A small number of respondents identified a potential economic development opportunity through alternative energy production in the form of solar or wind energy.

- A small number of respondents identified tourism as a major issue for the future of the County.

3. SUMMARY OF EXISTING CONDITIONS

This section presents existing conditions at the planning area level for several socio-economic characteristics. These include the County's labor force, employment base, and annual payroll trends, public revenues such as taxable sales, and current economic development activity and programs in the County. The data are provided from several sources, including the 1990 and 2000 U.S. Census, the California Employment Development Department, and the most recent County-adopted annual operating budget. In addition, employment projections from the Southern California Association of Government's 2004 RTP are provided. For more information on existing conditions, refer to the Economic Development Background Report.

Labor Force

As shown in Table ED-1, the largest occupational growth for the County from 1990 to 2000 was in Construction and Maintenance occupations. This reflects the strong building activity resulting from the population and housing growth that has occurred in the County over this time period. Service occupations followed construction, reflecting a commensurate increase in the service needs of the growing population in the area. The County and all planning areas experienced declines in the Production category and Farming categories. In 2000, the County's labor force showed diversity with roughly equal proportions of Management and Professional (28.1 percent) and Sales and Office (27.3 percent) occupations. This was also true in the County's unincorporated areas.

Unemployment

According to unemployment rates for the most recent time period provided by the California Employment Development Department (December 2003), the total County had an unemployment rate of about 5.0 percent. The unemployment rate is estimated by dividing the unemployed labor force by the total labor force, defined as those residents of a community age 16 years and older.

Employment

According to the California Employment Development Department data, wage and salary employment countywide grew from 405,164 in 1991 to 561,091 in 2002. This was an increase of almost 156,000 jobs at a 3.0 percent annual average

growth rate. Even during the recessionary period of the early 1990s and the economic difficulties during the early 2000s, employment growth has been relatively stable or positive from year to year over this period.

As shown in Table ED-2, employment by sector at the countywide level grew in every category except Aerospace, which showed a decline of about 5,500 jobs from 1991 to 2002. The three top growth sectors over this period were Retail (23,108 jobs), driven largely by the sizable population increase; Distribution and Transportation (22,142 jobs), reflecting San Bernardino County's increasing regional role as a warehousing and distribution center; and Manufacturing (21,688 jobs), primarily influenced by the lower industrial land prices relative to Los Angeles and Orange counties and the growing labor force. Local serving sectors that showed strong growth were Other Services (14,953 jobs), Health Services (12,474 jobs), and Education (19,256 jobs). Construction (11,920 jobs) also increased, driven by the high level of development activity over this period.

Distribution of Average Pay

The average pay per job varied considerably, as shown in Table ED-3. Compared with the countywide average of $31,904 in 2002, Aerospace; Education; Engineering and Management; Finance; Insurance and Real Estate; and Utilities were all 20 percent or more above the County average. As these types of industries continue to grow in the County, the average wages will increase. Distribution and Transportation, Construction, and Manufacturing were about 10 percent above the countywide average. In contrast, average pay per job in Employment Agencies, Hotel and Amusement, Retail Trade, Other Services, and Agriculture were quite low—ranging from 40 percent to 70 percent of the countywide average.

Major Employers

As shown in Table ED-4, the major employers in the County include colleges and hospitals. Out of the top 15 establishments shown, there are 3 colleges and 3 hospitals. This is followed by amusement, government and retail trade. Generally, the salaries in the amusement and retail categories are lower than in other sectors.

Employment projections

Employment is projected to increase from 595,100 to 1,022,300 (72 percent) at the County level from 2000 to 2030 according to the SCAG Preliminary RTP 2004, Local Input Projections. This represents an average annual growth rate of 1.8 percent, with employment in the incorporated cities projected to grow at the same rate as the unincorporated cities. Also, this rate of employment growth is more rapid than either population or households at annual rates ranging from 1.2

to 1.4 percent. Employment in the unincorporated areas is projected to maintain a 9 to 10 percent share of total projected County employment.

Table ED-1

County Labor Force by Occupation: 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
County Incorporated					
Management & professional	125,229	26.8%	160,218	28.6%	27.9%
Service	60,303	12.9%	87,617	15.7%	45.3%
Sales & Office	135,467	29.0%	154,755	27.7%	14.2%
Farming, fishing, & forestry	7,976	1.7%	2,495	0.4%	-68.7%
Construction, extract. & maintenance	22,409	4.8%	59,256	10.6%	164.4%
Production, transp., & material moving	115,866	24.8%	95,291	17.0%	-17.8%
Subtotal	467,250	100.0%	559,632	100.0%	19.8%
County Unincorporated					
Management & professional	34,146	27.5%	25,878	25.5%	-24.2%
Service	15,954	12.9%	17,111	16.8%	7.3%
Sales & Office	33,708	27.2%	25,692	25.3%	-23.8%
Farming, fishing, & forestry	3,121	2.5%	545	0.5%	-82.5%
Construction, extract. & maintenance	5,471	4.4%	15,263	15.0%	179.0%
Production, transp., & material moving	31,721	25.6%	17,151	16.9%	-45.9%
Subtotal	124,121	100.0%	101,640	100.0%	-18.1%
Total County					
Management & professional	159,375	27.0%	186,096	28.1%	16.8%
Service	76,257	12.9%	104,728	15.8%	37.3%
Sales & Office	169,175	28.6%	180,447	27.3%	6.7%
Farming, fishing, & forestry	11,097	1.9%	3,040	0.5%	-72.6%
Construction, extract. & maintenance	27,880	4.7%	74,519	11.3%	167.3%
Production, transp., & material moving	147,587	25.0%	112,442	17.0%	-23.8%
Total	**591,371**	**100.0%**	**661,272**	**100.0%**	**11.8%**

Source: U.S. Census Data, 1990 and 2000.

Table ED-2

Employment by Sector: 1991 and 2002

Employment Sector	1991	% Dist.	2002	% Dist.	Average Annual Growth Rate
Agriculture	7,401	2.2%	8,350	1.8%	1.1%
Aerospace	6,783	2.0%	1,308	0.3%	-13.9%
Bus. Serv.	9,703	2.9%	20,664	4.4%	7.1%
Construction	22,967	6.9%	34,887	7.4%	3.9%
Distrib./Transp.	36,586	10.9%	58,728	12.5%	4.4%
Education	42,565	12.7%	61,821	13.2%	3.5%
Employ Agcy.	6,715	2.0%	18,428	3.9%	9.6%
Eng. & Mgmt	7,436	2.2%	9,022	1.9%	1.8%
Fin, Ins, REst	18,857	5.6%	19,659	4.2%	0.4%
Government	32,356	9.7%	35,894	7.7%	0.9%
Health Service	40,360	12.1%	52,834	11.3%	2.5%
Hotel & Amuse	10,340	3.1%	14,916	3.2%	3.4%
Manufacturing	45,088	13.5%	66,776	14.2%	3.6%
Other Services	23,301	7.0%	38,254	8.2%	4.6%
Retail Trade	86,961	26.0%	110,069	23.5%	2.2%
Utilities	7,745	2.3%	9,481	2.0%	1.9%
Total	405,164	121.1%	561,091	119.7%	3.0%

Source: CA Employment Development Department

Table ED-3

Average Pay Per Job: 1991 and 2002

Employment Sector	1991	Ratio to Total	2002	Ratio to Total	Average Annual Growth Rate
Agriculture	$16,317	0.7	$21,773	0.7	2.7%
Aerospace	36,373	1.6	51,790	1.6	3.3%
Bus. Serv.	19,656	0.8	31,683	1.0	4.4%
Construction	26,874	1.1	35,813	1.1	2.6%
Distrib./Transp.	26,245	1.1	34,360	1.1	2.5%
Education	25,954	1.1	38,848	1.2	3.7%
Employ Agcy.	10,916	0.5	14,189	0.4	2.4%
Eng. & Mgmt	32,692	1.4	42,164	1.3	2.3%
Fin, Ins, REst	27,393	1.2	40,279	1.3	3.6%
Government	30,689	1.3	43,742	1.4	3.3%
Health Service	29,966	1.3	40,175	1.3	2.7%
Hotel & Amuse	11,340	0.5	19,273	0.6	4.9%
Manufacturing	25,886	1.1	34,434	1.1	2.6%
Other Services	16,921	0.7	22,518	0.7	2.6%
Retail Trade	14,566	0.6	20,710	0.6	3.3%
Utilities	32,817	1.4	49,929	1.6	3.9%
Total	$23,386	1.0	$31,904	1.0	2.9%

Source: CA Employment Development Department

Table ED-4

Major County Employers, 2006

Employer Name	Location	Industry	Address
San Manuel Bingo & Casino	Highland	Amusement	5797 N. Victoria Avenue Highland, CA 92346
Snow Summit Mountain Resort	Big Bear Lake	Amusement	800 Summit Blvd. Big Bear Lake, CA 92315
Environmental Systems Research	Redlands	Business Services	380 New York Street Redlands, CA 92373-8100
California State University	San Bernardino	Education	5500 University Parkway San Bernardino, CA 92407
Chaffey Community College	Alta Loma	Education	5885 Haven Avenue Rancho Cucamonga, CA 91737-3002
University of Redlands	Redlands	Education	1200 East Colton Avenue P.O. Box 3080 Redlands, CA 92373-0999
County of San Bernardino	San Bernardino	Government	175 South Lena Road San Bernardino, CA 92415-0037
U.S. Post Office	San Bernardino	Government	390 W. 5th Street San Bernardino, CA 92401
Community Hospital	San Bernardino	Healthcare Services	1805 Medical Center Drive San Bernardino, CA 92411
Jerry L Pettis Memorial Vet Hosp	Loma Linda	Healthcare Services	11201 Benton Street Loma Linda, CA 92357
Loma Linda University Medical	Loma Linda	Healthcare Services	11234 Anderson Street Loma Linda, CA 92354
California Steel Industries	Fontana	Manufacturing	14000 San Bernardino Avenue Fontana, CA 92335
Hub Distributing	Ontario	Retail Trade	2501 E. Guasti Road Ontario, CA 91761
Stater Brothers Holdings Inc	Colton	Retail Trade	21700 Barton Road Colton, CA 92324
Ontario International Airport	Ontario	Transportation	Terminal Building 1, Room 200 Ontario, CA 91761

Source: San Bernardino County website.

B. COUNTYWIDE GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

GOAL ED 1. **The County will have a vibrant and thriving local economy that spans a variety of industries, services, and other sectors.**

POLICIES

ED 1.1 Adopt an incentive program to encourage industrial/commercial development that would produce jobs and reduce the need for certain types of infrastructure or services.

ED 1.2 Recognize the distinctions between the growth stages of the Valley, Mountain, and Desert Planning Regions in encouraging industrial, office, and professional and local serving employment. The growth stages are: (1) affordable residential with net out-commuting to jobs; (2) emergence of an industrial base; and (3) maturing economy with professional and office jobs orientation.

GOAL ED 2. **The County will achieve excellence in public schools and higher education in order to support, enhance, and expand the skills of the local work force.**

POLICIES

ED 2.1 Use joint development programs with school districts to strengthen the overall quality of education throughout the County.

ED 2.2 Encourage the improvement and expansion of institutions of higher learning and training programs that provide the labor force with the skills to compete in the emerging service and logistics oriented economy.

GOAL ED 3. **The County will initiate a variety of vocational training programs geared toward supporting local employers.**

POLICIES

ED 3.1 With local labor force agencies and boards, identify the skill requirements of the emerging industries.

ED 3.2 Assist in providing ongoing analysis of key economic trends by the major Valley, Mountain, and Desert Planning Regions and how these trends relate to emerging labor force skill requirements.

ED 3.3 Promote development of a highly skilled labor force within high-wage emerging industries, such as research and development, high-technology manufacturing, and professional, office-oriented occupations.

GOAL ED 4. The County will assist development of small businesses and encourage new businesses of all sizes.

POLICIES

ED 4.1 Promote commercial development that enhances the County's economic base, particularly for small businesses, and provides jobs for its residents.

ED 4.2 Establish Enterprise Zones and facilitate the provision of needed infrastructure facilities and public services (within these zones), with the County's Department of Community Development and Housing (CDH) to take the lead to attract industries to these zones.

ED 4.3 Direct the San Bernardino County Department of Community Development and Housing to continue with its adopted incentive programs geared toward labor-intensive industries, including the following:

a. Tax-exempt industrial revenue bonds (IRBs);

b. Taxable IRBs;

c. Community development block grant loan programs;

d. Business expansion revolving loan program;

e. Floats;

f. State and federal loan programs; and

g. County marketing incentive programs.

GOAL ED 5. **The County will have performance-based rules to encourage home businesses.**

POLICIES

ED 5.1 Encourage home-based businesses, particularly those related to the new information technologies and telemarketing.

ED 5.2 Encourage the provision of infrastructure, such as cable and wireless technologies, that facilitate the efficiency and expansion of home-based businesses.

GOAL ED 6. **The County will promote agriculture as an economic activity in areas where production is viable.**

POLICIES

ED 6.1 Retain areas of the County that have long-term agricultural potential to contribute value to the overall economy.

ED 6.2 Encourage residential and commercial land use planning that respects agricultural production and encourages its continuation.

GOAL ED 7. **The County will conserve mineral resources for extractive industries.**

POLICIES

ED 7.1 Inventory the major mineral resources in the County and estimate the value of production to the local economy.

ED 7.2 Provide incentives for extractive industries to use their materials locally, to the extent possible.

GOAL ED 8. **The County will lead the region as a multi-modal transportation hub and spur economic development through air, rail and highway systems.**

POLICIES

ED 8.1 Coordinate with regional, state, and federal agencies to design and fund inter-modal systems that add more rail capacity and grade separations and keep San Bernardino County at the forefront of the logistics industry.

ED 8.2 Develop creative financing mechanisms that can fund the major inter-modal infrastructure needs over the long term, such as a multi-jurisdictional, inter-modal infrastructure financing bank.

ED 8.3 With local, regional, federal and state agencies, identify the best location for a major new multi-modal facility within the County to enhance the concept of an "Inland Port."

GOAL ED 9. **The County will promote increased capacity to serve tourists within the County's established tourist attractions to bring more destination spending into San Bernardino County.**

POLICIES

ED 9.1 Local tourism boards will promote the attractiveness of San Bernardino County as a visitor and recreation destination.

ED 9.2 Build on the *Gateway to the Mountains and Deserts* theme to attract overnight visitors.

ED 9.3 With local jurisdictions and agencies, reduce infrastructure and facility constraints that limit the expansion of tourism.

ED 9.4 Prepare an economic evaluation of the value of tourism to the local economy and how it differs for the Valley, Mountain and Desert Planning Regions.

ED 9.5 The County will work with federal land management agencies, such as the National Park Service, U.S. Forest Service and Bureau of Land Management, to promote tourism activities appropriate to the federal lands open to the public that will benefit both the economic development of the County and the health and well being of the landscape and associated natural or cultural resources that attract people to visit.

GOAL ED 10. The County will have a strong and diversified economic base.

POLICIES

ED 10.1 Encourage a variety of industries to locate in the County, including commercial/professional office uses and "clean," high-technology industries that provide high-skill/high-wage job opportunities.

ED 10.2 Encourage the expansion of existing businesses and efforts at business retention.

ED 10.3 Utilize specific plans to define flexible growth areas that allow for the transition of heavy industrial to research and development to mixed-use and office uses, while allowing some heavy industrial areas to remain industrial.

GOAL ED 11. The County will revitalize targeted growth areas.

POLICIES

ED 11.1 Support economic development opportunities in targeted growth areas that meet the County's economic needs and ensure compatibility with the County's long-range economic strategy.

ED 11.2 Undertake targeted economic studies to examine the most competitive industries for various planning regions within the County based on their stage of growth.

GOAL ED 12. The County will have fiscal viability.

POLICIES

ED 12.1 Expand retail and visitor-serving opportunities by encouraging an appropriate mix of revenue-generating land use to maintain a competitive edge and a strong sales tax base.

ED 12.2 Promote efficiency in government by encouraging annexations that eliminate isolated County "islands" of development.

ED 12.3 Use local financing mechanisms, such as community service areas and community service districts, to provide local services.

ED 12.4 Monitor the County's fiscal performance against fiscal goals.

GOAL ED 13. There will be a range of financing opportunities.

POLICIES

ED 13.1 Continue capital improvements planning and prioritization of infrastructure investments to assure that funding resources are allocated to the County's most critical economic needs. This will allow development to anticipate the location and timing of improvements.

ED 13.2 Continue to use redevelopment as a financing tool in the revitalization of older, economically restrained areas.

ED 13.3 Pursue a variety of funding approaches, including impact fees, assessments, transportation funds, and other programs, to revitalize and upgrade public infrastructure.

GOAL ED 14. The County will have strong economic development programs.

POLICIES

ED 14.1 Coordinate the activities of all the relevant agencies and programs to better serve the needs of the business community through an overarching Economic Development Agency within the County.

ED 14.2 Use marketing programs aimed at capturing new business activity.

ED 14.3 Monitor economic development performance through the use of an Economic Indicator Monitoring Program and integrate it into the County's annual management process.

GOAL ED 15. Major economic development activity will be within urbanized or urbanizing areas in proximity to existing transportation facilities and other infrastructure.

POLICIES

ED 15.1 Coordinate with cities to encourage major economic development in areas with sufficient existing or planned infrastructure capacity.

ED 15.2 Facilitate economic development that will improve the overall jobs-housing balance within the major planning regions of the County, including a Mag–Lev/high-speed rail system that links San Bernardino County with other parts of the region.

ED 15.3 Encourage economic development within community planning areas that is sensitive to their respective visions of a rural lifestyle.

GOAL ED 16. There will be an integration of economic development with an Airport Master Plan.

POLICIES

ED 16.1 Facilitate ongoing coordination with local airport master plans.

ED 16.2 Link air passenger and air cargo movement with land use plans.

GOAL ED 17. Encourage joint city/county/LAFCO planning within city sphere of influence areas to achieve rational and efficient economic development.

POLICIES

ED 17.1 Establish close, ongoing working relationships between County Economic Development staff and local city economic development staff to strengthen regional economic planning and programs for sphere of influences.

ED 17.2 Facilitate annexations that result in continuity of development and the extension of existing infrastructure.

ED 17.3 Develop infrastructure financing policies that are similar for development, whether under County jurisdiction or eventual City annexation.

ED 17.4 Utilize partnerships between the County and local jurisdictions when such partnerships will lead to a reduction in the fiscalization of land use and fiscally benefit all parties.

GOAL ED 18. Promote a growing and skilled labor force

POLICIES

ED 18.1 Promote development of a highly skilled labor force within high-wage emerging industries such as research and development, high technology, manufacturing, and office-oriented occupations.

GOAL ED 19. Expand on the concept of a "Transcontinental Hub."

POLICIES

ED 19.1 Retain and expand trucking, warehousing, and distribution opportunities.

ED 19.2 Attract warehousing/distribution centers, while addressing long-term impacts of inter-modal and related transportation activities.

ED 19.3 Attract industrial users with "multi-modal" needs.

GOAL ED 20. Identify and attract new employment types/land uses that complement the existing employment clusters and foster long-term economic growth.

POLICIES

ED 20.1 Expand, through business attraction and local business development, private sector export activity, whether manufacturing, high-value services, transportation and logistics, high-tech, or similar higher-paying industry clusters.

ED 20.2 Attract high-technology businesses to the County, focusing on Loma Linda University Medical Center, a research university with interest in technology transfer and commercialization.

ED 20.3 Encourage and facilitate growth of technology businesses and related industry around existing campuses, such as California State University—San Bernardino (CSUSB) and Loma Linda University.

GOAL ED 21. **Expand on historic and the natural (gateway to the mountains and deserts) assets to attract recreational visitors.**

POLICIES

ED 21.1 Continue to promote identity-building events, such as Route 66 events and other "festival" events.

GOAL ED 22. **Prepare for oncoming economic activities through adequate infrastructure improvements and long-range capital facility planning.**

POLICIES

ED 22.1 Address the availability of new financing sources to supplement the primary revenues for both capital facility costs and ongoing operations and maintenance costs.

ED 22.2 Expand opportunities by encouraging an appropriate mix of revenue-generating land uses to maintain a competitive edge and a strong sales tax base.

ED 22.3 Continue to maximize opportunities that generate taxable sales in targeted growth areas.

ED 22.4 Promote and encourage mixed-use commercial-residential projects where appropriate.

ED 22.5 Annually evaluate the County's overall fiscal performance through a monitoring program that tracks the County's annual retail and non-retail taxable sales performance.

GOAL ED 23. **Prepare uniform development impact fee programs to provide adequate infrastructure improvements and long-range capital facility planning.**

POLICIES

ED 23.1 In coordination with local jurisdictions and agencies, prepare uniform development impact fee programs by major planning areas, on a fair-share basis, that provide for adequate infrastructure funding.

ED 23.2 Design the impact fee programs to be consistent with existing jurisdictional fee systems so that infrastructure can be expanded on a seamless basis with ongoing development within city boundaries or during annexations or incorporations.

GOAL ED 24. In coordination with local jurisdictions, develop innovative methods to share taxes, on a fair-share basis, in order to minimize the "fiscalization of land use."

POLICIES

ED 24.1 Where there is a clear economic development advantage for the County and local jurisdictions, minimize the fiscalization of land use and develop innovative tax-sharing methods.

ED 24.2 In developing various approaches, examine current or previous tax-sharing experience, both within the County and nationwide, including but not limited to: (1) the Minneapolis-St. Paul Twin Cities Fiscal Disparities Act (property tax-sharing); (2) the Pittsburgh Regional Asset District (sales tax-sharing); (3) the County of Sacramento sales tax-sharing experiment; and (4) local, project specific sales tax-sharing experiences, particularly in San Bernardino and Riverside counties.

GOAL ED 25. As local, unincorporated areas within the County develop, establish financing approaches to fund adequate ongoing public services on a fair-share basis

POLICIES

ED 25.1 Develop level-of-service standards for development when it reaches an intensity consistent with an urban level of service.

ED 25.2 Develop service delivery partnerships with local jurisdictions or agencies that result in the efficient and cost-effective provision of public services.

ED 25.3 Continue to use ongoing techniques, such as Community Service Areas and Community Service Districts, while exploring fair-share voter-approved techniques that clearly benefit local residents and businesses.

GOAL ED 26. **Promote activities to eliminate economic blight within adopted redevelopment project areas.**

POLICIES

ED 26.1 Provide financial and other assistance to retain and/or attract businesses identified by the community as desirable for the redevelopment project area.

ED 26.2 Through use of its authority under adopted Redevelopment Plans, approve only those uses which enhance the economic vitality of the community.

ED 26.3 Promote the integration of uses that will enhance the economic feasibility and vitality of commercial areas.

Programs

1. The Redevelopment Agency may use its authority under the adopted Redevelopment Plans, to be more restrictive on permitted uses within a general plan zone to assure compatibility with adjoining properties and fulfillment of redevelopment economic goals.

2. The Redevelopment Agency shall establish programs to provide incentives for the preservation and/or attraction of businesses that are compatible with the goals of a community's Redevelopment Plan.

C. VALLEY REGION GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

GOAL V/ED 1. **Promote economic development that is compatible with the land use patterns and environment of the Valley Region.**

POLICIES

V/ED 1.1 Support commercial and industrial development that is compatible with surrounding development and does not disrupt the land use patterns and environment of the Valley Region.

V/ED 1.2 Promote the expansion of home-based businesses within the plan area by reevaluating the current permit process, development code

standards and permit fees applicable to home-based businesses to ensure that the process is clear, reasonable and is not cost prohibitive.

D. MOUNTAIN REGION GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

GOAL M/ED 1. Promote economic development that is compatible with the character of the Mountain Region.

POLICIES

M/ED 1.1 Encourage development and business activities that capitalize on the amenities and recreational activities contained within the National Forest and offered by the mountain communities including skiing, biking, fishing, hiking and camping.

M/ED 1.2 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development, and enhances the alpine character.

M/ED 1.3 Support the development of design standards for commercial development within the mountain region. Design standards should focus on improving parking and circulation, enhancing the pedestrian experience, and focusing on building architecture and site design that is compatible with the mountain character.

M/ED 1.4 Establish development and design standards for tourism operations that address potential impacts such as noise, hours of operation, signage and traffic.

M/ED 1.5 Work with the County Economic Development Agency to pursue appropriate grant funding to assist in economic development activities.

M/ED 1.6 Encourage the creation of hiking and biking trails as tourist attractions.

E. DESERT REGION GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

GOAL D/ED 1. Promote economic development that is compatible with the rural desert character of the Desert Region.

POLICIES

D/ED 1.1 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural character.

D/ED 1.2 Promote the expansion of home based businesses within the plan area. This may be accomplished exploring alternative provisions for home occupations that are compatible with the rural nature of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the region and that the use is compatible and/or adequately buffered from adjacent uses.

THIS PAGE INTENTIONALLY LEFT BLANK

X. IMPLEMENTATION PROGRAM

This Chapter presents the tools to guide development in the County by implementing the policies contained in earlier chapters of the General Plan.

A. INTRODUCTION

While the San Bernardino County General Plan provides a comprehensive "vision" for the future physical development of the County, the General Plan can only be successful if the vision is realistic and can be implemented. The County implements the General Plan through the review of privately initiated development requests, such as subdivisions, rezoning, conditional use permits, and building permits. In addition, the County undertakes public development through redevelopment and construction of infrastructure. Finally, the County considers a variety of administrative and financial tools that facilitate public and private development activities.

B. ANNUAL MONITORING REPORT

Section 65400 of the California Government Code requires the County of San Bernardino to prepare an annual report on the status of the County's General Plan and progress on its implementation. This annual report will be given to the Board of Supervisors, Governors Office of Planning and Research, and the State Department of Housing and Community Development. The requirements of this annual report are presented in Section 65400, of the Government Code. The state's annual reporting requirements will be augmented by a more thorough internal review and evaluation process that will coincide with the timeframe established by the state. Monitoring and evaluation of implementation of the 2007 General Plan to meet County objectives will be accomplished through an integrated monitoring and reporting process that will serve as a feedback mechanism to the Board of Supervisors. The integrated monitoring and reporting will provide an evaluation of the implementation that will be presented to the County Planning Commission and the Board. The evaluation should be presented to both bodies during public meetings thereby allowing public participation. This will offer an effective feedback procedure that can more closely identify what is working and what may need to be adjusted in the various documents that make up the General Plan. This process will also satisfy the requirements for mitigation monitoring pursuant to CEQA since all mitigation measures identified in the EIR prepared for the General Plan Update Program are either General Plan policies or programs or requirements included in the updated Development Code.

This evaluation will be completed on the first anniversary of the adoption of the Update Program and annually thereafter. Any corrective actions identified through the evaluation can be incorporated into the annual budget and work program process of the County. In addition to the annual evaluation, the new 2007 General Plan will undergo a more in-depth assessment and update on a 5-year cycle. An in-depth review and update on a 5-year programmed basis will provide considerable economy and reduced complexity in maintenance of an adequate General Plan.

C. SPECIFIC PLANS

A Specific Plan may be used by the County to implement the San Bernardino County General Plan, for certain geographic areas of the County. Specific Plans are authorized under Section 65450 of the California Government Code for "the systematic implementation of the General Plan Update for all or part of the area covered by the general plan." The contents of a specific plan are stated in Section 65451. Section 65453 provides the adoption and amendment procedure for Specific Plans. At least one hearing before the Planning Commission and Board of Supervisors is required, prior to the adoption of the Specific Plan by the Board of Supervisors.

No Specific Plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan. In addition, no local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a Specific Plan unless it is consistent with the adopted Specific Plan.

D. ZONING

County zoning is authorized by Section 65800 of the Government Code. The County's Zoning Ordinance is Title 8 of the San Bernardino County code. The purpose of zoning is to regulate the use of buildings, structures, and land for industry, business, residences, and open space including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes.

Chapter 86.22 (Amendments – General Plan, Development Code, Community Plans, and Area Plans) of the Development Code governs the submission and approval of zoning, which must be adopted by ordinance. At least one public hearing before the Planning Commission and Board of Supervisors is required, prior to adoption of zoning by the Board of Supervisors.

E. MISCELLANEOUS LAND USE PERMITS

The County processes a variety of permits that facilitate development. Examples include, but are not limited to, the following:

- Conditional Use Permits (authorized under Chapter 85.10 (Conditional Use Permits/Minor Use Permits) of the Development Code),
- Variances (authorized under Chapter 85.32 (Variances) of the Development Code), and
- Building Permits (authorized under the California Building Code).

F. SUBDIVISIONS

Subdivisions are the process by which land is divided into smaller parcels and subsequently developed. Subdivisions are governed by the Subdivision Map Act (Section 66410, *et. seq.* of the California Government Code), and Division 7 (Subdivisions) of the Development Code.

The creation of four or fewer lots is considered a minor subdivision, or parcel map. Creation of five or more lots is a major subdivision. After approval of a Final Map, as defined by Section 66434 of the California Government Code, the only subsequent approvals required for development are building permits.

Section 66474 of the California Government Code (Subdivision Map Act) allows the County to approve subdivisions; however, the County must deny approval if it makes any of the following findings:

1. The proposed map is not consistent with applicable General and Specific Plans as specified in Section 65451.
2. The design or improvement of the proposed subdivision is not consistent with applicable General and Specific Plans.
3. The site is not physically suitable for the type of development.
4. The site is not physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements is likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

G. DEVELOPMENT AGREEMENTS

Development Agreements are the means by which private developers and the County can each receive certain assurances regarding a given development proposal and its entitlements. Development Agreements are authorized by Chapter 4 (commencing with Section 65864) of the California Government Code.

Section 65865.2 of the California Government Code specifies the minimum contents of a Development Agreement, as follows:

65865.2. A development agreement will specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions will not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction will be commenced within a specified time and that the project or any phase thereof be completed within a specified time.

The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time.

Section 65867 of the California Government Code requires a public hearing by the Planning Commission and Board of Supervisors, prior to Board adoption of a Development Agreement.

H. CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program guides the funding and construction of all public improvements constructed by the County, including roads, wastewater treatment facilities and lines, water lines, and parks. Section 65401 of the California Government Code provides for a review of public works projects for conformity with the General Plan, as follows:

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each County or city officer, department, board, or

commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the County or city, whose functions include recommending, preparing plans for, or constructing, major public works, will submit to the official agency, as designated by the respective County board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works will list and classify all such recommendations and will prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program will be submitted to the County or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

I. REDEVELOPMENT PLAN

The California Community Redevelopment Act of 1945 gives cities the authority to establish redevelopment agencies and gives these agencies the authority to attack problems of urban decay. To remedy these problems, agencies are given certain fundamental authorities:

- To buy real property, including, if necessary, the power to use eminent domain,
- To sell real property without bidding,
- Obligation to relocate persons who have interests in property, and
- To impose land use and development controls pursuant to a comprehensive plan of redevelopment.

The authority to establish a redevelopment agency and the authority for a redevelopment agency to function as an agency, adopt a redevelopment plan, and implement the plan is granted by the Community Redevelopment Law of the State of California (Health & Safety Code, Section 33000 *et seq.*). Redevelopment agencies are therefore creations of the state. The Community Redevelopment Law provides that the agency and legislative body will both conduct public hearings to approve the redevelopment plan (Sections 33348, 33360).

J. SAN BERNARDINO COUNTY AIRPORT LAND USE PLANS

Section 21670 of the Public Utilities Code allows for the creation of comprehensive land use plans "that will provide for the orderly growth of each

public airport and the area surrounding each public airport." In formulating a land use plan, the Airport Land Use Commission may develop height restrictions on buildings, specify use of land, and determine building standards, including soundproofing adjacent to airports, within the planning area.

San Bernardino County Airport Land Use Plans were adopted in accordance with Section 21670 of the Public Utilities Code; they may be amended from time to time, as allowed by that code.

K. HOUSEHOLD HAZARDOUS WASTE ELEMENT

Section 41500 of the Public Resources Code requires the County to adopt a Household Hazardous Waste Element, which identifies a program for safe collection, recycling, treatment, and disposal of hazardous wastes generated by households in the County and which should be separated from the solid waste stream.

L. SOURCE REDUCTION AND RECYCLING ELEMENT

Section 41000 of the Public Resources Code requires the County to adopt a Source Reduction and Recycling Element to show the methods by which the County will reduce the amounts of solid waste disposed of by the County.

Section 41000(a) of the Pubic Resources Code requires that the Board of Supervisors adopt of the Source Reduction and Recycling Element, with the following components, which are further defined by state law:

- Waste characterization component.
- Source reduction,
- Recycling,
- Composting,
- Solid waste facility capacity,
- Education and public information,
- Funding, and
- Special waste.

M. WASTEWATER MASTER PLAN

The County may develop a Wastewater Master Plan to construct, operate, and maintain various wastewater facilities. In developing the Wastewater Master Plan, consideration will be given to rehabilitation of existing facilities, expansion for current excess demand, and the timely expansion for future demand. As the County's population increases, the County will update the Wastewater Master Plan as appropriate to adequately address the sewage collection and treatment needs anticipated in the General Plan.

N. WATER MASTER PLANS

The County may develop master plans such as a "conjunctive groundwater-surface water management program" to construct, operate, and maintain various water facilities. The purpose of these master plans would be to implement the water policies presented in this General Plan.

O. STORM WATER FACILITIES PLANS

Storm water drainage facilities may be constructed, operated, maintained, and replaced in a manner that will provide the best possible service to the public, given the financial abilities and constraints of the County and of the private sector alike. In developing implementation plans, consideration may be given to rehabilitation of existing facilities, remediation of developed areas with inadequate levels of drainage service, and the timely expansion of the system for future development. The purpose of these facilities plans is to implement the policies contained in this General Plan.

P. PUBLIC FACILITIES FINANCING PLANS

There are a number of options available to local government to finance public facilities, such as streets, sewers, water, drainage, schools, parks, fire and police stations, and public utilities. Examples of these options currently used or contemplated by the County of San Bernardino include, but are not limited to, the following: Mello-Roos Community Facilities Districts, Landscaping and Lighting Districts, Capital Facilities Fees Programs, Assessment Districts, Area of Benefit procedures, and a Long-Range Financial Plan. Virtually all of these public facilities are programmed for construction by a policy document, such as a master plan or the Capital Improvement Program.

Q. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS618036

In compliance and cooperation with the countywide NPDES permit and as co-permittee, San Bernardino County actively supports the principles of improving water quality through programs and requirements of the NPDES permit. Successful implementation of the provisions and limitations require the cooperation of all the public agency organizations within San Bernardino County (e.g., Fire Department, Building and Safety, Code Enforcement, Planning, etc.) having programs/activities that have an impact on storm water quality. The County supports the following watershed protection principles and policies and considerations:

A. Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; minimize impacts from storm water and urban runoff on the biological integrity of natural drainage systems and water bodies;

Minimize changes in hydrology and pollutant loading; require incorporation of controls including structural and non-structural BMPs to mitigate any projected increases in pollutant loads and flows; ensure that post-development runoff rates and velocities from a site do not adversely impact downstream erosion, stream habitat; minimize the quantity of storm water directed to impermeable surfaces; and maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground;

Preserve wetlands, riparian corridors, and buffer zones; establish reasonable limits on the clearing of vegetation from project sites;

Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc., where such measures are likely to be effective and technically and economically feasible;

Provide for appropriate permanent measures to reduce storm water pollutant loads in storm water from development sites; and

Establish development guidelines for areas particularly susceptible to erosion and sediment loss.

Also, CEQA document preparation processes to ensure that storm water related issues are properly considered and addressed are encouraged. The following potential impacts should be considered during CEQA review:

A. Potential impact of project construction on storm water runoff.

Potential impact of project's post-construction activity on storm water runoff.

Potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas.

Potential for discharge of storm water to affect the beneficial uses of the receiving waters.

Potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm.

Potential for significant increases in erosion of the project site or surrounding areas.

THIS PAGE INTENTIONALLY LEFT BLANK

XI. GLOSSARY / ACRONYMS AND ABBREVIATIONS

A. GLOSSARY

Access
The physical arrangement for ingress to and egress from a parcel or structure (e.g., driveway, walkway, stairs, etc.) Accessory Structure

A subordinate structure, the use of which is incidental to that of the main structure on, or main use of, the land.

Accessory Use
A subordinate use, which may be permanent or temporary. The use is incidental and supported by the primary use. Example: A carport or garage for a single-family dwelling.

Acres, Gross
The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right of way of existing or dedicated streets.

Acres, Net
The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights of way, public open space, and flood ways.

Adverse Impact
A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing
Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency
The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural Preserve
Land designated for agriculture or conservation. (See "Williamson Act.").

Agriculture
Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land. (See "Farmland).

Air Pollution
Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport or Heliport
Any area of land or water designed and set aside for the landing and taking off of any aircraft. An airport or heliport must be utilized in the interest of the public for these purposes, have a valid airport permit from the State of California Aeronautics Division, have airspace clearance as required by the Federal Aviation Agency, and have approval under the County Adopted General Plan of Airports. Military airports are not required to obtain the listed Federal, State, or County Approvals.

Alluvial
Soils deposited by stream action.

Alquist Priolo Earthquake Fault Zoning Act
Also, formerly known as the Alquist-Priolo Special Studies Zones Act of 1972 (Public Resources Code Sections 2621 et seq.). The purpose of this Act is to provide for public safety in hazardous fault zones. The Act requires the delineation of potential damage areas along known active faults throughout California. It requires local governments to withhold approval of construction permits in those zones until geologic investigation has determined that the site is not threatened by surface displacement from future faulting.

Ambient
Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Annex
To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment
(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Aquifer
An underground, water bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable
Land capable of being cultivated for farming.

Archaeological
Relating to the material remains of past human life, culture, or activities.

Arterial
Medium speed (30 40 mph), medium capacity (10,000 35,000 average daily trips) roadway that provides intra community travel and access to the county wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Assessment District
An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. An Assessment District (sometimes called Benefit Assessment District) has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of an Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Assisted Housing
Generally multi-family rental housing, but sometimes single family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Bicycle Lane
A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path
A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route
A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Blight
A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Buffer, Buffer Zone
An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building
Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height
The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout; Build out
Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity")

California Environmental Quality Act (CEQA)
A State law (California Public Resources Code §§ 21000 et seq.) requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Caltrans
California Department of Transportation.

Capital Improvements Program (CIP)
A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carrying Capacity
Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning and General Plan designation for the planning period identified in the General Plan (see "Buildout").

Census
The official decennial enumeration of the population conducted by the U.S. Census Bureau.

Central Business District (CBD)
The major commercial downtown center of a community. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality.

Circulation Element
One of the seven state mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated with the land use element of the General Plan.

City
City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system.)

Clear Zone
That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development
Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Collector
Relatively low speed (25 30 mph), relatively low volume (5,000 20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial
A land use classification that permits facilities for the buying and selling of commodities and services.

Commercial Strip Development
See "Strip Commercial"

Community Development Block Grant (CDBG)
A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District
Under the Mello Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq), a legislative body may create within its jurisdiction a special district that can issue tax exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Park
Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Community Redevelopment Agency (CRA)
A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Community Service Area
A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

Condominium
A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congestion Management Program (CMP)
A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt by December 1, 1991, and annually update their Congestion Management Program.

Conservation
The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the General Plan.

Conservation Element
One of the seven state mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

County
County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county road system).

Cumulative Impact
As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB
Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA
The "A weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every

increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication
The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Density (units per acre)
The number of residential units allowed by the Development Code for the residential zoning designation for a given piece of property. The permitted zoning density is comparable to and consistent with the planned number of residential units per acre described in the land use element of the General Plan.

Density, Residential
The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus
The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low income households, or 50 percent of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

Density Transfer
A way of retaining open space by concentrating densities—usually in compact areas adjacent to existing urbanization and utilities—while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review
The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

Detention Basin
Detention basins are constructed to retard flood runoff and minimize the effect of sudden floods

Developer
An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development
The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Rights
The right to develop land by a land owner who maintains fee simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and "Interest, Less than fee," and "Development Rights, Transfer of [TDR].")

Development Rights, Transfer of (TDR)
Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")

Discretionary
An action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District
(1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.

Diversity
Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

Duplex
A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit
A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long term basis.

Easement
Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation
A tool for acquiring open space with less than full fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Economic Base
Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort—basic activities that produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services that the region cannot produce itself and also support the nonbasic activities that are principally local in productive scope and market area. (See "Industry, Basic" and "Industry, Non basic.")

Ecosystem
An interacting system formed by a biotic community and its physical environment.

Emergency Shelter
A facility that provides immediate and short term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Eminent Domain
The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Endangered Species
A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environment
CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)
A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Erosion
(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Family
(1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmland
Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined below except Grazing Land do not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Prime Farmland
Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and

managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last three years.

Farmland of Statewide Importance
Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years.

Unique Farmland
Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

Farmland of Local Importance
Land other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland that is either currently producing crops, or that has the capability of production. This land may be important to the local economy due to its productivity.

Grazing Land
Land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock. This classification does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock.

Fault
A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible
Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically
Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s)
The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Fiscal Impact Analysis
A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood, 100 Year
The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100 year flood has a 1/100, or one percent, chance of occurring in any given year.

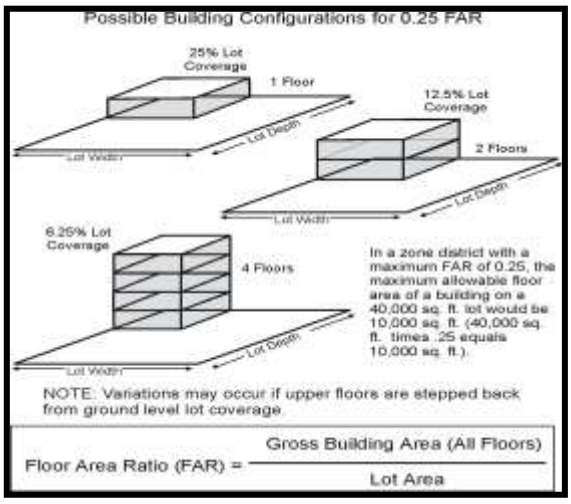
Flood Insurance Rate Map (FIRM)
For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain
The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area Ratio (FAR)

The Floor Area Ratio (FAR) is the ratio of floor area to total net parcel area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (excluding carports) shall be determined by multiplying the Floor



Area Ratio (FAR) by the total parcel area of the site (FAR x Total Net Parcel Area = Maximum Allowable Floor Area).

Footprint; Building Footprint
The outline of a building at all of those points where it meets the ground.

Freeway
A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads" that are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service "E," they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

Gateway
A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.

General Plan
A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Geologic, Geological
Pertaining to rock or solid matter.

Goal
A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.

Grasslands
Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Groundwater
Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge
The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage ("aquifers").

Growth Management
The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (See "Congestion Management Plan.")

Guidelines
General statements of policy direction around which specific details may be later established.

Habitat
The physical location or type of environment in which an organism or biological population lives or occurs.

Handicapped
A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material
Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Highway
High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Hillsides
Land that has an average percent of slope equal to or exceeding fifteen percent.

Historic; Historical
An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Home Occupation
A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless
Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Hotel
A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See "Motel.")

Household
All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

Housing and Community Development Department of the State of California (HCD)
The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA)
Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Element
One of the seven state-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing and Urban Development, U.S. Department of (HUD)
A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit
The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a manufactured home, a cooperative, or any other residential unit

considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Hydrocarbons
A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Impact
The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee
A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq specifies that impact fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose an impact fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impacted Areas
Census tracts where more than 50 percent of the dwelling units house low- and very low-income households.

Impervious Surface
Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Improvement
The addition of one or more structures or utilities on a parcel of land.

Incorporation
Creation of a new city.

Industrial
The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park
A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

Industry, Basic
The segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and that must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic
The segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail, and service functions that supply goods and services to local sources of demand such as businesses, public agencies, and households.

Infill Development
Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure
Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Institutional Use
(1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that can not be considered a residential, commercial, or industrial activity.

Intensity
For non-residential land uses (such as commercial or retail development) the amount of square footage built on a given site. Expressed typically as Floor-to-Area Ratio (see FAR).

Issues
Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio
The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA)
A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Landmark
(1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping
Planting–including trees, shrubs, and ground covers–suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide
A general term for a falling mass of soil or rocks.

Land Use
The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Element
A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. (See "Mandatory Element.")

Land Use Regulation
A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Ldn
Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Lease
A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Level of Service (LOS)
(1) A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service, as follows:

Level of Service A
Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B
Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C
Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D
Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E
Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F
Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

(2) Some communities in California are developing standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated in the General Plan or in separate "Level of Service Plans."

Linkage
With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Liquefaction
The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo)
A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

Lot
(See "Site.")

Low-income Household
A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

Mandatory Element
A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space and safety--and specifies to various degrees the information to be incorporated in each element.

Manufactured Homes, Housing
Structure manufactured on or after June 15, 1976 that meets the requirements of the National Manufactured Housing and Safety Act of 1974, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width, or 40 feet or more in length, or, when erected on site, is 320 or more square feet,

and designed to be used as a dwelling unit with or without a permanent foundation when connected to utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that such term will include any structure which meets all the requirements of this paragraph except the size requirements and with the respect to which manufacturer voluntarily files a certification and complies with the standards established under this part. This definition is pursuant to Section 18007 of the California Health and Safety Code (CHSC).

Marsh
Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

Median
The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mello-Roos Bonds
Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

Mineral Resource
Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Ministerial
An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate
To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use
Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home
A structure that was constructed prior to June 15, 1976, is transportable in one or more sections, which in the traveling mode, is eight body feet or more in width, or 40 feet or more in length, or, when erected on site, is 320 or more square feet, and designed to be used as a dwelling unit with or without a permanent foundation when connected to utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that such term will include any structure which meets all the requirements of this paragraph and complies with the state standards in effect at the time of construction. "Mobile home does not include commercial modulars, as defined in Section 18001.8, factory-built housing, as defined in Section 19971, a manufactured home, as defined in Section 18007, or a recreational vehicle, as defined in Section 18010 of the California Health and Safety Code (CHSC).

Moderate-income Household
A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit
Pursuant to California Health and Safety Code (CHSC) Section 19971, means a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as a part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted by the commission pursuant to section 19990. Factory-built housing does not include a mobile home, as defined in Section 18008, a recreational vehicle, as defined in Section 18010.5, or a commercial modular, as defined in Section 18012.5 of the CHSC.

Motel
(1) A hotel for motorists. (2) A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. Quite often, provision is made for cooking in individual guest rooms or suites. (See "Hotel.")

Multiple Family Residential
A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

National Flood Insurance Program
A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Register of Historic Places
The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural State
The condition existing prior to development.

Need
A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Neighborhood Park
City- or County-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Nitrogen Oxide(s)
A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise
Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Contour
A line connecting points of equal noise level as measured on the same scale

Noise Element
One of the seven state-mandated elements of a local general plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Non-attainment
The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Notice
A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Objective
A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Office Use
The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Element
One of the seven state-mandated elements of a local general plan, it contains an inventory of privately and publicly owned open-space lands, and adopted goals, policies, and implementation programs for the preservation, protection, and management of open space lands.

Open Space Land
Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Orchard
A group of fruit or nut trees, either small and diverse and grown for home use, or large and uniform (i.e., of one variety) and cultivated for revenue. Such a collection must be planted, managed and renewed by the householder or farmer and should not be confused with a naturally occurring grove. Citrus and nut plantations are customarily called groves.

Ordinance
A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overlay
A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Ozone
A tri-atomic form of oxygen (O3) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of

nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Parcel
A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared
A public or private parking area used jointly by two or more uses.

Parking Area, Public
An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parks
Open space lands whose primary purpose is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

Parkway
An expressway or freeway designed for non-commercial traffic only; usually located within a strip of landscaped park or natural vegetation.

Peak Hour/Peak Period
For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

Performance Standards
Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Personal Services
Services of a personal convenience nature, as opposed to products that are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Physical Diversity
A quality of a site, city, or region in which are found a variety of architectural styles, natural landscapes, and/or land uses.

Planned Development
A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the

development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD)
A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, California Governor's Office of (OPR)
A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area
The Planning Area is the land area addressed by the General Plan. For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission
A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy
A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Pollutant
Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose

Pollution
The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point
Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point
In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Preserve, n.
An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve" and Protect.")

Preserve, v.
To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Principle
An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

Professional Offices
A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program
An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Public and Quasi-public Facilities
Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Rare or Endangered Species
A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation
The reuse of resources, usually those present in solid wastes or sewage.

Recognize, v.
To officially (or by official action) identify or perceive a given situation.

Recreation, Passive
Type of recreation or activity that does not require the use of organized play areas.

Recycle, v.
The process of extraction and reuse of materials from waste products.

Redevelop, v.
To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional
Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Plan
A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Park
A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regulation
A rule or order prescribed for managing government.

Rehabilitation
The repair, preservation, and/or improvement of substandard housing.

Research and Development Use
A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.

Residential
Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential, Multiple Family
Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family
A single dwelling unit on a building site.

Resources, Non-renewable
Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

Retrofit
To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning
An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Ridgeline
A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way
A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Lands
Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Runoff
That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Safety Element
One of the seven state-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities, and services.

Sanitary Sewer
A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

Scenic Highway Corridor
The area outside a highway right-of-way that is generally visible to persons traveling on the highway.

Scenic Highway/Scenic Route
A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man- made scenic

resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways element.

Second Unit
A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program
A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seiche
An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic
Caused by or subject to earthquakes or earth vibrations.

Senior Housing
(See "Elderly Housing.")

Seniors
Persons age 62 and older.

Septic System
A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

Setback
The horizontal distance between the property line and any structure.

Shopping Center
A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Sign
Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Single-family Dwelling, Attached
A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached
A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Site
A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")

Slope
Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil
The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access
The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solid Waste
Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Specific Plan
Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence
The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standards
(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions–for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stormwater Runoff
Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Streets, Local
(See " Streets, Minor.")

Streets, Major
The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Strip Commercial
Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Structure
Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision
The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act
Division 2 (Sections 66410 et seq) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and

improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidence
The gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Substandard Housing
Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Target Areas
Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low-and low-income households.

Topography
Configuration of a surface, including its relief and the position of natural and man-made features.

Total Maximum Daily Load
Defines how much of a pollutant a waterbody can tolerate and still meet water quality standards.

Tourism
The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Traffic Model
A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transit
The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit, Public
A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transitional Housing
Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling

programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Transportation Demand Management (TDM)
A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM)
A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Trip
A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

Trip Generation
The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route
A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Urban Design
The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Open Space
The absence of buildings or development, usually in well-defined volumes, within an urban environment.

Urban Services
Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl
Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Use
The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.

Use Permit
The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors
Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

Variance
A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Very Low-income Household
A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

Viewshed
The area within view from a defined observation point.

Volume-to-Capacity Ratio
A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")

Watercourse
Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watershed
The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Waterway
(See "Watercourse.")

Wetlands
Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Williamson Act
Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zoning
The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District
A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary
Development regulations that result in the exclusion of low and moderate income, and/or minority families, from a community.

Zoning, Inclusionary
Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map
Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

B. ACRONYMS AND ABBREVIATIONS

AAQS	Ambient Air Quality Standard
ACEC	Area of Critical Environmental Concern
AG	Agriculture (land use zoning district)
APMD	Air Pollution Control District
AQMD	Air Quality Management District
ASBI	Area of Special Biological Importance
BLM	Bureau of Land Management
BNSF	Burlington Northern and Santa Fe railroad
Caltrans	California Department of Transportation
CDBG	Community Development Block Grant
CDCA	California Desert Conservation Area
CDFG	California Department of Fish and Game
CDH	Community Development Housing
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CG	General Commercial (land use zoning district)
CH	Highway Commercial (land use zoning district)
CHDO	community housing and development organizations
CI	Circulation and Infrastructure (element of General Plan)
CIP	Capital Improvement Program
CLAWA	Crestline-Lake Arrowhead Water Agency
CMA	Congestion Management Agency
CMP	Congestion Management Program
CN	Neighborhood Commercial (land use zoning district)
CNDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
CO	Conservation (element of General Plan); and Office Commercial (land use zoning district)
CR	Rural Commercial (land use zoning district)
CRHR	California Register of Historical Resources
CS	Service Commercial (land use zoning district)
CSA	County Service Area
CSD	Community Service District
CSUSB	California State University-San Bernardino
CTP	Comprehensive Transportation Plan
DEHS	Department of Environmental Health Services
DHS	Department of Health Services
DMG	Division of Mines and Geology
DOD	Department of Defense
DOF	Department of Finance

DOI	Department of the Interior
DWMA	Desert Wildlife Management Area
ED	Economic Development (element of General Plan)
EDD	Economic Development Department
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FIA	fiscal impact analysis
FIRM	Flood Insurance Rate Map
FW	Floodway (land use zoning district)
GIMS	Geo-based Information Management System
GPAC	General Plan Advisory Committee
HCM	Highway Capacity Manual
HE	Housing (element of General Plan)
HIP	Housing Incentives Program
HPI	Housing Partners I
HUD	Housing and Urban Development
HWMP	Hazardous Waste Management Plan
IC	Community Industrial (land use zoning district)
IEOC	Inland Empire-Orange County
IEUA	Inland Empire Utilities Agency
IN	Institutional (land use zoning district)
IR	Regional Industrial (land use zoning district)
IRA	Identified Resource Area
IRB	industrial revenue bond
ITS	Intelligent Transportation System
IVDA	Inland Valley Development Agency
K-12	kindergarten through grade 12
LAFCO	Local Agency Formation Commission
LOS	level of service
LU	Land Use (element of General Plan)
MAC	Municipal Advisory Council
Mag-Lev	magnetic levitation (rail system)
MAQMD	Mojave Air Quality Management District
MFI	median family income
MGT-M/M	million gross ton-miles per mile
MIG	Moore, Iacofano, and Goltsman, Inc.
MPDA	maximum population density average

MRB	mortgage revenue bond
MRZ	mineral resource zone
MSHCP	Multi-Species Habitat Conservation Plan
MWA	Mojave Water Agency
MWD	Metropolitan Water District of Southern California
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NO_x	nitrogen oxide
NPS	National Park Service
NRHP	National Register of Historic Places
O_3	ozone
OHV	off-highway vehicle
ONT	Ontario International Airport
OS	Open Space (element of General Plan)
OSR	open space ratio
PASTACC	Public and Specialized Transportation Advisory and Coordination Council
PM_{10}	particulate matter less than 10 microns
PM_{25}	particulate matter less than 25 microns
RC	Resource Conservation (land use zoning district)
RL	Rural Living (land use zoning district)
RM	Multiple Residential (land use zoning district)
ROG	reactive organic gases
ROW	right of way
RSA	Regional Statistical Area
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
S	Safety (element of General Plan)
SANBAG	San Bernardino Associated Governments
SBVMWD	San Bernardino Valley Municipal Water District
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCLA	Southern California Logistics Airport
SCRRA	Southern California Regional Rail Authority
SD	Special Development (land use zoning district)
SOI	sphere of influence
SP	Specific Plan (land use zoning district)
SRA	State Recreation Area
SSI	Supplemental Security Income
SZ	scientific zone
TANF	Temporary Assistance for Needy Families
TCP	traditional cultural property

TIA	traffic impact analysis
TMC	traffic management center
TOD	transit-oriented development
UBC	Uniform Building Code
UP	Union Pacific Railroad
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VOC	volatile organic compound
WSA	Wilderness Study Area
WTP	wastewater treatment plant

Land Use Zoning District Index Maps

CHDH	EHFH
CIDI	EIFI
CJDJ	EJFJ
CKDK	EKFK

Regional Circulation Maps

Valley Region
Mountain Region
Desert Region

THIS PAGE INTENTIONALLY LEFT BLANK