

# Oak Hills Community Plan

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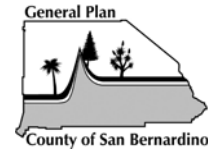
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# 1 INTRODUCTION

## OH1.1 PURPOSE AND DEVELOPMENT OF THE COMMUNITY PLAN

### OH1.1.1 PURPOSE

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The primary purpose of the Oak Hills Community Plan is to guide the future use and development of land within the Oak Hills Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Oak Hills community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Oak Hills unique.

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Oak Hills Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

City's  
p. I-9

The goals, policies and guidelines contained in this plan are to be applied whether development occurs under the County or City administration. In addition, it was the direction of the Local Agency Formation Commission (LAFCO) to prepare a Community Plan as a condition of Hesperia being awarded the Sphere of Influence that includes Oak Hills. This Community Plan is prepared under the authority of California Government Code Section 65300, which requires that each city and county within the state "adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

This Community Plan serves as a foundation in making land use decisions within Oak Hills, based on goals and policies related to land use, circulation, population growth, development standards, open space, rural lifestyle issues, community character preservation and other related physical, social and economic development factors. In addition to serving as a basis for local decision making, the Community Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities and the County, and provides the Community with an opportunity to participate in the planning and decision making process.

The purpose of this Community Plan is to comply with LAFCO and state requirements, but more importantly, to provide the City and County with a comprehensive, long-range policy guidelines for future development.

City's  
Section  
II

### OH1.1.2 RELATIONSHIP WITH THE CITY AND COUNTY GENERAL PLANS

City's  
p. I-9

In accordance with California Government Code Section 65302, a General Plan must contain the following seven mandatory elements: a) Land Use; b) Circulation; c) Housing; d) Conservation; e) Open Space; f)

Noise; and g) Safety. In addition to these mandatory elements, the County has adopted an optional Economic Development Element based upon a desire to maintain and enhance the economic character of the community while providing for a stable annual budget. Each element contains diagrams and text setting forth goals, policies, actions and implementation measures for long-range physical development within a jurisdiction's boundaries. The City and County have previously adopted General Plans for their respective jurisdictions. This Community Plan is intended to establish land use policy for a selected set of issues that are a special concern to the residents and property owners of Oak Hills.

This Community Plan is not intended to replace either the City's or the County's General Plan. Rather, its purpose is to augment these plans with policies to guide development within Oak Hills to meet the needs of the residents and property owners. As such, development within the Community boundaries of land in the County, as well as any land annexed by the City in the future, will be directly guided by the goals and policies contained in the Community Plan, as well as the City's and County's General Plans. The Community Plan functions as a means of formally communicating what the Community's concerns and issues are in regards to development proposals, master planning of infrastructure, pre-zoning sphere areas prior to annexation, preservation of open space and resource conservation lands, and other related planning issues which may impact the orderly growth of the Community. In developing goals and policies for the Community Plan, regional issues pertaining to transportation, housing, open space, infrastructure, coordination of emergency services, and other physical, social and economic concerns were considered. Reference should be made to the City or County General Plans for those planning issues not covered by this Community Plan.

### **OH1.1.3 RELATIONSHIP WITH THE COUNTY DEVELOPMENT CODE**

City's  
p. I-10

The County's land use regulations utilize a single map system whereby the General Plan designations also serve as the equivalent of zoning districts. The County's Development Code contains Countywide standards for each land use designation. Development standards within the Oak Hills Community Plan that are different from the Countywide standards are included in Chapter 82.36 (Oak Hills Community Plan) of the Development Code and are adopted as a County Development Code Amendment by action of the Board of Supervisors.

### **OH1.1.4 RELATIONSHIP WITH THE CITY DEVELOPMENT CODE**

City's  
p. I-10

The City's Development Code is applicable to zone districts shown on the City Zoning Map. These zone districts are consistent with the City's General Plan. The City's Development Code contains development standards applicable to each zone district. The Development Standards contained within the Oak Hills Community Plan are adopted as a City Development Code Amendment. This amendment will represent a separate set of standards applicable to Oak Hills when any portion of the Community Plan area is annexed to the City.

### **OH1.1.5 DEVELOPMENT OF THE COMMUNITY PLAN**

City's  
p. I-10

The Community Plan had its beginnings in a series of annexations undertaken by the City of Hesperia that bordered on Oak Hills. These annexations were requested by property owners and accompanied by projects that usually featured suburban residential development that was substantially denser than what was found in Oak Hills. Although these annexations and their associated projects were approved, none of the residential developments were built as the recession curtailed construction in the Victor Valley. The concern remained that piecemeal annexation of the Community would have a detrimental effect on the existing lifestyle that the existing residents have come to enjoy. Planning for the overall Community would be difficult if there was no general plan under which guidelines could be established for the future.

## INTRODUCTION

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At the same time, several property owners along the freeway were interested in annexation and access to the services that could be provided by the City. As much of the property adjacent to the freeway is contained in large lots, there is ample opportunity for large-scale development that will benefit from this prime location.

These two groups met with the City, County and LAFCO staff over a period of several months. In May of 1994, LAFCO decided to expand the City's sphere of influence to cover all of the Community. In return, the City pledged to not pursue any more annexations until the Community Plan was completed.

Work on the plan began with the formation of the Oak Hills Community Plan Advisory Committee (OHCPAC). The First District Supervisor and the City Council selected the Committee jointly. The Committee consisted of seven members who represented both residents and property owners in Oak Hills. The Committee held a series of eight meetings beginning in August 1994. Working with City and County staff, including Special Districts, the Committee developed the text and three land use alternatives. Public comments and suggestions for land uses were taken and considered at each meeting. In March of 1995, the Committee endorsed the text and the alternative land use plans for environmental review.

Funding for the EIR took several years to arrange. When both the County and City of Hesperia budgeted the necessary funds, the selection of a consultant was begun. In April of 1999, Lilburn Corporation was hired to develop the EIR for the Plan. On November 17, 2000 the draft EIR was circulated for public review. The required 45-day public comment period closed on January 4<sup>th</sup>, 2001. Eight letters were received from public agencies and three from the general public. These letters, as well as the required responses are compiled in the Final EIR, along with the Mitigation Monitoring Program and Statement of Overriding Considerations. The City and County, as part of the adoption of the plan, will certify the EIR. The EIR will be used as a reference to review subsequent development proposals. LAFCO may also use the EIR to evaluate any annexation requests as part of its review process.

In summary, this Community Plan and associated EIR have evolved from numerous studies and public hearings involving the Community Plan Advisory Committee, the First District Supervisor, the City and County Planning Commissions, the City Council, the Board of Supervisors and LAFCO. All issues and concerns identified during the public hearing process were evaluated and addressed. This input provided valuable assistance to staff in refining the document.

The Community Plan was finally adopted by the City on April 3, 2002 and by the County on February 25, 2003.

In 2007, the County adopted its General Plan Update (GPU) Program, which included a new General Plan text and hundreds of maps, a new Development Code, 13 new community plans and an Environmental Impact Report. Since the Oak Glen Community Plan had just been adopted in 2003, it was not included in the GPU for budgetary reasons. However, the County's intent was always to update the community plan to conform to the format of the 13 new community plans. This document is the fulfillment of that intent.

### OH1.1.6 CITIZEN INPUT

City's  
p. I-11

California Government Code Section 65351 states that during preparation of the General Plan "... opportunities for the involvement of citizens ... and other community groups" be provided "through public hearings and any other means the city ... deems appropriate."

In accordance with state law and in recognition of the importance and value of citizen involvement, the City and County have provided opportunities for citizen participation throughout the Community Plan development process. A list of property owners, residents and other interested persons was maintained. Notices were sent to all concerned parties for each meeting or public hearing. As stated above, both property owners and residents were represented on the Committee. In addition, public comments were taken at each meeting as well as during the review of the EIR and public hearing on the Plan.

In December 8, 2000 a public workshop was held to discuss the draft EIR. The workshop included the OHCPAC, the City Planning Commission and City Council. Representatives of the First District Supervisor's office and County staff from the Land Use Services Department (Planning Department at the time) and Special Districts attended as well. There were over 50 persons in attendance.

On January 4, 2001, the public comment period on the Draft EIR ended. There were eight letters from public agencies and three letters from the general public. Also, there were several comments made at the December 8, public workshop as well as a letter. Responses to these comments have been drafted and compiled in the final EIR.

On March 6, 2001, a second public workshop was held by the OHCPAC. The workshop was held to discuss the Draft Community Plan Text and the Final EIR. On April 19, 2001, a third workshop was held. The Committee discussed the formulation of their recommendation and completed discussion of the EIR and the analysis of the three land use alternatives. The Committee held two public hearings on May 29<sup>th</sup> and June 21<sup>st</sup>. Following the second public hearing, the Committee voted to recommend adoption of the Community Plan.

On July 26, 2001, the City of Hesperia Planning Commission held a public hearing and voted to recommend certification of the EIR, adoption of the Community Plan and adoption of development standards applicable to Oak Hills.

The City Council held a public hearing on September 19<sup>th</sup> and a subsequent workshop with the OHCPAC on February 11<sup>th</sup>. At the workshop the Council members present expressed support for Areas 2 and 6 to be developed with rural residential uses on 2 ½ acre lots. They also asked the OHCPAC to hold a workshop to discuss the possibility of residential uses within Area 3. On March 7<sup>th</sup> the OHCPAC determined that Area 3 could be developed with mixed use proposals, provided that any residential portion would not include attached units, and that single family homes would not be developed on lots less than 7,200 square feet.

## OH1.2 COMMUNITY BACKGROUND

### OH1.2.1 LOCATION

City's  
p. I-1

The Community of Oak Hills is located in the High Desert region of San Bernardino County, 35 miles northeast of San Bernardino and about 80 miles northeast of Los Angeles (see Figure I-1). Oak Hills is one of several unincorporated communities within the Victor Valley region of the County. The Community is bordered by the City of Hesperia to the east, the unincorporated Community of Phelan to the west; the City of Victorville to the north; and the unincorporated area of Summit Valley to the south.

### OH1.2.2 ADJACENT CITY, COUNTY AND SPHERE BOUNDARIES

City's  
p. I-2

The City of Hesperia encompasses approximately 75 square miles, and the City's adopted sphere of influence contains approximately 37 square miles. This area includes approximately 20 square miles that is considered



## INTRODUCTION

the Community of Oak Hills and consists of properties within both the incorporated and unincorporated areas. This area, referred to in this Community Plan as the “planning area,” is generally bounded by the Cities of Victorville and Hesperia to the north, the City of Hesperia to the east, Baldy Mesa Road to the west and Summit Valley to the south. Since the original adoption of the plan, Hesperia has annexed most of the area adjacent to the I-15 corridor. The planning area is also generally defined by the existing boundary of County Service Area 70, Zone J.

The adjacent City of Hesperia incorporated on July 1, 1988. In September 1988, the County’s Local Agency Formation Commission (LAFCO) approved the extension of the City’s sphere of influence west of I-15 into the area called “West Hesperia Sphere” and south of Muscatel Street into the area called “Oak Hills.” In September 1989, LAFCO approved the extension of the City’s sphere south of Whitehaven Street into the area known as “Summit Valley.” In 1993, LAFCO approved the extension of the sphere to encompass the remainder of the Community. This area of approximately 14 square miles, lies between Highway 395, Interstate-15 and Baldy Mesa Road. Prior to the original adoption of the plan, the City had completed seven annexation requests located adjacent to the planning area. Pursuant to an agreement with LAFCO, the City did not consider additional annexations in Oak Hills until the Community Plan was completed.

### OH1.2.3 CITY AND COUNTY STRUCTURE

City’s  
p. I-2/4

Hesperia is a “general law” city operating under the council-manager form of government. Five City Council members are elected at large for four-year overlapping terms. The Council selects one of its members to serve as Mayor. The City Council also appoints a five member Planning Commission composed of residents of the City and/or sphere areas. The City Manager is appointed by and serves at the pleasure of the City Council.

The City presently provides general municipal functions, water and sewer service, community development and public works, fire prevention and protection, and animal control services. Police services are provided under a City contract with the San Bernardino County Sheriff’s Department. Park and recreation services are provided by the Hesperia Recreation and Park District, a board-governed special district. Library services are provided by the San Bernardino County Library system. Schools services are provided within the City by the Hesperia Unified School District. The District provides education services for grades K-12. The boundaries extend within the eastern portion of the planning area. There were no facilities located within Oak Hills at this time when the plan was originally adopted, but the Oak Hills High School was opened in August of 2009 and remains the only facility within the plan area.

The County of San Bernardino is the largest county in the continental United States. With an area of over 20,000 square miles, it encompasses the entire high desert, including the Victor Valley. The Board of Supervisors, representing five districts, governs the County. Most of the High Desert, including the entirety of Oak Hills, is within the First District. The County manages construction inspection and planning services within Oak Hills and other unincorporated areas. County planning staff provides administrative support to the Board of Supervisors, as well as the County Planning Commission, a five member Commission comprised of residents from all five districts. The County provides services primarily through a series of Special Districts, such as County Service Area 70, Zone J. School services for the balance of Oak Hills not served by HUSD are provided by the Snowline Unified School District. The district also serves the Phelan/Pinion Hills area. The district provide education for grades K-12, but have no facilities within Oak Hills at this time.

### OH1.2.4 HISTORY

EIR  
p. 4.9-3  
4.9-5

The Hesperia area has a rich history associated with exploration, agriculture, and early land development. The following is a brief historical overview of the study area taken from the City's General Plan Program EIR and an historic resources review for the Oak Hills Community Plan.

The planning area was first used as a travel corridor. After the establishment of missions and presidios in California in the mid-1700s, the Spanish explored the desert for an overland route from Sonora to the coast of California. The first European to take what has become known as the Old Spanish Trail was Padre Garcés who had come from the Colorado River and who in 1776, followed the course of the Mojave River on his way to the Cajon Pass and into San Bernardino. Early American pioneers followed the same route. The first to use the trail was Jedediah Smith in 1826. He was followed by other mountain men and scouts, notably Kit Carson and John C. Fremont. The reports of these pioneers led to the Mojave Trail becoming known as the Spanish Trail and a major route for immigrants to southern California. In the early 1830s, Santa Fe traders came through with their pack-mule caravans, and Ewing Young and William Wolfskill led bands of trappers down the trail. The Mormons came through in 1851, on their way to establishing their settlement at San Bernardino.

At first, the trail was simply a footpath connecting several springs between the Colorado River and the Mojave River, then following the Mojave River into Serrano Indian territory across the San Bernardino mountains. Following the annexation of California to the United States in 1848, wagons started to accompany the pack trains along the trail. This entailed blazing a new section of trail into Cajon Pass, since the old route across the mountains was impractical for wheeled traffic. At first, the route followed the river as before, but curved southwest along the West Fork Mojave Creek and through Crowder Canyon to east Cajon Pass and Cajon Creek. This path proved too narrow for wagons, and in 1852 the Mormons developed a new trail. The "Mormon Cut-off" left the river near present day Victorville then went almost due south across Baldy Mesa, and entered west Cajon Pass. Though more efficient than using pack trains through Crowder Canyon, this was still inefficient because the wagons had to be partially dismantled and lowered by rope down the Inface Bluffs between Baldy Mesa and the West Cajon Valley. These difficulties, and increasing traffic between the coastal areas, Santa Fe and Salt Lake City triggered demand for an easier route. In 1861, John Brown Sr. borrowed enough money to build a road through Crowder Canyon. This toll road remained in use until the Santa Fe Railroad was completed through the pass in 1881.

With the advent of the automobile, Old Trails Highway (Route 66 [SBR-2910H]) went directly through Hesperia. However, the highway was realigned in 1924 and traffic through Hesperia's downtown diminished. The new Route 66 paralleled the old John Brown toll road through the area, but little changed until the 1950s when the area was marketed to Los Angelenos as a rural suburb. As Hesperia grew, so did Oak Hills, though Oak Hills retained a substantially more rural character. When Hesperia incorporated in 1988, Oak Hills was not included.

The history of Hesperia as a community can be traced to 1869, when 35,000 acres of government land was purchased by Max Strobel. Shortly thereafter, he turned it over to a group of German investors from San Francisco who intended to subdivide and colonize the area. The German group became known as the 35th Parallel Association. Development was slow in occurring, however, until 1885 when the California Southern Railway was completed through the area, with the depot named Hesperia established at that time. The alignment of the old Railway still exists in the form of the BNSF Rail Road Line that passes through the City. This alignment is a prominent feature in southeast portion of the planning area.

# INTRODUCTION



## OAK HILLS - COMMUNITY PLAN

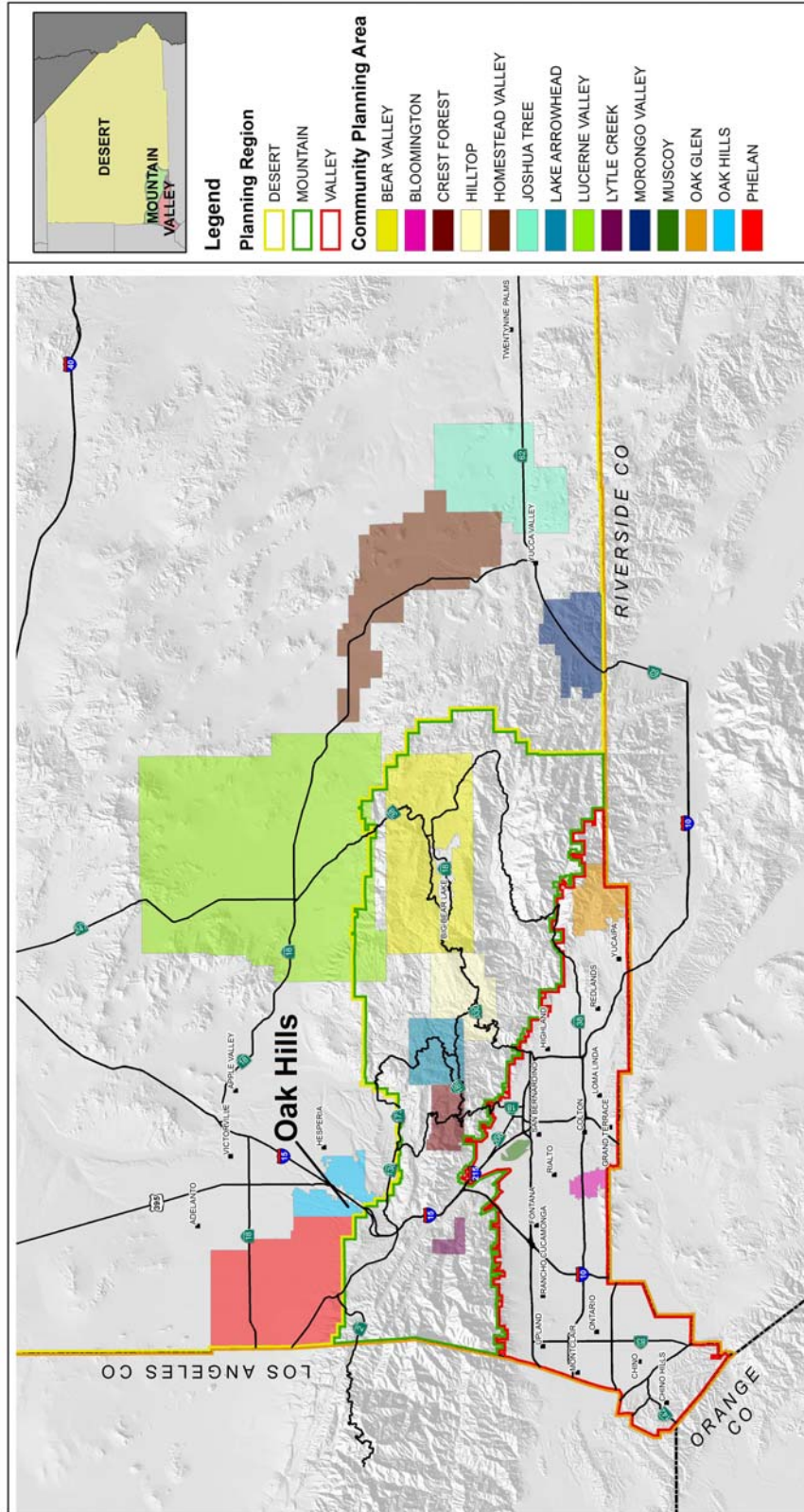


FIGURE 1-1  
VICINITY/REGIONAL CONTEXT MAP

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## INTRODUCTION



Just before the railroad was completed, the property owned by the 35th Parallel Association was acquired by the Hesperia Land and Water Company after two interim deals took place within a month. The Hesperia Land and Water Company, led by R. M. Widney and the Chaffey brothers of Ontario, laid out a townsite with 40 blocks of 26 lots each, most measuring 25 x 142 feet. Other lots as large as ten acres also were available. Many of these lots remain today. However, none are located within the Oak Hills planning area.

In 1886, water was appropriated from Deep Creek by Widney and carried to a reservoir at the townsite via a 7-mile-long 14-inch pipeline. The pipeline was destroyed by floods in 1888, and without water the town was virtually deserted in a short time. For the next six decades, the area remained sparsely inhabited and developed.

Hesperia received a new lease on life in 1954, when the Hesperia Land and Development Company, owned by M. Penn Phillips, purchased the entire Hesperia township, some 23,000 acres (T4N, R4W, SBBM). Phillips subdivided the town and marketed it to buyers in the Los Angeles basin. As many as 1,500 homes were under construction within four years of Phillips' purchase. Most of Hesperia's streets were laid out and constructed in the mid-1950s, with those in the southeastern portion of town completed since that time. The town was incorporated as the City of Hesperia in 1988, and the eastern portion of Oak Hills, east of the I-15 freeway was placed in the city's Sphere of Influence. By 1994, Hesperia had extended its Sphere of Influence west to encompass the whole of CSA 70, Zone J, a total of 28 square miles. Two additional annexations to the city were approved in 2004 for a total of 1652 additional acres (2.58 square miles).

### OH1.2.5 DESCRIPTION OF THE PLAN AREA

EIR  
p. 2-5

The City of Hesperia and the community of Oak Hills are located along the Interstate 15 freeway and State Highway 395. Oak Hills has the advantage of being located at the summit of the Cajon Pass, making it the closest of the Victor Valley communities to the more populated cities (and job centers) in San Bernardino, Riverside, Orange, and Los Angeles counties. It also has approximately three miles of freeway frontage along I-15 as well as one mile of frontage along Highway 395. Most of the frontage property is undeveloped and subdivided into large parcels, creating a favorable environment for commercial or light industrial development. Housing development opportunities in the City are varied and range from estate-sized lots to equestrian lots to standard single-family lots. The Oak Hills community presently consists of estate-sized lots of minimum 2½ acres, one residential neighborhood subdivided into 7,500 square foot lots near Escondido Avenue and Cedar Street and a mobile home park north of Phelan Road/Main Street. Because of these locational advantages for businesses, developers, and, ultimately, home buyers, Oak Hills is considered the Gateway to the High Desert. Many of the area's property owners have expressed interest in furthering development while others have expressed concern that additional future development might adversely affect their rural lifestyle.

City's  
p. I-1

The Community of Oak Hills originally encompassed approximately 28 square miles within a transitional area located between the foothills of the San Bernardino Mountains to the south and the Mojave Desert to the north. Since the plans adoption in 2003, the City of Hesperia has annexed the portion of the plan surrounding the I-15 corridor, reducing the area to approximately 25 square miles. The planning area contains a variety of slope conditions, soil types, plants and animals and other physical characteristics that vary from south to north. Generally, the planning area slopes from southwest to northeast, with surface and subsurface flows trending away from the foothills along the Oro Grande Wash as well as other wash systems that roughly parallel the freeway. While the foothill areas north of Summit Valley contain significant slopes, most of the planning area outside of the washes is fairly level.



Located on the edge of the Mojave Desert, within the rain shadow of the San Bernardino Mountains, Oak Hills's climate is arid. Summers in this area are hot and dry, while winters may experience freezing temperatures and infrequent snowstorms. Daytime high temperatures range from a monthly average of 58°F. in January, to 98°F in July, with extremes recorded as low as the teens and as high as 110°F. Temperatures are slightly lower in the higher elevations, providing residents with cool evening hours. Average annual precipitation is five inches. Air quality is generally good; however, due to its location just north of the Cajon Pass, dividing the South Coast Air Basin from the Mojave Desert Air Quality Management Basin, Oak Hills receives windborne air pollutants from valley areas to the south.

EIR  
p. 2-5

The Mojave River, an ephemeral water course, is another major physical feature of the High Desert (except in years of above average rainfall, this river flows underground). The San Bernardino Mountains are the watershed for the Mojave River, which flows north and east across the desert floor until it ends at Soda Dry Lake. Generally, the area slopes from southwest to northeast, with surface and subsurface water flows trending away from the mountains and foothills. The area is fairly level, with exceptions in the foothills and the washes.

The alluvial fans in the area are a transition zone from the mountains to the desert. This physical setting creates habitat for a complex mix of vegetation and wildlife. Woodland habitats include live oak and juniper in the southern portion, and Joshua trees throughout the area. Desert scrub vegetation, including creosote and sagebrush, is located throughout the area and chaparral is in the higher elevations to the southwest.

The communities in the Victor Valley have experienced rapid growth in the recent past. One of the biggest draws to the area has been the relatively inexpensive price of homes when compared with those in the Los Angeles basin and the San Bernardino Valley. The location of these communities adjacent to the I-15 freeway has increased their popularity with home buyers who are willing to commute to jobs that are not located in the High Desert region. The low cost of living, natural beauty, and ease of movement in the area have made the Victor Valley communities more attractive places to live.

City's  
p. I-1

Oak Hills is strategically located with respect to the Victor Valley, the San Bernardino Valley, and the Los Angeles Basin. With direct access to Interstate 15 and State Highway 395, as well as rail access from two railroads, the Community is easily accessible to commuters and future industrial or commercial users. Recreation is as close as Wrightwood or Big Bear for skiing in the winter and as near as Silverwood Lake for fishing and boating. In addition, the many attractions located in the Orange and Los Angeles County areas are within a two-hour drive from Oak Hills.

## OH1.3 COMMUNITY CHARACTER

### OH1.3.1 UNIQUE CHARACTERISTICS

City's  
p. P-5

The character of Oak Hills is established by the rural residential portion of the Community. This is an area where homes are scattered on large lots. The absence of suburban facilities and the natural appearance of the area contribute to the slow paced lifestyle that the residents enjoy. Animals native to the area are frequently seen, and limited street lighting allows the residents to appreciate the night sky. It is desired that this residential community be given a physical identity through various means contained in this plan.

In addition, the freeway corridor is expected to be developed with the full range of land uses, including commercial, industrial and residential. While development in this area will be significantly different than

## INTRODUCTION

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within the rural residential areas, this area should reflect the character and nomenclature that make Oak Hills a unique Community. In 2004, this corridor was annexed to the City of Hesperia.

### OH1.3.2 ISSUES AND CONCERNS

City's  
p. I-6

The Community of Oak Hills has experienced its share of growth along with the remainder of the Victor Valley. This growth has been fueled by the relatively inexpensive housing that is available in the high desert compared to homes located in the San Bernardino Valley and the Los Angeles basin. For example, between the years 1980 and 1990, the adjacent City of Hesperia was the tenth fastest growing Community in the state, with a population increase of 272 percent. Population grew from 13,540 to 50,418 during these years. The number of dwelling units increased from 5,690 to 17,563. The current population is 90,173. Even during the recent recession, the trend has been towards the provision of housing for first-time-move-up buyers. These homes are typically located on the City's west side, within easy access to the I-15 freeway. Many Oak Hills residents commute to jobs located "down the hill."

Oak Hills lies between Hesperia and Phelan and has been identified as having a pivotal role in the future growth of the Victor Valley. The development of the freeway corridor is critical to both the City of Hesperia and the County as a source of tax revenue to pay for needed services. The area is also attractive to home builders, who can locate new residential tracts to take advantage of the proximity to the freeway. The special district serving water to Oak Hills currently has 3,178 active and inactive water meters. Property owners have expressed a desire to extend utilities to this area to facilitate development. Property owners in outlying areas also must be extended services to enable the development of residential parcels of 2½ acres in size. Because of the low density involved, the cost to extend water lines and roads to these areas is relatively high. These property owners have also expressed concerns that added development in the Community will adversely affect their rural lifestyle. Locational criteria and development standards to guide future land uses must be developed to preserve the rights of property owners along the freeway corridor, as well as within outlying areas of Oak Hills.

The issues listed below stem from the five concerns identified within the Community. These issues have been expanded in order to more clearly address the concerns of the Community.

City's  
p. P-6

#### A. TO PROVIDE FOR ORDERLY GROWTH FOR THE ENTIRE COMMUNITY.

How can orderly growth be planned for?

1. Plan land uses to account for realistic growth in the area.
2. Establish criteria to allow for development of commercial, industrial and higher density residential development.
3. Establish Land Use Zoning Designations to define different land uses and development standards.

#### B. TO PRESERVE THE COMMUNITY IDENTITY.

The residents have repeatedly stated that Oak Hills has a unique character that must be preserved. The Community Plan must attempt to identify the elements of this character and establish policies to express it through visible means.

1. Establish the characteristics that make Oak Hills a unique Community.
2. Determine the means to identify the Community through development standards for both public and private improvements.

### **C. TO RETAIN THE UNIQUE CHARACTER OF OAK HILLS AS A RESIDENTIAL COMMUNITY.**

As discussed above, growth patterns in the Victor Valley will continue to encroach on previously undeveloped areas. The existing residents of Oak Hills have expressed concerns that commercial and higher density development will adversely affect their lifestyle. The Community Plan must identify the residential characteristics of Oak Hills and specify the measures to preserve those characteristics.

1. Determine development standards for residential areas, such as density transfers, grading criteria and animal keeping.
2. Determine requirements for buffering between different land uses located adjacent to each other.

### **D. TO PROVIDE AND ENHANCE COMMUNITY SERVICES AND FACILITIES.**

City's  
p. P-7

In the past it was considered a “given” that the City or County could provide services for a growing Community or City. The economy was healthy, and property taxes provided revenue to fund a variety of services. Current budget limitations in all jurisdictions require that the costs of needed infrastructure and services be imposed on the property owners that benefit directly from the added infrastructure or services. The Community Plan should consider:

1. What level of services are necessary to facilitate the growth pattern that is being planned for, and at what cost.
2. What is the capacity of the property owners to pay for the required improvements.

### **E. TO PROVIDE FOR THE EXPANSION OF THE LOCAL BUSINESS COMMUNITY.**

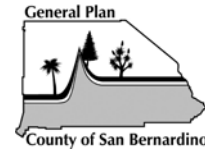
Oak Hills currently has few opportunities for shoppers to purchase goods without leaving the area. Most shopping is done in the adjacent cities of Hesperia and Victorville or in cities where the residents work. As more people move into the area, the need for local retail services will increase. In addition, the freeway corridor has been identified as a location for regional commercial uses that would benefit from visibility to traffic on the Interstate freeway.

1. Improve opportunities for commercial development.
2. Identify criteria for the amount and locations of neighborhood commercial shopping opportunities.



## INTRODUCTION

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3. Determine the locations for regional commercial uses within the Community.
4. Establish job-producing businesses to provide local employment opportunities.

A program to address these issues is outlined in the Community Plan. As the Community evolves and the Plan is implemented over time, adjustments and amendments will be needed to ensure that the Community Plan reflects changing Community values. It is the intent of the Community Plan to provide a framework for land use decisions and policies that will serve the Community of Oak Hills now and in the future.

### OH1.3.3 COMMUNITY PRIORITIES

The community's common priority that has influenced the goals and policies included within this community plan is community character.

Other  
CPs

#### COMMUNITY CHARACTER

The Oak Hills Community Plan area will continue to experience growth as adjacent cities and the region continue to develop. The rural nature and availability of vacant land will continue to attract development to the plan area. As the plan area develops it will be important to ensure that rural features of the area are preserved and that adequate services and infrastructure are provided in order to maintain the desired character of the community. Relating to community character, the public has identified the following priorities to be reflected and addressed in the community plan:

Other  
CPs

- A. Protect and preserve the rural character of the community by maintaining primarily low-density residential development and commercial development that serves the needs of local residents.
- B. Key features of the rural lifestyle that should be maintained are spaciousness, the natural desert environment, large lots, an equestrian-friendly environment and animal raising opportunities.
- C. Provide adequate infrastructure commensurate with meeting community needs.
- D. Protect mountain and valley views, and dark skies.
- E. Maintain adequate emergency response and law enforcement to ensure that community safety and low crime rates continue.
- F. Ensure that the rate of development and population growth aligns with the ability of Snowline Joint Unified School District's ability to provide excellent educational opportunities for all students.

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## 2 LAND USE

### OH2.1 INTRODUCTION

Other  
CPs

The purpose of the land use element is to address those goals and policies that address the unique land use issues of the community plan area that are not included in the Countywide General Plan. Land use policies contribute fundamentally to the character and form of a community. With the continuing growth in many of the County's rural areas, the importance of protecting natural resources and preserving open space has become increasingly important to community residents.

The purpose of the Land Use Policy Map is to provide a guide for orderly growth that will preserve the rural desert character of the community and protect the plan area's natural resources. The Oak Hills Land Use Policy Map is provided in Figure 2-1.

As shown in Table 1, the most prominent land use designation within the plan area is Rural Living (RL), which makes up approximately 84 percent, or 13,469 acres, of the total land area that is under the County's jurisdiction. The second most prominent land use designation within the plan area is Institutional (IN), which makes up approximately 6 percent, or 954 acres, of the total land area under County jurisdiction. The Oak Hills plan area also contains Resource Conservation, Single Residential, Neighborhood Commercial, General Commercial, Community Industrial, Special Development and Floodway Land Use Zoning Districts; however, these land use districts only make up a small percentage of the total plan area. The majority of the commercial land use districts are concentrated along the I-15 corridor.

**Table 1: Distribution of General Plan Land Use Zoning Districts**

Land Use	Area (Acres) <sup>1</sup>	(%) Of Total Land Area
Resource Conservation (RC)	284	1.8
Rural Living (RL)	13,469	84
Single Residential-1 (RS-1)	460	2.9
Single Residential (RS)	286	1.8
Special Development-Planned Development (SD-PD 2007-01)	80	>1
Neighborhood Commercial (CN)	64	>1
General Commercial (CG)	88	>1
Community Industrial (IC)	55	>1
Floodway (FW)	298	1.9
Institutional (IN)	954	6
Total Land Area within Community Plan Boundary	16,038	100%

Source: San Bernardino County General Plan

<sup>1</sup> Non-jurisdictional lands within the Oak Hills Community Plan area were extracted from the areas included within the table.

**A. Community Character (Land Use Issues/Concerns)**

Other  
CPs

During public meetings held by the County, many of the County's rural communities expressed mounting concern regarding growth and the impacts of that growth on the character of their communities. The desert character of the Oak Hills community is defined in part by geographic location, desert environment and very low-density development. Residential land use predominates with single-family residences on 2½ acre parcels. These large parcels preserve much of the desert landscape and provide for privacy and a range of lifestyle choices. Animal raising and equestrian uses are important elements of the rural desert lifestyle. Residential development within the plan area is characterized by large lots and open spaces around the homes. The community character is further defined by the unique commercial and industrial uses that compliment community needs.

Input gathered from residents of the Oak Hills Community Plan area suggests that the primary issues that are pertinent to the values and lifestyle concerns of the Community are as follows:

Hesperia  
Staff Report

- To provide for orderly growth for the entire Oak Hills Community.
- To preserve the Community identity.
- To retain the unique character of Oak Hills as a residential community.
- To provide and enhance community services and facilities.
- To provide for the expansion of the local business community.

These measures can be implemented through requirements on new development or in cooperation with the City, County, State and Federal agencies.

Other  
CPs

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Oak Hills Community Plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential such as water supply and on-site septic disposal.

# LAND USE

## OAK HILLS - COMMUNITY PLAN

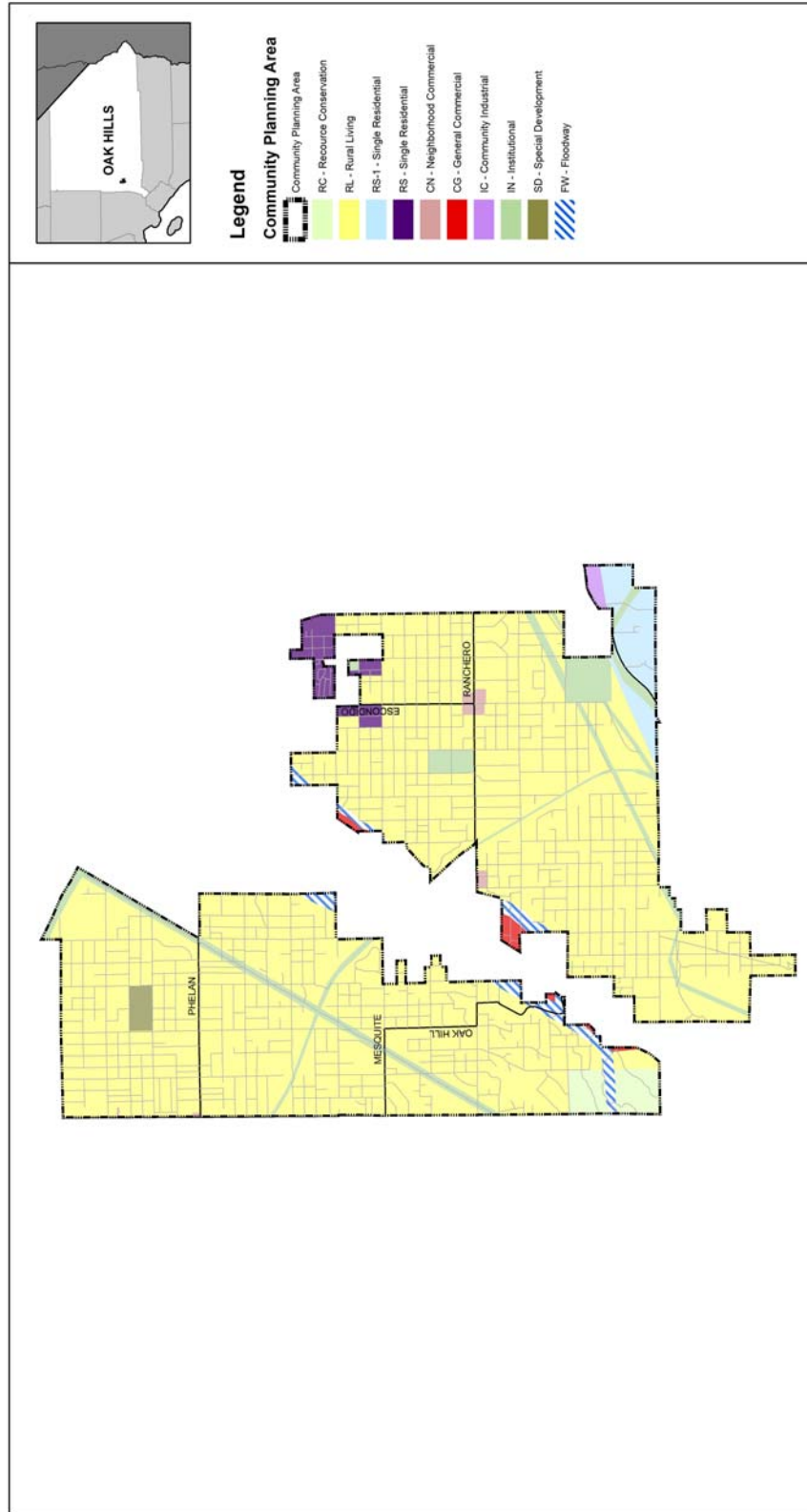


FIGURE 2-1  
LAND USE POLICY MAP

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Table 2: Land Use Policy Map Maximum Potential Build-Out

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density (D.U. Per Acre)	Maximum Policy Map Build-Out (D.U.'s)
Resource Conservation (RC)	284	0.025	7
Rural Living (RL)	13,469	0.4	5,388
Single Residential-1 (RS-1)	460	1.0	460
Single Residential (RS)	286	4.0	1,144
Special Development-Planned Development (SD-PD 2007-01)	80	0.4	32
<b>TOTAL RESIDENTIAL</b>	<b>14,579</b>		<b>7,031</b>
		<b>FAR<sup>1</sup></b>	<b>SQUARE FEET<sup>2</sup></b>
Neighborhood Commercial (CN)	64	0.25:1	696,960
General Commercial (CG)	88	0.50:1	1,916,640
Community Industrial (IC)	55	0.40:1	958,320
Institutional	954	0.50:1	20,778,120
Floodway (FW)	298	N/A	N/A
<b>TOTAL NON-RESIDENTIAL</b>	<b>1,459</b>	<b>-</b>	<b>24,350,040</b>
Source: San Bernardino County General Plan			
Notes:			
(1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.			
(2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre			

Other  
CPs

Table 3 outlines the projected growth in the Oak Hills Community Plan area over the period 2000 to 2020, and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. The General Plan projection provides current estimates of population, households and employment from 2000 to 2020 based on an analysis of historic and expected growth trends.

The comparison of the 2000 to 2020 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need for additional infrastructure, particularly for roads, water and sewer facilities.

The General Plan projection is based on the assumption that the Oak Hills plan area will continue to grow. This would provide a population of 8,932 people by the year 2020 considering all of the areas prior to the 2004 annexations to the City. The Maximum Land Use Policy Map Build-out assumes a maximum population of 29,423 based on the Land Use Policy Map for all areas prior to the 2004

annexations. The number of households is projected to reach 2,818 by the year 2020. The Maximum Land Use Policy Map Build-Out assumes a maximum of 7,031 households based on the Land Use Policy Map. These numbers imply that the plan area will reach approximately 40 percent of its potential household and 30 percent of its potential population capacity by the year 2020.

**Table 3: Population, Households and Employment Projection 2000-2020**

	1990	2000	Projection 2020 (Prior to 2004 Annexations)	Average Annual Growth Rate: 1990-2000	Average Annual Growth Rate: 2000-2020	Maximum Policy Map Build-Out (Prior to 2004 Annexations)	Ratio of 2020 Projection to Land Use Policy Map Build-out
<b>Population</b>	4,930	6,011	8,932	1.9%	2.4%	29,423	.30
<b>Households</b>	1602*	1934*	2818	1.9%	2.4%	7,031	.40
	<b>1990</b>	<b>2000</b>		<b>1990-2000</b>	<b>2000-2020</b>		
<b>Employment</b>	4089*	5030*	7329	1.9%	2.0%	29,241	.25

\*Estimated  
Source: Oak Hills Community Plan Environmental Impact Report, November 2000  
Note: The population estimates for 1990 and 2000 were based on the U.S. Census. The employment estimates for 1991 and 2002 were based on data from the EDD (Employment Development Department).

## OH2.2 GOALS AND POLICIES

### Goal OH/LU 1. Retain the existing rural desert character of the community.

**Policies** PH, HV, JT, LV, MV

**OH/LU 1.1** Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.

New  
PH, HV, JT, LV, MV

**OH/LU 1.2** In recognition of the community's desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:

New and  
Old LU-21  
PH, HV, JT,  
LV, MV

- That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the community plan shall be reviewed.
- That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
- That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing or



assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

- OH/LU 1.3**  
**Old LU-1** Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Zoning Designations that are consistent with the City's and County's General Plans and with the policies of this Community Plan.
- OH/LU 1.4**  
**Old LU-3** Restrict the minimum residential lot size to two and one-half acres.
- OH/LU 1.5**  
**Old LU-4** Preserve scenic vistas where natural slope exceeds 15 percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.
- OH/LU 1.6**  
**Old LU-5** The maximum number of parcels which may be created through the land division process shall be consistent with the Land Use Zoning Designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.
- A. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
  - B. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
  - C. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the Land Use Zoning Designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
  - D. In cases of density transfer, all parcels created which are larger than the Land Use Zoning Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.
- OH/LU 1.7**  
**Old LU-6** Within single-family residential areas, preserve entitlements for recreational, equestrian and animal uses.
- OH/LU 1.8**  
**Old LU-7** Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:
- A. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.

The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The transition buffer must equal 0.5 times the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)

B. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:

- Increased building setbacks incorporating earthen berms and appropriate landscaping.
- Streets separating the different land uses, where appropriate.
- Solid barrier hardscape treatments such as decorative walls.
- Trails and pedestrian circulation areas.

**OH/LU 1.9** Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.  
**Old LU-8**

**OH/LU 1.10** Where new developments are approved within the community, encourage the use of the Oak Hills community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.  
**Old LU-10**

**OH/LU 1.11** Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.  
**Old LU-11**

**OH/LU 1.12** The City and County shall sponsor the use of community entry signs along major roadways into Oak Hills.  
**Old LU-12**

**OH/LU 1.13** When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.  
**Old LU-13**

**OH/LU 1.14** Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.  
**Old LU-14**

**OH/LU 1.15** Require that lighting for new development be designed to minimize glare on adjacent properties.  
**Old LU-15**

**OH/LU 1.16** Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. 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 good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.  
**Old LU-16**

## LAND USE



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 below:

- A. Landscaping will consist of native or drought-resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criterion is available. Other plants may be considered on their merits in meeting this criterion. Determination of plant species suitability will be made upon submission of landscaping plans.
- B. Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- C. Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.
- D. No more than 25% of landscaped areas for multiple-family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.
- E. Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

**OH/LU 1.17** Require subdivisions within the area to have all common landscaping consisting of xeriscape plant materials.  
**Old LU-17**

<b>Goal OH/LU 2</b> <b>New</b> <b>PH, HV, JT, LV</b>	<b>Ensure that commercial and industrial development within the plan area is compatible with the rural desert character and meets the needs of local residents.</b>
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### Policies

**OH/LU 2.1** Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.  
**Old LU-9**

**OH/LU 2.2** Encourage the development or expansion of commercial uses that are compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment.  
**New**  
**PH, JT, MV**

**OH/LU 2.3** Limit future industrial development to those uses which are compatible with the Community Industrial District, are necessary to meet the service, employment and support needs of the Oak Hills community, and do not require excessive water usage, nor adversely impact the desert environment.  
**New**  
**PH, HV, JT, MV**

<b>Goal OH/LU 3.</b>	<b>Establish locational criteria for future development within the plan area to ensure compatibility between uses.</b>
<b>New</b>	

**Policies** PH, HV, JT, LV

**OH/LU 3.1** Because land use zoning district boundaries are normally parcel specific and because detailed surveys of the drainage/flood areas and power line and other institutional land uses are not presently available for precise delineation of these boundaries within the area, the following policies/actions shall be implemented:

**Old LU-25**

- A. Where a detailed drainage report demonstrates that parcels or portions of parcels within the Floodway Land Use Zoning District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.
- B. The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the area.

<b>Goal OH/CI 4.</b>	<b>Establish policies that are intended to address the need for public facilities in the community.</b>
<b>New</b>	

**Policies** Created to accommodate old policies

**OH/CI 4.1** Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.

**Old LU-18**

**OH/CI 4.2** Coordinate land use planning with infrastructure provisions, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.

**Old LU-19**

**OH/CI 4.3** Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.

**Old LU-20**

**OH/CI 4.4** Coordinate land use planning efforts with planning programs of service providers, including, but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.

**Old LU-22**

**OH/CI 4.5** Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.

**Old LU-23**

**OH/CI 4.6** Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.

**Old LU-24**

## 3 CIRCULATION AND INFRASTRUCTURE

### OH3.1 INTRODUCTION

Other  
CPs

The quality of life and the rural desert character of the community are dependent on the services that are provided. Residents in Oak Hills expect that services such as water, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the rural character that is desired. Provisions of services in Oak Hills should be commensurate with the rural lifestyles and low-density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the rural character of the community.

### OH3.2 CIRCULATION – INTRODUCTION

Other  
CPs

One of the overriding goals expressed by residents of Oak Hills is to maintain the existing character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

Several major transportation facilities either pass through, or are in close proximity to, the community plan area, which provide residents with access to many destinations that surround the plan area. The vast majority of travel trips in the plan area are made by automobile, using the existing network of State Highways and major County roads.

#### A. Roadway System

EIR  
p. 4.2-1&2

The existing roadway system in Oak Hills is characterized by a combination of highways and major County roads (see Figure 3-1, Circulation Map).

Local access around Oak Hills is limited by the I-15 freeway but is as follows:

#### **West Side of I-15**

The west side of the Community Plan area (west of the I-15 freeway) is bounded by Baldy Mesa Road on the west, Mesa Street on the north, the City of Hesperia on the east, and San Bernardino National Forest on the south. North-south roads include Baldy Mesa Road, Braceo Street, Bellflower Street and Verbena Street. East-west roads include Mesa Street, Smoketree Road, Yucca Terrace Drive, Joshua Street, Mesquite Road, and Ranchero Road. Phelan Road/Main Street and the north portion of Baldy Mesa Road are paved. Many of the remaining roads that exist intermittently through the Community Plan area are unpaved and are restricted by the railroad corridor, the Oro Grande Wash, and several smaller unnamed washes.

#### **East Side of I-15**

The east side of the Community Plan area (east of the I-15 freeway) is bounded by City of Hesperia on the west, Muscatel Street on the north, the City of Hesperia and Maple Street on the east, and Sparrow Road and Bureau of Land Management land on the south. North-south roads include Topaz Avenue, Outpost Road, and Escondido Avenue. East-west roads include Ranchero Road which runs through the central portion of the east side of the Community Plan area, Farmington Street, El Centro Street, Mesquite Street and Cedar Street.

## CIRCULATION AND INFRASTRUCTURE

EIR  
p. 4.2-3&4

In order to identify impacts to the roadway network, criteria have been established that serve as thresholds to compare a project's traffic contribution to the plan area intersections to existing and future traffic conditions. The significance criteria used is based on Level of Service (LOS), a qualitative measure that describes operational conditions within a traffic stream, generally in terms of vehicle speed and travel time, freedom to maneuver, traffic interruption, convenience and safety. The various levels of service are identified as LOS A through LOS F, with LOS A representing a free flow of traffic and LOS F representing a breakdown of the flow of traffic (see Table 4 below).

**Table 4**  
**Criteria for Determining Level of Service**

LOS	Description	Average Total Delay Per Vehicle (in seconds)	
		Signalized Intersection	Unsignalized Intersection
<b>A</b>	LOS "A" represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.	0 to 10.00	0 to 10.00
<b>B</b>	LOS "B" is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver.	10.01 to 20.00	10.01 to 15.00
<b>C</b>	LOS "C" is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	20.01 to 35.00	15.01 to 25.00
<b>D</b>	LOS "D" represents high-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience.	35.01 to 55.00	25.01 to 35.00
<b>E</b>	LOS "E" represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.	55.01 to 80.00	35.01 to 50.00
<b>F</b>	LOS "F" is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations.	80.01 and up	50.01 and up

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Both the County of San Bernardino and the City of Hesperia have identified when an intersection is deficient. In both cases, peak hour intersection operation of LOS C or better are generally acceptable. The City of Victorville, just to the north, allows a peak hour intersection operation of LOS E or better so that an intersection is not considered deficient unless it is operating at LOS F.

Data was collected in 2000 for the preparation of the Environmental Impact Report. Existing peak hour traffic operations were evaluated for both the morning and afternoon peak hours throughout the Plan Area and were found to be operating at acceptable levels of service except for the following



## CIRCULATION AND INFRASTRUCTURE

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intersections which operate at unacceptable levels of service during both morning and afternoon peak hours (all of these intersections are now within the city limits of the cities of Hesperia or Victorville):

SR-395 Highway (NS) at:

- Joshua Street (EW)

Amargosa Road (NS) at:

- Bear Valley Road (EW)

I-15 Freeway SB Ramps (NS) at:

- Main Street (EW)
- Oak Hill Road (EW)

I-15 Freeway NB Ramps (NS) at:

- Main Street (EW)

Mariposa Road (NS) at:

- Bear Valley Road (EW)
- I-15 Freeway NB Ramps (EW)

Cottonwood Avenue (NS) at:

- Bear Valley Road (EW)

Balsam Avenue (NS) at:

- Main Street (EW)

In addition, traffic signals appeared to be warranted at that time at the following plan area intersections:

SR-395 Highway (NS) at:

- Joshua Street (EW)

I-15 Freeway SB Ramps (NS) at:

- Main Street (EW)

I-15 Freeway NB Ramps (NS) at:

- Main Street (EW)

Balsam Avenue (NS) at:

- Main Street (EW)

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# CIRCULATION AND INFRASTRUCTURE

## OAK HILLS - COMMUNITY PLAN

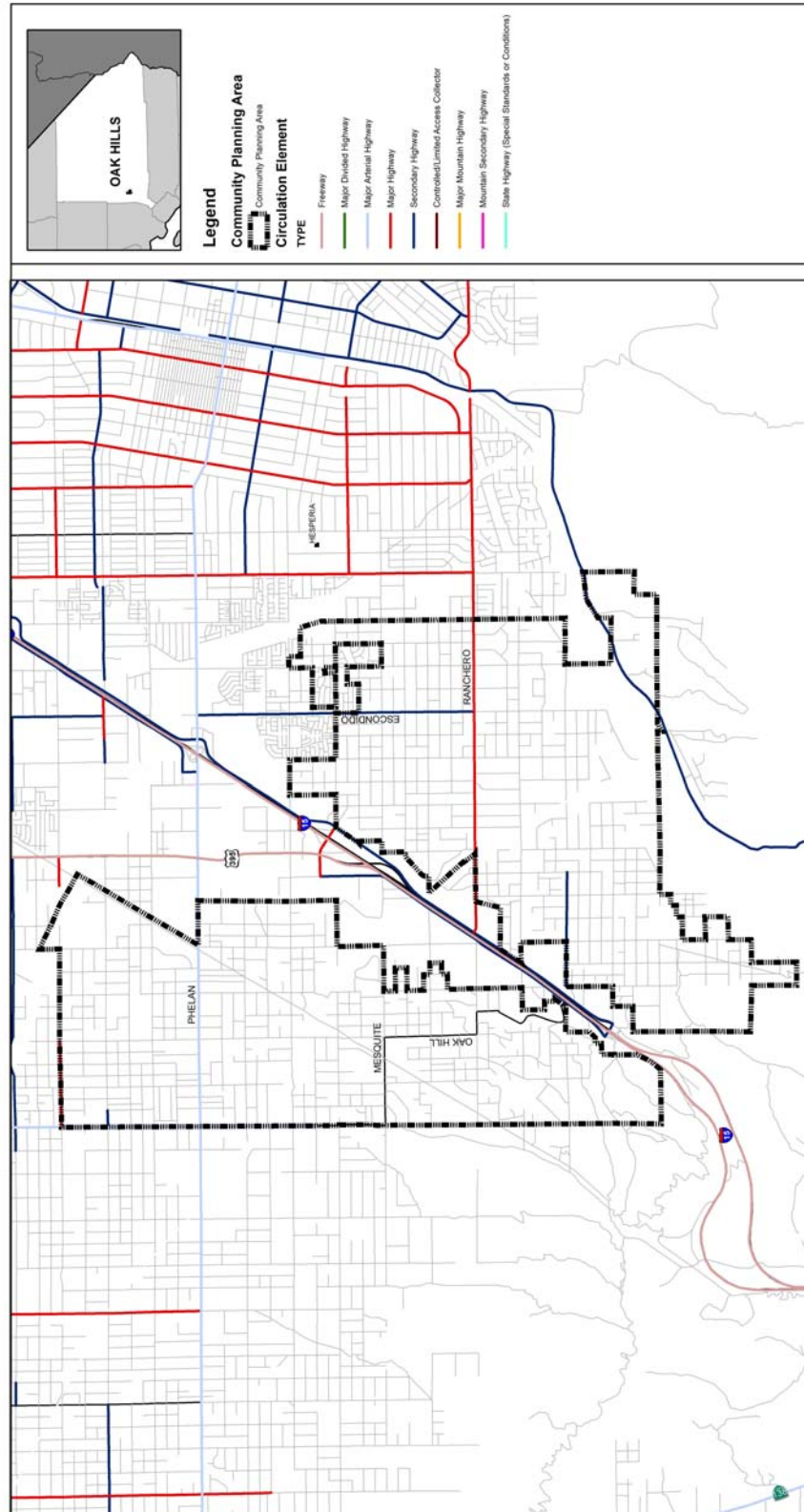


FIGURE 3-1  
CIRCULATION MAP

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## CIRCULATION AND INFRASTRUCTURE



### Year 2020 (includes I-15 interchange at Ranchero Road)

The following intersections are projected to experience unacceptable levels of service during the peak hours and therefore, deficient per the City of Hesperia/County of San Bernardino criteria:

EIR  
p. 4.2-33

Baldy Mesa Road (NS) at:

- Phelan Road (EW) (County)

Calienta Road (NS) at:

- Joshua Street (EW) (Hesperia)
- Ranchero Road (EW) (Hesperia/County)

Highway 395 (NS) at:

- Palmdale Road – SR-18 (EW) (Victorville)
- Joshua Street (EW) (Hesperia)

Key Pointe Avenue (NS) at:

- Main Street (EW) (Hesperia)

Amargosa Road (NS) at:

- Bear Valley Road (EW) (Hesperia/Victorville)

I-15 Freeway SB Ramps (NS) at:

- Main Street (EW) (Hesperia)
- Oak Hills Road (EW) (Hesperia)

I-15 Freeway NB Ramps (NS) at:

- Bear Valley Road (EW) (Hesperia/Victorville)
- Main Street (EW) (Hesperia)

Mariposa Road (NS) at:

- Bear Valley Road (EW) (Victorville)
- Joshua Street (EW) (County)
- Ranchero Road (EW) (Hesperia)
- Oak Hills Road (EW) (Hesperia)
- I-15 Freeway NB Ramps (EW) (Hesperia)

Escondido Avenue (NS) at:

- Ranchero Road (EW) (County)

Maple Avenue (NS) at:

- Main Street (EW) (Hesperia)
- Ranchero Road (EW) (Hesperia)

Cottonwood Avenue (NS) at:

- Bear Valley Road (EW) (Hesperia/Victorville)
- Ranchero Road (EW) (Hesperia)

Balsam Avenue (NS) at:

- Main Street (EW) (Hesperia)

7th Avenue (NS) at:

- Ranchero Road (EW) (Hesperia)

### Oak Hills Area Transportation Facilities Plan

EIR  
p. 4.2-11

In 1989, the San Bernardino County Department of Transportation and Flood Control (Trans/Flood) (now the Department of Public Works) adopted Ordinance No. 3356 to enact the Oak Hills Area Transportation Facilities Plan Zone A and Zone B. The plan includes both the identification of transportation related improvements and the financing mechanism necessary to implement the plan. Under this plan, fees are imposed on new commercial and residential development projects, including single family and mobile homes. Fees have been calculated based on vehicular trips generated by land use category, determined by traffic modeling procedures published by the Institute of Transportation Engineers. The estimated total cost of facilities necessary to accommodate growth in Oak Hills was divided by estimated total trips to be generated by anticipated growth under the County's General Plan. This determined the cost per trips generated which was

then allocated to each land use category based on road trips generated. The transportation facilities plan consists of two zones. Zone A encompasses the Oak Hills Community west of the I-15, while Zone B encompasses the Oak Hills Community east of the freeway.

### B. Congestion Management Program Facilities

#### CMP Freeway Evaluation

EIR  
p. 4.2-40

As required by the CMP, an analysis of Horizon Year (2020) freeway level of service is required for all freeway segments which carry 100 or more project trips in the peak hour. The freeway peak hour volume forecasts have been developed for Year 2020. A total of four freeway segments will operate at an unacceptable level of service during the morning period and a total of six freeway segments will operate at an unacceptable level of service during the afternoon period. The southbound I-15 Freeway is expected to experience morning peak hour deficiencies, while the northbound I-15 Freeway will experience afternoon peak hour deficiencies.

### C. Scenic Routes

Other  
CPs

Oak Hills has some outstanding desert scenery. Rock formations and the desert landscape are just two examples that characterize scenic resources within the plan area. Scenic highways play an important role in the preservation and protection of environmental assets. County Scenic Route designation recognizes the value of protecting scenic resources for future generations and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. Interstate-15 is the only road that has been designated as County Scenic Routes that goes through the plan area, and this route has now been incorporated into the City of Hesperia. However, projects located within the County's jurisdiction and that are at least 200 feet from the I-15 are still subject to the provisions of the Open Space Overlay. This highway is also eligible for designation as a scenic route by the State, but has not been officially designated. The advantages of official designation are a positive image for the communities involved, preservation and protection of environmental assets and potential increase in tourism.

## OH3.3 CIRCULATION – GOALS AND POLICIES

### CIRCULATION

<b>Goal OH/CI 1.</b>	<b>Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the desert landscape and rural character of the community.</b>
New	

**Policies** PH, HV, JT, LV, MV

**OH/CI 1.1** Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.  
Old TC-1

**OH/CI 1.2** To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.  
Old TC-2

**OH/CI 1.3** The County shall set up a program for roadway improvements identified in Table 4.2-14 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the Traffic Impact Analysis (TIA) which was prepared for the Oak Hills Community Plan Medium-Low Density land use plan. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see Figure 3-2). This program can be incorporated into the County's Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.  
Old TC-3

**OH/CI 1.4** The City shall set up a program for roadway improvements identified in Table 4.2-14 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was prepared for the Oak Hills Community Plan Medium-Low Density land use plan. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see Figure 3-2). This program shall be incorporated into the City's Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees. (Note: This policy is included because the Oak Hills Community Plan is a joint document between the County and the City of Hesperia.)  
Old TC-4

**OH/CI 1.5** Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.  
Old TC-5

**OH/CI 1.6** Ensure that all new development proposals do not degrade Levels of Service (LOS) on Interstate Freeways, State Routes and Major Arterials below LOS C.  
New

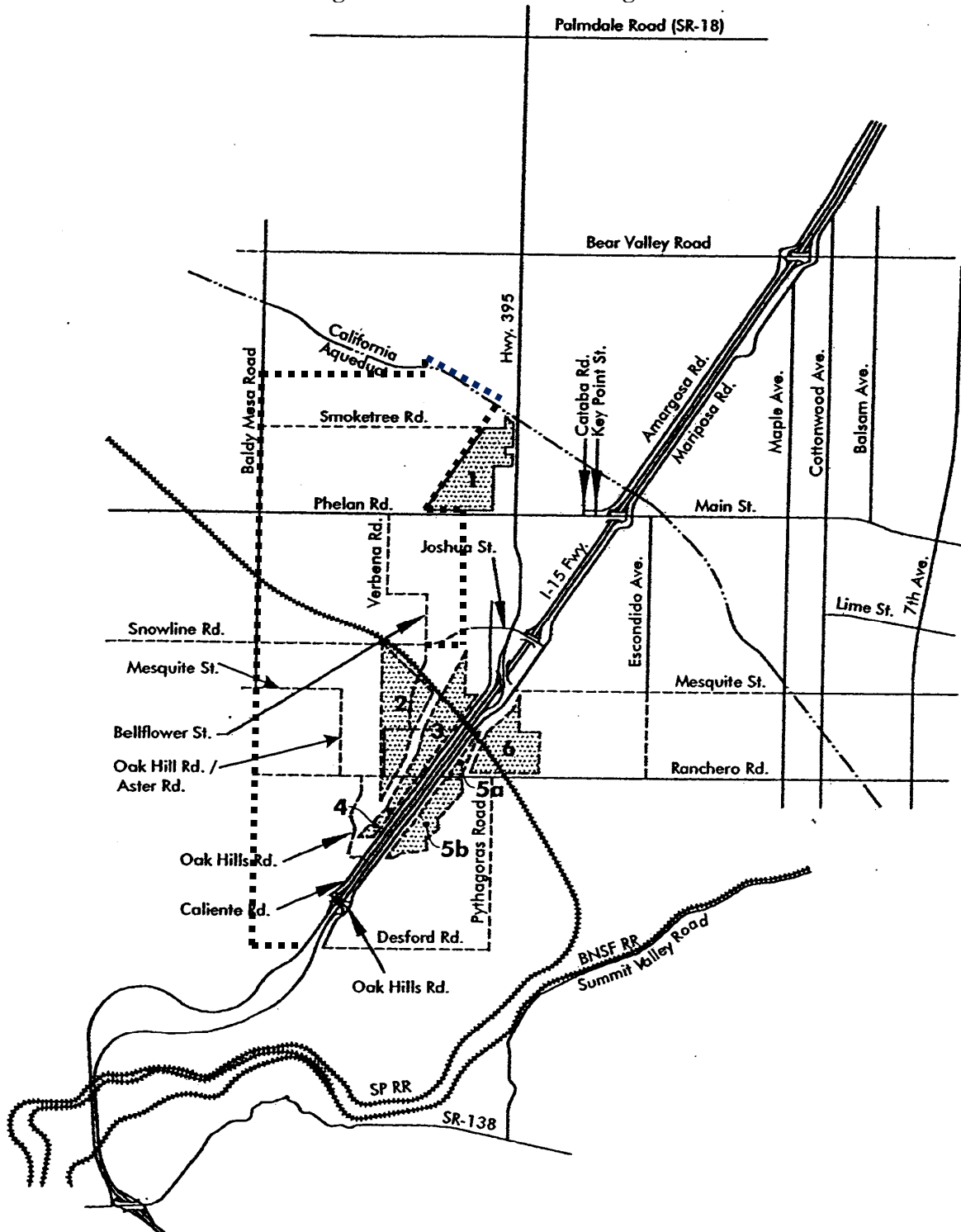
PH, HV, JT, LV, MV

**OH/CI 1.7** Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources wherever possible.  
New

PH, HV, JT, MV

## CIRCULATION AND INFRASTRUCTURE

Figure 3-2  
Planning Areas Identified in the Program EIR



## CIRCULATION AND INFRASTRUCTURE

**OH/CI 1.8**  
New  
PH, HV, JT

Ensure that new developments are coordinated with the construction of appropriate streets and highways by encouraging development in the vicinity of existing road systems, to minimize the creation of additional roads or the need to pave roads until such time that it becomes necessary.

**OH/CI 1.9**  
New  
PH, HV, JT, LV, MV

Preserve the status of I-15 as a Scenic Route, even though it is totally within the City boundaries within the plan area, and ensure protection of its scenic values through the following methods:

- A. Require compliance with the provisions of the Open Space Overlay.
- B. Support hillside preservation regulations that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.

**OH/CI 1.10**  
New  
PH, HV, JT, LV

Encourage coordination between the County, the City and the local community to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.

New

<b>Goal OH/CI 2.</b>	<b>Promote alternative modes of transportation.</b>
----------------------	---

**Policies** PH, HV, JT, LV, MV

**OH/CI 2.1**  
New  
PH, HV, JT, LV, MV

Define the existing and future transportation needs as they may relate to transit for local residents, particularly seniors. When transportation needs are defined, conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.

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### OH3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate infrastructure services is essential for maintaining the health and quality of life of a community. Availability of adequate water supplies and wastewater disposal are crucial components of supporting population growth. Protection and preservation of water resources is of crucial importance not only for the purpose of serving existing and future development, but also for protecting the area's natural resources. At meetings held by the County of San Bernardino, residents in Oak Hills expressed concerns regarding a lack of adequate water system infrastructure and that water conservation methods should be enacted.

Other  
CPs

#### A. Local Water Service

Other  
CPs

There are two primary local water suppliers for the Oak Hills plan area (see Figure 3-3, Water Districts): County Service Area 70, Zone J (CSA 70 J) and the Hesperia County Water District (Sphere). Both water purveyors currently use local groundwater sources as their only source of water supply.

EIR  
p. 4.3-2/  
Updated  
by SD

As of 2000, the Hesperia Water District (a subsidiary agency of the City of Hesperia) provided water and sewer service to the incorporated area adjacent to CSA 70 J. Due to the fact that the Water District and City boundaries are not contiguous along the adjacent area of Zone J, certain areas of the City are served by CSA 70 J. In 2012, approximately 90 of CSA 70 J meters service properties within the city limits of Hesperia. These services are in an area generally east of the I-15 freeway and bounded by Topaz Avenue, Muscatel Street, Maple Avenue and Whitehaven Street. The area is included in the project analysis data herein. New connections within this area are currently being provided water service by the City of Hesperia, while the City works on annexing this section of the City to the Hesperia County Water District.

On October 19, 2004 the Local Agency Formation Commission (LAFCO) adopted Resolution 2855 (Freeway Corridor Annexation) completing the annexation of approximately 1,759 acres into the Hesperia Water District, Hesperia Fire Protection District, City of Hesperia and the Hesperia Recreation and Park District and detachment from CSA 70 J, CSA 38 (County Fire Protection District), and CSA 70 R-43 (Road District). CSA 70 J currently provides water service, under an Out-of-Service Area agreement, to the existing and new customers within the annexation area as the City does not have the means to serve. An estimated 50 parcels are currently being served by CSA 70 J.

On October 19, 2004 LAFCO also adopted Resolution 2851 (Catawba Annexation) completing the annexation of an additional 893 acres into the Hesperia Water District, Hesperia Fire Protection District, City of Hesperia and the Hesperia Recreation and Park District and detachment from CSA 70 J, and CSA 38 (County Fire Protection District). Hesperia County Water District has taken over all water service within this annexation area.

EIR  
p. 4.3-7/  
Updated  
by SD

As of June 30, 2012, CSA 70 J (District) had 3,056 active water meters and 123 inactive water meters. In order to keep up with the growth in the mid 2000's, the District drilled a new water production well, Well #5, which was placed in service in 2009 and increased the production in the District by 800 gallons per minute (gpm). The District's current total production capacity averages 3,700 gpm as compared to a maximum average day system demand of 3,111 gpm. Therefore the District is currently able to meet its maximum average day demand. However, the California Department of Health Services and the California Water Code require that the District have the ability to meet its maximum day demand with its largest production well out of service. The largest production well in the District, Well #4, has an

## CIRCULATION AND INFRASTRUCTURE

average production rate of approximately 1,230 gpm and the District cannot meet the maximum day demand with this well out of service. The District's Water Master Plan, prepared by So and Associates Engineer's Inc. in 2011, recommends an additional well with a minimum production of 500 gpm.

The District maintains interconnections with both the Hesperia County Water District and the Phelan Pinon Hills Community Services District (PPHCSD). The interconnections allow for the transfer of water both ways between the interconnected water entities. Most recently, the District has supplied water to the PPHCSD but has not taken water from either of the interconnected entities.

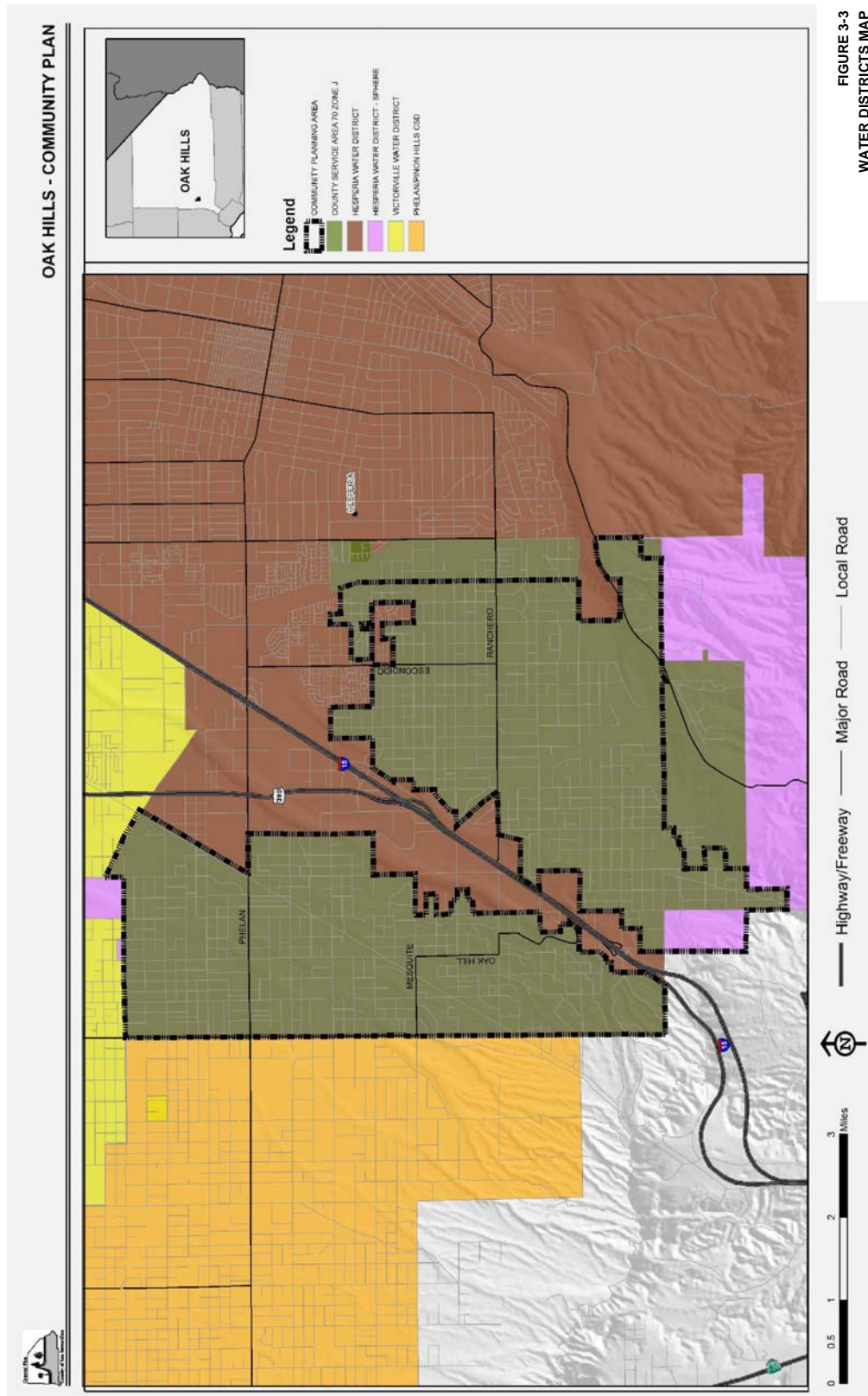
The District is currently able to meet only a portion of the growth planned for the Oak Hills Community as included in the County's General Plan. The San Bernardino County Special Districts Department, manager for the District, commissioned and completed a water master plan in 2011 that projects future water demands and provides recommendations for water system facilities and timing for construction to meet the growth needs of the District. A five-year capital improvement program has been started to build infrastructure to serve the growing needs of the District.

The County Special District's Department connection fees are used for the planning, design and construction of water facilities to serve future growth. The collection of connection fees enables a public water agency to construct new supply, storage and distribution facilities to serve future customers.

General supply and policy information for CSA 70, Zone J and the Hesperia Water District is presented in Table 5.

**Table 5: Supply and Policy Information of Service Providers**

SERVICE PROVIDER	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow Service outside of boundaries	Imported Water Source	Annual Imported water allotment	Imported Water Source amount*
CSA 70 J	3,056	9,932	2,238 af/yr	LAFCO Agreement	None	None	None
Hesperia Water District	287**	895**	xxx af/yr ***	LAFCO Agreement	None	None	None
* annual estimate ** within the Plan Area only *** Entire District NA = information not provided by purveyor/agency							



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## B. Wastewater

EIR  
p. 4.3-13/14

The Oak Hills community is primarily served by septic systems for wastewater treatment and disposal. The Lahonton Regional Water Quality Control Board (RWQCB) has jurisdiction for the permitting of sewer and wastewater treatment systems. As of 2000, septic systems may be permitted for any development generating less than 500 gallons per day per acre, or 250 gallons per day per half acre. Sewer or a secondary treatment facility must serve any development generating more than 500 gallons per day per acre, or of a density of greater than two dwelling units per acre. The average day wastewater generation per equivalent dwelling unit in the Victor Valley is currently estimated at 250 gallons. The existing land use designations for the majority of Oak Hills is Rural Living (RL) (minimum 2½ acre lots) and, therefore, allows for the use of septic systems.

In the area of Oak Hills known as “High Country,” sewer service is provided by CSA 70 Zone J to a small residential area. This subdivision is southeast of Palm and Escondido and includes 231 residential lots. The sewer collected from this area by the County feeds into the City’s system and is then treated at the Victor Valley Wastewater Reclamation Authority (VWVRA) facility.

Secondary wastewater treatment is provided at the regional facility operated by VWVRA, a four-member Joint Powers Authority (JPA) that includes the cities of Hesperia and Victorville, the Town of Apple Valley, and the County of San Bernardino. The regional facility’s design capacity in 2000 was 9.5 MGD; construction of an additional 1.5 MGD was underway. Flows from Hesperia’s sewer system were approximately 1.06-1.10 MGD, or approximately 13 percent of the total flows treated at the regional plant. Plant expansions are designed and constructed to meet the demands of the members of the JPA. Additional treatment capacity is paid for by property owners who pay a fee to the member agency for new connections to the plant; the fee is forwarded to the VWVRA. Member agencies calculate the connection fee based on the type of discharge (e.g. residential, commercial, or industrial). The VWVRA then plans for, designs, and constructs additional capacity to meet the flows of all member agencies’ connections.

## OH3.5 INFRASTRUCTURE – GOALS AND POLICIES

<b>Goal OH/CI 3.</b>	<b>Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Oak Hills Community Plan area.</b>
New	

**Policies** PH, HV, JT, LV, MV

<b>OH/CI 3.1</b>	Through the development review process, permit new development only when adequate water supply exists or can be assured.
New	

PH, HV, JT, LV, MV

<b>OH/CI 3.2</b>	Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.
New	

PH, HV, JT, LV, MV

**Goal OH/CI 4. Encourage and promote water conservation.**

**Policies**

**OH/CI 4.1** Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.  
**Old WA-1**

**OH/CI 4.2** Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.  
**Old WA-2**

**OH/CI 4.3** Require the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the desert climate in new subdivision projects during review of landscape plans.  
**New**  
**PH, HV, JT, LV, MV**

**OH/CI 4.4** Require use of water efficient irrigation practices such as drip irrigation systems for all landscaped areas in commercial and industrial developments and in all common areas in residential developments. The County shall encourage the use of similar systems, including the installation of gray water systems on individual residential lots.  
**New**  
**PH, HV, JT, LV, MV**

**Goal OH/CI 5. Provide for a cost effective and efficient wastewater disposal system within the plan area.**

**Policies**

**OH/CI 5.1** If a wastewater treatment facility is developed in the community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.  
**Old WW-1**

## 4 HOUSING

[See the Housing Element of the General Plan]

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## 5 CONSERVATION

### OH5.1 INTRODUCTION

EIR  
p. 3-23

The Community of Oak Hills location as the gateway to the High Desert provides a unique transition between the mountains and the desert. Panoramic views of the mountains to the south, the Mojave River to the east, and the surrounding Victor Valley, in conjunction with a number of large natural drainage courses and washes, provides opportunities for preserving natural scenic open space areas in the Community Plan area.

Oak Hills is described in the City of Hesperia General Plan Program EIR as a unique visual resource having more vegetation and color variation than can be found in the more urban areas of the City. The Community Plan area contains juniper and Joshua tree woodlands and associated habitat. The spatial position of this area coupled with the backdrop of the San Gabriel and San Bernardino Mountains enhances the panoramic view of the area.

Other  
CPs

Preservation and protection of the community plan area's natural resources is extremely important to the residents of Oak Hills. These resources contribute to the character and quality of life within the plan area and surrounding region. If the plan area's sensitive resources are not effectively protected and managed, they will be permanently lost.

The natural vegetation and wildlife in the plan area contributes to the beauty and character of the area. During meetings held with the community, residents articulated the need to protect these natural resources as a main concern.

### OH5.2 GOALS AND POLICIES

<b>Goal OH/CO 1.</b>	<b>Preserve the unique environmental features of Oak Hills, including native wildlife, vegetation and scenic vistas.</b>
----------------------	--

**Policies** PH, HV, JT, LV, MV

**OH/CO 1.1**  
**Old BI-1** 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 in Section 88.01.050 of the Development Code.

**OH/CO 1.4**  
**Old WA-3** Protect wildlife corridors and prevent loss of critical habitat in the region through the construction of all future storm drain or wastewater treatment facilities that will utilize a design that retains the natural character of the drainage channel to the greatest extent possible.

**OH/CO 1.2**  
**New**  
**PH, HV, JT, LV, MV** Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas.

**OH/CO 1.3** Provide lighting in accordance with the Night Sky Protection Ordinance.

New

PH, HV, JT, LV, MV

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## 6 OPEN SPACE

### OH6.1 INTRODUCTION

EIR  
p. 3-23

As mentioned in the Conservation Element, the Community of Oak Hills location as the gateway to the High Desert provides a unique transition between the mountains and the desert. Panoramic views of the mountains to the south, the Mojave River to the east, and the surrounding Victor Valley, in conjunction with a number of large natural drainage courses and washes, provides opportunities for preserving natural scenic open space areas in the Community Plan area.

Other  
CPs

Preservation of the area's open space and enhancement of the recreational resources are important issues articulated by residents of the Oak Hills community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

#### A. Recreation and Parks

EIR  
p. 4.12-1

The rural residential portion of the community establishes the character of Oak Hills. This is an area where homes are scattered on large lots. The absence of suburban facilities and the natural appearance of the area contribute to the slow paced lifestyle that the residents enjoy. Animals native to the area are frequently seen and limited street lighting allows the stars to be seen at night. Under this Community Plan, this rural residential character shall be maintained.

The Hesperia Recreation and Park District was established in 1957 and provides park and recreational services for the residents of the City of Hesperia. There are approximately 173 acres of parkland within the Park District boundaries. About 28 acres are within the Park District's five neighborhood parks and the remaining 145 acres make up four Community Parks.

The Oak Hills planning area is within the Sphere of Influence of the Park District. As of 2000, the Park District had annexed a portion of the planning area west of the I-15 freeway. The area is situated between Main Street and Mesquite Street, east of Highway 395 to within ½ mile of Baldy Mesa Road. There are currently no community parks in Oak Hills.

Other  
CPs

The Oak Hills Community Plan area contains approximately 160 acres of Bureau of Land Management lands (see Figure 6-1, Jurisdictional Control). The south western boundary of the plan area abuts the San Bernardino National Forest. The San Bernardino National Forest provides opportunities for hiking, biking, camping and skiing.

#### B. Trails

There are no formal trails recognized by the County within the Oak Hills Community Plan area. However, there are several utility easements and the California Aqueduct that may provide opportunities to create a system of trails in the community.

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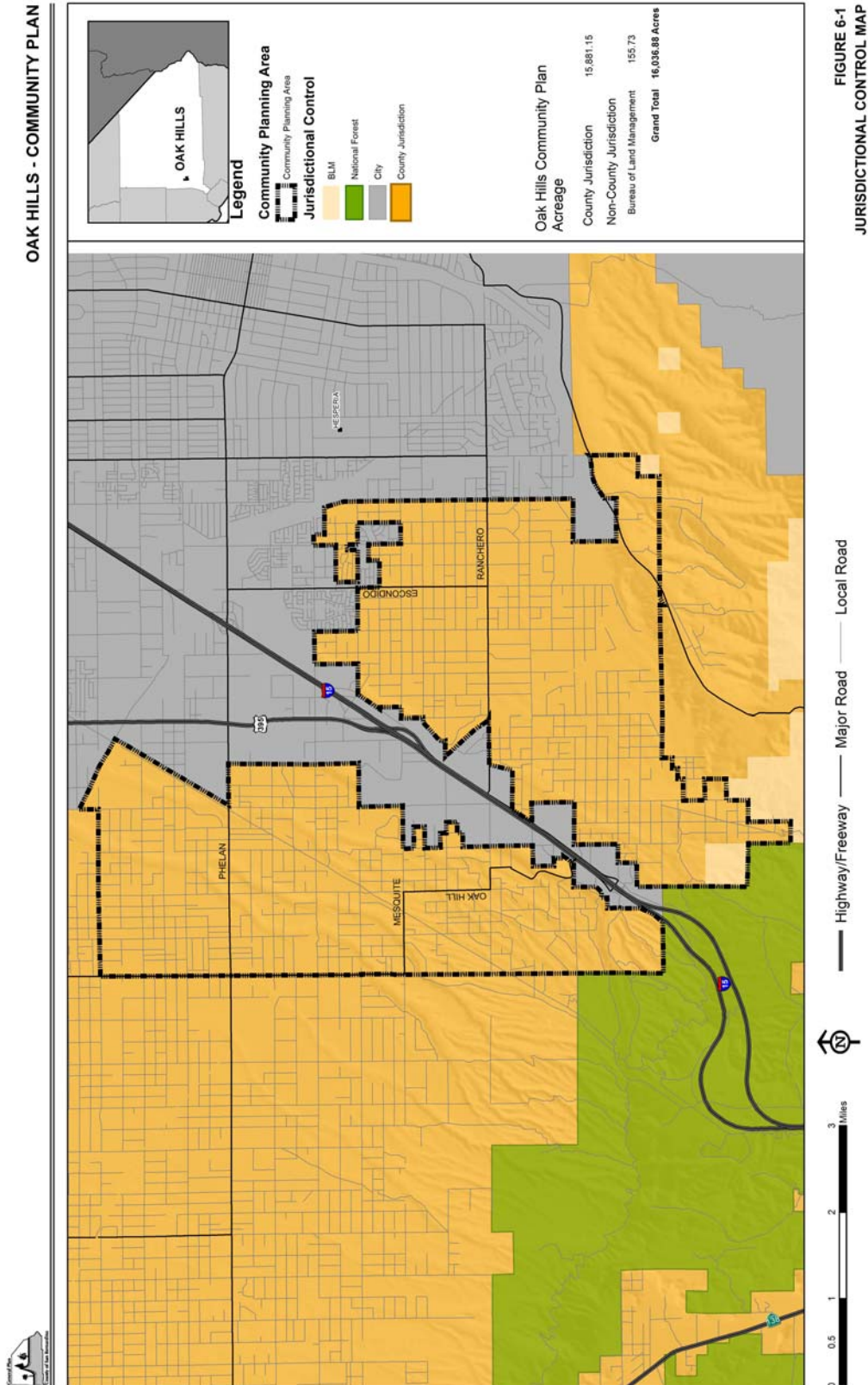


FIGURE 6-1  
JURISDICTIONAL CONTROL MAP

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## **OH6.2 GOALS AND POLICIES**

For goals and policies refer to the Open Space Element of the General Plan.

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## 7 NOISE

[See the Noise Element of the General Plan]

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## 8 SAFETY

### OH8.1 INTRODUCTION

Other  
CPs

Fire protection, police protection and emergency services are among the most crucial of community needs. The quality of life is dependent on the adequacy of these services.

#### A. Fire Services

Other  
CPs

Fire protection services within the plan area are provided by the San Bernardino County Fire Protection District. (see Figure 8-1, Fire Districts).

The San Bernardino County Fire Protection District (District) provides fire protection for the Oak Hills Community Plan area. Fire protection assistance in the event of a significant wildland fire is also provided by the California Department of Forestry (CAL FIRE), the U.S. Forest Service (USFS) and other fire agencies through mutual aid agreements.

There are no fire stations located within the Oak Hills Community Plan area, but there are five stations located just outside its northern, eastern, and western boundaries. Table 6 lists the fire stations and details regarding the services that each of the stations provides (see Figure 8-2, Fire Stations).

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OAK HILLS - COMMUNITY PLAN

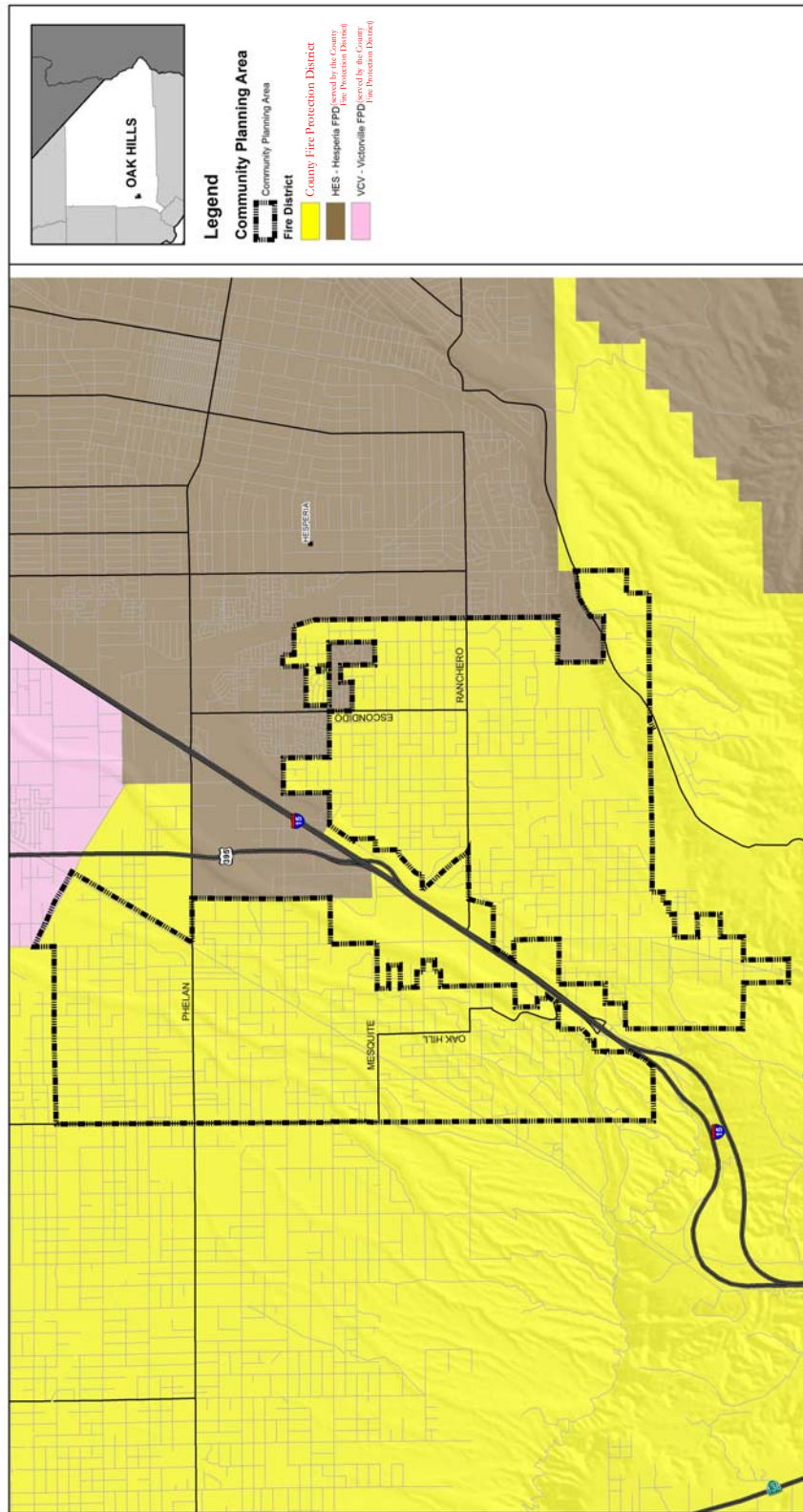


FIGURE 8-1  
FIRE DISTRICTS MAP



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Table 6: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
San Bernardino County Station #305 – Oak Hills/Hesperia	Provided to City of Hesperia by contract with SBCFPD	Community of Oak Hills, Cajon Pass, I-15, South-West Hesperia, Baldy Mesa	2 – Type 1 Ambulances, 1- Type 2 Engine, 1 Type 4 Brush Patrol, 1 – Squad, 1 – MCI Trailer, 1 – CERT Trailer, 1 – Utility, 1 – Type 2 Water Tender,	1 Captain, 2 Firefighters, 1 Limited Term Firefighter	1 - ALS Medic Engine, 1 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University
San Bernardino County Station # 304 - Hesperia	Provided to City of Hesperia by contract with SBCFPD	City of Hesperia  Located outside the plan area to the Northeast of the plan area in Hesperia	1 – Type 1 Ambulance, 1 – Type 3 Ambulance, 1 – Breathing Support, 2 – Type 1 Engines, 1 – 75' Aerial Truck, 1 – Type 1 Rescue, 1 – Rescue Trailer, 1 – Haz-Mat Trailer, 1 – CERT Trailer, 1 – Utility, 1 – Type 1 Water Tender	1 Captain, 1 Engineer, 2 Firefighters, 1 Limited Term Firefighter	1 - ALS Medic Engine, 1 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University

## SAFETY

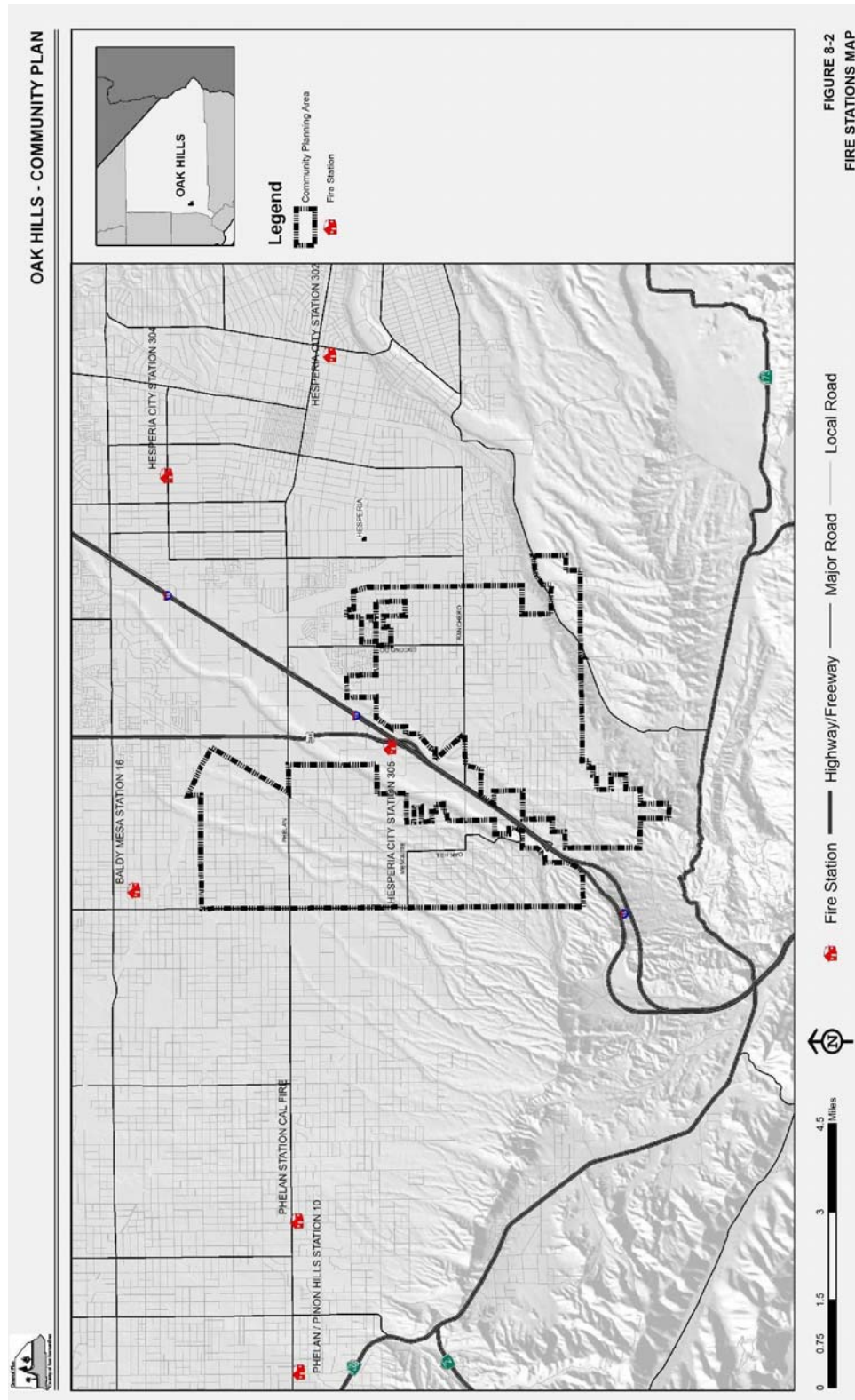
Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
San Bernardino County Station #16 – Baldy Mesa	SBCFPD	Located just outside the northern boundary of the plan area.	1 – Type 1 Engine, 1 – Type 4 Brush Patrol	Staffed by 15 Paid Call Firefighters (PCF) employee's on-call. 100% of the Paid Call Firefighters (PCF) live in Baldy Mesa.	Personnel have a minimum experience of BLS/EMT	SBCFPD - ALS Ambulance cover part of the district and ALS American Medical Response covers remainder.	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University
San Bernardino County Station #10 – Phelan	SBCFPD	Phelan, Pinon Hills, Baldy Mesa, West Cajon Valley  Located outside the plan area to the west of the plan area in Pinon Hills	2 – Type 1 Ambulances, 1 – Type 3 Ambulance, 1 – Type 1 Engine, 1 – Type 2 Engine, 1 – Type 3 Engine, 1 – MCI Trailer	1 Captain, 2 Firefighters, 1 Limited Term Firefighter	1 - ALS Medic Engine, 1 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University

## SAFETY

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
San Bernardino County Station #302 – Hesperia	Provided to City of Hesperia by contract with SBCFPD	City of Hesperia  Located outside the plan area to the east of the plan area in Hesperia	2 – Type 1 Ambulances, 2 – Type 1 Engines, 1 – Type 3 Engine	1 Captain, 1 Engineer, 3 Firefighters, 2 Limited Term Firefighter	1 - ALS Medic Engine, 2 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University
CAL FIRE Station – Phelan	CAL FIRE	State Responsibility Area for protection of the water shed, non structure fire protection in Phelan, Pinon Hills, Oak Hills, Baldy Mesa, West Cajon Valley	1 – Type 3 Engine	1 Captain, 2 Firefighters  Seasonal Staffing	All Personnel BLS/EMT qualified		Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University

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### B. Evacuation Routes

Other  
CPs

I-15, Highway 395, Phelan Rd./Main St., and Ranchero Rd are designated as evacuation routes. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster and will be handled in accordance with the evacuation procedures contained within the County Emergency Management Plan.

### C. Public Safety

City's  
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Police protection is provided by the County Sheriff's Department. Hesperia also contracts with the Sheriff's Department for services within the City. As growth continues, the need for added services will increase. Both the City and County will continue to seek funding from State and Federal sources to augment law enforcement services.

## OH8.2 GOALS AND POLICIES

For goals and policies refer to the Safety Element of the General Plan.



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## 9 ECONOMIC DEVELOPMENT

[See the Economic Development Element of the General Plan]

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## **10 IMPLEMENTATION**

### **OVERVIEW**

The Community Plan, as part of the General Plan, provides goals and policies intended to guide development in a specific area over the next 25 years. To that end, Community Plans translate broad statements from the General Plan into specific actions designed to direct the physical development and public improvements within the given specific geographical area. Because the Community Plan is part of a long-range plan, the expectation is that some policies will be implemented immediately following the adoption of the General Plan while others will be initiated 10 to 15 years later. Therefore, it is important that key implementation priorities are established and subsequently monitored through a regular, but adaptable annual report process.

The overarching goal in the Oak Hills Community Plan is to maintain the character of the community. While the individual community plans have unique features, they also include common policies set forth in the General Plan. The most critical of these policies relate to two issues; (a) maintaining the existing balance of land uses; and (b) ensuring the adequacy of infrastructure and public services to attend to existing and future development. Implementation of policies related to these two issues shall be treated as priorities and shall be monitored by the annual report.

### **IMPLEMENTATION APPROACH**

#### **CAPITAL IMPROVEMENT PROGRAM (CIP)**

The County annually prepares a budget for available capital improvement funds, before reviewing all policies important to the development of the various communities. The CIP must then reconcile all competing interests for the budgeted funds. Implementation for many of the policies established in the Community Plan will be contingent upon available County funding. Other policies are considered ongoing and will be incorporated or are already incorporated in everyday activities by various County departments.

### **NEW POLICIES AND ORDINANCES**

Implementation measures include existing ordinances and procedures as well as recommended amendments to these measures. Recommendations for new policies and ordinances can promote the implementation of General Plan measures by further clarifying them in respect to the Community Plan area.

### **SITE PLAN REVIEW PROCESS**

Site Plan Reviews are required for all new developments. Concurrency issues of a development are reviewed with the site plan to ensure that the level of service for all public facilities will be adequate prior to, or concurrent with the new development. A Site Plan is approved only when its components are in compliance with all zoning and land development requirements.

## DEVELOPMENT CODE

The purpose of land use regulations is to implement the Oak Hills Community Plan. These regulations are presented in the Development Code. The Development Code also includes the following overlays:

- Additional Agriculture (AA)
- Agricultural Preserve (AP)
- Airport Safety (AR)
- Alternate Housing (AH)
- Biotic Resources (BR)
- Cultural Resources Preservation (CP)
- Fire Safety (FS)
- Flood Plain Safety (FP)
- Geological Hazard (GH)
- Hazardous Waste (HW)
- Mineral Resources (MR)
- Noise Hazard (NH)
- Open Space (OS)
- Paleontologic Resources (PR)
- Sign Control (SC)
- Sphere Standards (SS)

## PROGRESS REPORTING

The Community Plan identifies numerous policies that range from area specific to regional and countywide. It is important that implementation of these policies be monitored. In fact, the State requires an annual report on the status of the General Plan and its implementation. The first purpose of the progress report is to inform the County's Board of Supervisors on the status of implementing the County's General Plan, including the Community Plans. Secondly, the progress report also provides a means to review the General Plan and determine if changes need to be made to the Plan or its implementation. Finally, the progress report serves as a method to regularly monitor the effectiveness of the General Plan.

California Government Code Section 56400(b)(1) mandates that all non-charter cities and counties submit an annual report to their legislative bodies discussing the status of the General Plan and progress in its implementation. Copies of this progress report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Organization of the report and determination of the relevant issues to include in the County's annual progress report may be modified from year to year and adapted to incorporate new sources of information, changes in funding sources, and available staff resources. Pursuant to Government Code Section 56700, charter cities are exempt from the progress reporting requirements.