Lucerne Valley Community Plan

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General Plan
County of San Bernardino

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1 INTRODUCTION

LV1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Lucerne Valley Community Plan is to guide the future use and development of land within the area in a manner that preserves the character and independent identity of the community. By setting goals and policies for Lucerne Valley 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 Lucerne Valley unique.

Community plans focus on a particular community within the overall area covered by the County's General Plan. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Lucerne Valley 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 Lucerne Valley 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.

LV1.2 COMMUNITY BACKGROUND

LV1.2.1 LOCATION

The Lucerne Valley Community Plan Area is located at the southwestern edge of the Mojave Desert and covers an area of approximately 433 square miles. It is located approximately 35 miles south of Barstow, 45 miles northwest of Yucca Valley on State Highway 247, 15 miles southeast of Apple Valley and is approximately 20 miles north of Big Bear Lake on Highway 18 (see Figure 1-1 Vicinity/Regional Context). The intersection of Highways (State Routes) 18 and 247 is a central point for the community, and adjacent to the downtown commercial center. For planning purposes, the community plan boundary is identical to County Service Area CSA-29, which provides or oversees some public services including: ambulance service, fire department, parks and recreation, and streetlights.

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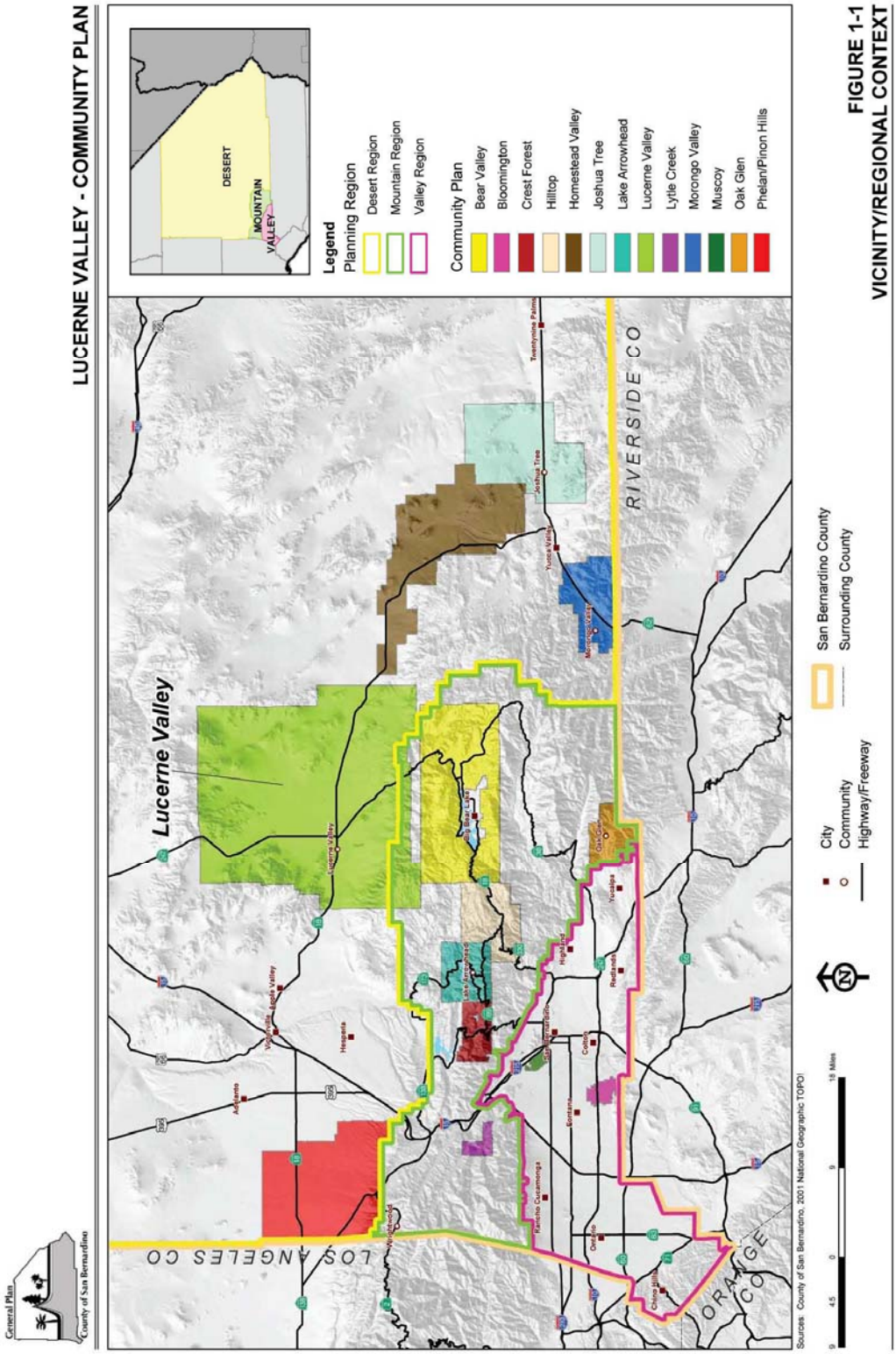

FIGURE 1-1
VICINITY/REGIONAL CONTEXT

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LV1.2.2 HISTORY

In 1897, one of the first homesteaders in the area moved to the Box S Ranch with his family. James Goulding began to cultivate the land with apple orchards, vegetable gardens and alfalfa fields. James Goulding dug the first flowing well in the area and was successful growing alfalfa using irrigation. In recognition of the feat, the name of the town was changed to Lucerne (a French word for alfalfa) Valley in 1916. Lucerne Valley is recognized as one of the places that represents the importance of alfalfa in the west during this time period.

James Goulding, who is generally accepted as the founder of Lucerne Valley, helped develop the first school, library and post office on his ranch property. These efforts led to more families settling in Lucerne Valley.

During the 1920s and 1930s the valley became a popular setting for the filming of western movies. In the 1940's and 1950's, dude ranches were a popular business in Lucerne Valley. In 1947 the "Dunton Quarry" limestone mine was opened by the Minerals Materials Company midway up Cushenbury Canyon on the east side of Highway 18 just below Whiskey Springs. In the 1950's Kaiser Industries optioned all Mineral Materials Company's claims in Cushenbury Canyon and extended the railroad into Lucerne Valley to construct the first cement plant and open the first large limestone quarry. As a result the Lucerne Valley area began to grow significantly. A supermarket, drug store, beauty shops, medical building with a resident physician, restaurants, five churches, a weekly newspaper (The Leader), two motels, and power and telephone lines were developed.

More recent development includes the formation of the County Fire District in 1962-63. In 1987 the Lucerne Valley Middle School and present building for the Post Office were built. In 1988 ground was broken for the present location of the Lucerne Valley Library and in 1992 the Lucerne Valley High School was opened.

LV1.2.3 DESCRIPTION OF THE PLAN AREA

Lucerne Valley can be further defined geographically by the surrounding mountains, land formations and landmarks. The Granite Mountains are located on the northwest, the Ord Mountains on the north, the Rodman Mountains on the northeast and the scarp of the San Bernardino Mountains on the south. The Deadman's Point rock formations are located outside of the plan boundaries to the west and Old Woman Springs, once an Indian campground and now a private ranch, is located to the east. The official boundary coincides with County Service Area 29 (CSA 29) boundary.

The plan area ranges in elevation from 3,000 to 4,000 feet. Average temperatures range from about 74 degrees Fahrenheit in the summer to about 44 degrees in the winter. Summer temperatures reach highs of over 100 degrees and winter temperatures drop to below freezing, with occasional snowfall. Precipitation generally occurs in the winter months and is less than 4 inches per year on average. Rainfall is sporadic but may drop more than one inch of rain in a single event, with resultant flash flooding.

There are several dry lakes in the area including Lucerne Dry Lake and Rabbit Dry Lake, which serve as points of interest for the area. Additional local landmark features include the Dead Man's Point and Cougar Buttes rock formations.

LV1.3 COMMUNITY CHARACTER

LV1.3.1 UNIQUE CHARACTERISTICS

Lucerne Valley offers a rural lifestyle, characterized by the predominance of large lots, limited commercial development and the prevalence of agricultural and animal raising uses in the area. The desert landscape and natural resources further define the rural character of the community. Lucerne Valley is also well known for its mining activities including one of the largest limestone producing districts in the United States.

LV1.3.2 ISSUES AND CONCERNS

A series of public meetings for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. Several issues set Lucerne Valley apart from other Desert communities suggesting that different strategies for future growth may be appropriate. Among these issues are preservation of community character and infrastructure.

A. PRESERVATION OF COMMUNITY CHARACTER

Residents feel that the high quality of life experienced in their community should not be degraded by unmanaged growth and the subsequent impacts of traffic congestion, strains on infrastructure and threats to natural resources. Lucerne Valley residents are concerned that growth pressures from the surrounding areas will eventually threaten the features of their rural community. The community's natural beauty is characterized by an abundance of open space and scenic vistas and the ability to accommodate agricultural and animal-raising uses. Residents are concerned about the conversion of open space to development, particularly to a type of development that detracts from the natural setting and rural character currently enjoyed by the community.

B. INFRASTRUCTURE

Like much of San Bernardino County, Lucerne Valley faces the potential for growth. Residents understandably want to ensure that quality services and amenities are provided to meet the needs of a growing population. Residents are particularly concerned about sewer improvements, traffic and circulation.

LV1.3.3 COMMUNITY PRIORITIES

The community's common priority that has influenced the goals, objectives and policies included within this Community Plan is the preservation of the community character of Lucerne Valley.

COMMUNITY CHARACTER

The Lucerne Valley Community Plan area will continue to experience growth as adjacent cities, and the Victor Valley 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 retained 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:

A. Retain the rural character of the community by maintaining 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, an equestrian friendly environment and agricultural and animal-raising opportunities.
C. Maintain the rural and open character of the community through a network of public and private open space, trail corridors and facilities for active and passive recreation.
D. Provide adequate infrastructure commensurate with meeting the community needs.
E. Promote economic development that generates sustainable revenues, whose activities benefit the local people, and are compatible with the natural environment and surrounding uses.

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2 LAND USE

LV2.1 LAND USE - INTRODUCTION

The purpose of the land use element is to address those goals and policies that deal with the unique land use issues of the Community Plan area that are not addressed by the overall County General Plan. Land use, and the policies that govern it, 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 valuable natural resources, habitats and preserving the rural character of these unique areas has become increasingly important. The purpose of the Land Use Policy Map is to provide provisions for orderly growth that will preserve the character of the community and protect the plan areas natural resources. Figure 2-1, Land Use Policy, depicts the geographic distribution of land use districts within the Lucerne Valley plan area.

A large portion of the land within the Lucerne Valley plan area is not under the jurisdiction of the County of San Bernardino. In fact, 51 percent (142,229 acres) of the total land area within the plan area is operated and managed by the Bureau of Land Management. The National Forest controls six percent (15,588 acres) of the total land area and the State of California control an additional four percent (10,342 acres). The remaining 109,248.25 acres (39%) of the Lucerne Valley Community Plan are under the jurisdiction of the County of San Bernardino.

Table 1 provides the general plan land use district distribution for those lands within the Lucerne Valley Community Plan area that are under County jurisdiction. As shown in Table 1, the most prominent land use district within the community plan area is Rural Living (RL) at 49.7 percent or 54,279.96 acres. The second and third most prominent land use districts are Agricultural (AG) and Resource Conservation (RC), at 20.9 percent and 20.6 percent respectively. The Lucerne Valley Community Plan area also contains a variety of commercially designated land use districts and some designated for industrial land uses, however these land use districts only make up a small percentage of the total plan area. The commercial land use districts are concentrated in the central portion of the plan area along State Highway 18 from Highway 247 west to Custer Avenue.

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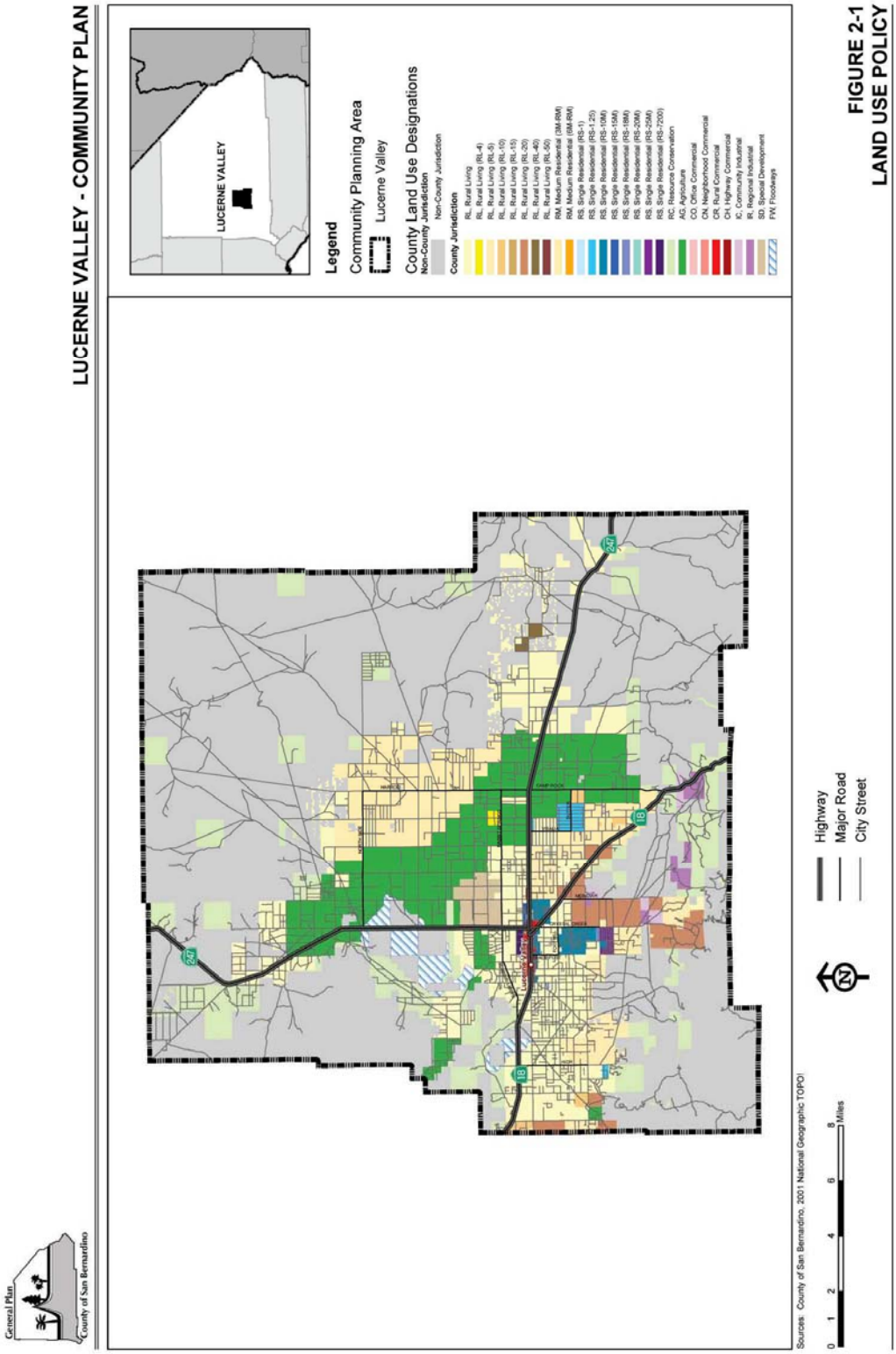

FIGURE 2-1
LAND USE POLICY

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Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) [1]	(%) Of Total Land Area
Resource Conservation (RC)	22,480	21%
Agricultural (AG)	22,858	21%
Rural Living (RL)	30,267	28%
Rural Living-5 (RL-5)	18,546	17%
Rural Living-10 (RL-10)	720	1%
Rural Living-20 (RL-20)	4,465	4%
Rural Living-40 (RL-40)	282	>1%
Single Residential (RS)	190	>1%
Single Residential-10M (RS-10M)	1,291	1%
Single Residential-14M (RS-14M)	143	>1%
Single Residential-20M (RS-20M)	285	>1%
Single Residential-1 (RS-1)	817	1%
Multiple Residential (RM)	82	>1%
Special Development (SD)	1,805	2%
Highway Commercial (CH)	35	>1%
Neighborhood (CN)	15	>1%
Office Commercial (CO)	1	>1%
Rural Commercial (CR)	517	>1%
Community Industrial (IC)	613	>1%
Regional Industrial (IR)	1,141	1%
Floodway (FW)	2,694	2%
Total Land Area Within Community Plan Boundary	**109,247**	**100.00%**
Source: URS Corporation		

A. Community Character (Land Use Issues/Concerns)

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 rural desert character of the Lucerne Valley community is defined in part by the geographic location, desert environment and very low density residential development. Residential land use predominates with single-family residences on large parcels ranging in size from 2.5 acres to 40 acres. These large parcels preserve much of the desert landscape and provide for privacy and a range of lifestyle choices. Small agricultural uses, animal-raising and equestrian uses are important elements of the rural lifestyle. The character of the community is further defined by the large open spaces, the natural environment and by the limited commercial and industrial uses. The mining industry dominates the local economy, with limestone mining a significant presence on the northern slopes of the San Bernardino Mountains. Mining operations are visible for several miles.

Input gathered from residents of Lucerne Valley suggests that the primary land use concern in the plan area is that the existing rural character is retained. Many residents would like to preserve the predominance of residential land uses on large lots and the ability to accommodate home-based businesses, agricultural uses, animal-raising, and equestrian uses on their properties.

[1] Non-jurisdictional lands within the Lucerne Valley Community Plan area were extracted from the areas included within the table.

While the mining industry is prevalent in Lucerne Valley, there has been relatively little area available for independent small business to locate small-scale industry. The community planning effort identified a need for a limited amount of light industry, classified as Community Industrial (IC) zoning in the County General Plan. Typical uses include: repair shops, car sales lots, professional offices, gas stations, and small indoors-only manufacturing operations. The types of businesses permitted in the IC would be small in scale, and thus would be consistent with the community character. A Conditional Use Permit would be required for more intense uses such as large warehouses, lumber yards, construction equipment sales or storage yards, and salvage operations. Review of Conditional Use Permits allows the public the most opportunity to review the proposed projects. The County will review compatibility with the surroundings and environmental issues during the Conditional Use Permit process.

Table 2 provides the Land Use Policy Map Maximum Potential Build-Out for the Lucerne Valley 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.

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

Land Use District	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density (D.U. Per Acre)	Maximum Policy Map Build-Out (D.U. 's)
Residential Land Use Districts			
Resource Conservation (RC)	22,480	0.025	562
Agricultural (AG)	22,858	0.1	2,286
Rural Living (RL)	30,267	0.4	12,107
Rural Living-5 (RL-5)	18,546	0.2	371
Rural Living-10 (RL-10)	720	0.1	72
Rural Living-20 (RL-20)	4,465	0.05	447
Rural Living-40 (RL-40)	282	0.025	7
Single Residential (RS)	190	4	760
Single Residential-10M (RS-10M)	1,291	4	5,164
Single Residential-14M (RS-14M)	143	3	429
Single Residential-20M (RS-20M)	285	2	570
Single Residential-1 (RS-1)	817	1	817
Multiple Residential (RM)	82	16	1,312
Special Development (SD)	1,805	2	3,610
Total Residential	**104,231**	-	**28,514**
		FAR[1]	**SQUARE FEET[2]**
Non-Residential Land Use Districts			
Highway Commercial (CH)	35	0.30	457,380
Neighborhood (CN)	15	0.30	196,020
Office Commercial (CO)	1	0.30	13,068
Rural Commercial (CR)	517	0.50	11,260,260
Community Industrial (IC)	613	0.45	12,016,026
Regional Industrial (IR)	1,141	0.55	27,336,078
Floodway (FW)	2,694	N/A	
Total Non-Residential	**5,016**		**51,278,832**

Source: Stanley R. Hoffman Associates, Inc.

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. A two story building that covers ½ of a lot has an FAR 1.0.

(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

Table 3 outlines the projected growth in the Lucerne Valley Community Plan area over the period 2000-2030 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 and a General Plan projection. The 1989 General Plan Capacity is a build-out capacity analysis (with no specific build-out time frame) based on the County's General Plan land use and density policies. The

General Plan projection provides current projections of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000-2030 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 Lucerne Valley plan area will continue to grow. Using historical long-term trends, this would result in a population of 6,628 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 81,215 based on the Land Use Policy Map. The number of households is projected to reach 2,631 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 28,397 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach between 8-9 percent of its potential population and household capacity by the year 2030.

However, this estimate does not take into account the approved Rancho Lucerne project, which will have approximately 4,500 housing units with an estimated population of 10,000 at build-out. Some construction has occurred on the project and if the project is completed by 2030, Lucerne Valley's population could be approximately 16,000 residents.

Table 3: Population, Households and Employment Projection 2000-2030

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population							
General Plan	4,512	5,041	**6,628 to 16,000**	1.1%	0.9% to 1.2%	81,315	0.08 to 0.20
Households							
General Plan	1,699	1,932	**2,631 to 6,153**	1.3%	1.0% to 1.5%	28, 397	0.09 to 0.22
	1991	**2002**	**Projection 2030**	**1991-2002**	**2002-2030**		
Employment							
General Plan	535	1,172	**2,055**	7.4%	8.8%		

Source: Stanley R. Hoffman Associates, Inc.
Note: The population figures for 1990 and 2000 are based on the U.S. Census. The employment figures for 1991 and 2002 are based on data from the California Employment Development Department (EDD).

LV2.2 GOALS AND POLICIES

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

Policies

LV/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.

LV/LU 1.2 In recognition of the communities' 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:

A. 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.
B. 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.
C. That the change shall not degrade the level of services provided in the area, and that there will be adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there exist or are assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

LV/LU 1.3 Encourage new development to provide a mix of lot sizes but discourage parcel sizes less than 2.5 acres. In the event that a future development project proposes a subdivision covering 40 acres or more of lots 2.5 acres in size or less, require the project to be reviewed through a Planned Development application process.

LV/LU 1.4 Encourage low density development by retaining Rural Living (RL) zoning in a majority of the Community Plan area.

LV/LU 1.6 Develop standards for outdoor storage to ensure compatibility with surrounding development. This can be accomplished by:

A. Prohibiting the use of truck semi-trailers as storage containers in commercial districts without appropriate screening.
B. Limit the height, size and volume of outdoor storage containers by land use district
C. Require adequate screening of outdoor storage in commercial and industrial districts. Adequate screening may vary by zoning and land use type.

LV/LU 1.7 Prohibit billboards within the plan area.

LV/LU 1.8 Prohibit commercial Off-Highway-Vehicle tracks/facilities on private parcels less than 160 acres. Off-Highway-Vehicles tracks/facilities shall only be allowed within the Resource Conservation (RC) district and shall require approval of a Conditional Use Permit.

Goal LV/LU 2.	**Ensure that commercial and industrial development within the plan area is compatible with the rural desert character and meets the needs of local residents. (R)**

Policies

LV/LU 2.1 The County, in coordination with the community, shall develop standards for commercial development within the plan area to best reflect the character of the community. Standards may include, but not be limited to signage, screening, pedestrian access, parking, and buffering between adjacent land uses.

LV/LU 2.2 Encourage infill development in existing commercial districts as a priority.

LV/LU 2.3 Support the designation of Neighborhood Commercial (CN) districts on Highways 18 and 247 near major intersections commensurate with the needs of residents in the area.

LV/LU 2.4 Require adequate buffering between industrial and non-industrial land uses.

Goal LV/LU 3.	**Establish locational criteria for future development within the plan area to ensure compatibility between uses and with the character and vision that is desired for the community.**

LV/LU 3.1 Encourage limited expansions of commercial uses on state highways outside of the Rural Commercial (CR) land use district, provided they are located at well-traveled intersections.

LV/LU 3.2 To avoid strip commercial development, concentrate future commercial development within well-defined commercial nodes, centralized areas or neighborhood centers rather than in long strips along the highways.

LV/LU 3.3 Direct future commercial development to locate within the Rural Commercial (CR) land use district, as delineated by the Land Use Policy Map at the time of adoption of this plan, between Custer Road east to Allen Way. As this Rural Commercial district reaches development capacity, proposed expansions of the Rural Commercial land use district shall be located adjacent to the current district and expanded initially south to Furst Street, and ultimately, to be extended to the north side of Clark Street.

LV/LU 3.4 Support the expansion of the Regional Industrial (IR) land use district up to ½ mile wide on each side of the rail spur from Crystal Creek east to Highway 18, to create an industrial corridor along the existing rail line. Support future projects within this corridor that protect land-use integrity, include adequate buffering for residential uses and incorporate use of the rail spur for industrial transportation purposes.

LV/LU 3.5 Upon completion of land exchanges with the BLM that are adjacent to industrial and mining uses, convert those new private lands to a designation of Regional Industrial (IR).

LV/LU 3.6 Heavy, industrial-type agricultural uses should be located within the Agricultural (AG) land use district, as delineated by the Land Use Policy Map at the time of adoption of this plan, in the north/northeast portion of the community plan area where adverse impacts on residential uses, groundwater, and downwind air quality will be minimized.

3 CIRCULATION AND INFRASTRUCTURE

LV3.1 CIRCULATION – INTRODUCTION

The overriding goals expressed by residents of Lucerne Valley are to maintain the rural character of the community while enhancing the infrastructure to accommodate managed growth. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

Two state highways, SR-18 and SR-247 converge at the heart of Lucerne Valley. State Route (SR) 18 provides access to Interstate 15 to the west and to the resort areas of the San Bernardino Mountains to the south. SR-247 provides access to Barstow to the north, and to the Morongo Valley area if followed east and then south.

The vast majority of travel trips in the plan area are made by automobile, using the existing network of state highways and secondary roads. A small fraction of the trips are made utilizing other modes of transportation such as public transit, air, bicycling and walking. Significant truck traffic related to local mining industry utilizes local highways.

A. <u>Roadway System</u>

The existing street system in Lucerne Valley is characterized by a combination of state highways and local roadways (see Figure 3-1, Circulation Map). SR-18 and SR-247 bear the burden of nearly all local trips as well as the visitor traffic that comes from outside the region. Following is a summary of the local roadway network.

State Route 18 is a two-lane major highway that begins in Los Angeles County and extends east through the City of Victorville and the Town of Apple Valley to its junction with SR-247 in the community of Lucerne Valley. It then turns southeast, entering the San Bernardino National Forest where it is classified as a mountain highway, and continues to the City of Big Bear Lake.

Old Woman Springs Road (SR-247) is a two-lane major highway originates as an interchange with I-15 in the City of Barstow and extends south to its junction with SR-18 in the community of Lucerne Valley. From this point, SR-247 continues southeast through the communities of Landers and Homestead Valley before terminating at its junction with SR-62 in the Town of Yucca Valley.

Agate Road is a two-lane secondary highway that extends approximately 0.25 miles between Butte Street and Mesa Road, south of the community of Lucerne Valley.

Bessemer Mine Road is an unpaved two-lane secondary highway that extends northwest from SR-247 past the Johnson Valley Off-Highway Vehicle Area.

Camp Rock Road is a two-lane major highway that extends northward approximately nine miles from its junction with SR-18, just north of the San Bernardino National Forest, through the community of Lucerne Valley to Granite Road. This facility then becomes a secondary highway and turns northeast, continuing an additional 15 miles to the Camp Rock Mine in the Rodman Mountains. The 2.25 mile portion of this roadway between Granite Road and North Side Road is paved with the remaining section continuing to Camp Rock Mine unpaved. Beyond this point, it becomes a dirt road linking Lucerne Valley with Daggett.

Crystal Creek Road is a two-lane major highway that extends southward from SR-18 approximately 3.75 miles to Furnace Creek Road.

Custer Avenue is a two-lane facility that travels south from SR-18 approximately two miles to Carson Street. It is designated as a secondary highway.

Desert View Road is an unpaved two-lane major arterial highway that extends from Tussing Ranch Road, just southeast of the Town of Apple Valley, to a junction with SR-18.

Emerald Road is a two-lane secondary highway that extends eastward one mile from Trade Post Road to Crystal Creek Road. Between Crystal Creek Road and Meridian Road, this facility is unpaved.

Foothill Road is a two-lane roadway that begins at Willow Wells Avenue and extends eastward as an unpaved road to Trade Post Road. From Trade Post Road, this facility continues for one mile as a paved road to Crystal Creek Road. This facility is designated as a secondary highway from Custer Avenue to Crystal Creek Road.

Furnace Creek Road is a two-lane unpaved facility that extends southeast from Crystal Creek Road. The portion north of Furnace Creek is designated as a major highway and the southern portion as a secondary highway.

Granite Road is a two-lane unpaved roadway located approximately four miles north of SR-247. The two separate two-mile segments from Barstow Road (SR-247) east to Locust Avenue and from Lincoln Road to Camp Rock Road have been designated as major highways.

Kendall Road is a two-lane secondary highway that extends northward from SR-18 approximately 1.5 miles to Rabbit Springs Road.

Meridian Road is a two-lane secondary highway that extends southward from SR-18 approximately two miles to Emerald Road.

Rabbit Springs Road is a two-lane secondary highway that begins at SR-18 and extends eastward approximately 8.5 miles to Camp Rock Road. Beyond this point, it becomes a maintained dirt road for approximately two (2) miles further east.

Trade Post Road is a two-lane secondary highway that extends south from SR-18 one mile to Foothill Road. A second segment, approximately 0.4 miles in length, travels from Zircon Road south to Emerald Road.

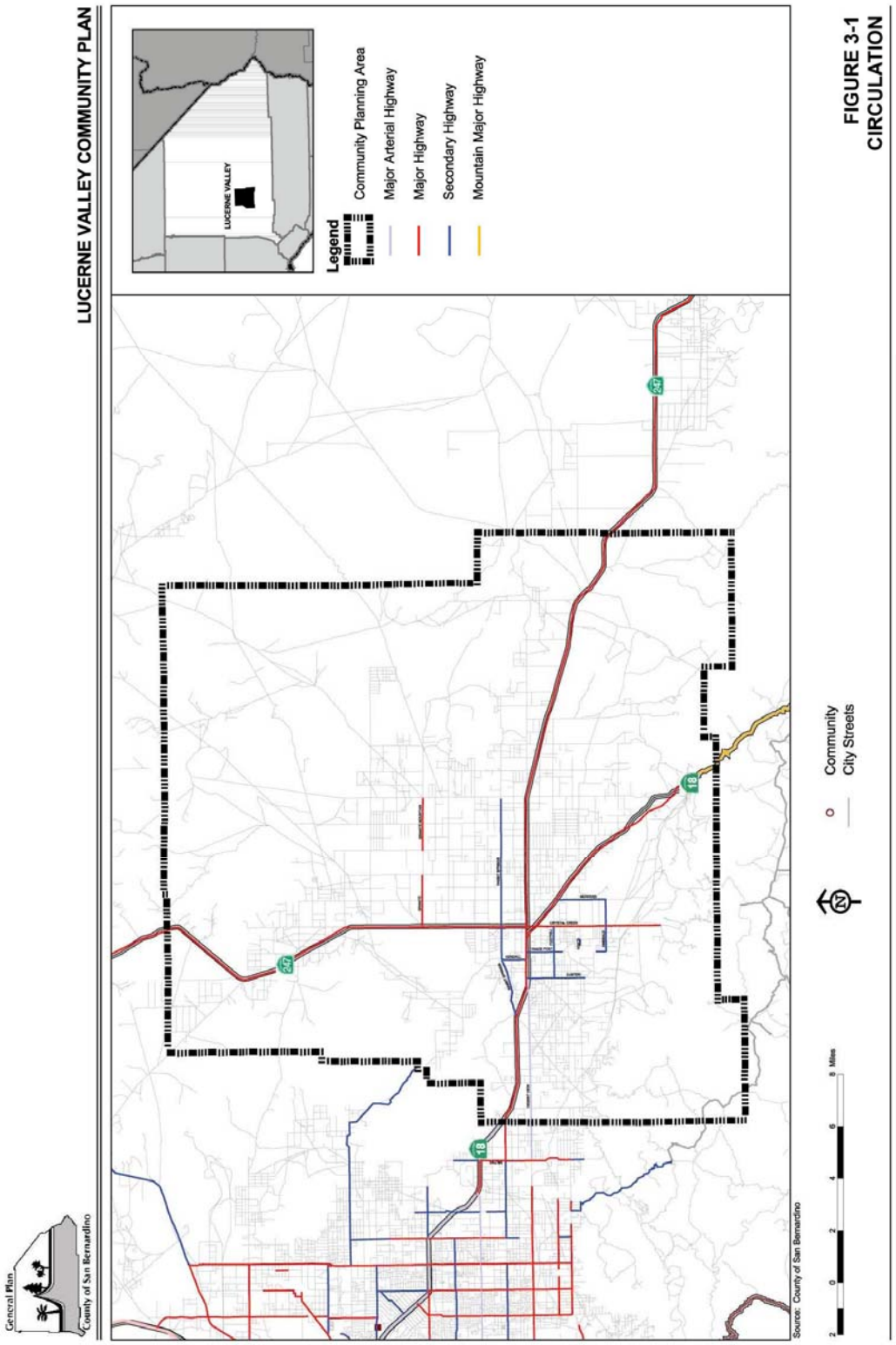

FIGURE 3-1
CIRCULATION

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The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the 2004 and Future 2030 roadway operating conditions for major County roads and highways within the Lucerne Valley Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

Table 4: Existing and Future Roadway Operating Conditions

		Existing 2004 Operating Conditions			Future 2030 Operating Conditions		
Facility	**Begin-End**	**ADT**	**V/C**	**LOS**	ADT	**V/C**	**LOS**
Arterials							
Agate Road	Butte St – Mesa Rd	50	0.004	A	106	0.009	A
Crystal Creek Road	SR-18 – Azurite Rd	1,400	0.122	A	3,200	0.278	A
Custer Avenue	SR-18 to Carson St	1,000	0.093	A	1,180	0.110	A
Desert View Road	Milpas Dr – SR-18	400	0.028	A	2,650	0.093	A
Emerald Road	Trade Post Rd – Crystal Creek Rd	250	0.022	A	531	0.046	A
Foothill Road	Willow Wells Ave – Crystal Creek Rd	500	0.043	A	200	0.017	A
Granite Road	Lincoln Rd – Camp Rock Rd	50	0.002	A	1,350	0.045	A
Kendall Road	Rabbit Springs Rd – SR-18	400	0.035	A	849	0.074	A
Meridian Road	SR-1 8 - Emerald Rd	1,400	0.122	A	2,972	0.258	A
Rabbit Springs Road	SR-18 – Camp Rock Rd	1,300	0.113	A	2,020	0.176	A
Trade Post Road	SR-18 – Foothill Road	650	0.065	A	650	0.060	A
State Highways							
SR-18	Bear Valley Cut-off - SR-247	8,500	0.739	D	11,600	0.829	D
	SR-247 – Marble Canyon Road	4,200	0.365	B	5,200	0.452	B
SR-247	Lucerne Valley Cut-off – SR-18	1,800	0.157	A	3,250	0.283	A
	SR-18 – Camp Rock Road	2,800	0.2080	A	5,900	0.590	C

Source: Myers Mohaddes Associates

According to Table 4, all major county roads within the plan area operated at acceptable levels of service in 2004. Levels of service "A", "B" and "C" are considered acceptable by County of San Bernardino standards. All major county roads operated at a level of service "A", which is described as a free flowing condition where drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles. State Highways within the plan area also operated at acceptable levels of service, except for SR-18 between the Bear Valley Cut-off and SR-247. SR-247 and the segment of SR-18 between SR-247 and Marble Canyon Road, operated at levels of service "A" and "B" respectively. A level of service "B" is described as a near free flow condition where drivers can maintain their desired speeds but their freedom to maneuver is slightly impacted. SR-18 between Bear Valley Cut-off and SR-247 operated at a level of service "D". A level of service "D" is described as congested but stable conditions where drivers' ability to select speed and maneuverability are significantly affected.

Future 2030 conditions for the Lucerne Valley Community Plan Area indicate the major County roads will continue to operate at acceptable levels of service. Generally, State Highways within the plan area are also projected to operate at acceptable levels of service. The one exception is the segment of SR-18 between Bear Valley Cut-off and SR-247 which is projected to continue to operate at a level of service "D".

During the preparation of the Community Plan, residents expressed that the primary circulation issue is with traffic and speeding on SR-18, which runs through the center of the community and provides access to the local commercial land uses. Implementing measures to resolve the problem will be a challenge that will have to address: a) a lack of local control over state-highways, b) improvements that may be in conflict with the community's desire to maintain the area's rural character and c) environmental constraints that will limit the feasibility of certain improvements to the road system.

B. Congestion Management Program

Within San Bernardino County, San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating levels of service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. There are two roadways designated as CMP facilities within the Lucerne Valley Community Plan Area: State Route 18 and Old Woman Springs Road (SR-247). As determined in the 2001 update, the operational levels of service for these facilities are shown in Table 5. The LOS analysis for rural two-lane highways was based on traffic volume and roadway characteristics. Peak-hour traffic volumes were estimated for each roadway segment based on Caltrans data.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Peak Hour Volume	LOS
SR-18			
Central Avenue – SR-247	2	1,010	E
SR-247 – North Shore Road	2	390	D
SR-247			
Barstow City Limits – Camp Rock Rd.	2	2,050	B
Camp Rock Rd. – Jct. Rte. 62	2	5,600	D

C. Scenic Routes

Lucerne Valley has some very outstanding desert scenery. Scenic Routes play an important role in the preservation and protection of environmental assets. Scenic Route designations recognize the value of protecting scenic resources for future generations and place restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. SR-18 and SR-247 are designated as scenic routes by the General Plan and are subject to the provisions of the Scenic Resources Overlay District. However, both highways, which are eligible for designation as scenic routes by the State, have not been officially designated. The advantages of official designation are a positive image for the communities involved, preservation and protection of environmental assets and a potential increase in tourism.

LV3.2 GOALS AND POLICIES – CIRCULATION

Goal LV/CI 1.	**Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural desert character.**

Policies

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

LV/CI 1.2 Preserve the rural character by discouraging required urban-scale improvements such as curbs, gutters and street lighting where the public health, safety and welfare are not endangered.

LV/CI 1.3 Along the highways, encourage shared driveways for industrial and commercial uses on adjacent properties to minimize turning movements and traffic congestion.

LV/CI 1.4 The County shall coordinate with SANBAG and Caltrans on planning efforts, including the High Desert Corridor Plan. The County shall support expansion of the High Desert Corridor Plan beyond the current Apple Valley boundary, eastward to Camp Rock Road, in order to facilitate funding for future improvements.

LV/CI 1.5 The County shall do the following relative to SR-18:

A. Reclassify SR-18 within the plan area as a four-lane major highway.
B. Work with Caltrans to plan center lane/turn pockets on SR-18, between Custer Road, or High Road, on the west to Crystal Creek Road, in order to provide improved access to the commercial corridor.
C. Work with Caltrans to plan center lane/turn pockets on SR-247 from the current 4-way stop east to Camp Rock Road.

LV/CI 1.6 Preserve the status of SR-18 and SR-247 as County Scenic Routes and ensure protection of the views through compliance with the provisions of the Scenic Resources Overlay District. (R)

LV/CI 1.6 Identify Furst Street, between Custer Road and SR-18, as a future paved street.

LV/CI 1.7 Classify Clark Road as a future two-lane collector between Buena Vista on the west to SR-18 on the east.

LV/CI 1.8 Provide access control, traffic system management and other improvements on the highways and arterials within the plan area in keeping with the scenic sensitivity of the community plan area.

LV/CI 1.9 The County shall require a traffic impact analysis report to identify impacts and mitigation measures for projects that may result in potentially significant impacts.

LV/CI 1.10 The County Department of Public Works will evaluate the local roadway system master plan and update or amend as appropriate.

LV/CI 1.11 The County Department of Public Works shall coordinate with the local community to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.

LV/CI 1.12 The general priorities for road paving as of the date of adoption of this plan will be determined by factors such as public safety and access to schools and other facilities. Current community priorities include the following improvements (priority, exact locations and timing to be established through coordination with the community by County Department of Public Works) :
A. Clark Road
B. Custer Avenue at Hwy 18
C. Desert View Road
D. Foothill Road at Santa Fe Trail
E. Furst Street
F. Ladera Road from Hwy 18 to Rabbit Springs Road
G. Visalia Avenue at Old Woman Springs Road

LV/CI 1.13 Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards. **(C)**

Goal LV/CI 2. Ensure safe and efficient non-motorized traffic circulation within the community.

LV/CI 2.1 Use rights-of-way and easements not needed for road construction for bicycle, pedestrian and equestrian paths and require trails concurrent with road widening and improvements. (R)

LV/CI 2.2 Where feasible separate equestrian/pedestrian traffic from vehicular traffic on major roadways to protect the safety of trail users.

LV/CI 2.3 Where safe traffic conditions permit, bicycle paths should be paved shoulders on paved County-maintained roads, with a network that provides sufficient circulation through the community.

LV/CI 2.4 Where feasible, provide pedestrian improvements in the downtown area to enhance safety, provide a high quality visitor experience, enhance the character of the area and reduce the need for vehicular travel.

LV/CI 2.5 The County shall work with Caltrans to pursue the installation of pedestrian sidewalks along certain segments and crosswalks at key locations across Highways 18 and 247. Priority shall be given to the development of a pedestrian bridge and/or widening of the SR-18 Bridge over the flood channel to facilitate safe pedestrian and bicycle crossings.

Goal LV/CI 3. Promote alternative modes of transportation.

Policies

LV/CI 3.1 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. (R)

LV/CI 2.3 Use rights-of-way and easements not needed for road construction for bicycle, pedestrian and equestrian paths and require trails concurrent with road widening and improvements.

LV/CI 2.4 Where feasible separate equestrian/pedestrian traffic from vehicular traffic on major roadways to protect the safety of trail users.

LV/CI 2.5 Where safe traffic conditions permit, bicycle paths should be paved shoulders on paved County-maintained roads, with a network that provides sufficient circulation through the community.

LV3.3 INFRASTRUCTURE - INTRODUCTION

The provision of adequate water supplies, water quality, and waste water and storm water management is a crucial component of supporting population growth. Residents have expressed that sewer infrastructure and storm water improvements are vital to serve existing and future development and are also important for protection of the area's natural resources.

A. Local Water Service

There are eleven primary local water suppliers for the Lucerne Valley Community. Bar H Mutual Water Company, Desert Dawn Mutual Water Company, Desert Springs Mutual Water Company, Center Water Company, Gordan Acres Water Company, Jubilee Mutual Company, Lucerne Valley Parks and Recreation CSA, Lucerne Valley Trailer Park, Lucerne Valley Mutual Water Company and Lucerne Vista Mutual Water Company supply their specific areas as shown in Figure 3-2, Water Districts. An estimated population of 2722 residents are served by these agencies. The number of current connections is not available. The CSA is a public purveyor that supplies the local public facilities with water as presented in detail below. All of the water purveyors in this area obtain water through groundwater wells.

Only two water purveyors responded to information requests for this report: Gordan Acres Water Company and the Lucerne Valley Parks and Recreation CSA. All other information provided in this report was derived from Mojave Water Agency reports and from the EPA Safe Drinking Water Information System web site. The accuracy of the information provided is not known. There is no information available on the private purveyors water storage capabilities or supplies.

According to the Mojave Water Area Watermaster, water supplies in the Este sub-area have been found to be stable. General supply and policy information for these suppliers is presented in Table below:

Table 6. 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*
Lucerne Valley Parks and Recreation CSA	9*	NA	32 A.F.	NA	NA	NA	NA
Lucerne Valley Trailer Park	--	150	--	NA	NA	NA	NA
Gordan Acres Water Company (1)	38	200	36.21 A.F.	NA	NA	NA	NA
Lucerne Valley Mutual Water Company	---	275	53	NA	NA	NA	NA
Lucerne Vista Mutual Water Company	---	160	21	NA	NA	NA	NA
Jubilee Mutual Water Company	190	855	156	NA	NA	NA	NA
Bar H Mutual Water Company	---	124	53	NA	NA	NA	NA
Southern California Water Company (#6)(2)	---	648	178	NA	NA	NA	NA
Desert Dawn Mutual Water Company	__	120	15	NA	NA	NA	NA
Desert Springs Mutual Water Company	---	325	78	NA	NA	NA	NA
Center Water Company	---	65	40	NA	NA	NA	NA

* annual estimate
(1) also known as the Stewart Water Company
(2) also known as "Victorville #6 System" - Apple Valley

The Parks and Recreation CSA provides water to the area's public buildings and sites. The Pioneer Park Well provides water to the Community Center, Library, Senior Center, Fire Station III, California Department of Forestry Station (CDF station), Pioneer Park Snack Bar, Pioneer Park turf and fire suppression for San Bernardino County Fire Department.

The Cemetery has its own well that provides water for landscaping and turf. There is a well also located at the Midway Recreation Center that provides water to the Recreation Center Building, the turf and the equestrian area center.

The CSA provided the following information on their holding tanks:

- Pioneer Park: 100,000 gallons
- Midway Center: 1,500 gallons
- Cemetery: 200 gallons

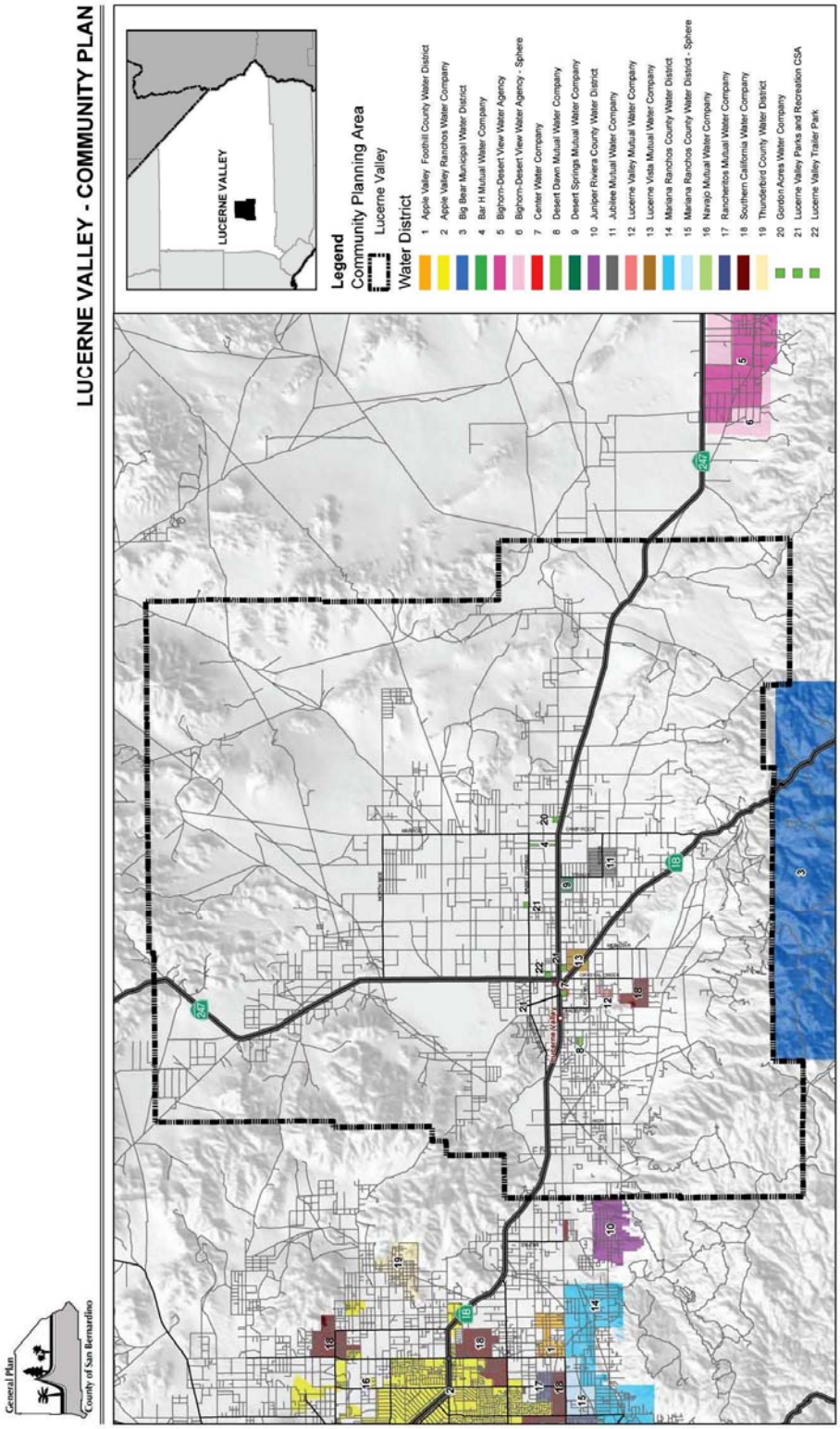

FIGURE 3-2
WATER DISTRICTS

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With the exception of the fire station and the CDF stations which are both 24 hours per day operations, all other CSA facilities are supplied water only when the CSA facility is in use.

There were no other listed water sources in this plan area. Those residents, who live outside of a water purveyor boundary, have their own on-site methods such as wells that pull water from the Este sub-area that is managed by the Mojave Basin Area Watermaster.

B. Wastewater

The entire Lucerne Valley Community has been developed with septic tanks and leachfield systems. There are an unknown number of private systems as some properties may have multiple systems.

The Lucerne Valley Community Plan area is located within the Colorado River Water Basin regulated by the Colorado River Regional Water Quality Control Board. The Regional Board is currently using 1981 and 1997 guideline requirements for sewage disposal for both single and grouped or community sewerage systems. The Regional Board is planning on addressing septic usage in its Basin Plan update, which at this time is in the very beginning stages. It is not known at this time when the Plan will be completed. According to current information, residential developments of less than five units are not required to report on domestic sewage use and maintenance. If a property includes more than five single-family units, 20 mobile home spaces, 50 recreational vehicle spaces or exceeds 5,000 gallons per day, then an annual waste discharge report will be required.

Currently, for larger, non-residential systems, the Regional Board requires that "no part of the subsurface disposal systems shall be closer than 150 feet to any water well or closer than 100 feet to any stream, channel, or other water source." The Board also requires that a sufficient amount of land shall be reserved for a possible 100 percent replacement of the septic system. There is no density restriction at the present time, but it is under review by the Regional Board. The County Department of Environmental Health utilizes the requirements developed by each particular Regional Board.

LV3.4 GOALS AND POLICIES - INFRASTRUCTURE

Goal LV/CI 4.	**Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Lucerne Valley Community Plan area.**

Policies

LV/CI 4.1 Through the development review process, permit new development only when adequate water supply and associated infrastructure is existing or can be assured.

LV/CI 4.2 Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues.

Goal LV/CI 5. Encourage and promote water conservation.

Policies

LV/CI 5.1 Support conservation techniques in an effort to minimize the need for new water sources.

LV/CI 5.2 Provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.

LV/CI 5.3 Promote 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. (R)

LV/CI 5.4 Minimize the use of turf grass except in parks and other appropriate areas.

LV/CI 5.5 Promote use of water efficient irrigation practices for all landscaped areas.

LV/CI 5.6 Promote the transition of high-water consumption agricultural uses to low water consumption uses, such as drip-irrigated orchards, hobby farms, etc.

LV/CI 5.7 Encourage enhancement of groundwater recharge in the design of projects and improvements, including flood control facilities. Retention/detention basins, particularly in higher elevations and coarse alluvial soils, should be combined with flood control and stormwater management facilities to maximize groundwater recharge.

Goal LV/CI 6. Ensure that public services are delivered and maintain capacities at acceptable levels.

Policies

LV/CI 6.1 The County shall require all new development with the potential for functional impacts on the delivery of public services and infrastructure capacity prepare a service impact analysis and implement mitigation measures to avoid additional burdens on the existing community and to ensure the continued availability of the appropriate levels of service.

LV/CI 6.2 The County shall consider future expansion when infrastructure improvements are engineered for projects along the commercial corridor.

4 HOUSING

[See the Housing Element of the General Plan]

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5 NOISE

[See the Noise Element of the General Plan]

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6 OPEN SPACE

LV6.1 INTRODUCTION

The character of the plan area is defined in part by its wide open spaces and natural features including vegetation, wildlife, and topography. Agricultural and animal-raising uses and large lot single family development also contribute to the feeling of openness within the community. Preservation of the area's open space and enhancement of recreation opportunities is one of the most important issues articulated by residents of the Lucerne Valley Community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

Maintaining undeveloped areas of open space, including Bureau of Land Management (BLM) lands, is of great importance to the citizens of Lucerne Valley. Approximately 51% percent of the land within the Community Plan Area is managed by the BLM for the benefit of all the people of the United States, including but not limited to the people of Lucerne Valley (see Figure 6-1, Jurisdictional Control). The BLM lands provide opportunities for camping, rock climbing, nature viewing, and off-highway vehicle (OHV) use, where designated. The plan area also contains two local parks owned and maintained by the County or non-profit organizations, and include an equestrian area, library, museum, senior citizen center and bicycle motorcross track.

B. Trails

Lucerne Valley has expressed a desire to retain its rural character. Residents of the community feel that this can be best accomplished through encouraging large-lot rural subdivisions where animal raising and agricultural activities are allowed. As a result equestrian activities will continue to be a common recreational pastime within the community. The community would like to enhance the rural character through the creation of a community-wide equestrian trail system. The trail network should provide access to open space, recreation areas and regional trail connections.

The San Bernardino County Trails and Greenways Committee is a public committee appointed by the County Board of Supervisors that is currently working with the Regional Parks Advisory Commission and Regional Parks Division in an effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding and other public greenways throughout the entire county. More specifically the committee was charged with, advising the Regional Parks Advisory Commission and Regional Parks Division on all matters relating to the location, development, maintenance and promotion of trails and greenways, recommending a system of mitigating measures to ensure that the location of trails will be compatible with and sensitive to other authorized land uses, such as wildlife corridors, wetlands and points of historical significance, and making recommendations regarding acquisitions, easements and leases for trail rights of way and greenway purchases.

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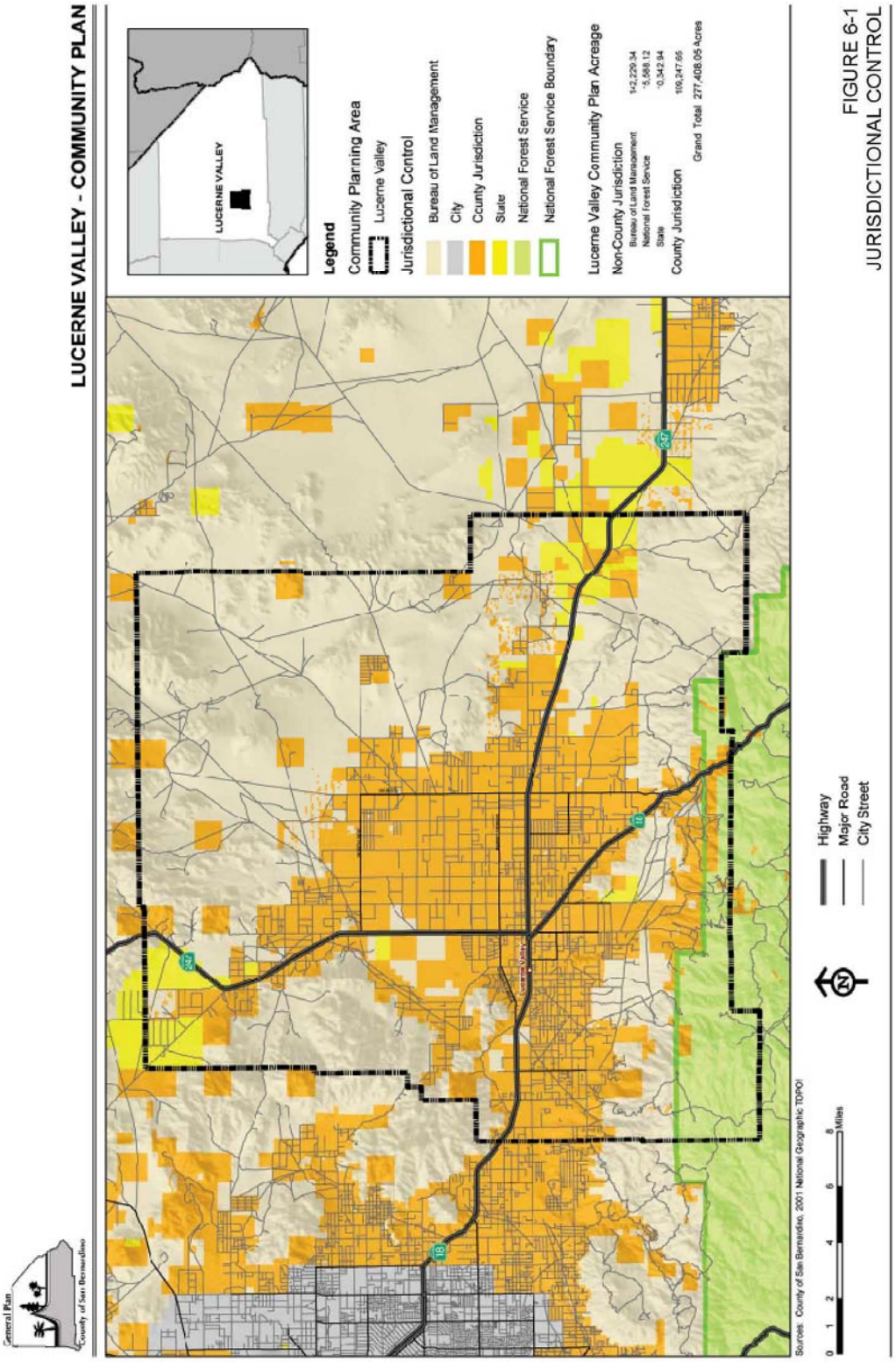

FIGURE 6-1
JURISDICTIONAL CONTROL

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C. **Off-Highway-Vehicle (OHV) Use**

Residents expressed concerns with the use of Off-Highway-Vehicles within the plan area. They articulated a need for better enforcement to ensure the use of off-highway vehicles is restricted to designated areas.

East of Lucerne Valley, and partially within the plan boundaries, is the Johnson Valley Off-Highway Vehicle (OHV) Park. The park is over 140,000 acres and is managed by the BLM. It is open to the public for touring and also hosts competitive racing events.

LV6.2 GOALS AND POLICIES

Goal LV/OS 1. Preserve open space lands to ensure that the rural desert character of the community is maintained.

Policies

LV/OS 1.1 Work with BLM to ensure the continuance of multiple use goals and management of BLM lands within and surrounding the plan area.

LV/OS 1.2 Work with BLM to explore land exchange opportunities for isolated properties within the plan area that if exchanged would create a connected system of open space lands for preservation purposes.

LV/OS 1.3 Work with BLM to continue to provide public access to BLM lands.

LV/OS 1.4 Where possible, require that open space areas set aside within individual developments be contiguous to natural areas adjacent to the site. Isolated open space areas within development shall be specifically discouraged, but may be accepted if no adjacent open space areas are available.

LV/OS 1.5 Use open space corridors to link natural areas.

LV/OS 1.6 The foothills of the San Bernardino Mountains are recognized as an important open space area that provides for wildlife movement and other important linkage values. Projects shall be designed to minimize impacts to wildlife movement in this area.

LV/OS 1.7 Consider design, construction and maintenance techniques in the County Flood Control District system, where technically and economically feasible, which allow the growth of habitat and the use of the flood control system by wildlife.

Goal LV/OS 2. Develop parks and recreation facilities to meet the recreational needs of the community.

Policies

LV/OS 2.1 Establish priorities and identify opportunities for park development and establish a park and recreation plan for the Lucerne Valley Community.

LV/OS 2.2 Encourage the development of recreational facilities within community parks, such as swimming pools, athletic facilities and community centers.

Goal LV/OS 3. Establish a community-wide trails system.

LV/OS 3.1 Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding.

LV/OS 3.2 Establish a plan for the development of a local trail system. The plan shall incorporate the following recommendations:

A. Designate separate trails for non-motorized trail use (pedestrian, bicycle, and equestrian trails) and motorized vehicle trails (off-road vehicles).
B. Provide trail heads that link regional trails, recreational areas, residential areas, neighborhood trail systems, schools and commercial nodes.
C. Explore methods for providing designated routes for off-highway vehicles to reach the BLM Johnson Valley OHV recreational area within Lucerne Valley. Discourage unauthorized motorized use of the trail network by posting signage, providing barriers where appropriate and enforcing violations.

LV/OS 3.3 When an approved trails plan is developed require dedication of a pedestrian/bicycle/equestrian trail easement as a condition of approval for all development projects if adjacent to the approved trail system. The trail easement shall allow unobstructed trail access and provide connections to off site trails.

LV/OS 3.4 Promote safe and attractive trail crossings at logical points on roads and where feasible pursue opportunities to separate equestrian, pedestrian and bicycle traffic from vehicular traffic particularly along SR-18 and SR-247.

Goal LV/OS 4. Ensure that Off Highway Vehicle use within the plan area and in the surrounding region is managed to protect residential uses and environmentally sensitive areas.

LV/OS 4.1 The County shall strictly enforce Off-Road Vehicle laws.

LV/OS 4.2 Utilize signage to designate appropriate OHV trails or access areas and to notify where OHV use is prohibited.

7 CONSERVATION

LV7.1 INTRODUCTION

Preservation and protection of the Community Plan area's natural resources and agricultural activities is extremely important to the residents of Lucerne Valley. These resources contribute to the character and appeal of the area. If the natural resources are not effectively protected and managed, they will be permanently lost.

A. Natural Resources

The natural resources such as the vegetation, rock formations, streambeds, etc contribute to the beauty and character of the area. Residents are concerned that unmanaged growth threatens the viability of these natural resources.

The plan area is covered with a diverse biotic community of vegetation, birds, reptiles, mammals and other natural resources. The plan area includes the following general habitat types. (For a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan):

A. Sage Scrub
B. Joshua Tree Woodland
C. Mojave Desert Scrub
D. Saltbush Scrub
E. Alkali Sinks
F. Sand Dunes

LV7.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified under Section 7.1 are also addressed in other elements of the Community Plan.

Goal LV/CO 1.	**Conserve and protect the unique environmental features of Lucerne Valley, including native wildlife, vegetation and scenic vistas. (R)**

Policies

LV/CO 1.1 Require future land development to be compatible with the existing topography and scenic vistas, and protect the native vegetation.

LV/CO 1.2 Require future development to utilize water conservation techniques.

LV/CO 1.3 Reduce disturbances to fragile desert soils as much as practicable in order to reduce fugitive dust. The County shall consider the following in the development of provisions to limit clearing.

A. Parcels of one acre or larger shall not be disturbed or cleared of native vegetation unless for the installation of building pads, driveways, landscaping, agriculture or other reasonable uses associated with the primary use of the land.

B. Fire abatement or local clean-up efforts shall be accomplished by mowing or means other than land scraping whenever possible to minimize fugitive dust and windblown sand. When de-brushing or blading is considered the most feasible alternative, additional methods shall be required for erosion control.
C. The County Office of Building and Safety may issue permits for further grading or clearance of vegetation subject to Land Use Review.

Goal LV/CO 2. Protect agricultural lands from the effects of non-agricultural development.

Policies

LV/CO 2.1 Encourage the consolidation of small lots in agricultural zones.

LV/CO 2.2 The conversion of agricultural land to non-agricultural uses shall be discouraged unless the proposed use can be demonstrated to be preferable in terms of economic development, and resource availability and resource conservation.

LV/CO 2.3 Encourage adequate buffering between agricultural and non-agricultural land use districts.

8 SAFETY

LV8.1 INTRODUCTION

Fire protection, police protections 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

Fire hazard severity is designated on Fire Safety Overlay map as very high in the southern foothill portion of the community. The fire threat throughout the rest of the community is considered moderate. Fire protection services are provided by Lucerne Valley Fire Protection District in the plan area (See Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for the fire district and other services such as hazardous materials regulation, dispatch communication and disaster preparedness.

The North Desert Division has two stations located within the Lucerne Valley Community Plan Area: the Lucerne Valley Station 111, and the Lucerne Valley Station 112. Also providing seasonal fire protection services and fire related information for the Lucerne Valley community is the California Department of Forestry and Fire Protection (CDF). The CDF has a fire station located within the community. Table 9 lists the fire stations and details regarding the services that each of the station provides. (See Figure 8-2, Fire Stations).

B. Evacuation Routes

Residents have concerns regarding the need for improved evacuation routes. SR-247 and SR-18 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.

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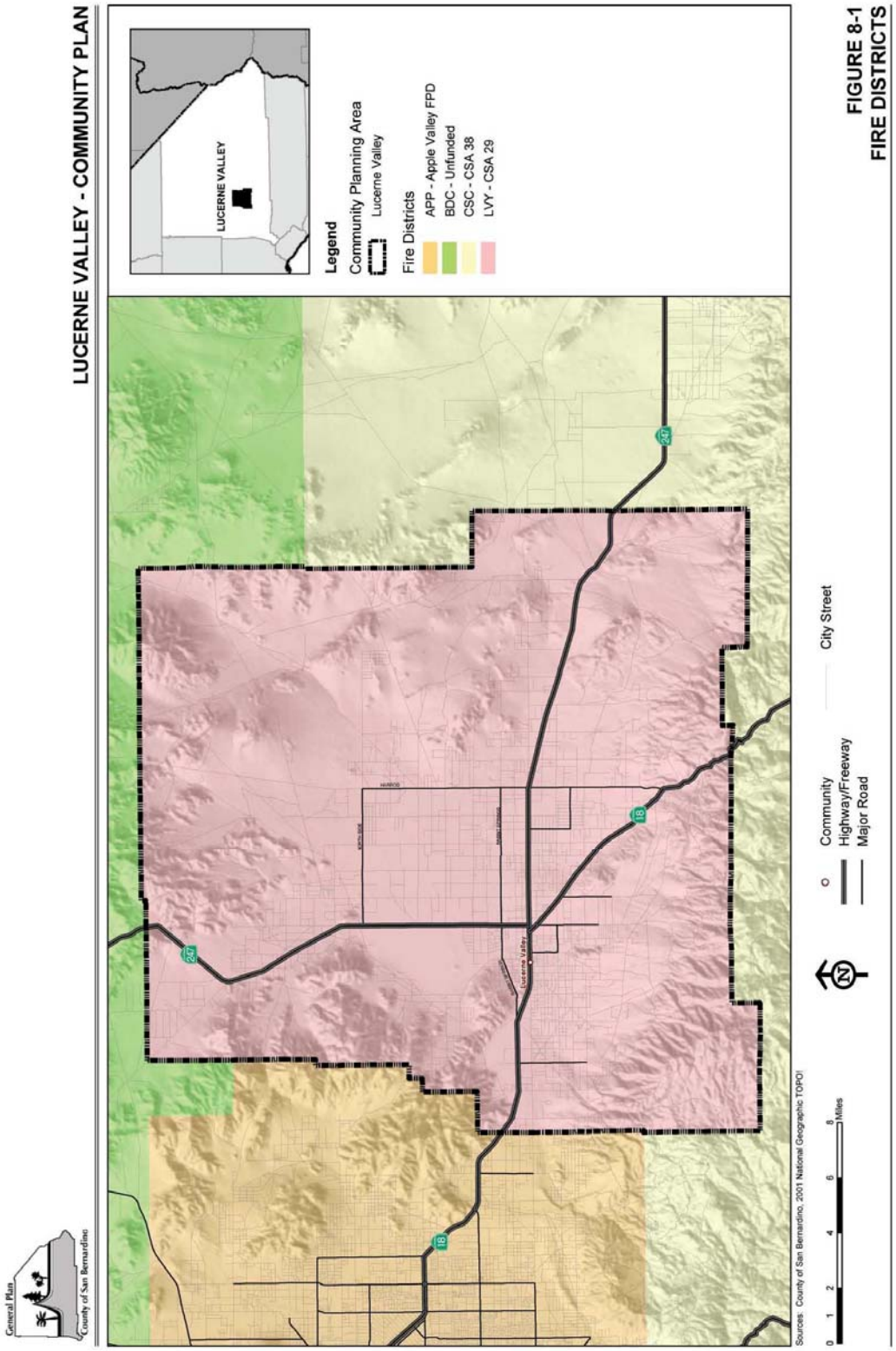

FIGURE 8-1
FIRE DISTRICTS

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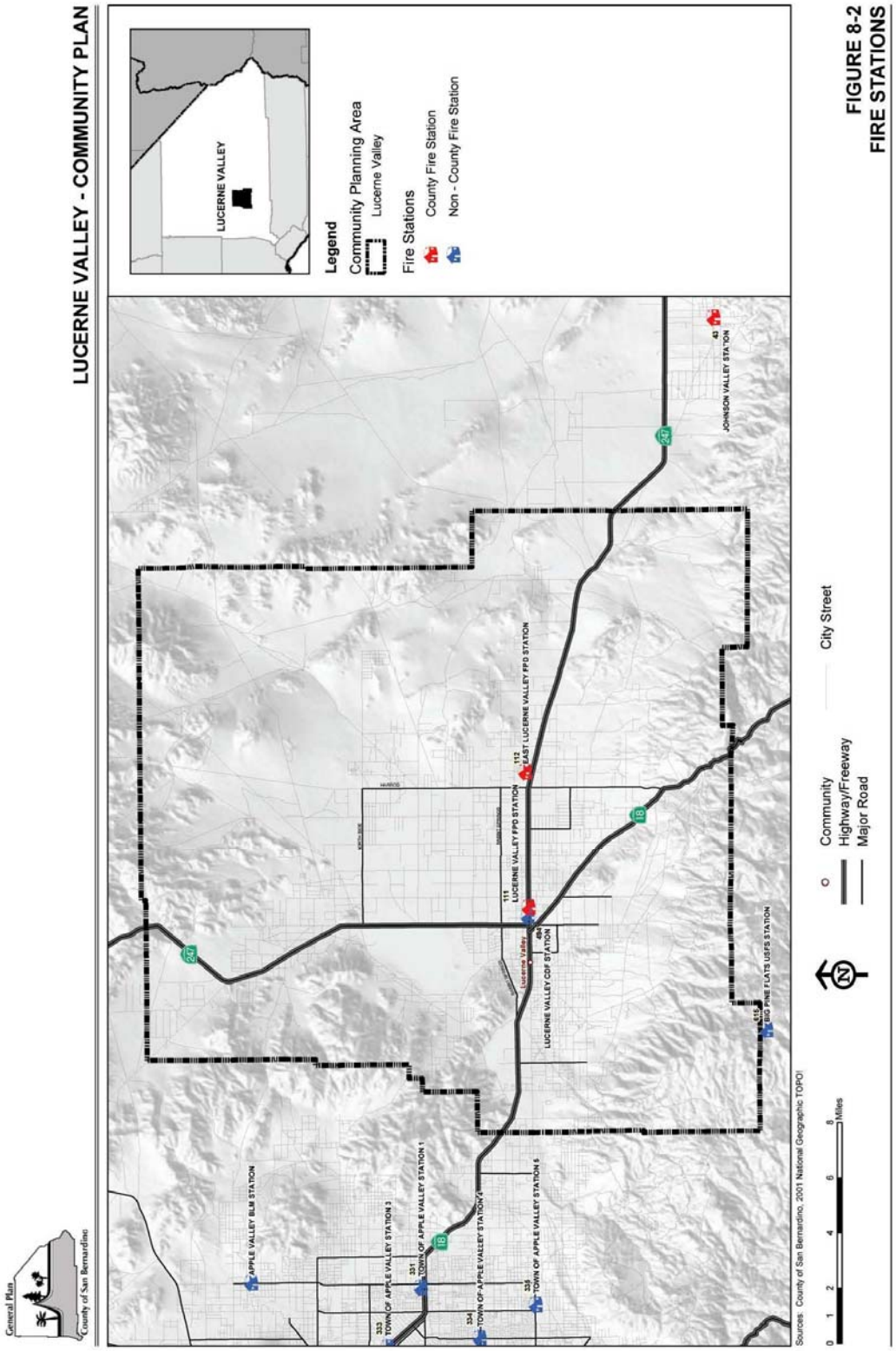

FIGURE 8-2
FIRE STATIONS

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Table 7: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Lucerne Valley Station 111	Lucerne Valley Fire Protection District	CSA 29	1 Incident Command System (ICS) Type I structure engine, 1 Incident Command System (ICS) Type III brush engine, 1 Ambulance with Advanced Life Support (ALS) equipment, water tender for additional water needs.	1 Captain, 1 Paramedic Firefighter, and 1 Limited Term Firefighter	All Personnel EMT-Automatic External Defibrillator (AED) minimum	1st Ambulance Medic Ambulance (MA) 111, 2nd Ambulance Service under contract	St Mary's Apple Valley (22 mi)
Lucerne Valley Station 112	Lucerne Valley Fire Protection District	CSA 29	MCI Trailer-Rescue 111 and Medic Ambulance (MA) 111a	Paid Call	EMT-Automatic External Defibrillator (AED)	1st Ambulance Medic Ambulance (MA) 111, 2nd Ambulance Service under contract	St Mary's Apple Valley (28mi)
Lucerne Valley CDF Station	SRA Wildland responsibility.	US Forest Service lands	1 Type III engine, 1 tanker unit, other equipment as provided by USFS	1 Captain, 2 firefighters - Summer Only	EMT	1st Ambulance Medic Ambulance (MA) 111, 2nd Ambulance Service under contract	St Mary's Apple Valley (22mi)

C. Flood Protection

Flood hazards typically occur due to precipitation producing excessive storm runoff and can be identified through floodplain maps provided by the Federal Emergency Management Agency (FEMA). Flood hazards can also result from other natural causes such as earthquake or ground subsidence.

Flood control facilities ensure public safety and welfare. Planning, construction and maintenance of these facilities are the responsibilities of the San Bernardino County Flood Control District (SBCFCD). The SBCFCD is subdivided into six zones with interest, responsibilities, or geographical divisions distinctive of the particular zone. The Lucerne Valley Community Plan Area generally lies within Zone 6, which encompasses 17,200 square miles covering most of the Desert Region including portions of the San Gabriel and San Bernardino mountains.

The Federal Emergency Management Agency (FEMA) provides a majority of flood hazard mapping in the County. The most common means of planning to avoid or at least mitigate flood damage is participation in the National Flood Insurance Program (NFIP). FEMA administers the program, which makes flood insurance available to those communities that have enacted local ordinances restricting development within the 100 year floodplain. The County is a participant in NFIP.

Residents in Lucerne Valley expressed a need for improved flood control within the community. Their concerns related to a reoccurring problem with flooding of major roadways within the plan area.

LV8.2 GOALS AND POLICIES

Goal LV/S 1.	**Provide adequate fire safety measures to protect residents of the plan area.**

Policies

LV/S 1.1 The County Fire Department shall work with the community and appropriate Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.

LV/S 1.2 Work with the various fire agencies, any local Fire Safe Councils, Caltrans and the community to ensure the development of an effective firebreak system.

LV/S 1.3 Work with County Supervisors, County Fire and the community to seek appropriate funding mechanisms for improved fire protection services.

LV/S 1.4 The County and community shall work with the State to reevaluate the boundaries of the wild fire hazard area.

Goal LV/S 2.	**Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.**

Policies

LV/S 2.1 The County Fire Department shall work with the Public Works Department and Caltrans to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the community.

LV/S 2.2 The County shall work with the community to identify and designate an evacuation center/community safe area.

Goal LV/S 3.	**Coordinate land use planning efforts with flood control planning and improvement programs.**

Policies

LV/S 3.1 Continue to coordinate land use and flood control efforts through the review of capital improvements and development applications, and identify areas prone to flooding and update FEMA maps as appropriate.

LV/S 3.2 Prior to development, utilize the Flood Plain Overlay and Floodway District to identify areas of flood hazard and incorporate local flooding conditions into project design.

LV/S 3.3 Establish development standards for flood hazard areas and minimize land use densities in flood hazard areas.

LV/S 3.5 Coordinate with appropriate agencies to provide adequate flood protection and funding mechanisms for needed improvements, including coordination with Caltrans and the County for roadway improvements needed to curtail the major flooding problems within the plan area.

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9 ECONOMIC DEVELOPMENT

LV9.1 INTRODUCTION

As has been repeated throughout the various elements included within this community plan, one of the most important goals of the Lucerne Valley Community is to protect the rural desert character. It will be important to ensure that future development protects and enhances the natural resources, scenic beauty and small town character in order to continue to appeal to both residents.

Within the plan area, the major industries are cement, limestone, and sand and gravel operations. Several commercial agricultural farms (mostly alfalfa)are located within the plan area, but acreage has declined in the last few years. Most residents must commute outside of the community for work and rely on adjacent cities for certain of their shopping needs. There are a variety of full-service commercial establishments unique to a community of this size. In gathered input from residents, there was a strong desire to preserve the existing character of the community while promoting more small industry and commercial uses within the plan area for shopping convenience and local job opportunities.

LV9.2 GOALS AND POLICIES

Goal LV/ED 1. Promote economic development that is compatible with the rural desert character of the Lucerne Valley community.

Policies

LV/ED 1.1 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural character.

LV/ED 1.2 Promote the expansion of home based businesses within the plan area. This may be accomplished by the following:

A. Explore alternative provisions for home based businesses that are compatible with the rural nature of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the community and that the use is compatible and/or adequately buffered from adjacent uses; and
B. Establish performance standards to minimize off-site impacts and nuisances.
C. Reevaluate the current permit process, development code standards and permit fees applicable to home-based businesses to ensure that the process is clear, reasonable and is not cost prohibitive.

LV/ED 1.3 Encourage commercial services that will serve tourists and travelers passing through the Lucerne Valley area to and from the mountain communities.

LV/ED 1.4 Enhance the rail spur's economic attributes by:

A. Encouraging industrial development along the rail spur in the southern portion of the community plan area and to ship local products by rail.
B. Promoting land exchanges from the Bureau of Land Management to private ownership along the rail corridor through mechanisms to be established in the West Mojave Plan.

LV/ED 1.5 Encourage western theme or rustic design elements where appropriate to reflect rural and equestrian community character.

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 Lake Arrowhead 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.

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.