



NOTICE OF GENERAL PLAN TEXT AMENDMENT

A resolution was recently adopted by the Board of Supervisors amending the General Plan text. Resolution 2013-126 was effective on July 18, 2013. Remove all old pages and replace them with the new ones attached as indicated on the following list.

REMOVE

Cover sheet

xi - xii

II-13 - II-20

REPLACE/ADD

Cover sheet

xi - xii

II-13 - II-20

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

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Acknowledgements

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Gary Ovitt, Fourth District Supervisor, Vice Chairman
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Mark Dowling, Fourth District, Vice Chairman
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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 | | |
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| VI-1 - VI-14 | 4-12-2007 | | |
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| VI-16 - VI-24 | 4-12-2007 | | |
| VII-1 - VII—8 | 4-12-2007 | | |
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| 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 |

- 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.