Oak Glen
Community Plan

Final Draft Community Plan
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General Plan
County of San Bernardino

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1 INTRODUCTION

OG1.1 PURPOSE OF THE COMMUNITY PLAN

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

OG1.2 COMMUNITY BACKGROUND

OG1.2.1 LOCATION

The Oak Glen community is located at the foot of the San Bernardino Mountains and adjacent to the San Bernardino National Forest, just east of the City of Yucaipa. Oak Glen Road is the only main access road through the Oak Glen community. The plan area includes approximately 14,213 acres, or 22 square miles of unincorporated County area (see Figure 1-1, Vicinity/Regional Context).

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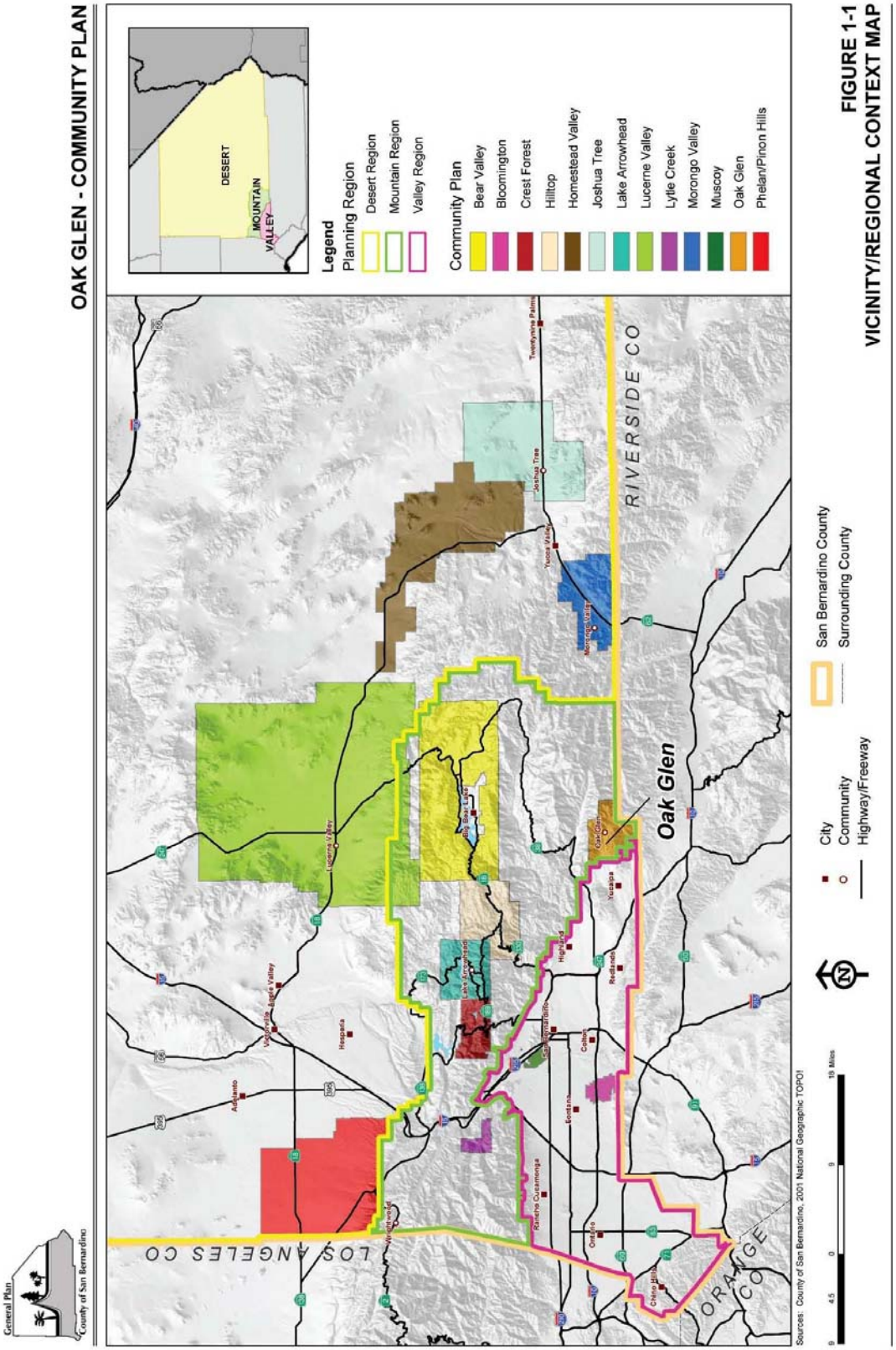

FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP

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OG1.2.2 HISTORY

As early as 4,000 years ago, the San Bernardino Mountains were inhabited by Native Americans. Approximately 1,000 years ago the Serrano Indians settled into the area. Permanent summer camps were established throughout the San Bernardino Mountains for food gathering purposes that included ripening crops such as acorns and pinion nuts during the summer. The Cahuilla Indians also inhabited this area, and utilized the land for its natural resources. One of the earliest settlers to the Oak Glen area was Enoch K. Parrish, who purchased property in 1867. Parrish initially grew potatoes and slowly experimented with apples and other deciduous fruits. In 1877, another early settler, Joseph E. Wilshire, also began growing potatoes in the area, and later began farming apple and cherry orchards. Other early pioneers include James Birch, Isaac Ford and the Harris brothers.

The success of these and other fruit orchards led to the subdivision and sale of land in the Yucaipa Valley shortly after 1900. The community has continued as primarily an agricultural area for the past 100 years. The economy and general lifestyle of the community are focused around the seasonal harvest and sale of apples. Presently, Oak Glen is famous for its apple orchards; the Parrish Ranch Apple Shed and the Wilshire Oak Glen Apples brand are reminders of the first settlers to Oak Glen. Another historical spot in Oak Glen that exists today is Los Rios Rancho, which has been owned and operated by the Rivers family since 1906. Four hundred acres of the Los Rios Rancho property is protected by The Wildlands Conservancy. Since the early days of the community, ranches have developed from the original orchards and packing houses, which shipped Oak Glen apples all over the world, to post-war "roadside" stands and cider mills. A small coffee shop was established in 1953, and small businesses followed the seasonal trade.

Another one of Oak Glen's greatest historical treasures is the stone school house. When families decided the children of Oak Glen needed a school closer to home, the Wilshires donated an acre of land. Residents funded $7,500 to build the school and it was completed in 1927. In accordance with the California Field Act of 1965, the school had to be closed because it did not meet earthquake standards. Today, the school stands as it did then, and now serves as a museum.

The original Oak Glen Community Plan was adopted in November 1980, creating the current land use pattern and standards. The Plan was intended as a short range plan to implement those portions of the General Plan that directly affected the community of Oak Glen. The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code. However, full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update recommended that the Community Plan program be reinstated to help fulfill the need for development guidance of certain unique communities within the County. The Oak Glen community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

OG1.2.3 DESCRIPTION OF THE PLAN AREA

The elevation of the Oak Glen community ranges from 4,000 to 6,000 feet above sea level. It is a mountainous region with oak woodland, scattered coniferous forest, and streams. The elevation and the climate make the area ideal for apple raising. The natural beauty of Oak Glen and its history as a devoted agricultural area, primarily in apple orchards, has allowed this area to remain scenic and unique. Other agricultural products, such as pumpkins, berries, corn, and Christmas trees, generate additional income for the area residents, with some ranches offering agricultural related activities to the general public. The ranches in the area have attracted visitors to the area and have created additional commercial activity within the community.

The San Andreas Fault cuts through the most densely populated portion of the community. The composition of the soil, coupled with the fault line on which the community lies creates a significant seismic hazard. The

thin alluvium of the valley south of Oak Glen and the semi-consolidated alluvium and bedrock of the remainder of the area are subject to strong/very strong shaking due to earthquakes.

Some portions of the hills and mountains of Oak Glen also have a moderate to high potential for landslides, particularly during earthquakes, with the highest risk for large-scale landsliding located along the slopes of the Yucaipa Ridge in the northern portion of the planning area. Although there are no major flood problems, the steep slopes in the Oak Glen area can create a high velocity of water flow in stream beds which causes greater than normal erosion to occur in and adjacent to drainage courses.

The entire Oak Glen community is within a hazardous fire zone due to the ruggedness of the terrain, the types and amounts of vegetation present, and the climatic factors.

OG1.3 COMMUNITY CHARACTER

OG1.3.1 UNIQUE CHARACTERISTICS

Oak Glen is a rural agricultural community which provides a haven for residents and visitors. The plan area is a quiet, peaceful refuge that is surrounded by natural beauty, native flora and fauna and is well known for its apple ranches. Oak Glen was pioneered and settled as a farming community and still includes apple sheds, restaurants, shops, camps, as well as single family residences, living history farms, family activities, a prison camp and a nature conservancy. Residents of Oak Glen value their community for its historic and natural resources. The ranchers, shop owners and residents of Oak Glen seek to maintain and enhance the community's historic identity as an apple-growing community.

OG1.3.2 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 Oak Glen apart from other mountain communities, suggesting that different strategies for future growth may be appropriate. Among these issues are: (a) preservation and protection of water resources, (b) preservation of community character, (c) development and (d) commerce in Oak Glen.

A. PRESERVATION AND PROTECTION OF WATER RESOURCES

Water supplies for the area are derived from local surface and groundwater sources and are completely dependent on the amount of snowmelt and rainfall as their sources are recharged by natural precipitation. The yield from these sources will vary dependent on drought and/or wet year conditions. Consequently, proper water management is one of the primary concerns for the residents.

B. PRESERVATION OF COMMUNITY CHARACTER

Residents feel that the high quality of life experienced in their community should not be degraded by growth and the subsequent impacts of traffic congestion, strains on infrastructure and threats to natural resources. A primary concern is the preservation of the rural agricultural character of Oak Glen. The clean air, ambient quiet, dark skies, abundant open space and wildlife are valued highly by residents as well as by the visitors who frequent the area. The rural agricultural character of Oak Glen is further defined by its historic identity as an apple farming area and the scenic qualities that accompany this unique use.

C. DEVELOPMENT

Residents' and visitors' concerns are closely tied to the economy of the area, as many of the commercial shops and apple orchards are dependent upon Oak Glen's ability to attract the tourist trade. The natural beauty of Oak Glen and the rural character of existing development are felt to be primary tourist attractions. Residents feel that the policies governing future development in Oak Glen should preserve these existing assets, enhance community character and allow for intelligent growth within the capacity of the area's infrastructure and resources. Furthermore, they feel that development should be consistent with standards that balance the needs of residents, ranching operations, and the visiting public.

D. COMMERCE IN OAK GLEN

The majority of developable land within Oak Glen is located in the area zoned Rural Living (RL). There is a divergence of opinion among the residents with regards to whether existing standards adequately govern land use within the community, recognizing the mix of commerce and residential uses. Residents feel that it is particularly important to manage commercial activities to enhance the character of their community by balancing agricultural uses, historic and environmental education, residential peace, and the continued patronage of Oak Glen guests.

OG1.3.3 COMMUNITY PRIORITIES

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

COMMUNITY CHARACTER

The Oak Glen Community Plan area will continue to experience growth as adjacent areas 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 Community Plan area develops it will be important to ensure that the water resources and the 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:

A. Protect and preserve the natural resources and the rural character of the community by maintaining agricultural activities, low-density residential development and limited commercial development that serves the needs of local residents and visitors.
B. Balance the preservation of the rural character while providing for agritourism opportunities in Oak Glen.
C. Maintain the elements that contribute to the area's rural character and lifestyle: natural resources, scenic vistas, open space and agriculture.
D. Maintain the rural character of the community through a network of public and private open space, trail corridors and other public and private facilities for active and passive recreation while protecting the rights of private property owners.
E. Acknowledge the service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.
F. Maintain economic development that generates sustainable revenues, whose activities benefit the local residents and business owners, are compatible with the natural environment and surrounding uses, and support conservation.
G. Maintain a balance between the needs of residents and visitors.
H. Maintain a sense of serenity within the area.

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2 LAND USE

OG2.1 INTRODUCTION

The purpose of the land use element is to provide 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, 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 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 and sustainable growth that will preserve the character of the community and protect the plan area's natural resources. The Oak Glen Land Use Policy (Figure 2-1) depicts the geographic distribution of land uses within the Community Plan.

The Oak Glen Community Plan area contains approximately 4,403 acres of National Forest land managed by the U.S. Forest Service. This comprises approximately 31 percent of the total land area within the confines of the plan. Approximately 1,191 acres of isolated National Forest lands that are located outside of the forest boundary are currently being considered for land exchange with the Wildlands Conservancy. The National Forest lands are not under the jurisdiction of the County of San Bernardino. [Table 1 provides the general plan land use district distribution for the Oak Glen Community Plan area.] As shown in Table 1, the most prominent land use district within the plan area is Rural Living (RL), which makes up approximately 77 percent or 7,606 acres of the total land area under County jurisdiction. The second most prominent land use district within the plan area is Resource Conservation (RC), which makes up approximately 18 percent or 1,716 acres of the land under County jurisdiction. The Oak Glen plan area also contains Agriculture (AG), General Commercial (CG) and Institutional (IN) land use districts, however, these districts only make up a small percentage of the total plan area. The Agriculture land use districts are located in the western portion of the plan area on both the north and south sides of Oak Glen Road. The commercial land use districts are located in three defined areas along Oak Glen Road, with the largest centrally located at Harris Road.

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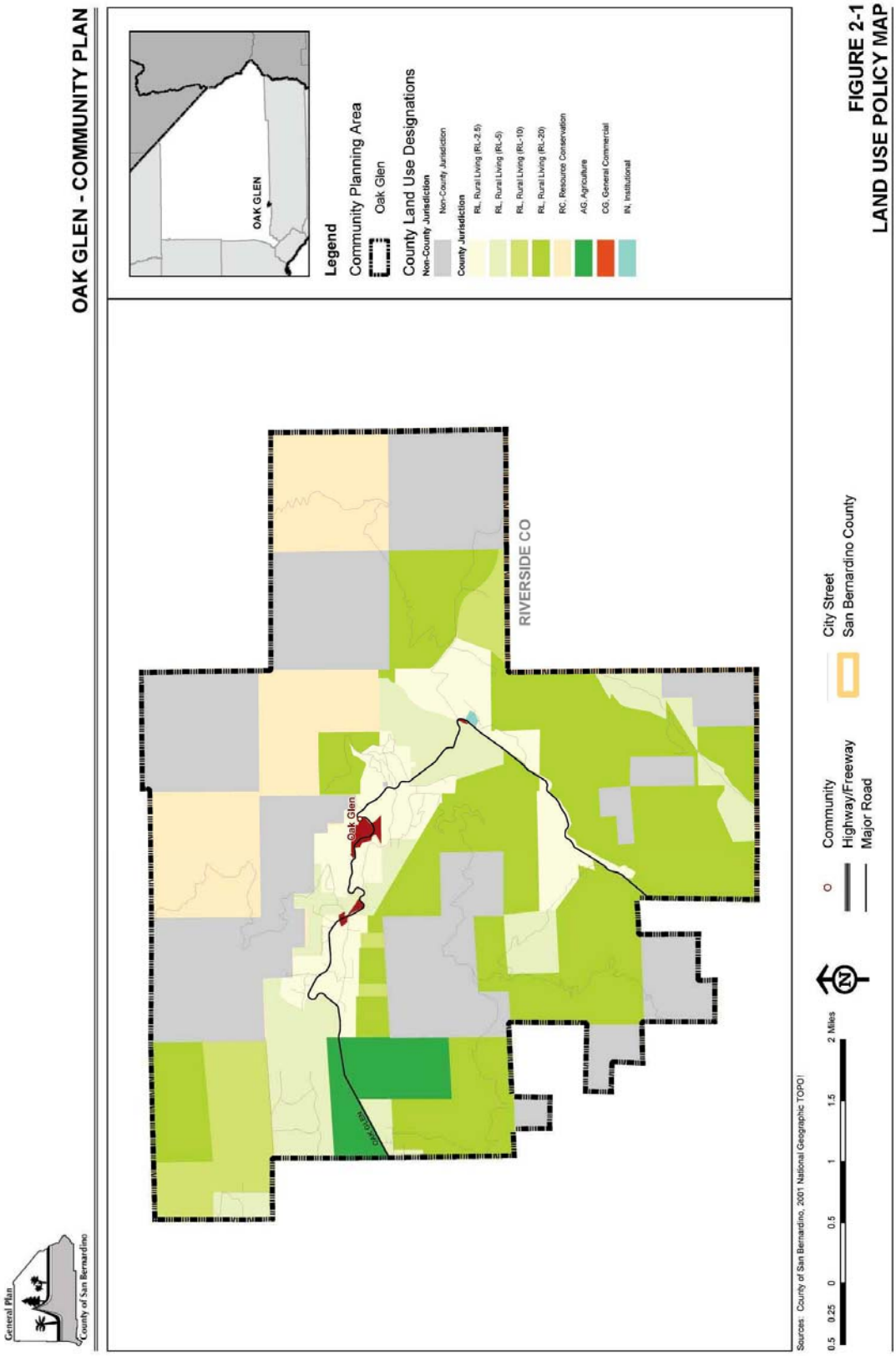

FIGURE 2-1
LAND USE POLICY MAP

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Table 1: Distribution of General Plan Land Use Districts of Lands Subject to County Jurisdiction

Land Use	Area (Acres) [1]	(%) of Total Land Area
Resource Conservation (RC)	1,716	18%
Agriculture (AG)	439	4%
Rural Living (RL)	1,148	12%
Rural Living-5 (RL-5)	1,433	14%
Rural Living-10 (RL-10)	761	8%
Rural Living-20 (RL-20)	4,264	43%
General Commercial (CG)	38	<1%
Institutional (IN)	6	<1%
Total Land Area Within Community Plan Boundary subject to County Jurisdiction	**9,805**	**100%**
Source: URS Corporation		

A. Community Character (Land Use Issues/Concerns)

During public meetings held by the County, residents in the Oak Glen community expressed concerns regarding the impact of growth on the character of the community. The rural agricultural character of the Oak Glen community is defined by the area's natural beauty and existing development which is a result of the area's historic roots in apple farming. Oak Glen's scenic resources and the country character of existing development are considered primary tourist attractions. The local economy is therefore dependent on Oak Glen's ability to retain its unique charm and continue to attract tourism. Consequently, residents of the Oak Glen community suggest that the primary land use concern in the Oak Glen community is that the rural agricultural character of the community is preserved by creating standards for development and limiting land uses, particularly the type of commercial land uses, to those compatible with the character they wish to sustain.

Table 2 provides the Land Use Policy Map Maximum Potential Build-Out for the Oak Glen 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. However, all development within the Oak Glen community plan area, in particular residential development, is limited by provisions of the Fire Safety Overlay. The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

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

Table 2: Land Use Policy Map Maximum Potential Build-Out for Land Subject to County Jurisdiction

	Land Use Policy Map Maximum Potential Build-Out		
Land Use Designation	**Area (Acres)**	**Density (D.U. Per Acre)**	**Maximum Policy Map Build-Out (D.U.'s)**
Resource Conservation (RC)	1,716	0.025	43
Agriculture (AG)	439	0.1	44
Rural Living (RL)	1,148	0.4	459
Rural Living-5 (RL-5)	1,433	0.2	287
Rural Living-10 (RL-10)	761	0.1	76
Rural Living-20 (RL-20)	4,264	0.05	213
Total Residential	**9,761**	-	**1,122**
		FAR[1]	**SQUARE FEET[2]**
General Commercial (CG)	38	0.5:1	827,640
Institutional (IN)	6	0.5:1	130,680
Total Non-Residential	**44**		**958,320**

Source: Stanley R. Hoffman Associates, Inc. and URS Corp.

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

Table 3 outlines the projected growth in the Oak Glen Community Plan area over the period 2000 to 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 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 estimates of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends. The historic and expected growth trends for population take into account the influx of new residents and shifts from part-time residents to permanent residents.

The comparison of the 2000 to 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.

In spite of the population loss between 1990 and 2000, the General Plan projection is based on the assumption that the Oak Glen Community Plan area will grow. This would provide a population of 691 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 2,546 based on the Land Use Policy Map. The number of households is projected to reach 290 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 1,112 households based on the Land Use Policy Map. These numbers imply that the plan area will reach between 24 and 26 percent of its potential population and household capacity by the year 2030.

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

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Land Use Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population	726	517	**697**	-3.3%	1.0%	**3,299**	0.21
Households	215	209	**243**	-0.3%	0.5%	**1,122**	0.22
	1991	**2002**		**1991-2002**	**2002-2030**		
Employment	147	210	**315**	3.3%	1.5%	**1,675**	0.19

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

OG2.2 GOALS AND POLICIES

Goal OG/LU 1. Retain the existing rural agricultural character of the community.

Policies

OG/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.

OG/ 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:

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 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.

OG/LU 1.3 Maintain 2½ acres as the minimum parcel size in the residential areas of the community.

OG/LU 1.4 Avoid developing environmentally sensitive areas in which growth should be limited and establish means for their preservation.

Goal OG/LU 2	**Ensure that commercial development will be consistent with the character of Oak Glen.**

Policies

OG/LU 2.1 Establish development and design standards for General Commercial (CG) uses within the plan area to ensure that architectural detailing, the size and scale of buildings, site design, signage, screening between commercial and residential land uses and parking areas are compatible with the rural agricultural character of the community, the natural setting and the surrounding land uses.

OG/LU 2.2 In recognition of the community's desire to preserve the rural character while providing agritourism[2] opportunities, the County shall modify the Development Code to facilitate the expansion of agricultural related commercial activities within the Rural Living and Agriculture land use districts within Oak Glen. The addition of these commercial activities shall be limited to only those parcels that are adjacent to Oak Glen Road and shall not be to the detriment of the surrounding community. Standards shall be developed in consideration of the following:

A. All parcels that are under common ownership, contiguous to the parcel that fronts Oak Glen Road, will be considered "adjacent to Oak Glen Road," and therefore eligible for these expanded uses.
B. Consider compatibility with surrounding uses relative to health, safety and the availability of adequate infrastructure and services.
C. Require a percentage of the property to be dedicated to permanent or seasonal crop in order to permit agritourism-related commercial activities.
D. Establish development standards and/or conditions of approval in order to adequately address any potential noise, traffic, hours of operation, and aesthetic impacts.

[2] See Glossary for definition of agritourism

3 CIRCULATION AND INFRASTRUCTURE

OG3.1 INTRODUCTION

The quality of life and the rural agricultural character of the community are dependent on the services that are provided. Residents in Oak Glen expect that services such as water and sewer, 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 Glen should be commensurate with the rural lifestyle 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.

OG3.2 CIRCULATION – INTRODUCTION

A. Roadway System

One of the overriding goals expressed by residents of Oak Glen 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.

The existing street system in Oak Glen is characterized by a secondary highway and local roadways. Oak Glen Road is a two to four lane secondary highway that begins at I-10 and travels northeast through the City of Yucaipa and eventually turns south into Riverside County (see Figure 3-1, Circulation). Oak Glen Road is just a two-lane road through the Oak Glen community, is designated as a scenic route by the General Plan, and is subject to the provisions of the Open Space Overlay.

During meetings held by the County, residents expressed concerns regarding traffic congestion, but at the same time emphasized their primary concern to maintain the rural character of the community. Improvements to the circulation system within the community will need to be compatible with the community's goal of maintaining the area's character and scenic and natural resources. Residents do not want to see urban improvements such as sidewalks, paved roads, excessive street lighting, etc.

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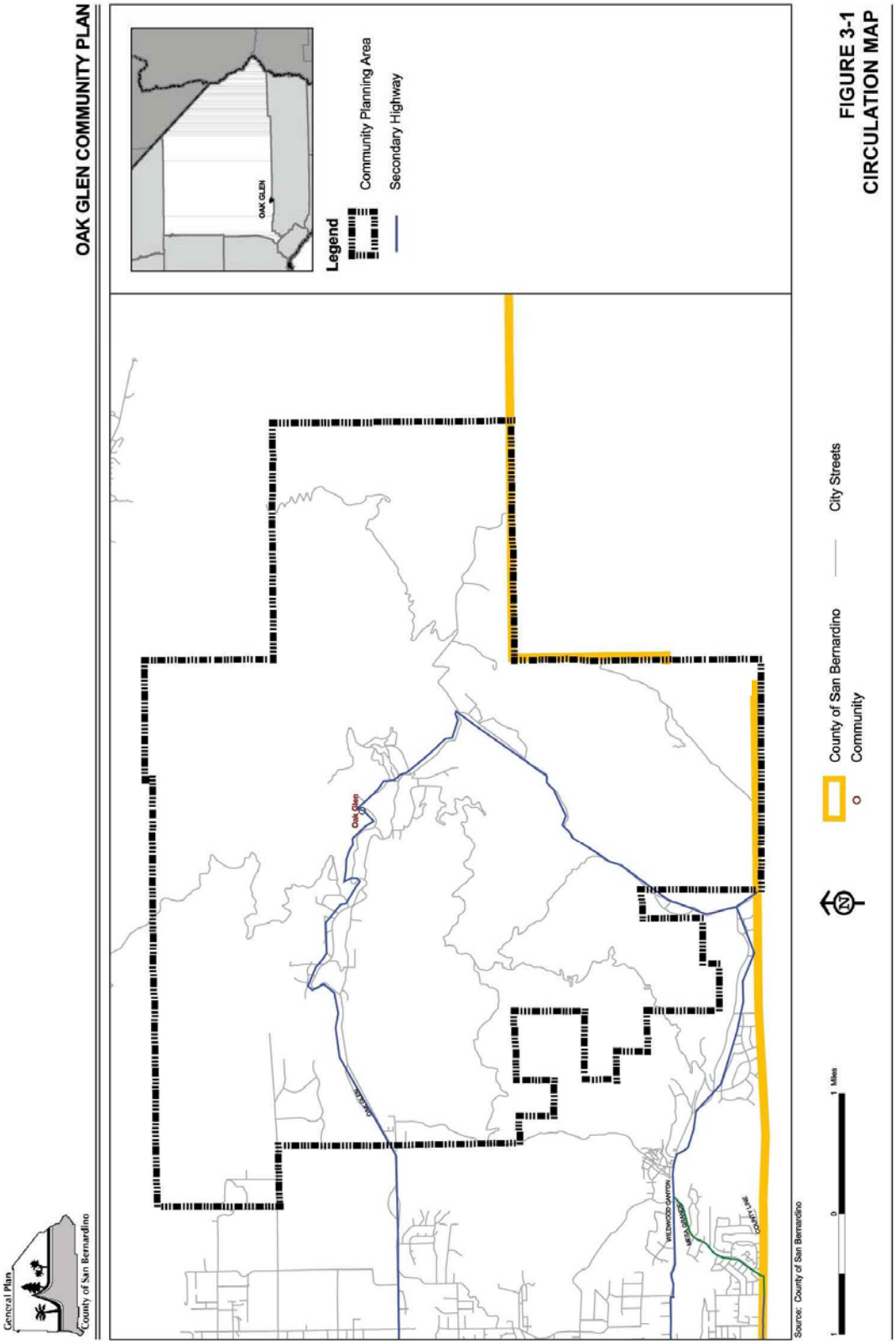

FIGURE 3-1
CIRCULATION MAP

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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 existing and Future 2030 roadway operating conditions for Oak Glen Road. 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 Condition			Future 2030 Operating Conditions		
Facility	**Begin-End**	**ADT**	**V/C**	**LOS**	**ADT**	**V/C**	**LOS**
Arterials							
Oak Glen Road	Potato Canyon Road-Harris Road	1,250	0.109	A	1,488	0.129	A

According to Table 4, Oak Glen Road operated at a level of service "A" in 2004. A level of service "A" is described as a free-flow condition where drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles. Periods of moderate congestion may occur during the fall months due to the increased traffic for the apple season activities. Future 2030 conditions for Oak Glen Road indicate that Oak Glen Road will continue to operate at a level of service "A."

B. Scenic Routes

Oak Glen has some outstanding mountain scenery. Scenic routes play an important role in the preservation and protection of environmental assets. 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. Within the plan area, Oak Glen Road is designated as a County Scenic Route. In addition, outside of the plan area but in close proximity, Mill Creek Road (SR-38), from the City of Yucaipa to Big Bear Dam, is a County and State-designated scenic route.

OG3.3 CIRCULATION – GOALS AND POLICIES

CIRCULATION

Goal OG/CI 1.	**Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the mountain character of the community.**

Policies

OG/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on the major arterial below LOS C during non-peak hours or below LOS D during peak hours.

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

OG/CI 1.3 Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.

OG/CI 1.4 Require a traffic study to identify impacts and mitigation measures for projects that may result in potentially significant impacts.

OG/CI 1.5 Provide street lighting in accordance with the Night Sky Protection Ordinance and only install such lighting as necessary to meet safety standards.

OG/CI 1.6 Provide access control, traffic system management and other improvements on the roadway system within the plan area in keeping with the scenic sensitivity of the community plan area. To accomplish this, use alternatives to the construction of new traffic signals where they can be shown to benefit roadway capacity and are compatible with the mountain character of the community.

OG/CI 1.7 Maintain Oak Glen Road as a two-lane highway and preserve its status as a County scenic route. Consider the construction of scenic vista pullouts and other pullouts in order to facilitate traffic flow and provide roadway widenings to meet demonstrated traffic needs. Such widenings would normally be limited to safety type improvements such as turning lanes, passing lanes, intersection widenings and shoulder widenings.

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

Policies

OG/CI 2.1 Provide a trail along Oak Glen Road, separated from vehicular traffic, for pedestrian, bicycle and equestrian use and promote safe and attractive crossings at logical points.

OG/CI 2.2 Provide pedestrian improvements in commercial activity centers to enhance safety, provide a high quality visitor experience, enhance the character of the area and reduce the need for vehicular travel.

OG3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate water supplies and wastewater disposal facilities is a crucial component of supporting population growth. Residents have expressed that protection and preservation of water resources is important not only for the purpose of serving existing and future development, but also for protection of the area's natural resources and wildlife.

A. Local Water Service

There is one primary local water supplier for the Oak Glen area (see Figure 3-2, Water Districts). The Oak Glen Domestic Water Company has been in existence since the early 1900's and remains the only provider in the plan area today. The Water Company has 100 shareholders, including three large church camps. There are 49 water meters in the distribution system. The Water Company also has a 250,000 gallon water tank for storage. Although there are continuing upgrades being made to this system, there are no remaining shares available for additional users. There are many private wells located in the plan area, including larger pumping systems for Parrish Pioneer Ranch, Law's, Oak Tree Village, Los Rios Ranch and Chapman's. Los Rios Ranch also has water rights to surface water that is only to be used for irrigation purposes.[3] More detailed water supply information and future project information for the Oak Glen Domestic Water Company was unavailable.

Those private residents who have their own on-site methods, such as wells or springs, are completely dependent on the amount of snowmelt and rainfall as their sources are recharged annually by winter snows and rains. The yield from these sources will vary dependent on drought and/or wet year conditions. The geologic conditions in this area provide for a fairly reliable source of groundwater for the existing usage.

At meetings held by the County of San Bernardino, residents in Oak Glen expressed concerns about the availability of adequate water supplies to support projected population growth. They suggested that water conservation methods be enacted and growth be limited.

Figure 3-2, Water Districts, shows that portions of the Yucaipa Valley Water District and its sphere and the sphere of influence of the Beaumont-Cherry Valley Water District are within the plan area boundaries. Even though they are within the plan area, they do not actually serve any users within the plan, nor do they have any intent or planned projects to expand services into the plan area.

[3] Discussions with Alison Law and Oak Glen Domestic Water Company Board Member, Merton Hudson.

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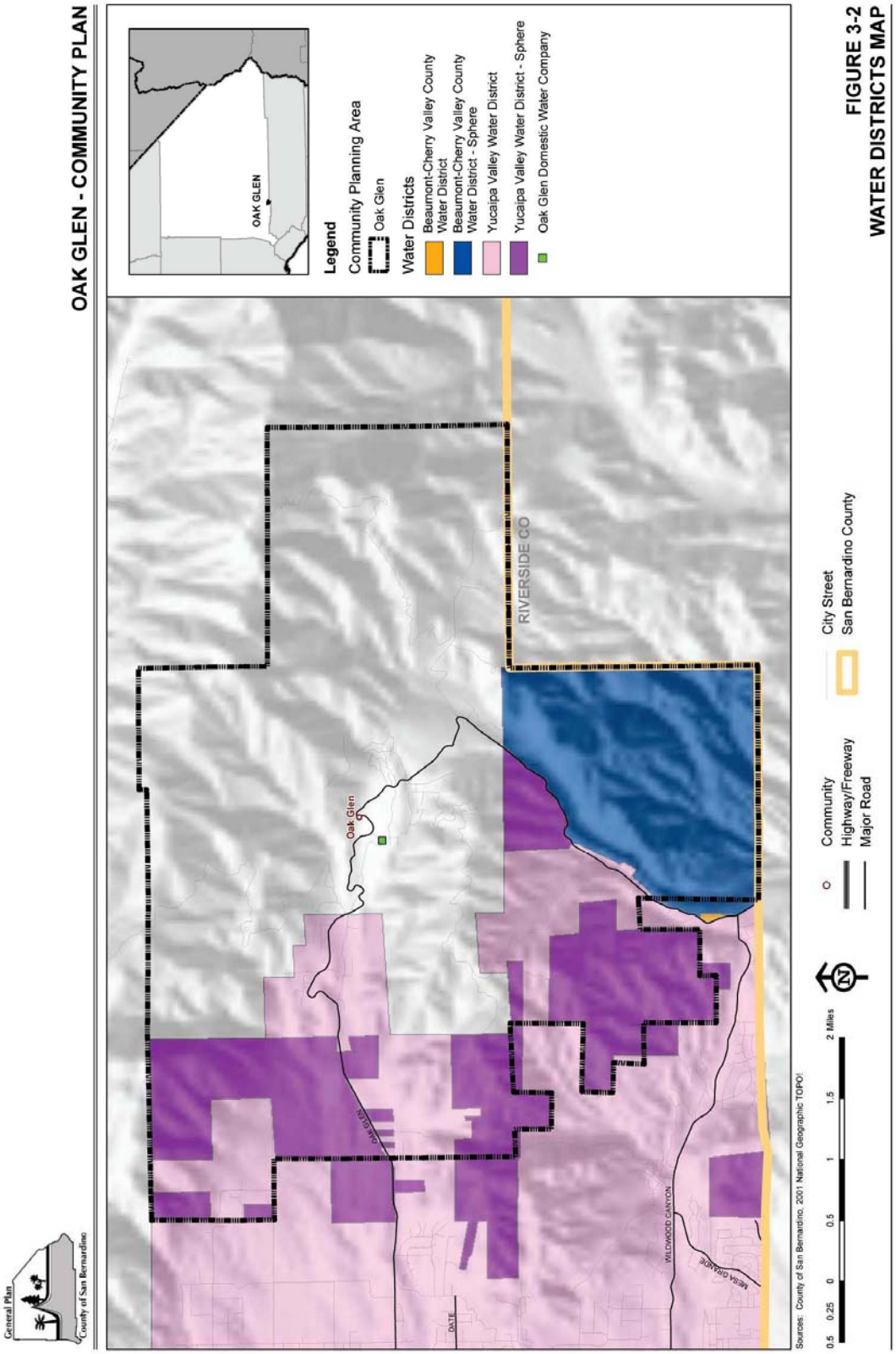

FIGURE 3-2
WATER DISTRICTS MAP

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B. Regional Water Supply

The Oak Glen sub-basin (of the Yucaipa Basin) lies under the Oak Glen Community Plan area north of the Yucaipa Hills in southeast San Bernardino County. Ford Canyon Creek, Oak Glen Creek, Birch Creek and Wilson Creek provide water recharge into the small sub-basin which is geologically bound by the Casa Blanca Barrier and the Oak Glen Fault.

C. Wastewater

The entire Oak Glen community area has been developed with septic tanks and leachfield systems. There are an unknown number of private systems, as some properties have multiple systems.

The Oak Glen Community Plan area is located within the Santa Ana River Basin and is regulated by the Santa Ana Regional Water Quality Control Board. The regulating document for this region is the Santa Ana River Basin Water Quality Control Plan.

The Santa Ana Regional Water Quality Control Board is currently using 1989 requirements that have been amended four times, most recently in 1993. Of the three Regional Boards regulating San Bernardino County, these guideline requirements for sewage disposal are the most specific.

Current regulations for a new residential development using an on-site septic tank subsurface leaching/percolation system limit lot size to a minimum of one-half acre (average gross) per dwelling unit. This minimum lot size requirement does not apply to existing developments where a subsurface disposal system had been installed prior to September 7, 1989. Replacement of an existing disposal system is exempt under certain conditions.

For industrial or commercial developments proposing to utilize subsurface disposal systems, the wastewater flow for each one-half acre may not exceed 300 gallons per day. In line with these requirements, the County of San Bernardino Department of Public Health, Division of Environmental Health Services limits developments to two septic systems per acre.

OG3.5 INFRASTRUCTURE – GOALS AND POLICIES

Goal OG/CI 3.	**Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Oak Glen Community Plan area.**

Policies

OG/CI 3.1 Permit new development through the development review process only when adequate water supply exists or can be assured.

OG/CI 3.2 Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.

OG/CI 3.3 Any projects which propose the commercial extraction and exportation of native groundwater shall be required to prepare a thorough hydrogeological investigation as analyzed in an Environmental Impact Report. The County will not support the extraction and exportation of native groundwater for commercial purposes in any situation that results in significant impacts to the environment.

Goal OG/CI 4. Encourage and promote water conservation.

Policies

OG/CI 4.1 Support conservation and efficient water use in an effort to minimize the need for new water sources.

OG/CI 4.2 Provide education for voluntary water conservation in coordination with local water providers. Plan and implement educational programs and events promoting water conservation.

OG/CI 4.3 Promote the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the mountain climate.

OG/CI 4.4 Minimize the use of turf grass.

OG/CI 4.5 Promote the use of water efficient irrigation practices for all landscaped and agricultural areas.

OG/CI 4.6 Regulate the amount of impervious surfaces coverage.

4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

OG5.1 INTRODUCTION

This section of the Community Plan addresses the protection and conservation of natural resources within the Oak Glen community. Preservation and protection of the Community Plan area's historic, natural and agricultural resources is extremely important to the residents of Oak Glen. These resources contribute to the character, sustainability, and subsequently to the economic viability of the area.

A. Water

Because water supplies for the area are completely dependent on natural precipitation, proper water management is critical, and water resources should be conserved to the greatest extent possible.

B. Agriculture

Agriculture is a historically significant and character-defining aspect of the Oak Glen community. A large part of the appeal for local residents and visitors, and an important aspect of the success of local commercial businesses, is the image of the plan area as an apple growing community. Because of this, it is important to the community that retention of agricultural uses is encouraged and that orchards are retained using water, soil, and vegetation conservation methods.

C. Natural Resources

The natural vegetation in the plan area also contributes to the beauty and character of the area. During meetings held with the community, residents expressed concerns with preservation of the natural resources and scenic nature of Oak Glen.

The plan area is covered with a diverse biotic community consisting of woodland, forest and grassland habitats for a variety of wildlife resources. The plan area includes the following general habitat types and respective sensitive species associated with these habitats (for a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan and Open Space Overlay):

i. Chaparral
ii. Oak Woodlands
iii. Conifer Forest

D. Historic and Cultural Resources

The preservation of historic resources is also important to residents and their desire to maintain the character of the plan area. Residents are concerned with the preservation of historic buildings and archaeological sites.

OG5.2 GOALS AND POLICIES

Goal OG/CO 1. Preserve the unique environmental features of Oak Glen including native wildlife, vegetation, and scenic vistas.

Policies

OG/CO1.1 The following areas are recognized as important open space areas that provide for wildlife movement and other important linkage values. Projects shall be designed to minimize impacts to these corridors.

a. Little San Gorgonio
b. Pisgah Peak
c. Wildwood Canyon State Park

OG/CO1.2 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 OG/CO 2. Maintain the health and vigor of the forest environment.

Policies

OG/CO 2.1 Work collaboratively with the California Department of Forestry and Fire Warden (CDF), the Natural Resources Conservation District and the U.S. Forest Service to implement a long-term Forest Health Restoration and Maintenance Program that will restore fire resiliency, increase safety, and provide community and forest sustainability.

OG/CO 2.2 Work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.

OG/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion unless other landscaping or suitable agricultural crop is approved.

OG/CO 2.4 Establish a parking provision for the purpose of saving healthy trees in parking areas by giving parking credit for areas containing specimen trees.

Goal OG/CO 3. Protect and preserve agricultural uses within Oak Glen.

Policies

OG/CO 3.1 Where development occurs, an orchard tree buffer should be maintained adjacent to key roadways to preserve the agricultural heritage of the area.

OG/CO 3.2 Encourage the continuance of the seasonal apple sheds as well as other secondary uses that will not detract from the primary agricultural use and will contribute to its economic viability.

Goal OG/CO 4. Limit the removal of trees and other natural vegetation.

Policies

OG/CO 4.1 Limit the removal of orchard trees to that necessary for a development to occur.

OG/CO 4.2 Limit the removal of natural vegetation other than trees to that necessary for fire protection and development purposes in the hillside areas.

Goal OG/CO 5. Preserve the significant historical sites and structures which contribute to the unique character of the Oak Glen Community Plan area.

Policies

OG/CO 5.1 Identify and inventory local historic sites and structures. In doing so, they shall seek input from the local historical society and local committees.

OG/CO 5.2 Establish funding mechanisms for historic preservation through State and Federal grant programs, private trusts, local tours and publications which explain the history of these facilities.

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6 OPEN SPACE

OG6.1 INTRODUCTION

The plan area's natural features including vegetation, wildlife, and topography are regional assets that are highly valued by residents of the area and by visitors. Much of the local economy is based on the attraction of these natural resources. Preservation of the area's natural resources and enhancement of the area's recreational resources is an important issue articulated by residents of the Oak Glen community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

The Oak Glen Plan area contains blocks of National Forest lands. Approximately 30 percent of the land within the Oak Glen Community Plan boundary is National Forest land (see Figure 6-1, Jurisdictional Control). Recreation opportunities within the National Forest include campgrounds, organization camps, and hiking trails. The responsibility of open space preservation and management of recreation areas within the plan area is unique in that it requires coordination and cooperation between the County, the United States Forest Service, and the community.

B. Trails

There are no formal County trails recognized within the Oak Glen Plan area. The community has indicated a desire to create a safe environment for hiking, biking and equestrian use by establishing a trail along Oak Glen Road.

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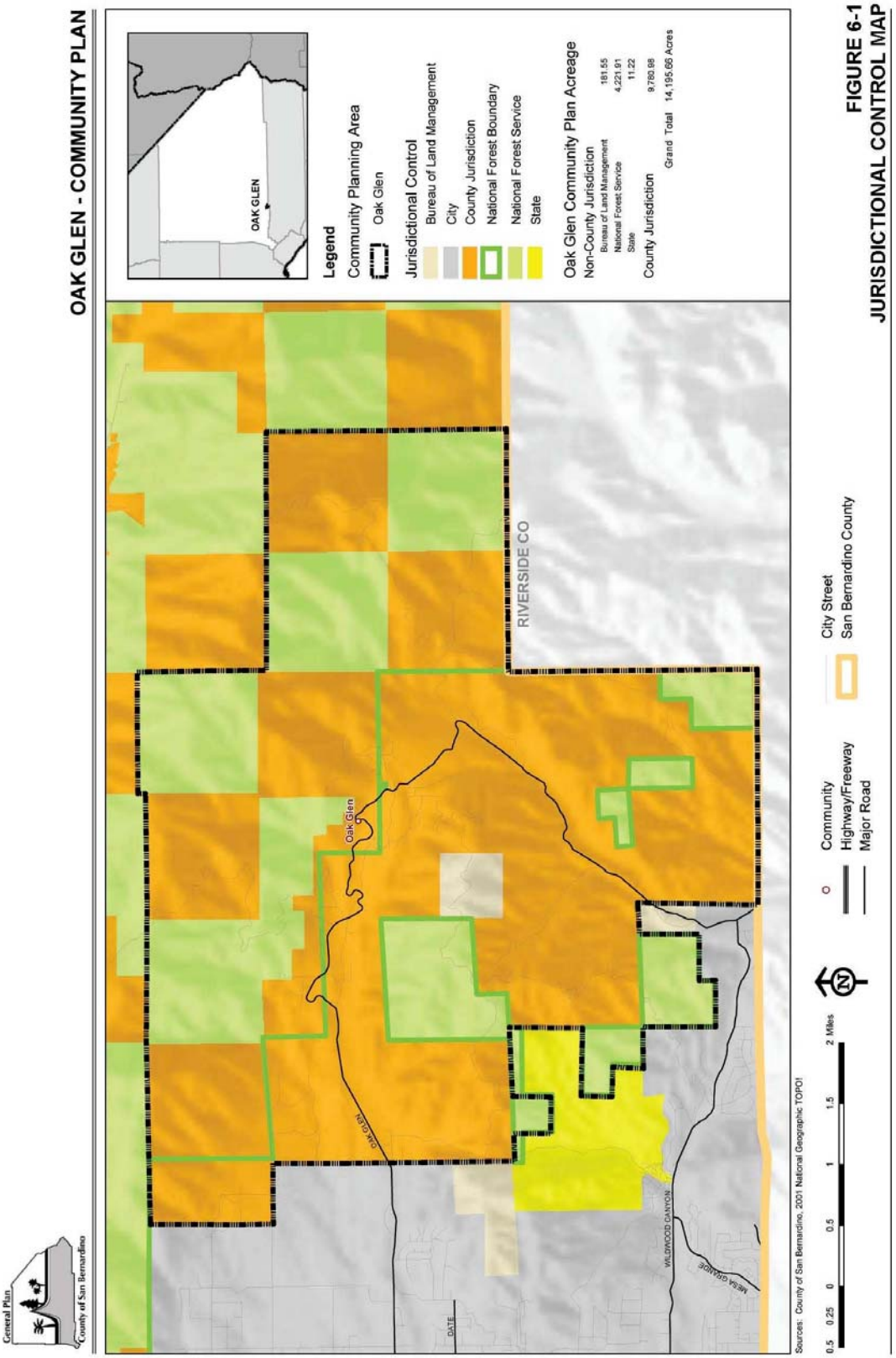

FIGURE 6-1
JURISDICTIONAL CONTROL MAP

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OG6.2 GOALS AND POLICIES

Goal OG/OS 1. Develop parks and recreation facilities to meet the recreational needs of the community.

Policies

OG/OS 1.1 Where feasible, develop pedestrian, equestrian and bicycle trails along Oak Glen Road.

OG/OS 1.2 Support and actively pursue the expansion of Wildwood Canyon State Park, including cooperation with open space community groups such as the Wildlands Conservancy and the Yucaipa Valley Conservancy which already own land dedicated for open space adjacent to Wildwood Canyon State Park and have expressed interest in purchasing additional properties for open space purposes.

Goal OG/OS 2. Improve and preserve open space corridors throughout the plan area.

Policies

OG/OS 2.1 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.

OG/OS 2.2 Encourage preservation and connection of open spaces within future developments.

OG/OS 2.3 Use open space corridors to link natural areas.

OG/OS 2.4 Support and actively pursue an open space preservation and acquisition program which will create a linked system of both privately and publicly owned open space lands throughout the community while respecting the rights of those residing in the community.

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

OG8.1 INTRODUCTION

Fire protection, emergency services, and flood protection are among the most crucial of community needs. The quality of life is dependent on the adequacy of these services. The mountain region as a whole exhibits a combination of several factors which exposes development and natural resources to potential disaster from wildland fires and subsequent flooding and erosion. The factors include topography, climate, vegetation, pathogen infestation, and human use and occupancy.

A. Fire Services

Fire protection services are mainly provided by County Service Area 38 (CSA-San Bernardino County) (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for the CSA 38 fire district and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. In the mountains, the SBCFD provides services through the Mountain Division of their department. Other agencies providing fire protection services and/or fire related information for the Oak Glen community include the California Department of Forestry and Fire Protection (CDF), the U.S. Forest Service and the Mountain Area Safety Taskforce (MAST). Oak Glen has a Fire Safe Council that is part of MAST. The mission of this council is to preserve and enhance Oak Glen's man-made and natural resources by providing leadership and support that mobilizes all residents to protect their homes, the community and the environment from wildfires.

The Mountain Division has one station located within the Oak Glen community. The U.S. Forest Service also provides fire protection services in the area. Table 5 lists the fire station and details regarding the services that the station provides (see Figure 8-2, Fire Stations).

Table 5: Fire Stations

Fire Stations	Fire District/ Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of Ambulance Services	Nearest Medical Facilities
Oak Glen Station 39	County Service Area 38 (San Bernardino County)	Oak Glen, City of Yucaipa as needed	One Incident Command System (ICS) Type 1 Structure Engine and One Incident Command System (ICS) Type 4 Brush Patrol Unit	Paid Call Firefighters (PCF) living locally	Some PCF are EMT trained; medical unit from the City of Yucaipa respond	AMR Ambulance Service (Yucaipa station)	San Gorgonio Pass Hospital; Redlands Community Hospital
USFS Station 39, Oak Glen	U.S. Forest Service	U.S. Forest Service lands	Type III engine and utility vehicles	Engine=5 person, 7 days, summer only		AMR Ambulance Service (Yucaipa station)	San Gorgonio Pass Hospital; Redlands Community Hospital
USFS Station 34, Mill Creek	U.S. Forest Service	U.S. Forest Service lands	Type III engine, Type II water tender and utility vehicles	Engine=5 person, 7 days, year round. Water tender= 1 person, summer only		AMR Ambulance Service (Yucaipa station)	San Gorgonio Pass Hospital; Redlands Community Hospital
	U.S. Forest Service	U.S. Forest Service lands	USFS Prevention Unit 35-Type IV patrol	Prevention Unit 35=1 person, year round		AMR Ambulance Service (Yucaipa station)	San Gorgonio Pass Hospital; Redlands Community Hospital
Oak Glen Conserva-tion Camp	State Dept. of Forestry/State Dept. of Corrections	Oak Glen; Riverside County	One bulldozer	Nine hand crews (12 to 16 per crew)	None	AMR Ambulance Service (Yucaipa station)	San Gorgonio Pass Hospital; Redlands Community Hospital

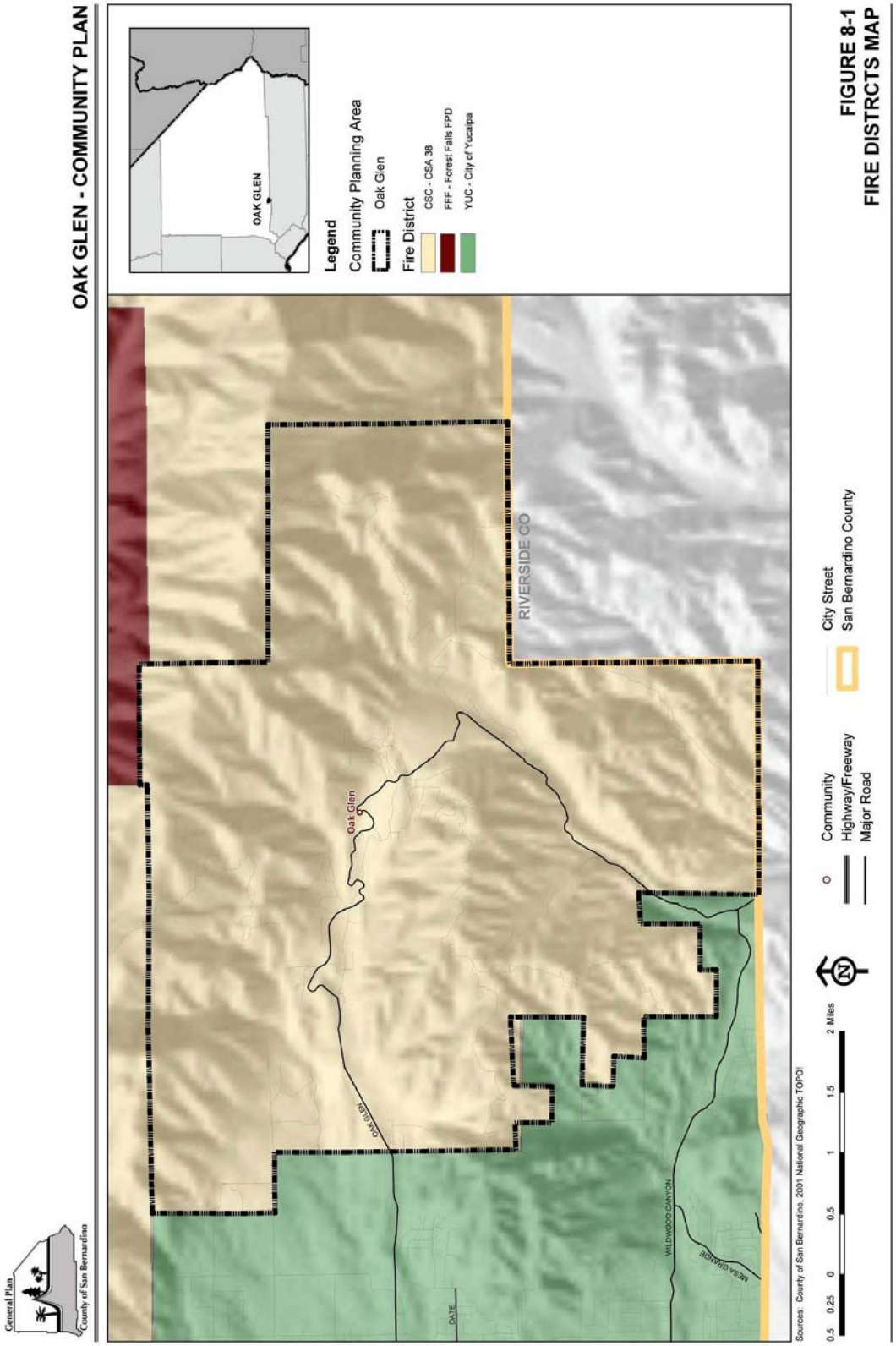

FIGURE 8-1
FIRE DISTRCTS MAP

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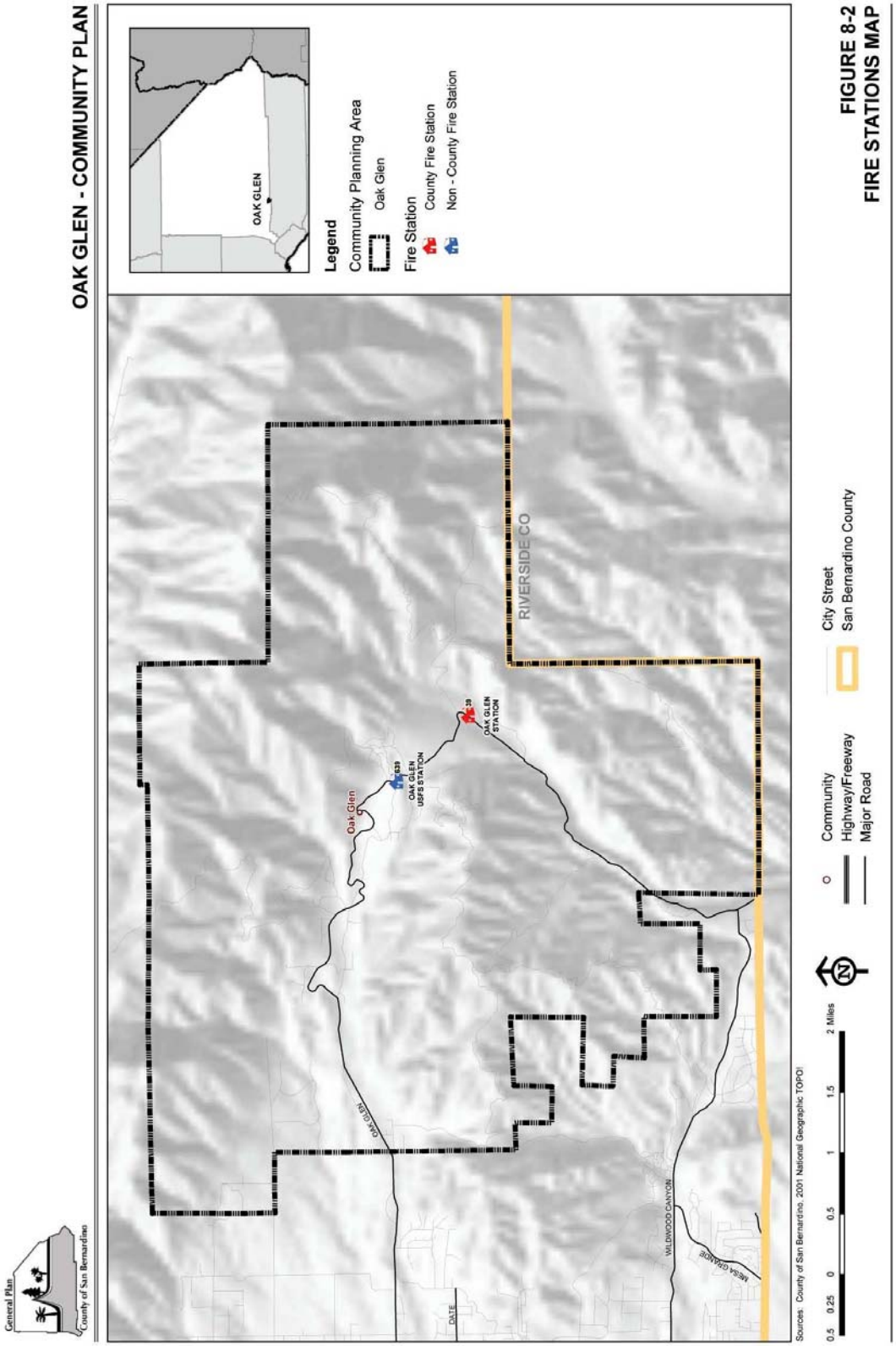

FIGURE 8-2
FIRE STATIONS MAP

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B. **Evacuation Routes**

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. While there are no designated evacuation routes located within the Oak Glen Community Plan area on a day-to-day basis, 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. Flood Hazards

Although no major flood problems exist within the Oak Glen study area as defined by the National Flood Insurance maps, the steepness of much of the terrain can cause flooding and flood-related problems for properties adjacent to major drainage courses. The steep slopes in Oak Glen create a high velocity of water flow in stream beds. This high velocity causes greater than normal erosion to occur in and adjacent to drainage courses.

Residents in Oak Glen expressed a need for flood control within the community. Their concerns related to flooding on roads and the need for large drainage areas to be maintained. However, in keeping with the rural character of the community they would like to see the drainage areas maintained in their natural state.

OG8.2 GOALS AND POLICIES

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

Policies

OG/S 1.1 Work with 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.

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

Policies

OG/S 2.1 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 plan area.

OG/S 2.2 Require access roads to be completed prior to development in outlying areas.

Goal OG/S 3.	**Preserve all floodways and drainage courses in their natural state whenever feasible, while providing adequate flood protection.**

Policies

OG/S 3.1 Work with the County to evaluate and designate floodways and drainage areas, ensuring the design of such areas is kept as natural as possible.

OG/S 3.2 Continue to coordinate land use and flood control efforts through the review of capital improvements and development applications.

OG/S 3.3 Require private development to incorporate effective flood control measures into their projects to ensure protection of the natural environment.

Goal OG/S 4.	**Support and coordinate disaster planning with affected agencies and organizations.**

Policies

OG/S 4.1 Work with local, state, federal and other agencies involved in disaster preparedness.

OG/S 4.2 Provide an emergency response system that is both efficient and economical.

9 ECONOMIC DEVELOPMENT

OG9.1 INTRODUCTION

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

The local economy is driven by recreation, agriculture and tourism. The National Forest provides opportunities for outdoor recreation such as camping and hiking, while the apple ranches provide picnicking, "U-pick" areas, education tours and agritourism opportunities. The commercial areas within the community plan area provide a mixture of retail establishments, restaurants, shops and service uses which cater to local residents and visitors.

In input gathered from residents of the Oak Glen community, there was a strong desire to preserve the rural character of the community while promoting limited tourism to support the local economy. However, residents expressed concern regarding the impacts that an increase in tourism could have on their community, particularly with regard to noise and traffic. Uses such as camps, field trips and historical reenactments that incorporate gun fire were among the most contentious uses for many residents in the plan area due to the fire danger, personal safety and noise impacts. One of the challenges will be to maintain the community character while ensuring a quality experience for visitors.

OG9.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified in Section 9.1 are also addressed in other elements of the community plan.

Goal OG/ED 1.	**Promote economic development that is compatible with the rural agricultural character of the Oak Glen community.**

Policies

OG/ED 1.1 Encourage development and business activities that capitalize on the amenities and recreational activities available within the Oak Glen Community Plan area.

OG/ED 1.2 Support commercial development and business activities that are of a size and scale complementary to the natural setting, is compatible with surrounding development and enhances the rural character.

OG/ED 1.3 Establish development and design standards for agricultural and rural tourism operations that address potential impacts such as noise, hours of operation, signage and traffic.

OG/ED 1.4 Encourage agritourism activities as a means of maintaining an economically viable land use in the Oak Glen Community Plan area.

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 Glen 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 Glen 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.

APPENDIX

Glossary of Terms

Agritourism – An enterprise conducted by an owner of a working farm, ranch, agricultural, or horticultural operation in order to generate income for the farm or operation that is in addition to income derived from the primary farming, ranching, or agricultural activities. Activities and events are designed to educate the public about farming and ranching activities; promote the heritage and culture of farming, ranching, and a rural lifestyle, and promote the products of a farm or ranch. Activities and events may take place indoors or outdoors. Indoor facilities may include classrooms, meeting rooms, overnight accommodations, party facilities, renovated barns, etc. Outdoor facilities may include picnicking areas, trails, riding rings, paddocks, and similar areas for education, entertainment, and recreation.