Bloomington Community Plan

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General Plan
County of San Bernardino

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Bloomington Community Plan

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1 INTRODUCTION

BL1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Bloomington Community Plan is to guide the future use and development of land within the Bloomington Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Bloomington community that are distinct from those applied countywide, the community plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Bloomington 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 Bloomington Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies which are 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 Bloomington Community Plan should be regarded as refinements of the broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances raised by the individual communities.

BL1.2 COMMUNITY BACKGROUND

BL1.2.1 LOCATION

The community of Bloomington includes approximately 6.7 square miles of unincorporated area located just north of the San Bernardino/Riverside County line. The plan area is almost entirely surrounded by incorporated cities. The City of Fontana is adjacent to the west and north, and the City of Rialto is located along the north and east boundaries of Bloomington. The community of Bloomington is located entirely within the adjacent cities' sphere of influence areas. Approximately 90 percent of the plan area is located within the City of Rialto's sphere of influence and the remaining 10 percent is located within the City of Fontana's sphere of influence (see Figure 1-1, Vicinity/Regional Context).

BL 1.2.2 HISTORY

Bloomington was originally developed as part of the land holdings of the Semi-Tropic Land and Water Company which was formed in 1887. In 1907, the Riverside Portland Cement Company built a large plant near Crestmore and to provide transportation for employees built a standard gauge railroad to Riverside. On May 20th, 1911 the line was opened to Bloomington. The original community, known as Crestmore, is generally located between Locust Avenue and Larch Avenue, south of Jurupa Avenue, extending to the County line. The Pacific-Electric Crestmore Line (Riverside-Rialto) provided local service for many years. The Semi-Tropic Land and Water Company laid out the town sites of Bloomington, Rialto, Fontana, and Sansevaine. The town site for Bloomington, after being surveyed in April, 1888, was bounded on the north by Valley Boulevard, on the south by Slover Avenue, on the east by Larch Avenue, and on the west by Linden Avenue. Presently, part of the community is still rural and many residents continue to keep and raise animals.

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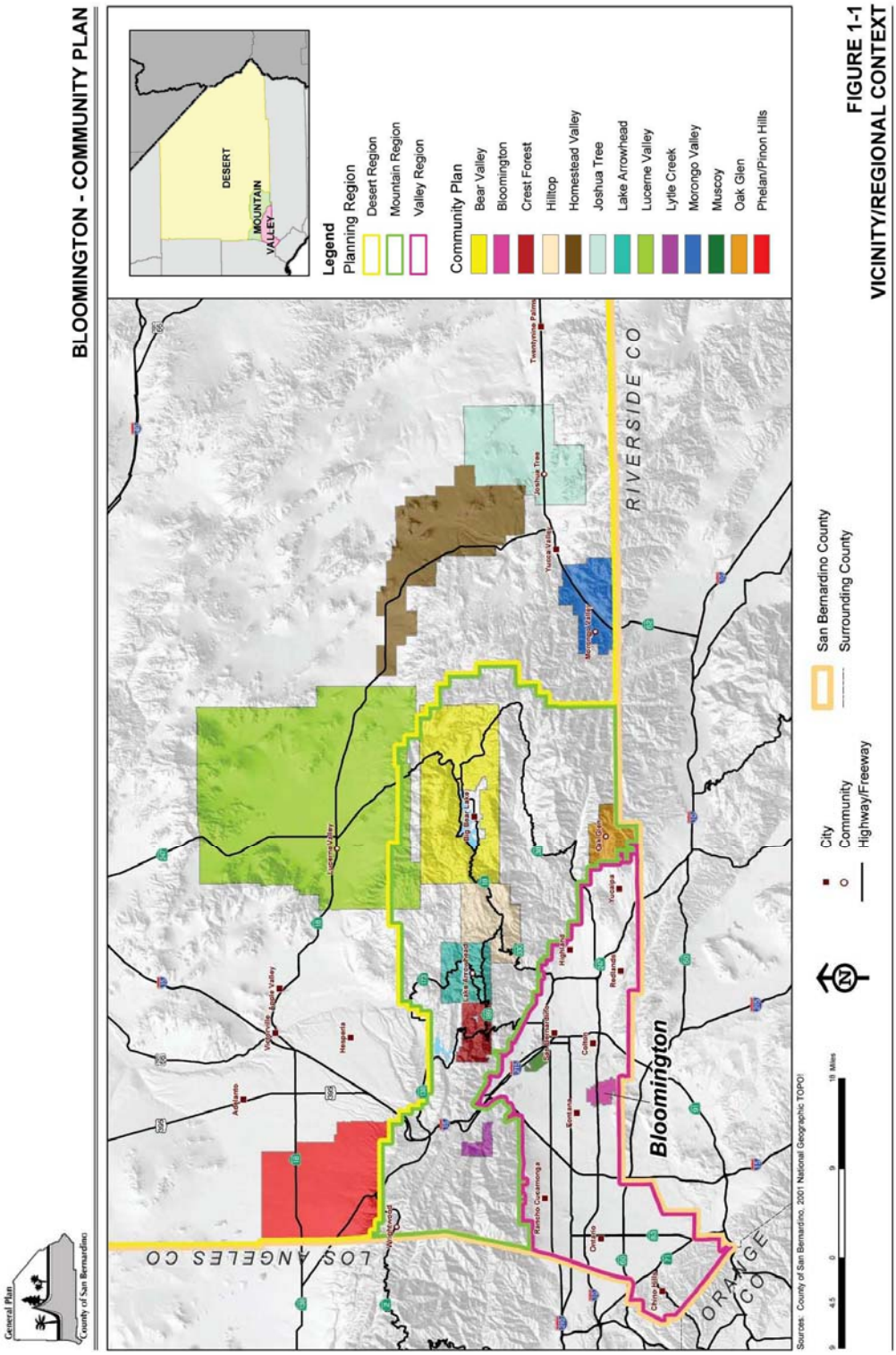

FIGURE 1-1
VICINITY/REGIONAL CONTEXT

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The original Bloomington Community Plan was adopted in August, 1980. The plan was intended as a short-range plan to implement those portions of the General Plan that directly affected the Bloomington community. 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 within certain unique communities within the County. The Bloomington 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.

BL 1.2.3 DESCRIPTION OF THE PLAN AREA

The Bloomington Community Plan area is bisected by the 10 Freeway and is located 50 miles east of Los Angeles, 11 miles north of Riverside and 10 miles southwest of San Bernardino. The average elevation of Bloomington is approximately 1,050 feet above sea level, with a slight slope from north and south, although overall the land is very flat. The plan area is bordered on the southeast by the Santa Ana River and on the southwest by the Jurupa Mountains. The San Gabriel and San Bernardino Mountains are situated north of the Bloomington area.

BL1.3 COMMUNITY CHARACTER

BL 1.3.1 UNIQUE CHARACTERISTICS

Bloomington 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 proximity of the plan area to a major freeway and to adjacent, more urban, cities makes Bloomington attractive to commuters who desire to live in a more rural environment and to businesses that require freeway access. Recent industrial and traditional single-family residential developments reflect the growth pressures that the community of Bloomington is currently facing.

BL1.3.2 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. Bloomington is unique from other valley communities suggesting that different strategies for future growth may be appropriate. One of the most significant issues for residents of Bloomington is a concern that urban growth pressures are threatening the quality of life within their community.

A. URBAN GROWTH PRESSURES

There is tremendous pressure toward urbanization in the plan area due to the proximity to more built-up, incorporated cities and overall growth pressures facing the entire San Bernardino Valley region. Bloomington originally developed as an agricultural community, however, over time, and as a result of the growth pressures facing the community, there has been a decrease in agricultural activities within the plan area. Bloomington has remained a predominately residential community, although there has been a transition from large lot single residential development to more traditional single-family residences. Consequently, residents' opinions and visions for the future of their

community have diversified. There are residents who regard potential annexations to adjacent municipalities as one of the eminent threats to their quality of life. Many of these residents support additional commercial development in order to promote economic development and eventual incorporation as a city. However there are also residents who want to maintain a predominance of large-lot single-family development with opportunities for animal-raising and agricultural activities. There are also residents within the community who desire increased levels of services, more traditional single-family development, and urban-scale improvements such as sidewalks and sewer services. Therefore, this plan takes a balanced approach in its goals and policies for future development. The plan supports the preservation of unique aspects of the Bloomington community including, rural-type activities and development, while also ensuring that provisions for adequate infrastructure, services, and jobs are provided commensurate with growth.

BL1.3.3 COMMUNITY PRIORITIES

COMMUNITY CHARACTER

The community's prevailing goal is to preserve the unique character of the community. The Bloomington Community Plan area will continue to experience growth as adjacent cities and the region continue to develop. The rural characteristics and availability of vacant land will continue to attract development to the plan area. As the plan area develops it will be important to ensure that rural features of the area are preserved and that adequate services and infrastructure are provided in order to maintain the desired character of the community. The community plan has been developed around common priorities identified by the residents of Bloomington that support preservation of the community character. The following priorities are reflected and addressed in the community plan:

A. Protect and preserve the rural character of the community by maintaining areas of low-density residential development while also providing adequate opportunities for residential and commercial development to meet the needs of a diverse and growing population.

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 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.

2 LAND USE

BL2.1 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 policies contribute fundamentally to the character and form of a community. With the continuing growth in many of the County's once rural areas, the importance of protecting rural features and preserving open space has become increasingly important.

The purpose of the Land Use Policy Map is to provide for orderly growth to preserve the character of the community. Figure 2-1, Land Use Policy, depicts the geographic distribution of land use districts within the Bloomington Community Plan area.

Table 1 provides the General Plan land use district distribution for the Bloomington Community Plan area. As shown in Table 1, the majority of land within the Bloomington Community Plan is for residential use. In fact, 66 percent, or 2,885 acres of the total land area is designated Single Residential. The second most prominent land use district within the plan area is Institution, which makes up eight percent, or 337 acres, of the land area. The largest Institutional land use district within Bloomington includes the Green Acres Memorial Garden and El Rivino Country Club located at the southern edge of the plan area. The third and fourth most prominent land use districts within the plan area are Community Industrial and Regional Industrial, which make up six percent each. The industrial land use districts are concentrated in a well-defined area located between Slover Avenue and Highway 10. The Bloomington plan area also contains Rural Living, Multiple Residential, Neighborhood Commercial, General Commercial and Service Commercial Land Use Districts; however, these land use districts only make up a small percentage of the total plan area. The commercial land use districts are located in two well-defined areas. The first and largest area is located along the north side of the 10 Freeway along Valley Blvd., and contains General and Service Commercial land use districts. The second area consists of a General Commercial land use district and is located along both the east and west sides of Cedar Avenue in southern Bloomington. The Neighborhood Commercial land use districts are located in north Bloomington (north of the 10 Freeway), as are the larger areas of Multiple Residential (RM). Multiple Residential (RM) land use districts are also located in south Bloomington on the east side of Cedar Avenue.

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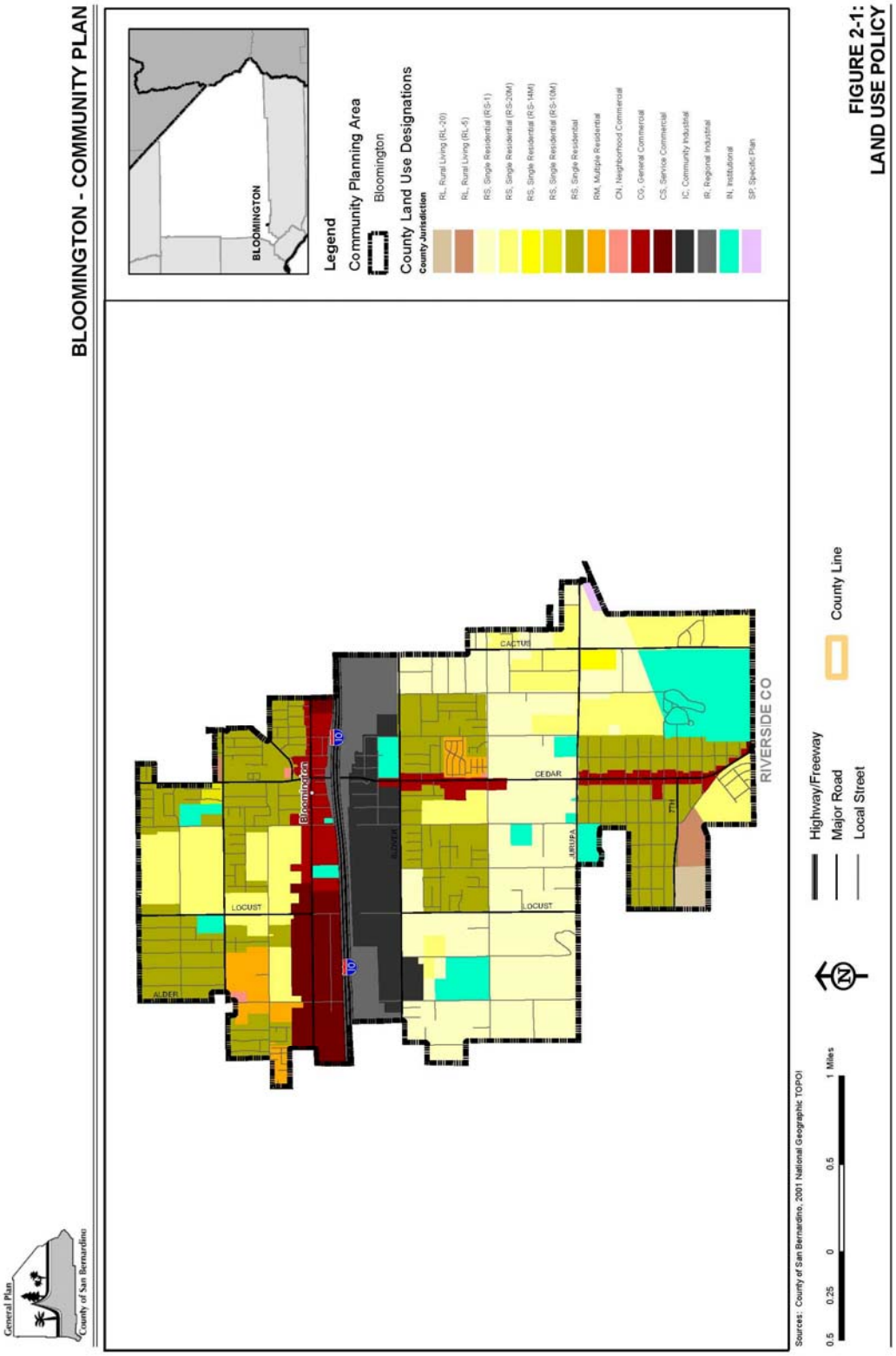

FIGURE 2-1:
LAND USE POLICY

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Table 1: Distribution of General Plan Land Use Districts

Land Use District	Area (Acres)	% of Total Land Area
Rural Living-20 (RL-20)	35	1%
Rural Living-5 (RL-5)	37	1%
Single Residential-1 (RS-1)	1050	24%
Single Residential-20M (RS-20M)	695	16%
Single Residential-14M (RS-14M)	16	<1%
Single Residential-10M (RS-10M)	9	<1%
Single Residential (RS)	1115	26%
Multiple Residential (RM)	112	3%
Neighborhood Commercial (CN)	7	<1%
General Commercial (CG)	199	5%
Service Commercial (CS)	193	4%
Community Industrial (IC)	250	6%
Regional Industrial (IR)	243	6%
Institution (IN)	337	8%
Specific Plan (AM/SP)	22	<1%
Total Land Area Within Community Plan Boundary	**4320**	**100%**

Source: URS Corporation

[KL1]

A. COMMUNITY CHARACTER (LAND USE ISSUES/CONCERNS)

One of the concerns expressed by residents during the preparation of this community plan was the impact of growth on the character of the community. Many residents are concerned that the rural residential character of the Bloomington community is threatened by the encroachment of more urban type development in the plan area. This concern is primarily a result of development trends occurring within the southern portion of the plan area.

North Bloomington is characterized primarily by residential land use districts. The residential land use districts within the north Bloomington area include Single Residential with 7,200 square foot minimum lot sizes (RS-7200), Single Residential with 20,000 square foot minimum lot sizes (RS-20m) and Multiple Residential land use districts. North Bloomington also contains the larger of the two commercial land use areas. South Bloomington, while also characterized by a predominance of residential land use districts, is distinct in that the south-central portion of the plan area is located within the Additional Agricultural Overlay District. This area contains Single Residential land use districts with minimum lot sizes ranging from 20,000 square feet to 1 acre with agricultural and animal raising activities permitted by the Additional Agricultural Overlay. Consequently, one of the primary land use concerns is that the rural character of this area is maintained through the preservation of the Additional Agricultural Overlay, rural standards for development, and limitations on adjacent land uses to ensure compatibility.

Some residents also indicated support for additional commercial uses and for more traditional single family development. As indicated in the Introduction, the Bloomington plan area faces significant growth pressures and residents have varying opinions on how the community should develop. However, a common and important issue articulated by residents was to ensure compatibility between land uses as the area continues to develop. Transitions and adequate buffers between land

uses will be important in areas like south Bloomington, where the Additional Agricultural (AA) areas abut more urban development types such as traditional single family development (on lots less than ½ acre) and commercial uses.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Bloomington 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 Districts	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			
Rural Living-20 (RL-20)	35	0.2	7
Rural Living-5 (RL-5)	37	0.05	2
Single Residential-1 (RS-1)	1050	1.0	1,050
Single Residential-20M (RS-20M)	695	4.35	3,023
Single Residential-14M (RS-14M)	16	2.18	35
Single Residential-10M (RS-10M)	9	4	36
Single Residential (RS)	1115	4	4,460
Multiple Residential (RM)	112	16	1,792
TOTAL RESIDENTIAL	**3,069**	**-**	**8,613**
		FAR[1]	**SQUARE FEET[2]**
Neighborhood Commercial (CN)	7	.30:1	91,476
General Commercial (CG)	199	.50:1	4,334,220
Service Commercial (CS)	193	.30:1	2,522,124
Community Industrial (IC)	250	.45:1	4,900,500
Regional Industrial (IR)	243	.55:1	5,821,794
Institutional (IN)	337	N/A	N/A
Specific Plan	22	N/A	N/A
TOTAL NON-RESIDENTIAL	**1,251**	**-**	**17,670,114**

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

[KL2]

Table 3 outlines the projected growth in the Bloomington 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 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 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.

The General Plan projection is based on the assumption that the Bloomington plan area will continue to grow. This would provide a population of 31,448 people by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum population of 39,161 based on the Land Use Policy Map. The number of households is projected to reach 6,257 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 10,499 households based on the Land Use Policy Map. The implication is that the plan area will reach about 82 percent of its potential population and about 61 percent of its potential number of households by the year 2030.[KL3]

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 Land Use Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population	17,296	20,834	**31,448**	1.9%	1.4%	39,161	0.82
Households	5,181	5,450	**6,257**	0.5%	0.5%	10,499	0.61
	1991	**2002**		**1991-2002**	**2002-2030**		
Employment	1,511	2,586	**3,738**	5.0%	1.3%	TBD	TBD

[KL4]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).

BL2.2 GOALS AND POLICIES

Goal BL/LU 1.	**Provide a mix of housing choices that support a range of lifestyles in the community, ranging from traditional urban neighborhoods to more "rural" neighborhoods.**

Policies

BL/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.

BL/LU 1.2 Provide a range of densities and lot sizes as reflected on the Land Use Policy Map.

BL/LU 1.3 Provide a logical community-wide land use pattern that includes transition of lot sizes and densities relative to contiguous properties/areas.

Goal BL/LU 2.	**Provide opportunities for a rural lifestyle that preserves the unique character within suitable locations (i.e. "policy areas") of the Bloomington Community Plan.**

BL/LU 2.1 Support small scale agricultural uses and animal-raising activities that are established in association with rural residential uses to ensure the continuation of an important lifestyle in the community plan area by maintaining the Additional Agricultural Overlay as delineated on the Land Use Policy Map.

BL/LU 2.2 Utilize the following "policy areas" to identify and define subareas within the Bloomington Community Plan requiring a minimum 1 acre parcel size; and those requiring 20,000 sq. ft. minimum parcel size.

A. The "policy area" for the 1 acre minimum parcel size (AA Overlay) is bounded by the Fontana City Limits line to the west; Spruce Street to the east; Jurupa Ave. to the south; and Santa Ana Ave. to the north.
B. A "policy area" for the 20,000 sq. ft. minimum parcel size (AA Overlay) is bounded by Spruce Street to the west; the Rialto City Limits line to the east; El Rivino Rd. (the County Line) to the south, and Jurupa Ave. to the north [this policy area, however, does not include (i.e., excepts therefrom) the property designated "AM/SP – Industrial," Agua Mansa Specific Plan – Industrial].
C. A "policy area" for the 20,000 sq. ft. minimum parcel size (AA Overlay) is bounded by the Fontana City Limits line to the west, Locust Ave. to the east, Santa Ana Ave. to the south, and Slover Ave. to the north.
D. A "policy area" for the 20,000 sq. ft. minimum parcel size (AA Overlay) is bounded by Spruce Street on the west, the Rialto City Limits line to the east, Jurupa Ave. to the south, and Slover Ave to the north.

BL/LU 2.3 In recognition of the community's desire to maintain rural residential areas, projects within the AA Overlay that propose to increase the density of residential land uses shall be considered only 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 exist, or are assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

Goal BL/LU 3. Ensure that commercial and industrial development within the plan area is compatible with surrounding uses and meets the needs of local residents.

Policies

BL/LU 3.1 Commercial and Industrial development should be located, designed and controlled to protect the character of the surrounding areas. This can be accomplished by:

A. Encouraging commercial and industrial development within existing, well-defined areas within Bloomington.

i. Commercial development shall be located in north Bloomington, generally located between Valley Blvd. and Hwy. 10, and in south Bloomington along Cedar Avenue.

ii. Industrial development shall generally be located south of Hwy. 10 and north of Slover Avenue.

B. Through the development review process, ensure that commercial and industrial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, noise and air quality effects.

C. During the development review process, ensure that the site design establishes buffers between commercial/industrial development and adjacent residential uses. Suitable buffers may include using transitional uses such as office commercial or low-intensity retail uses, parkways, landscaping or other design standards and screening methods.

BL/LU 3.2 During the development review process, the County shall evaluate the site design of new commercial developments and ensure that site design features such as vehicular and pedestrian access, the location of buildings and parking areas, landscaping, and signage do not contribute to the creation or expansion of "strip commercial" development.[1] The County shall encourage developments to promote a compact or clustered development

[1] Strip commercial development is generally characterized by roadside development in a linear, continuous pattern, one store deep, with multiple driveways, and highly visible parking.

pattern and to utilize shared driveways and parking areas with adjacent commercial development.

BL/LU 3.3 Ensure non-polluting industrial growth adjacent to residential uses. This may be accomplished by permitting only "light" industry (industrial uses causing few or no environmental nuisances and mainly conducted in enclosed buildings) in those areas designated Community Industrial (IC) on the Land Use Policy Map where industrial land use areas abut residential land use areas.

Goal BL/LU 4. Provide adequate sites for the production of new senior housing.

Policies

BL/LU 4.1 Support the location and development of a new senior housing project within the Bloomington Community Plan boundary, south of the 1-10 Freeway, where infrastructure is available to accommodate the intensity of the use.

Goal BL/LU 5. Provide for the joint use of utility easements to meet the land use and recreation needs of the community, subject to the limitations/restrictions of the utility agency.

Policies

BL/LU 5.1 Work with the utility companies to pursue opportunities for joint access and use of utility line easements. Suggested uses include, but are not limited to, linear trails, parks, and plant nurseries, and with appropriate review and mitigation, potential truck parking areas.

3 CIRCULATION AND INFRASTRUCTURE

BL 3.1 INTRODUCTION

The quality of life and the character of the community are dependent on the services that are provided. The effectiveness of the services can be measured by how well they meet the existing and future needs of the community. Residents in Bloomington expect that services 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 character that is desired. Provisions of services in Bloomington should be commensurate with development, while also accommodating some of the rural features of the plan area that residents would like to maintain. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the character of the community.

BL 3.2 CIRCULATION – INTRODUCTION

While the following section describes circulation as it relates to the Bloomington Community Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the San Bernardino County General Plan Circulation Element. In other words, the circulation system of Bloomington is tied to the Countywide system. As such, successful implementation of the Bloomington Community Plan policies will help to create an interconnected and efficient circulation system for the entire County. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

A. ROADWAY SYSTEM

The existing street system in Bloomington is characterized by a combination of an interstate freeway and major County roads (see Figure 3-1, Circulation). The vast majority of trips in the plan area are made by automobile.

San Bernardino Freeway (I-10) is an interstate freeway that travels from Southern California to Florida. It crosses the plan area between Sierra Avenue and Alder Avenue on the west and Cactus Avenue on the east. An interchange with Cedar Avenue is located within the plan area.

Alder Avenue is a two-lane secondary arterial that extends from just north of Baseline Road to Foothill Boulevard. From Foothill Boulevard to San Bernardino Avenue, this facility widens to a four-lane roadway. Along these segments, the eastern frontage varies between San Bernardino County and the City of Fontana jurisdiction. South of San Bernardino Avenue, this facility is completely within the County's jurisdiction and is classified as a secondary highway. Alder Avenue begins again just south of the Union Pacific rail lines, located along the southern edge of the San Bernardino freeway (I-10), and continues southward to Jurupa Avenue as a two-lane secondary highway, where it enters into the City of Fontana. Fontana has designated Alder Ave as a primary highway (with a 104 foot ultimate right-of-way width).

The County of San Bernardino is currently developing engineering plans, in conjunction with the City of Fontana and Caltrans, for the construction of a diamond interchange for the I-10 Freeway at Alder Avenue. This new interchange would extend Alder Avenue across the I-10 Freeway in a four-lane overcrossing with two through lanes in each direction. This extension will require the re-design of both the Alder Avenue at Valley Boulevard and Alder Avenue at Slover Avenue intersections.

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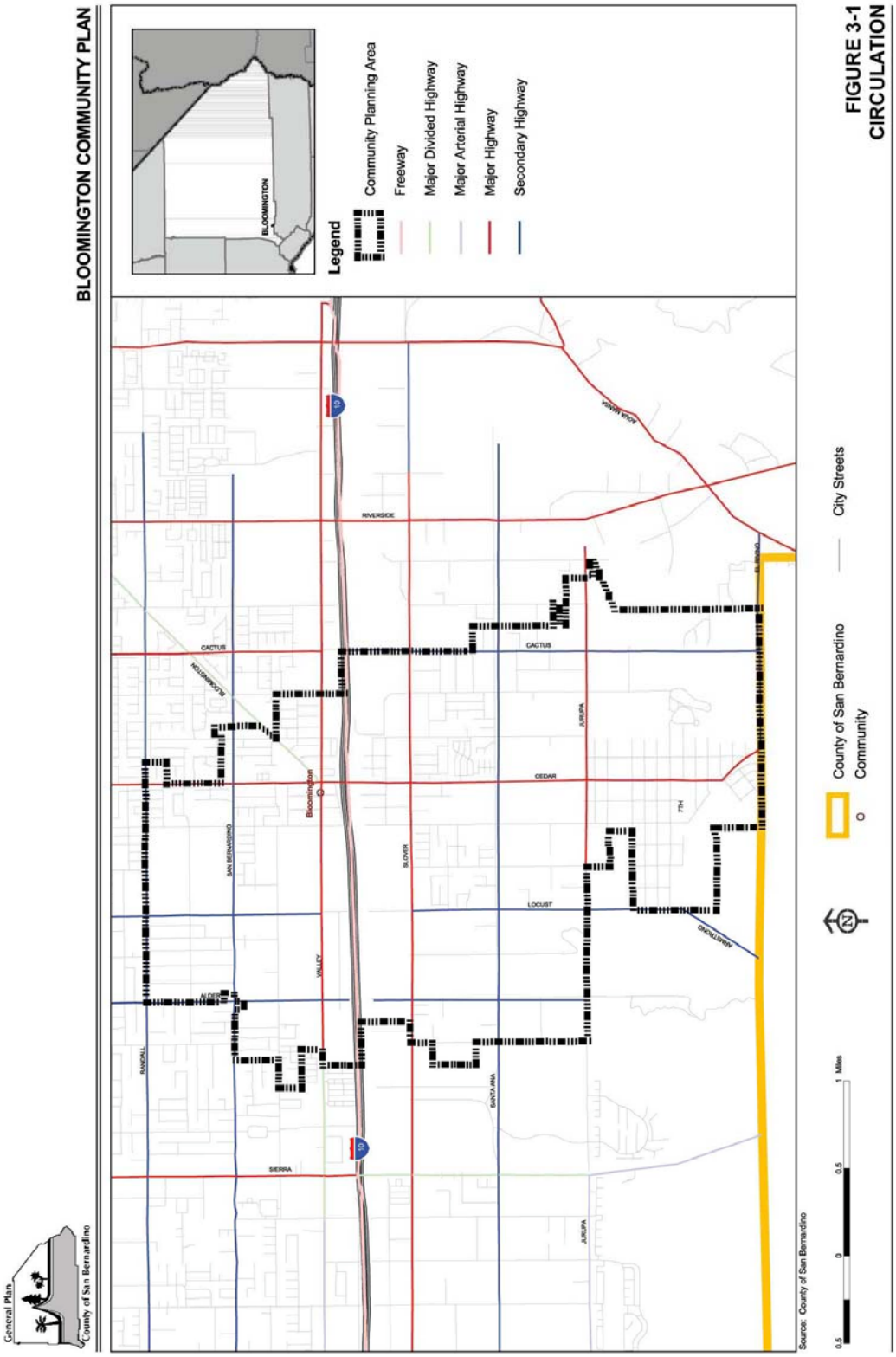
BLOOMINGTON COMMUNITY PLAN
General Plan
County of San Bernardino
BLOOMINGTON
Legend
Community Planning Area
Freeway
Major Divided Highway
Major Arterial Highway
Major Highway
Secondary Highway
City Streets
County of San Bernardino Community
Source: County of San Bernardino
0.5 0 0.5 1 Miles
RIVERSIDE
CACTUS
CEDAR
LOCUST
SIERRA
RANDALL
ALDER
SAN BERNARDINO
VALLEY
BLOOMINGTON
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BLOOMINGTON

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Additionally, two new intersections will be constructed to accommodate the proposed new freeway ramps. These improvements are expected to redistribute the cross-over traffic from Sierra Avenue and Cedar Avenue, reduce congestion, and improve the safety of these interchanges.

Bloomington Avenue is a four-lane major divided highway that begins at Cedar Avenue, just north of Valley Boulevard, and continues northeast to the intersection of Merrill Avenue and Riverside Avenue. The segment from Cedar Avenue to Larch Avenue is located in the unincorporated County jurisdiction, with the remaining portion located within the City of Rialto.

Cactus Avenue begins at Slover Avenue and continues south to El Rivino Road as a two-lane facility. It is primarily located within unincorporated County land, with the exception of the eastern frontage from Slover Avenue to Manila Street, which is controlled by the City of Rialto. Within the County's jurisdiction, it is classified as a secondary highway.

Cedar Avenue from Randall Avenue south to San Bernardino Avenue is a two-lane facility located within the unincorporated County jurisdiction, with the exception of the eastern frontage from Sequoia Avenue to Miramont Street. From San Bernardino Avenue south to the Riverside County line, it is a four-lane roadway located completely within County jurisdictional lands. Under County classification standards, this facility is a major highway.

The County of San Bernardino is developing engineering plans and completing the environmental documentation needed to proceed with scheduled improvements to the Cedar Avenue overcrossing of I-10. Improvements are expected to include the widening of Cedar Avenue between Valley Boulevard and Slover Avenue from the existing four through lanes to a total of six, three in each direction. Auxiliary lanes will also be added to both the eastbound on- and off-ramps. Currently, the County is completing the Project Implementation phase and is awaiting Caltrans' approval before delivering the documents to the Federal Highway Administration (FHWA) for final approval. If no unexpected complications arise, construction is scheduled to begin sometime in 2008.

El Rivino Road is a two-lane secondary highway located at the extreme southern edge of the plan area, between Cedar Street and Aqua Mansa Road. This facility is completely within the County's jurisdiction.

Jurupa Avenue is a two-lane major highway that extends from Locust Avenue to Riverside Avenue.

Locust Avenue is a two-lane secondary highway from Randall Avenue south to Valley Boulevard and again from Slover Avenue to Jurupa Avenue. The eastern frontage from 11th Street to Armstrong Road is also within the County's jurisdiction.

Randall Avenue is a two-lane secondary highway that is located at the extreme north edge of the plan area, between Alder Avenue and Vine Avenue, just east of Cedar Avenue.

San Bernardino Avenue is classified as a two-lane secondary highway between Alder Avenue and Glenwood Avenue.

Santa Ana Avenue is classified as a two-lane secondary highway within the plan area.
Slover Avenue passes through County jurisdictional land between Tamarind Avenue and Cactus Avenue as a two-lane major highway.

Valley Boulevard is classified as a four-lane major highway and is located just north of the I-10 Freeway. It passes through County jurisdictional land between Tamarind Avenue and Spruce Avenue.

The primary concerns expressed by residents regarding circulation within Bloomington was a lack of adequate interior circulation, particularly crossing Interstate-10, a lack of adequate street improvements, including sidewalks and street lights, and a need for designated truck routes to help alleviate some of the noise and other impacts of truck traffic in residential areas.

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 major County roads and highways within the Bloomington 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 vehicle trips data was collected in 2003 and 2004. 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							
Alder Ave	Randall Ave – Valley Blvd	10,200	0.378	B	21,070	0.780	D
	Slover Ave – Jurupa Ave	1,050	0.042	B	1,267	0.051	A
Bloomington Ave	San Bernardino Ave – Cedar Ave	14,500	0.547	C	15,713	0.593	C
Cactus Ave	Slover Ave – El Rivino Rd	800	0.035	A	5,112	0.222	A
Cedar Ave	Randall Ave – Bloomington Ave	17,750	0.623	C	24,445	0.858	D
	Bloomington Ave – Slover Ave	17,000	0.642	C	26,633	1.005	F
	Slover Ave – El Rivino Rd	17,400	0.611	C	27,923	0.958	E
El Rivino Rd	Cedar Ave – Cactus Ave	1,500	0.065	A	1,790	0.078	A
Jurupa Ave	Alder Ave – Riverside Ave	1,400	0.049	A	3,240	0.114	A
Locust Ave	Randall Ave – Valley Blvd	5,300	0.493	B	7,768	0.575	C
	Slover Ave – Jurupa Ave	3,650	0.317	A	7,877	0.685	B
Randall Ave	Alder Ave – Cedar Ave	4,750	0.352	A	7,690	0.570	C
San Bernardino Ave	Alder Ave – Larch Ave	6,000	0.558	C	6,150	0.572	C
Santa Ana Ave	Alder Ave – Cactus Ave	4,100	0.191	A	9,675	0.450	B
Slover Ave	Alder Ave – Cactus Ave	12,200	1.135	F	14,640	1.362	F
Valley Blvd	Alder Ave – Linden Ave	22,800	0.814	D	18,180	0.649	C
	Linden Ave – Cedar Ave	20,300	0.765	D	17,080	0.645	C

Source: Myer, Mohaddes Associates

As shown in Table 4, most County roads within the community plan area operated at acceptable Levels of Service (LOS) in 2004. Most of the roads within the plan area operated at a Level of Service "A," "B" or "C." A LOS "A" is described as a free-flow traffic condition where drivers experience little or no delay throughout the day or during peak hours. A LOS "B" and "C" are described as stable flow traffic conditions where drivers experience less freedom in selecting their speeds and maneuverability. A few roads within the plan area did not operate at acceptable Levels of

Service. Valley Boulevard operated at a LOS "D" and Slover Avenue operated at a LOS "F." A Level of Service "D" is described as congested but stable traffic conditions where drivers' ability to select speed and maneuverability are significantly affected. A LOS "F" is described as stop-and-go traffic conditions where drivers experience periods where speeds drop to zero and maneuverability is nearly impossible without creating further delays.

Future 2030 conditions for the Bloomington Community Plan area indicate that traffic conditions will worsen on most roads. However, only a few will reach unacceptable LOS. At the same time ,traffic conditions on some roads are projected to improve. Cedar Avenue and Alder Avenue between Randall Avenue and Valley Boulevard are projected to operate at unacceptable Levels of Service ("D," "E" and "F"). Slover Avenue is also projected to continue to operate at an unacceptable LOS "F." However, conditions on Valley Boulevard will improve from an unacceptable LOS "D" to an acceptable LOS "C." All other roads shown in Table 4 are projected to operate at acceptable LOS.

Since the LOS scores provided in this analysis were based on ADT volumes, they represent the "average" LOS at which the facility generally operates throughout the day. When peak-hour volumes are utilized, these scores are expected to worsen, as demonstrated under the Congestion Management Program methodology reflected in the following table.

B. CONGESTION MANAGEMENT PROGRAM FACILITIES

Proposition 111, passed in June 1990, provided additional transportation funding through an increase in state gas tax. As a provision of this proposition, each county was required to develop a Congestion Management Program for urbanized areas with a population of more than 50,000 to be developed and adopted by designating a Congestion Management Agency (CMA). Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) is designated as the CMA by the County Board of Supervisors. This program offers a mechanism through which 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 is one roadway designated as a CMP facility within the plan area: Cedar Avenue. As determined in the 2001 update, the operation levels of services for these facilities are shown in Table 5. The Levels of Service (LOS) for the CMP facilities reflect a peak period measurement.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Peak Hour Volume (AM/PM)	Level of Service (LOS) (AM/PM)
Cedar Avenue			
Valley Blvd – Slover Ave	4	1,750/2,200	E/F
Slover Ave – Jurupa Ave	4	620/770	A/A

C. EQUESTRIAN/BICYCLE/PEDESTRIAN TRAILS

The community also expressed a strong desire to enhance the rural character of the community and increase recreation opportunities and pedestrian safety through the addition of a formal trail system within the community. One of the difficulties will be working around areas where streets have already been fully improved and may not accommodate equestrian trail uses.

D. SCENIC ROUTES

Several roadways located in San Bernardino County have been designated as scenic routes due to their scenic qualities. Steps have been taken to ensure that these corridors are protected from the aggressive development of intrusive land uses such as advertising infrastructure (billboards, etc.) and roadway services (convenience stores, gas stations, etc.). Any proposed development along a designated facility is required to meet specific standards regarding sign placements and dimensions, utility placement, architectural design, grading and landscaping characteristics. Cedar Avenue from Bloomington Avenue to the Riverside County line is designated as a County Scenic Route. No facilities within the plan area are eligible for designation as a scenic route under the California Scenic Highway Program.

BL 3.3 CIRCULATION - GOALS AND POLICIES

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

Policies

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

BL/CI 1.2 The County shall ensure that transportation system improvements are made to Slover Avenue and Valley Boulevard where facilities are at or near capacity.

BL/CI 1.3 Full street improvements including paving, curbs, gutters and sidewalks shall be encouraged where necessary for public health, safety and welfare. Waiver of full road improvements in areas where parcel sizes are 1 acre or larger and where the public health, safety and welfare are not endangered may be considered. This may be accomplished by the following methods:

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

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

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

BL/CI 1.4 Adequate interior circulation shall be provided with large parcels of land as they are subdivided and developed. This may be accomplished by requiring new local streets to be designed and developed so that they interconnect with public thoroughfares.

BL/CI 1.5 The County shall work with adjacent cities and appropriate agencies to identify deficiencies and provide needed improvements at the intersections of Cedar Avenue, Alder Avenue, Cactus Avenue and Interstate 10. Researched deficiencies shall include an evaluation of both vehicular and pedestrian access, and circulation at these intersections.

BL/CI 1.6 Adopt and enforce a truck route plan for the Bloomington plan area that limits truck traffic to designated truck routes. Signs and improved enforcement shall direct non-local and through trucks to the designated truck routes. The truck route plan shall also identify opportunities for Transportation Services within the plan area to accommodate truck parking. Coordinate truck routing plans with the adjacent cities. Truck routes to include the following:

A. Slover Avenue
B. Cedar Avenue

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

Policies

BL/CI 2.1 Where feasible, maintain unimproved public parkways for pedestrian/bicycle/equestrian use.

BL/CI 2.2 Where feasible, the County shall dedicate right-of-way for pedestrian/bicycle/equestrian trails concurrent with any road widening or street improvements.

BL/CI 2.3 Where feasible, separate pedestrian/bicycle/equestrian traffic from vehicular traffic on major roadways to protect the safety of trail users.

BL/CI 2.4 Ensure that crossings of the railroad and Interstate 10 can safely accommodate pedestrian traffic.

BL 3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate water supplies and wastewater disposal is a crucial component of supporting population growth.

A. LOCAL WATER SERVICE

There are three local water suppliers for the Bloomington Community Plan area. Fontana Water Company, Marygold Mutual Water Company and West Valley Water District supply the plan area as shown in Figure 3-2, Water Districts. Fontana Water Company and Marygold Mutual Water Company are both private purveyors. West Valley Water District is a public purveyor.

Fontana Water Company services the northwest corner section of the plan area and is at 51 percent of capacity. In recent years, water sources have consisted of 88 percent groundwater, 12 percent surface water and minimal purchased water. Surface water comes from Lytle Creek Canyon and the State Water Project. The surface water is treated at the Fontana Water Company's Sandhill Treatment Plant.

Marygold Mutual Water Company services a northwestern corner of the Bloomington area and is at 100 percent of capacity, based on water rights and shares. In recent years, approximately 73 percent of their water was purchased from the City of Rialto, 17 percent was purchased from the West Valley Water District, and 10 percent was pumped from groundwater.

West Valley Water District services most of the Bloomington plan area and is at 50 percent of capacity. An approximate total of 12,873 service connections are served by these agencies. Based on estimates of available connections from each provider, current water supply connections are at approximately 54 percent of the total available for the plan area. This leaves approximately 46 percent available for future connections. General supply and policy information for these suppliers is provided in Table 6.

Those few residents who live outside of a water purveyor service area have their own on-site methods such as wells or springs that are recharged annually by rains. The yield from these sources will vary depending on the amount of rainfall. The continued use of these wells in the future is becoming less and less viable as the area develops, urban run-off increases, and levels of ground water contamination impact the quality of the draw from these wells.

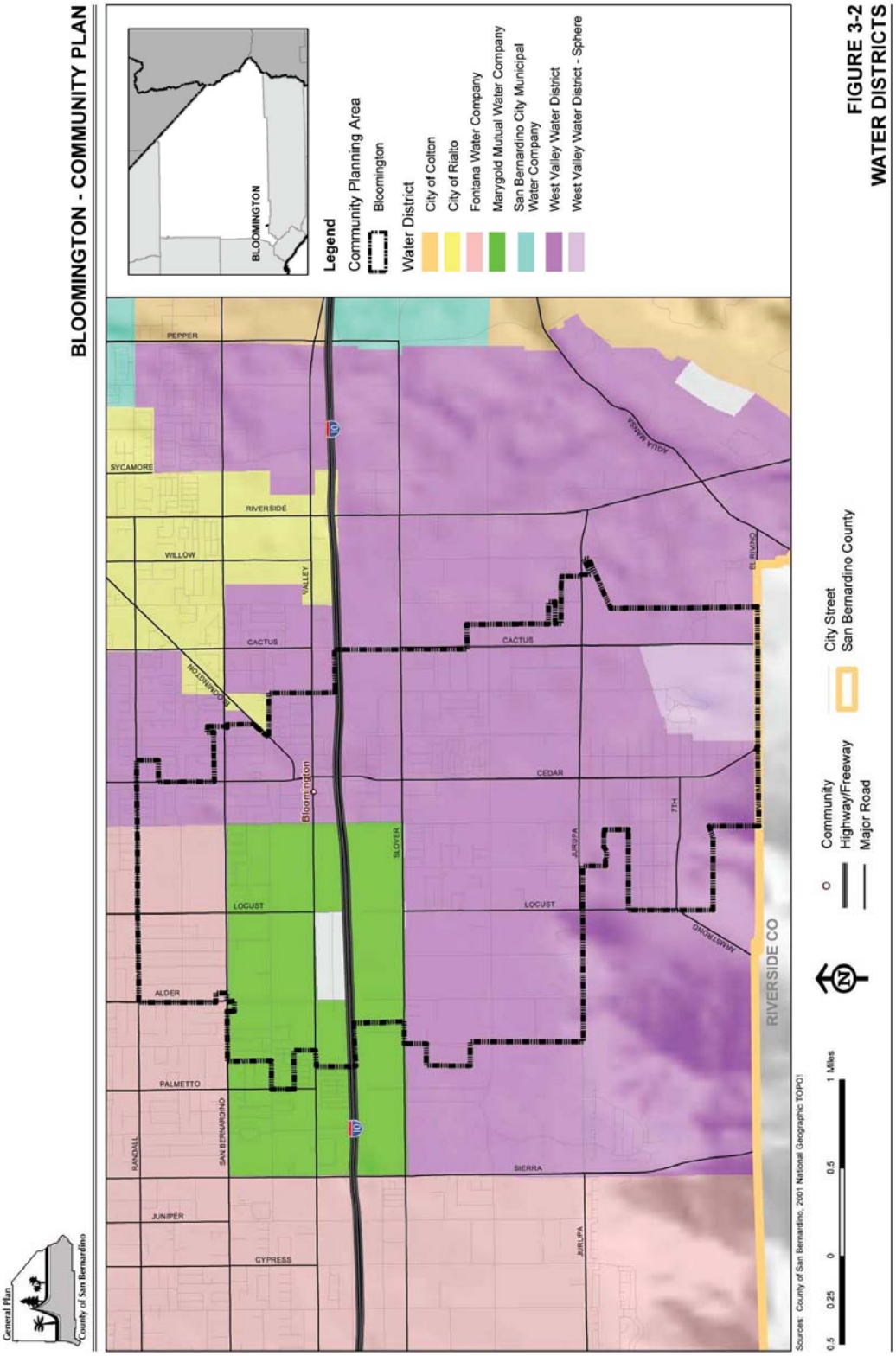
BLOOMINGTON - COMMUNITY PLAN
BLOOMINGTON
Legend
Community Planning Area
Bloomington
Water District
City of Colton
City of Rialto
Fontana Water Company
Marygold Mutual Water Company
San Bernardino City Municipal Water Company
West Valley Water District
West Valley Water District - Sphere
PEPPER
SYCAMORE
RIVERSIDE
WILLOW
VALLEY
CACTUS
BLOOMINGTON
Bloomington
LOCUST
ALDER
PALMETTO
RANDALL
SAN BERNARDINO
JUNIPER
CYPRESS
SLOVER
CEDAR
JURUPA
SIERRA
7TH
ARMSTRONG
EL RIVINO
ADELA MANA
RIVERSIDE CO
Sources: County of San Bernardino, 2001 National Geographic TOPO!
0.5 0.25 0 0.5 1 Miles
Community
Highway/Freeway
Major Road
City Street
San Bernardino County
FIGURE 3-2
WATER DISTRICTS

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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	Imported Water Source amount*
West Valley Water District	8,243(4)	28,850(4)	21,450 A.F 19.2 MGD	Allowed Yes	State Water Project	1,863 A.F.
Fontana Water District	4,000(1)	14,000(2)	46,914 A.F.	Yes	State Water Project	2,039 A.F.
Marygold Water District	630(3)	2,180	1,400	No	SBVMWD,WVWD	1,256 A.F.

* annual estimate

(1) Service information is for the City of Fontana, and portions of the Cities of Rialto, Rancho Cucamonga, and adjacent unincorporated areas of San Bernardino County. Approximately 1/10 of the district's area is within the Bloomington plan area. Their total water connections are approximately 40,000 and total population served is 140,000.

(2) Based on 3.5 persons per connection.

(3) 2/3 of their service area is Bloomington, 1/3 of their service area is Fontana. There are 955 total connections for Marygold MWC, and total population is 3,300.

(4) Their total water connections are approximately 17,470, and total population served is 61,145. These totals numbers are for both north and south service areas.

Detailed information from the water purveyors regarding future demand and the long-term availability of water was unavailable. However, purveyors have identified future projects and proposed upgrades to their systems.

In 2001, West Valley Water District had 59.75 million gallons of reservoir storage capacity, with plans to construct two more reservoirs by 2004 (to add nine million gallon of additional storage). They plan to drill additional wells to expand their water supplies, commensurate with increasing water demand. The district will continue to rely primarily on Lytle Creek surface flows and local groundwater to maintain its water supplies and meet increasing water demand. The district plans to install two additional wells in the Bunker Hill Basin as a back-up water supply for groundwater and surface flow in the Lytle Basin. This would provide the ability to deliver up to an additional 5,000 acre-feet per year. Additional water storage capacity is also planned.

Over the next 20 years, Fontana Water Company (FWC) plans to rely more on ground water and to reduce the need to purchase imported water. Increased water supplies will be achieved through the drilling of new wells and conservation efforts. According to FWC staff, sufficient water supply and system capacity are available to produce two to three times current production quantities; therefore, available water supplies are expected to be sufficient to meet the projected demand for the year 2020.

Marygold Mutual Water Company will continue to proceed with standard operations and maintenance upgrades.

B. Regional Water Supply

Most of the water that serves Bloomington comes from natural underground aquifers including the Rialto-Colton, Chino, and Bunker Hill groundwater sub-basins. All of these basins are sub-basins of the larger Santa Ana Valley Basin. In general, groundwater moves toward the Santa Ana River from the Cajon Pass, downstream through Lytle Wash in the northwest, and from the San Bernardino Mountains to the northeast.

The Rialto-Colton sub-basin historically shows quick rises in water levels during high precipitation years and a slower decline towards a baseline level over several years. Years of high precipitation may raise groundwater levels 40 or more feet and the range of water levels through the 1990s was typically about 50 feet for a well. In the southern part of the sub-basin, near the Santa Ana River, groundwater levels have been relatively stable through the 1990s, fluctuating between 5 and 10 feet in elevation.[2]

The Chino Basin is one of the largest groundwater basins in southern California. With an estimated supply of five million acre-feet throughout the basin, and roughly 1,000,000 acre-feet of unused storage capacity, this basin is an integral part of the regional and statewide water supply system. The Santa Ana River provides the primary drainage functions for the Chino Basin, flowing 69 miles across a watershed that originates in the San Bernardino Mountains and ultimately flows to the Pacific Ocean.[3]

The Bunker Hill basin is located at the top of the Santa Ana River Watershed and receives all the surface water runoff from the headwaters of the Santa Ana River, Mill Creek, and a portion from the Lytle Creek area. It encompasses approximately 89,600 acres. Rain and melting snow from the local mountains replaces the water removed from the Basin, replenishing the water supply. This water percolates though the ground to be captured and stored in the Bunker Hill Basin. It is estimated there is as much as 1.6 trillion gallons of water in this basin.[4]

All three of the primary groundwater sub-basins supply water to multiple agencies. For example, the Bunker Hill Groundwater Basin is shared with more than 20 local public and private water suppliers. Chino Basin is managed by the Chino Basin Watermaster and supplies water for 20 local public and private water purveyors.

Fontana Water Company produces water from seasonal stream flow from Lytle Creek and from wells in the Lytle Creek Basin, Colton-Rialto Basin, the Chino Basin, and a separate basin. The Company is also able to purchase treated water from Cucamonga Valley Water District (CCWD), as well as imported water from the Inland Empire Utilities Agency (IEUA).[5]

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[2] Department of Water Resources, Groundwater Basin Bulletin 118 Santa Ana Hydrologic Region, Upper Santa Ana Valley Groundwater Basin, Last updated 2/27/04 (Bunker Hill sub-basin, Rialto-Colton sub-basin, Chino sub-basin, and Cajon sub-basin)

[3] ibid

[4] San Bernardino Valley Water Conservation District, Engineering Investigation - Bunker Hill Basin, 2005

[5] City of Fontana General Plan Update, Chapter 9, dated October, 2003

West Valley Water District water sources include Lytle Creek surface flows, ground water from the Lytle, Rialto, Bunker Hill, North Riverside and Chino basins, and imported water through the State Water Project. The District maintains approximately 20 wells and one water filtration facility, with a total combined capacity of approximately 36.5 million gallons/day (mgd).[6]

Each of the water purveyors for this plan area participates in regional planning and water management. According to the City of Fontana General Plan Update, there are a few water source reliability considerations, both positive and negative, to consider for this general area:

- Extreme fluctuations in Lytle Basin groundwater levels;
- The Rialto-Colton sub-basin is affected by a perchlorate contamination plume that has reduced its annual water supply potential by more than one-half. This will continue until there is an economical and practical treatment process available for safely removing perchlorate from drinking water;
- State Water Project water is considered unreliable, because it is not expected to be available during extended periods of drought;
- Riverside and Chino Basins do not appear to be affected by drought cycles;
- Bunker Hill basin resources are substantial, and this source is expected to provide a reliable, long-term supply source, even during drought periods.[7]

C. Wastewater

Most of the Bloomington 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. However, there are a few (less than 10) properties within the plan area that have been hooked up to the City of Rialto sewer system. These properties are located along the perimeter of the plan area, in various locations. Although multiple requests have been made, the City of Rialto has not provided exact information for the services they provide within the Bloomington plan area. As shown in Figure 3-3, Wastewater, the Inland Empire Utilities Agency includes service areas within the Bloomington plan area, however, there are very few actual hookups.

The Bloomington Community Plan area is located within the Santa Ana River Watershed, regulated by the Santa Ana Regional Water Quality Control Board. The Santa Ana Regional Board manages a large watershed area, which includes most of San Bernardino county to the east and then southwest through northern Orange County to the Pacific Ocean. The entire watershed is divided into smaller specific watersheds. Bloomington discharges primarily into the "Upper Santa Ana River Basin." From a groundwater perspective, Bloomington's groundwater is located in the Upper Santa Ana Valley basin.

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. These guidelines include minimum site requirements and an offset program.

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[6] ibid

[7] ibid

According to the Santa Ana Regional Board,[8] the minimum lot size for a new development using an on-site septic tank- subsurface leaching/percolation system is one-half acre (average gross) per dwelling unit. Specifics of this requirement are as follows:

- Easements, including streets, curbs, commons and greenbelts, shall be included in the calculations for total land area.
- A new development is defined as a proposed tract, parcel, industrial or commercial development for which a conditional approval, approval of a tentative parcel or tract map, or a conditional use permit has not been granted prior to September 7, 1989. In addition, if one or more these approvals has been granted but has expired prior to September 7, 1989, this would also qualify as a new development.
- The minimum lot size requirement does not apply to existing developments where subsurface disposal systems had been installed prior to September 7, 1989. Replacement of the existing subsurface disposal system shall be exempt from the minimum lot size requirements under the following conditions:
- For Residential, Commercial and Industrial developments: replacement of the existing subsurface disposal system is necessary to bring the current system up to code as required by local Health or Building and Safety Departments;
- For Single-Family Residential only: replacement of the existing subsurface disposal system is proposed to allow for existing flows resulting from additions to the existing dwelling unit.

For industrial/commercial developments utilizing subsurface disposal systems, the wastewater flow for each one-half acre gross area of land may not exceed 300 gallons per day. For industrial/commercial development on lots smaller than one-half acre, the flow rate requirement is prorated. For example, if a lot is one-quarter acre, then the flow requirement is not to exceed 150 gallons per day.

In "prohibition areas," as designated by the Santa Ana Regional Water Board, the minimum lot size will remain one-acre.

Exemptions from the minimum lot size requirements for lots smaller than one-half acre may be granted if the following conditions are met:

- The project proponent implements an acceptable offset program. An acceptable offset program would allow the project proponent to develop a property with a subsurface disposal system if the proponent connects an equivalent number of existing septic systems to the sewer. The unsewered developments must be those which would not otherwise be required to connect to the sewer.
- If the proposed offset is not equivalent to the subsurface disposal system, then an engineering report is required, discussing the nitrogen loading rate of the proposed system with the proposed offset system.

[8] Document name "Minimum Lot Size Requirements and Exemption Criteria for New Developments Using On-Site Septic Tank-Subsurface Leaching Percolation Systems" found on the Santa Ana Regional Board web page.

County guidelines limit two septic systems per acre. The Department of Environmental Health utilizes the requirements developed by each particular Water Board within that Water Board's jurisdiction.

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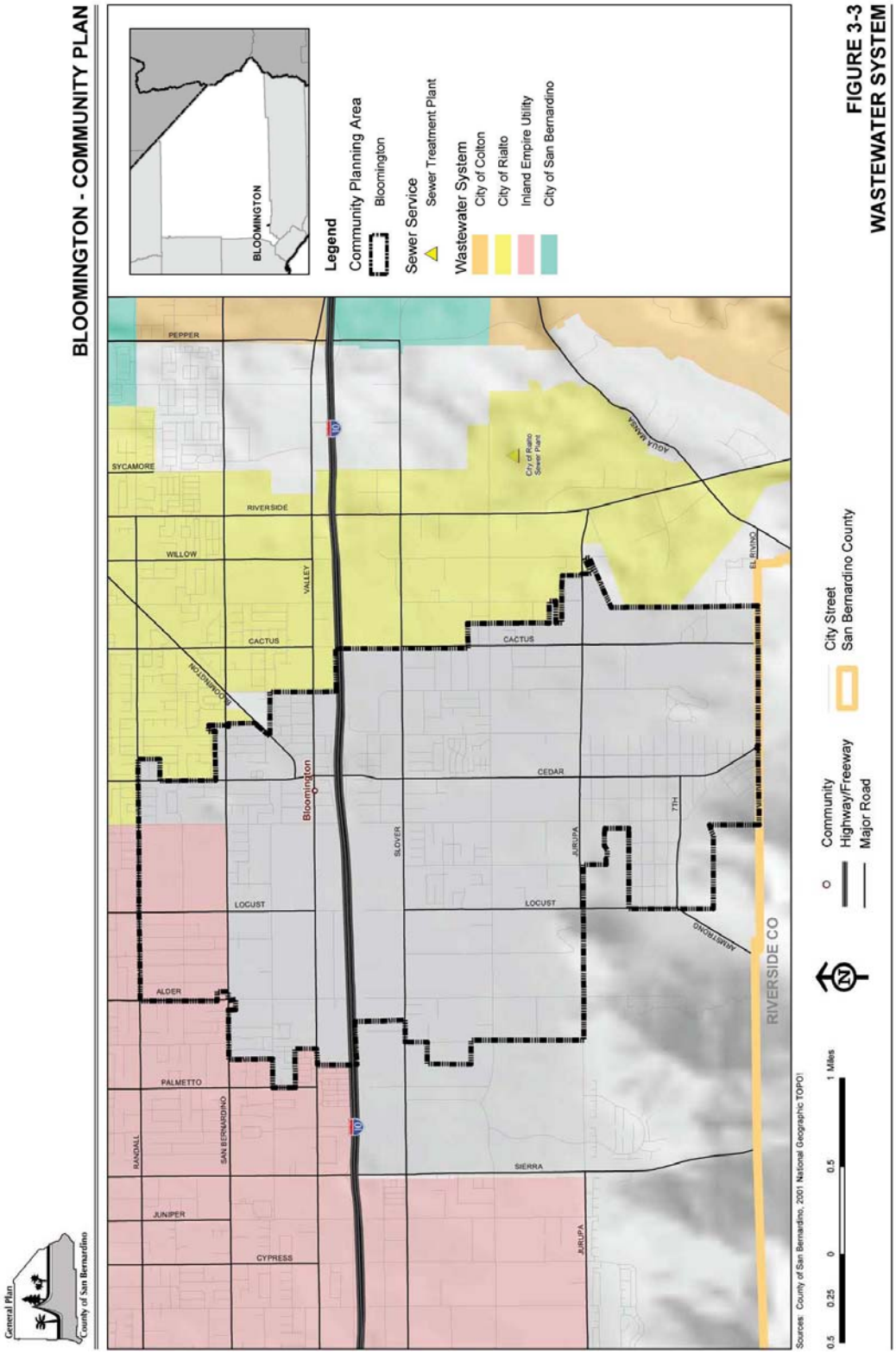

FIGURE 3-3
WASTEWATER SYSTEM

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BL 3.5 INFRASTRUCTURE - GOALS AND POLICIES

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

Policies

BL/CI 3.1 Through the development review process, permit new development only when adequate water supply exists or can be assured.

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

Goal BL/CI 4.	**Provide wastewater disposal facilities which will serve the Bloomington Community Plan area in a way that protects the public from any adverse water quality or health impacts.**

Policies

BL/CI 4.1 Support the development of a community sewer system when and where sewering becomes necessary.

BL/CI 4.2 Allow on-site waste disposal systems on parcels where all current regulations of the County's Sewage Disposal Policy can be met, and where parcels have the area, soils and other characteristics which permit such disposal facilities without threatening surface or groundwater quality or presenting other health hazards.

BL/CI 4.3 During the development review process, ensure that development proposals which may impact water quality are consistent with the Santa Ana Regional Water Quality Control Board standards.

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4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

BL 5.1 INTRODUCTION

The Bloomington Community Plan area is almost entirely urbanized with a few parcels containing agricultural uses and herbaceous species. There are no wildlife habitats in the Bloomington Community Plan Area. However, preservation of historic resources is important to residents and their desire to maintain the character of the plan area.

BL 5.2 GOALS AND POLICIES

Goal BL/CO 1.	**Preserve the significant historical sites and structures which contribute to the unique character of the Bloomington Community Plan area.**

Policies

BL/CO 1.1 The County shall identify and inventory local historical sites and structures that should be protected. The following is a preliminary list, as of the date of adoption of this plan, of historical sites and structures that should be included in the inventory. Once inventoried, the County shall utilize a preservation overlay (or other appropriate tool) to conserve the following historical points of interest:

A. Marygold Water Well located near the intersection of San Bernardino Avenue and Laurel Avenue.
B. Irrigation Old Well located near the intersection of San Bernardino Avenue and Magnolia Street.
C. Original Court House located on West Valley Boulevard.
D. Historic Fry Home located near Taylor Avenue (on the west side).
E. Bloomington Garage and the associated Sears Home located near Linden Avenue and Slover Avenue.
F. Black Family Home located on Walnut Avenue south of Yankton.
G. Old Well located on the southeast corner of Jurupa Avenue and Cactus Avenue.
H. Fire Station located on Jurupa Avenue and Townsend Trail.
I. Bloomington Jr. High School
J. I.D. Perry Building
K. Bloomington Post Office

BL/CO 1.2 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.

BL/CO 1.3 Encourage and support the preparation of a specific plan for the Old Town area, generally located south of Valley Boulevard, north of Slover Avenue, east of Linden Avenue and west of Larch Avenue, that defines the area's functional role as a historic district and integrates a program for protection of historic resources within the area, and includes design standards for compatible development.

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6 OPEN SPACE

BL 6.1 INTRODUCTION

There are various categories of open space. Within the plan area, common agricultural and animal-raising uses and large lot single-family development contribute to the feeling of openness within the community. Preservation of the area's open space and enhancement of the area's recreational resources are important issues articulated by residents of the Bloomington 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 Bloomington park district manages parks within the community plan area. Local recreation facilities include Ayala Park, Kessler Park, and two mini-parks located on the southeast and southwest sides of Cedar Avenue and Valley Boulevard. Residents expressed the desire for continued development of parks and recreation facilities within the plan area. Residents indicated that there is a need for a youth center and additional neighborhood park sites with active recreation facilities.

B. Trails

Bloomington 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 residential subdivisions where animal-raising and agricultural activities are allowed. As a result, equestrian activities are, and will continue to be, a common recreational pastime within the community. The community is adamant about enhancing 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.

There are no formal trails recognized by the County within the Bloomington Community Plan area. However, the Community has identified some trails that they feel should be recognized due to their recreational and historic importance (see Figure 6-2, Potential Trail Alignments). One of these trails is the Townsend Trail, which runs along a County Flood Control easement located between Cedar and Linden Avenues from Slover Avenue on the north, extending south to Jurupa Avenue. This trail would provide a partial north-south entrance and exit corridor for Bloomington equestrians. The Jurupa Hills Trail is a formal regional trail located outside the plan area. Residents have requested that a connection to this regional trail be provided and a local trail be established within the right-of-way of Jurupa Avenue. The Jurupa Trail would then provide an east-west entrance and exit corridor for equestrians within the community. However, some of the difficulties in providing equestrian trails within the right-of-way will be the County's ability to address questions of liability and funding for maintenance and construction of equestrian trail facilities. Additional potential trails identified by residents have been acknowledged by open space goals and policies included within the community plan.

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.

BL 6.2 GOALS AND POLICIES

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

Policies

BL/OS 1.1 The County, in coordination with the community, shall establish priorities and identify opportunities for park development and establish a park and recreation plan for the Bloomington community.

BL/OS 1.2 Encourage the development of recreational facilities within community parks such as, swimming pools, athletic facilities and community centers.

BL/OS 1.3 Coordinate with the utility companies to capitalize on opportunities for joint access and use of their overhead powerline easements for linear trails and parks.

Goal BL/OS 2. Establish a community-wide trail system.

Policies

BL/OS 2.1 Support coordination between the community, adjacent cities, 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. Particular attention shall be given to providing safe and convenient travel by horseback and where feasible provide connections to the local trail system.

BL/OS 2.2 Establish a plan for the development of a local multi-purpose (pedestrian, bicycle, and equestrian) trail system within Bloomington. The plan shall incorporate the following recommendations:

A. During the development of the Trails Plan support the organization of a Community Trails Committee to review future community equestrian trail development. Committee responsibilities shall include:
   i. Addressing issues of equestrian trail maintenance and acquisition costs,
   ii. liability equity, and
   iii. the overall design of the trail system including connections to trails within developments and the Countywide trail system.

B. Encourage and aid the community in the formation of a special district, improvement zone or assessment district to acquire and maintain a community trails system.

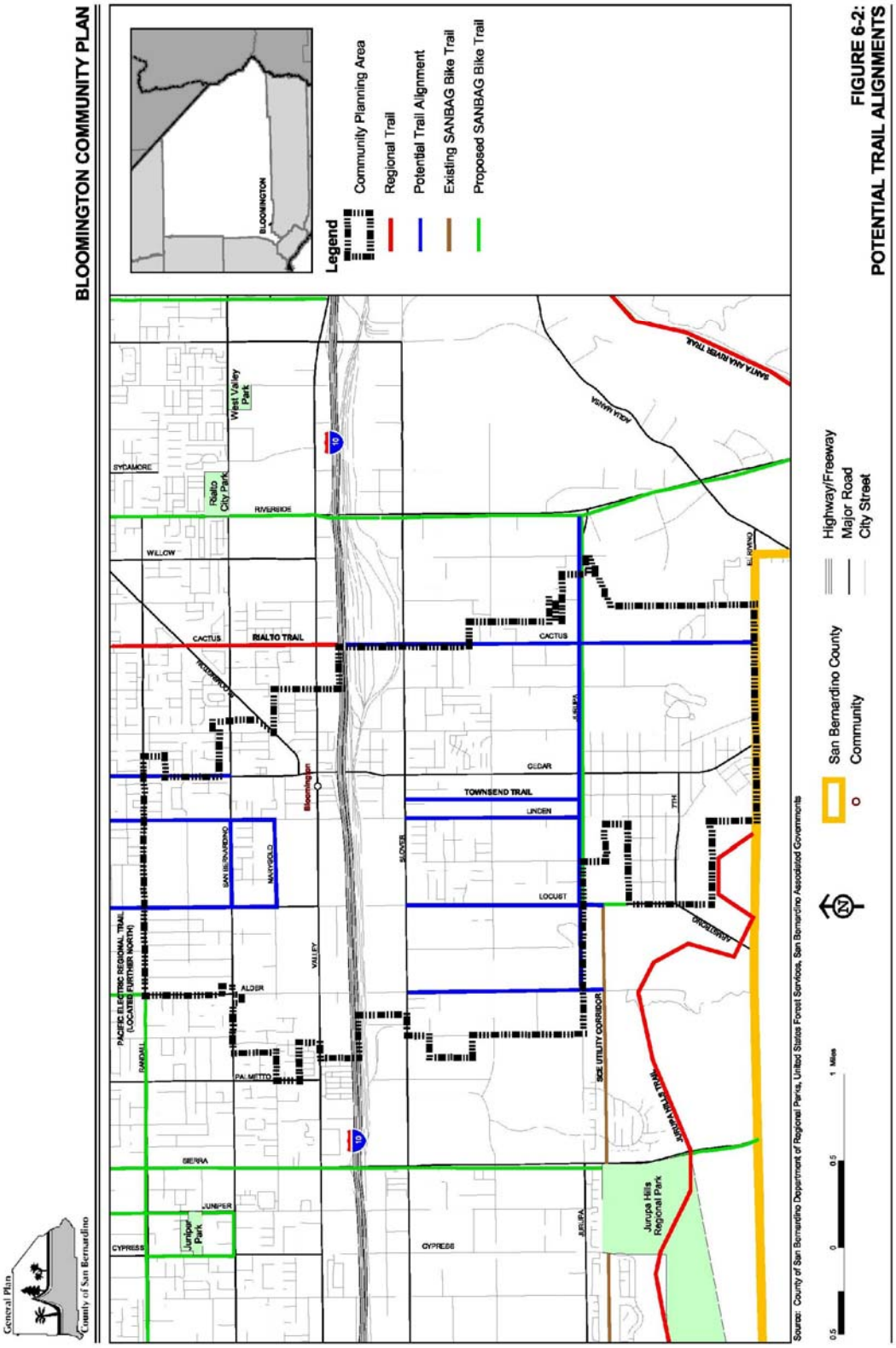

FIGURE 6-2: POTENTIAL TRAIL ALIGNMENTS

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BL/OS 2.3 Priorities for consideration during the development of a Trails Plan as of the date of adoption of this plan, are as follows:

A. The following future trail locations shall be considered. The trails locations' should be selected following a thorough evaluation of the sites.
   i. Connections to the Pacific Electric Regional Trail that is located north of the plan area
   ii. Within the plan area, trails should be considered adjacent to, or in, Locust Avenue, Linden Avenue and/or Cedar Avenue
   iii. A trail connection should be considered between Locust Avenue and Linden Avenue, adjacent to, or in, San Bernardino Avenue and/or Randall Avenue
   iv. A connection to the Jurupa Regional Trail that is located south of the plan area from Alder Avenue and/or Locust Avenue
   v. Where feasible, trails shall connect to local parks including Kessler Park

B. Priority shall be given to pursuing the opportunity to develop a formal trail adjacent to, or within, Jurupa Avenue right-of-way as the primary equestrian trail within the plan area. This may be accomplished by the following:
   i. Require trail dedications and improvements from individuals and developers commensurate with development and/or requests for road dedications and improvements.
   ii. Require trail dedications and improvements concurrent with road widening or street improvements.
   iii. Connections shall be provided from the Jurupa Avenue trail, where feasible, and the regional trails, including the Jurupa Regional Trail, Rialto Regional Trail and Santa Ana regional Trail.
   iv. Connections shall be provided to trails within the community, including the Townsend Trail.

C. The plan shall recognize the Townsend Trails, located along the County Flood Control easement located between Cedar and Linden Avenues from Slover Avenue on the north, extending south to Jurupa Avenue, as a "core" equestrian trail.

BL/OS 2.4 When an approved trails plan is developed, require dedication of trail easements as a condition of approval for all development projects consisting of 5 or more residential lots to facilitate community-wide pedestrian accessibility and to capitalize on recreation opportunities within the plan area. The trail easement shall allow unobstructed trail access and provide connections to off site trails.

BL/OS 2.5 Encourage safe equestrian road crossings throughout the community.

BL/OS 2.6 Investigate the possible joint use of a proposed flood control drainage easement by equestrians to provide a north/south crossing of Intestate 10 and the railroad.

BL/OS 2.7 Explore the opportunity for use of paseos to link equestrian residential areas to regional and/or local trails.

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

BL 8.1 INTRODUCTION

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

A. Fire Services

Fire protection services are provided by the Central Valley Fire Protection District within the Bloomington Community Plan area (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for these fire districts and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. The County Fire Department provides services through the Valley Division of the department.

Another agency that provides fire protection services and/or fire related information for the Bloomington Community Plan area is the California Department of Forestry and Fire Protection (CDF). More information regarding this agency can be found in the Safety Background Report to the General Plan.

There are two fire stations located within the Bloomington plan area: Valley Division Station 76 located at 10174 Magnolia, and Valley Division Station 77 located at 17459 Slover (see Figure 8-2, Fire Stations). Table 7 lists the fire stations along with service data including equipment data, personnel and availability of ambulance services.

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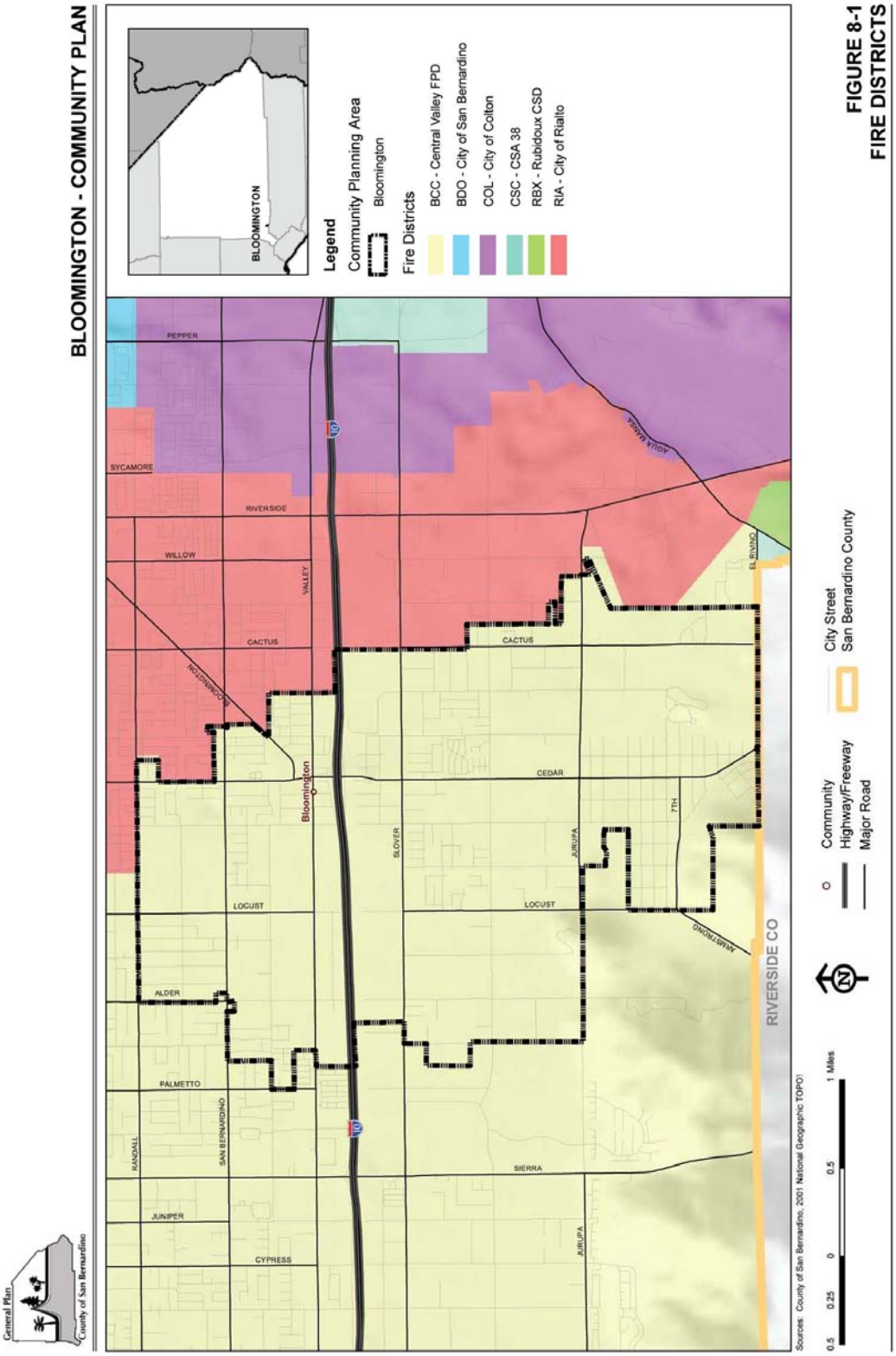

FIGURE 8-1
FIRE DISTRICTS

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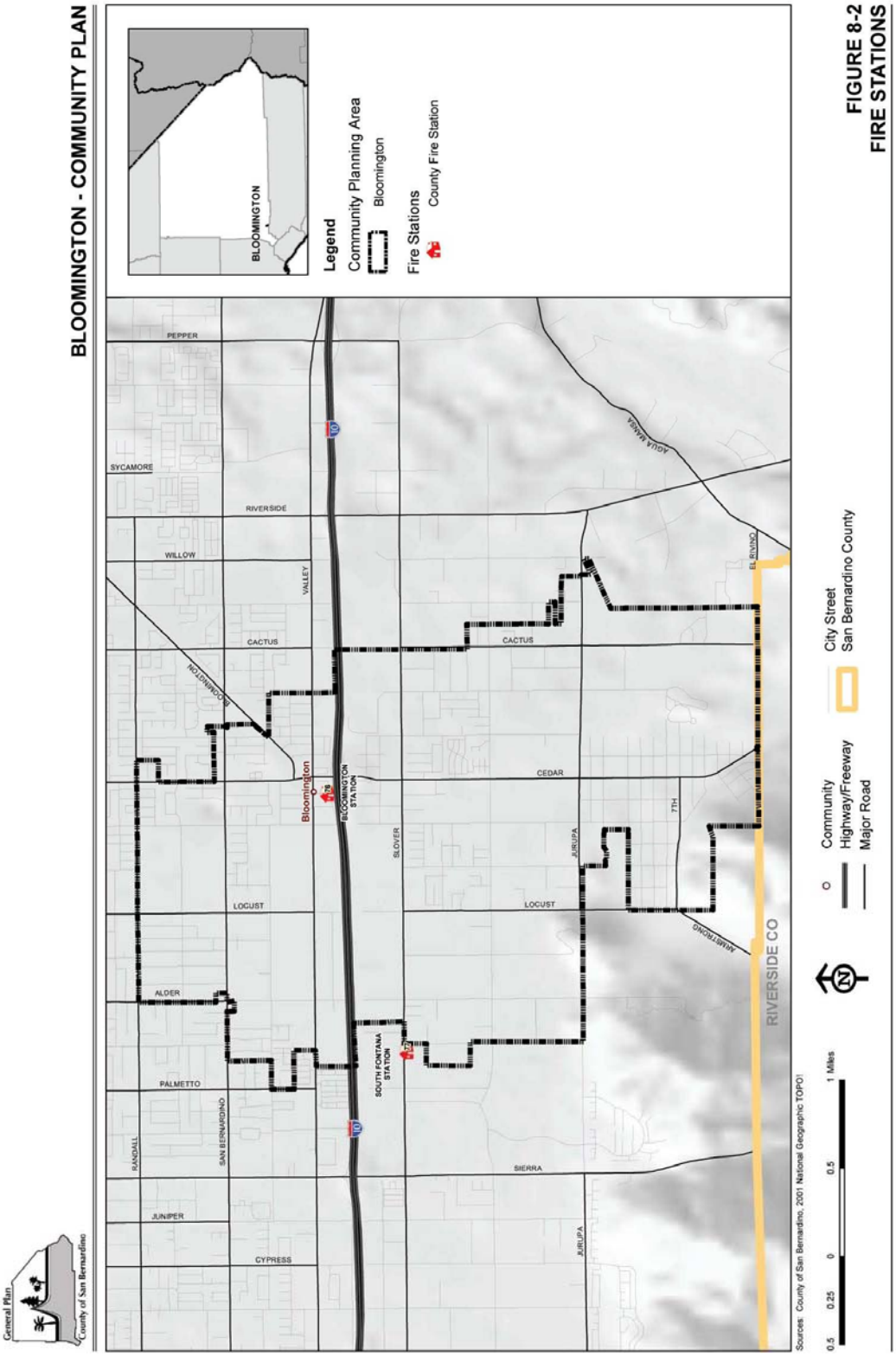

FIGURE 8-2
FIRE STATIONS

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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
Valley Division Station 76	Central Valley Fire Protection District, SBCFD	Bloomington, Crestmore, and the City of Fontana	Medic Engine 76 OES-310	1 Captain 24/7, 1 Engineer 24/7, 1 Firefighter 24/7	2 EMT's, 1 Paramedic	Ambulance Service (AMR)	Arrowhead County Hospital
Valley Division Station 77	Central Valley Fire Protection District, SBCFD	South Fontana area including Kaiser Hospital, Interstate 10 and numerous commercial shopping centers	Medic Truck 77 Water Tender 77	1 Captain 24/7, 1 Engineer 24/7, 1 Firefighter 24/7	3 EMT's, 1 Paramedic	Ambulance Service (AMR)	Kaiser Hospital, Fontana

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. Within the plan area, the following roadways have been designated as potential evacuation routes: Valley Boulevard, Slover Avenue and the San Bernardino Freeway (I-10). This does not mean that other roadways within the community cannot be used as evacuation routes. Specific evacuation routes will be designated by evacuation authorities during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster. This will be communicated to residents at the time of the emergency and will be handled in accordance with the evacuation procedures contained within the County Emergency Management Plan.

C. Public Safety

Residents of the Bloomington area expressed concerns regarding the lack of adequate law and code enforcement within their community. The nearest police substation is the Fontana Station, located north of the Bloomington plan area.

To combat the concerns, the residents believe that law and code enforcement services within the area should be increased. They believe that the lack of police presence within the area contributes to problems they are experiencing with crime. Residents expressed a desire for an additional police station within the south Bloomington area and would like to see increased code enforcement within the area.

BL8.2 GOALS AND POLICIES

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

Policies

BL/S 1.1 The County Fire Department shall work with the community and appropriate local 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 BL/S 2.	**Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.**

Policies

BL/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 Bloomington community.

Goal BL/S 3.	**Ensure a safe living and working environment for residents of Bloomington by providing adequate law enforcement and code enforcement services.**

Policies

BL/S 3.1 The County Sheriff's Department shall assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community.

BL/S 3.2 Improve code enforcement within the plan area, recognizing that enforcement actions are initiated on a complaint basis.

9 ECONOMIC DEVELOPMENT

BL 9.1 INTRODUCTION

The Bloomington Community Plan area is primarily a residential community. The local economy is driven by some industrial and limited commercial uses. Through input gathered from Bloomington residents, there was a desire to promote a more dynamic business environment in order to increase job opportunities, commercial services and local revenue opportunities within the plan area. It will be important to ensure that future development protects and enhances the character while also responding to the need for local economic growth.

BL 9.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified in Section 9.2 are also addressed in other elements of the community plan.

Goal HV/ED 1. Promote economic development that is compatible with the character of the Bloomington community.

Policies

BL/ED 1.1 Support commercial development that is compatible with surrounding development and does not disrupt the character of the community.

BL/ED 1.2 Work with the County Economic and Community Development Department to pursue appropriate grant funding to assist in economic development activities.

BL/ED 1.3 Promote the expansion of home-based businesses within the plan area. This may be accomplished by the following:

A. 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.

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10 IMPLEMENTATION

OVERVIEW

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

The overarching goal in Bloomington 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.