Morongo Valley Community Plan

Final Draft Community Plan
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General Plan
County of San Bernardino

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1 INTRODUCTION

MV1.1 PURPOSE OF THE COMMUNITY PLAN

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

Community plans focus on a particular region or community within the overall General Plan area 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 Morongo Valley 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 community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

MV 1.2 COMMUNITY BACKGROUND

MV 1.2.1 LOCATION

Morongo Valley is located in the south-central portion of San Bernardino County, in the southern Mojave Desert. The Morongo Valley Community Plan area covers about 44 square miles. The planning area is bordered by the Sawtooth Mountains on the north, the Town of Yucca Valley to the northeast, Joshua Tree National Park to the east, Riverside County on the south, and the San Bernardino Mountain Range on the west (see Figure 1-1, Vicinity/Regional Context).

MV 1.2.2 HISTORY

The Serrano Indians and Cahuilla tribe from the Shoshonean division (Takic) of the Uto-Aztecan language family occupied the Morongo Basin until the small pox epidemic decimated the majority of their society in the 1880s. The area was first inhabited by non-Indians in 1873, when the de Crevecoeur family homestead was established. Hans Frederick Briand de Crevecoeur moved into the Morongo Valley with his wife Margarethe Thomsen and their stock of sheep and cattle. Ben de Crevecoeur was born in the house that his father, Hans de Crevecoeur built there. The valley area was sparsely settled by cattle and sheep ranchers due to adequate natural vegetation for grazing.

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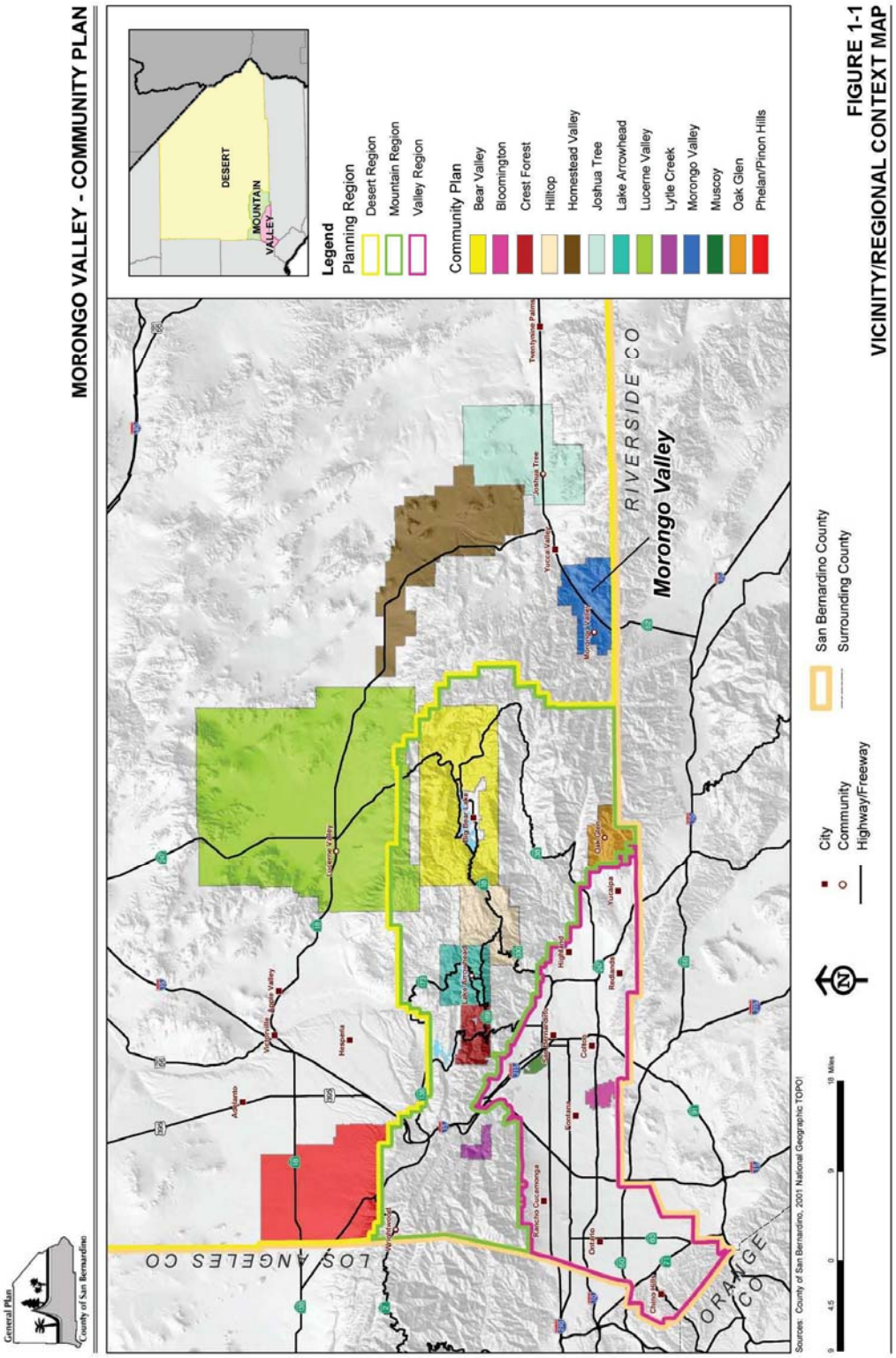

FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP

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Homesteading continued in the valley for a number of years after the turn of the century and peaked in the early 1930s. In the last 50 years, however, the area has been primarily residential in nature, attracting a number of retirement-aged residents.

The original Morongo Valley Community Plan was adopted in October 1980. The Plan was intended as a short range plan to implement those portions of the General Plan that directly affected the community of Morongo Valley. 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 Morongo Valley 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.

MV 1.2.3 DESCRIPTION OF THE PLAN AREA

Morongo Valley is at an elevation of approximately 2,538 feet above sea level. Within the Morongo Valley Community Plan area, three geological faults have been identified: Pinto Mountain, Dry Morongo and the Morongo Valley Faults. All three are considered to be active systems, although no large earthquakes are known to have occurred recently. The plan area has no major perennial streams, so groundwater supplies are limited to the natural recharge from intermittent seasonal precipitation.

The Big Morongo Canyon Wildlife Reserve is located within the plan area. The Morongo fault runs through the canyon and causes water draining from the surrounding mountains to form Big Morongo Creek and a riparian habitat. The reserve is a significant and important feature of the community for many local residents and provides a home to many wildlife species, including numerous migratory birds. Native wildlife to the valley includes coyote, jack and cocktail rabbits, mule deer, ground squirrels, wood rats, chuckwallas, desert tortoise, owls, eagles, road runners and quail. The Bureau of Land Management designated Big Morongo Canyon as an Area of Critical Environmental Concern in recognition of its value as a natural resource and important wildlife habitat. The preserve land is managed by the Bureau of Land Management. The vegetation in the area typically includes Joshua trees, yucca and bunchgrass, and some juniper, manzanita, sage, cactus and annual wildflowers.

MV 1.3 COMMUNITY CHARACTER

MV1.3.1 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. The key concerns which residents of Morongo Valley have identified relative to future growth of the community include: (a) preservation of community character, and (b) provision of adequate infrastructure.

A. PRESERVATION OF COMMUNITY CHARACTER

The natural desert setting of Morongo Valley and the rural lifestyle it provides are highly valued by the residents of the community. Residents take pride in their identity as an equestrian-oriented community and have expressed an adamant desire to maintain a horse-friendly environment. The community's rural character is further defined by the natural setting, open vistas, abundant wildlife,

dark skies, a predominance of large lot residential development, lack of traffic congestion, and tranquility. Residents are concerned with the preservation of the natural environment and their community character amidst the pressures of growth in the plan area and surrounding desert communities.

B. INFRASTRUCTURE

The Morongo Valley plan area is faced with the potential for significant growth. Residents are concerned with the impacts that future growth and development will have on an infrastructure system they sense is already strained. The community's primary concerns center around water supply, inadequate water pressure, sewage disposal, alternate emergency routes and traffic and circulation.

MV1.3.2 COMMUNITY PRIORITIES

The community's common priorities that have influenced the goals, policies and recommendations included within this community plan are: (a) environment (b) community character and design standards for commercial areas.

ENVIRONMENT

A key consideration in developing the community plan has been acknowledging the potential impacts that future development will have on the area's valued natural resources. The goals and policies included in this community plan emphasize the protection of these sensitive resources, the integration of natural vegetation and open space, and development that is scaled and designed to enhance the natural surroundings. In public workshops held to develop the General Plan and the community plan, the public has identified the following issues and concerns to be reflected and addressed in the community plan:

A. Conservation of natural resources and scenic beauty
B. Protection of the Big Morongo Canyon Preserve
C. Maintain the natural desert landscape and appearance

COMMUNITY CHARACTER

The Morongo Valley plan area will continue to experience growth as the desert region develops further. The rural nature and availability of vacant land will continue to attract development to the plan area. As the plan area develops it will be important to ensure that the rural features of the area are preserved and that adequate services and infrastructure are provided. Relating to community character, the public has identified the following issues and concerns to be reflected and addressed in the community plan:

A. Preserve and enhance the rural character of the community through the protection of large lots, ridgelines, equestrian orientation and the community's natural resources.
B. Protect and preserve the rural character of the community by maintaining primarily low-density residential development and commercial development that serves the needs of local residents.
C. Provide adequate infrastructure commensurate with meeting the community needs.
D. Provide for centralized commercial areas that will create a local gathering place, will serve the commercial needs of the local population, and that are designed with the rural character of the community in mind.
E. Maintain the rural and open character of the community through a network of public and private open space, trails, corridors and facilities for active and passive recreation.

DESIGN STANDARDS FOR COMMERCIAL AREAS

A key consideration in the development of this community plan is the implementation of design standards for commercial areas in Morongo Valley. It is the County's intent that design standards for commercial development will be developed and included in the Development Code as part of the General Plan update.

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2 LAND USE

MV2.1 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, habitats and preserving open space has become increasingly important to community residents.

The purpose of the Land Use Policy Map is to provide for orderly growth that will preserve the small-town nature of the Morongo Valley area. Slope, habitat and other natural constraints limit opportunities to provide substantial areas for population or employment growth. Conservation of habitat, preservation of existing communities, and the provision of areas for orderly expansion of the Morongo Valley community are the primary objectives of the Land Use Policy Map. The Morongo Valley Land Use Policy Map (Figure 2-1) depicts the geographic distribution of land uses within the Community Plan. Morongo Valley is basically a rural community with scattered development on large parcels of land.

The Morongo Valley Community Plan area has wilderness and recreational areas within and surrounding the community. In fact, 52 percent (14,677 acres) of the total land area within the plan area is operated and managed by the Bureau of Land Management (BLM). The Big Morongo Canyon Preserve located in the south-eastern portion of the community and Whitewater Canyon Wilderness Area, which runs along the western boundary of the community, comprise the majority of the BLM land. The Bureau of Land Management lands are not under the jurisdiction of the County of San Bernardino.

Table 1 provides the General Plan land use distribution for the Morongo Valley Community Plan area. The most prominent land use district within the plan area is Rural Living, which makes up approximately 38 percent (5,005 acres) of the total land area that is under the County's jurisdiction. The second most prominent land use district within the plan area is Resource Conservation (RC), which makes up approximately 32 percent (4,288 acres) of the land under County jurisdiction. Approximately 8 percent (1048 acres) of the land area is designated Single Residential. The Morongo Valley plan area also contains Multiple Residential (RM), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Service Commercial (CS), Community Industrial (IC) and Institutional (IN) land use districts, however these land use districts only make up a small percentage of the total plan area. The commercial land use areas are centrally located along the Twenty-nine Palms Highway (SR-62).

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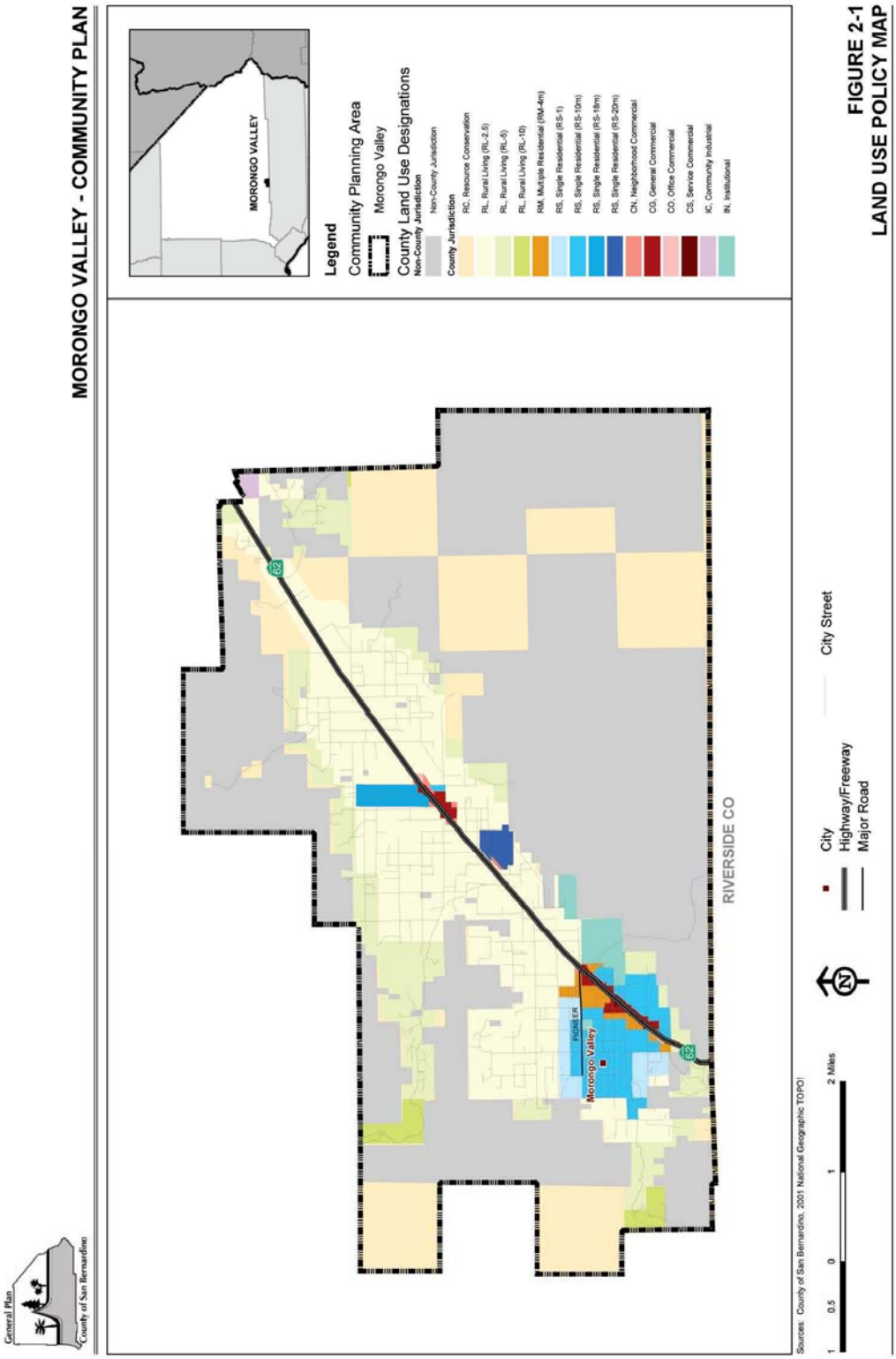

FIGURE 2-1
LAND USE POLICY MAP

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Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) [1]	(%) Of Total Land Area
Resource Conservation (RC)	4,288	32%
Rural Living (RL)	5,005	38%
Rural Living 5 (RL-5)	2,029	15%
Rural Living 10 (RL-10)	262	2%
Single Residential 10,000 (RS-10M)	612	5%
Single Residential 14,000 (RS-14M)	122	<1%
Single Residential 20,000 (RS-20M)	87	<1%
Single Residential 1 (RS-1)	227	2%
Multiple Residential (RM)	114	<1%
Office Commercial (CO)	14	<1%
Neighborhood Commercial (CN)	28	<1%
General Commercial (CG)	126	<1%
Service Commercial (CS)	1	<1%
Community Industrial (IC)	55	<1%
Institutional (IN)	256	2%
Total Land Area Within Community Plan Boundary	**13,226**	**100%**
Source: URS Corporation		

A. <u>Community Character (Land Use Issues/Concerns)</u>

During public meetings held by the County, residents in Morongo Valley expressed concerns regarding the impact of growth on the character of the community. The rural character of the Morongo Valley community is defined by geographic location, the area's desert landscape and environment, and existing very low-density development which complements the area's natural vegetation. Morongo Valley's scenic resources and recreational opportunities are considered primary tourist attractions. Consequently, residents of the Morongo Valley community suggest that the primary land use concern in the area is that the rural community atmosphere is preserved by maintaining the predominance of low density residential development, creating rural standards for development, preserving open space and limiting land uses, particularly the type of commercial land uses, to those compatible with the character they wish to sustain. As the plan area faces growth pressure it will experience increased demands on infrastructure and services. This is a critical issue for residents within the plan area due to limited infrastructure, particularly water and roads, to support the current population.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Morongo Valley Community Plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, all development within the Morongo Valley 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 Morongo Valley Community Plan area were extracted from the areas included within the table.

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

	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	4,288	0.025	107
RL-10	262	0.1	26
RL-5	2,029	0.2	406
RL	5,005	0.4	2,002
RS-1	227	1	227
RS-20M	87	2	175
RS-14M	122	3	365
RS-10M	612	4	2,449
RM	114	16	1,831
Total Residential	**12,746**		**5,383**
		FAR[1]	**SQUARE FEET[2]**
Office Commercial (CO)	14	0.5	294,792
Neighborhood Commercial (CN)	28	0.25	303,014
General Commercial (CG)	126	.50	2,747,460
Service Commercial (CS)	1	.30	16,531
Community Industrial (IC)	55	0.4	964,384
Institutional (IN)	256	N/A	N/A
Total Non-Residential	**480**	**-**	**4,326,181**

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 Morongo Valley 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 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 Morongo Valley Community Plan area will continue to grow. This would provide a population of 4,225 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 20,338 based on the Land Use Policy Map. The number of households is projected to reach 1,897 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 7,129 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach between 20 to 30 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	Average Annual Growth Rate: 2000-2030	Maximum Land Use Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Plan Build-out
Population	2,807	3,381	**5,103**	0.5%	0.5%	**88,405**	0.11
Households	835	1,455	**3,315**	0.7%	0.6.%	**37,619**	0.11
	1991	**2002**		**1991-2002**	**2002-2030**		
Employment	102	209	**361**	9.1%	0.5%	**27,725**	0.06

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).

MV2.2 GOALS AND POLICIES

Goal MV/LU 1. Retain the existing rural desert environment and the rural town character of the community.

Policies

MV/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.

MV/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 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.

MV/LU 1.3 Concentrate multiple family residential, mobile home parks, Recreational Vehicle parks and commercial development in the existing core areas located on both sides of SR-62 in the vicinity of Covington Park (SR-62 and Pioneer Drive area) and at the Palm Wells area (SR-62 and Bella Vista Drive area) and discourage urban land use types and densities in the outer regions.

MV/LU 1.4 Avoid strip commercial development along SR-62 that would detract from the rural character of the community by encouraging the development or expansion of commercial uses within existing cores areas. Commercial uses shall be compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment.

MV/LU 1.5 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method that this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay District:

A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the following criteria:
   i. One to four (1-4) dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%)
   ii. Two (2) dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%)
   iii. One (1) dwelling unit per three (3) gross acres on slopes of greater than thirty percent (30%) gradient
B. When twenty-five percent (25%) or more of a subdivision project site involving five (5) or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.

MV/LU 1.6 Establish a local design review process and design guidelines for the Morongo Valley Community Plan area that will provide standards for compatibility with the desert character but still encourage diversity in residential and commercial architecture.

MV/LU 1.7 Limit future industrial development to those uses which are compatible with the Community Industrial (IC) district, are necessary to meet the service, employment and support needs of the Morongo Valley community, and neither require excessive water requirements nor adversely impact the desert environment.

MV/LU 1.8 Ensure notification of the Morongo Valley Community Services District of all proposed planning projects within the Morongo Valley.

Goal MV/LU 2 Enhance development within the existing downtown commercial area of Morongo Valley.

Policies

MV/LU 2.1 Retain the community core known as Old Town as the principle general commercial center of the community.

MV/LU 2.2 Encourage and support the creation of a master or specific plan for the Old Town area that defines the area's functional role and integrates a program for infrastructure improvements.

MV/LU 2.3 Establish a unifying design theme and design standards for the Old Town area that compliments the natural desert surrounding.

MV/LU 2.4 Discourage new commercial land uses in Old Town such as fast food drive-thru's, mini marts, automotive sales, service and repair uses, and traditional franchised businesses that would detract from the small-town desert character of the community..

MV/LU 2.5 Discourage General Commercial (CG) land use zoning designations outside of the Old Town area until such time as the current CG land use zoning designations are built-out.

MV/LU 2.6 Prohibit the approval of any General Plan Amendments (GPA's) to CG outside of the Old Town area.

MV/LU 2.7 Encourage the approval of GPA's which propose to convert to residential land use zoning designations outside of the Old Town area.

Goal MV/LU 3. Enhance residential and commercial development by encouraging and accommodating mass transit facilities.

Policies

HV/LU 3.1 Where appropriate, work with the Morongo Basin Transit Authority to incorporate site design features to accommodate and to access mass transit facilities, such as bus stops, bus turn-outs and other passenger amenities.

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3 CIRCULATION AND INFRASTRUCTURE

MV3.1 INTRODUCTION

The quality of life and the desert character of the community are dependent on the services that are provided. Residents in Morongo Valley expect that services such as schools, 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 desert character that is desired. Provisions of services in the desert should be commensurate with the rural lifestyles and low-density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the desert character of the community.

MV3.2 CIRCULATION – INTRODUCTION

While the following section describes circulation as it relates to the Morongo Valley 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 Morongo Valley is tied to the countywide system. As such, successful implementation of the Morongo Valley Community Plan policies will help to create an interconnected and efficient circulation system for the entire County.

A. <u>Roadway System</u>

One of the overriding goals expressed by residents of Morongo Valley 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.

Goods and people are moved through the Morongo Valley via Twenty-nine Palms Highway (SR-62) and the local street system. Twenty-nine Palms Highway (SR-62) is the only major transportation facility serving the community of Morongo Valley. It provides access from both Yucca Valley to the northeast and Desert Hot Springs to the south in Riverside County. It also provides access to the southeastern portion of the County, Joshua Tree National Park and the Colorado River (see Figure 3-1, Circulation).

Twenty-nine Palms highway (SR-62) is a two-lane State Highway that originates at the I-10 interchange in Riverside County and travels north into San Bernardino County. After passing through the community of Morongo Valley, it continues eastward along the southern edge of the County, before terminating at Park Dam Road and the Arizona State Line.

During meetings held by the County, residents expressed concerns regarding the impacts of growth on traffic on SR-62. Residents emphasized that their primary concern was to maintain the rural character of the community and that 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.

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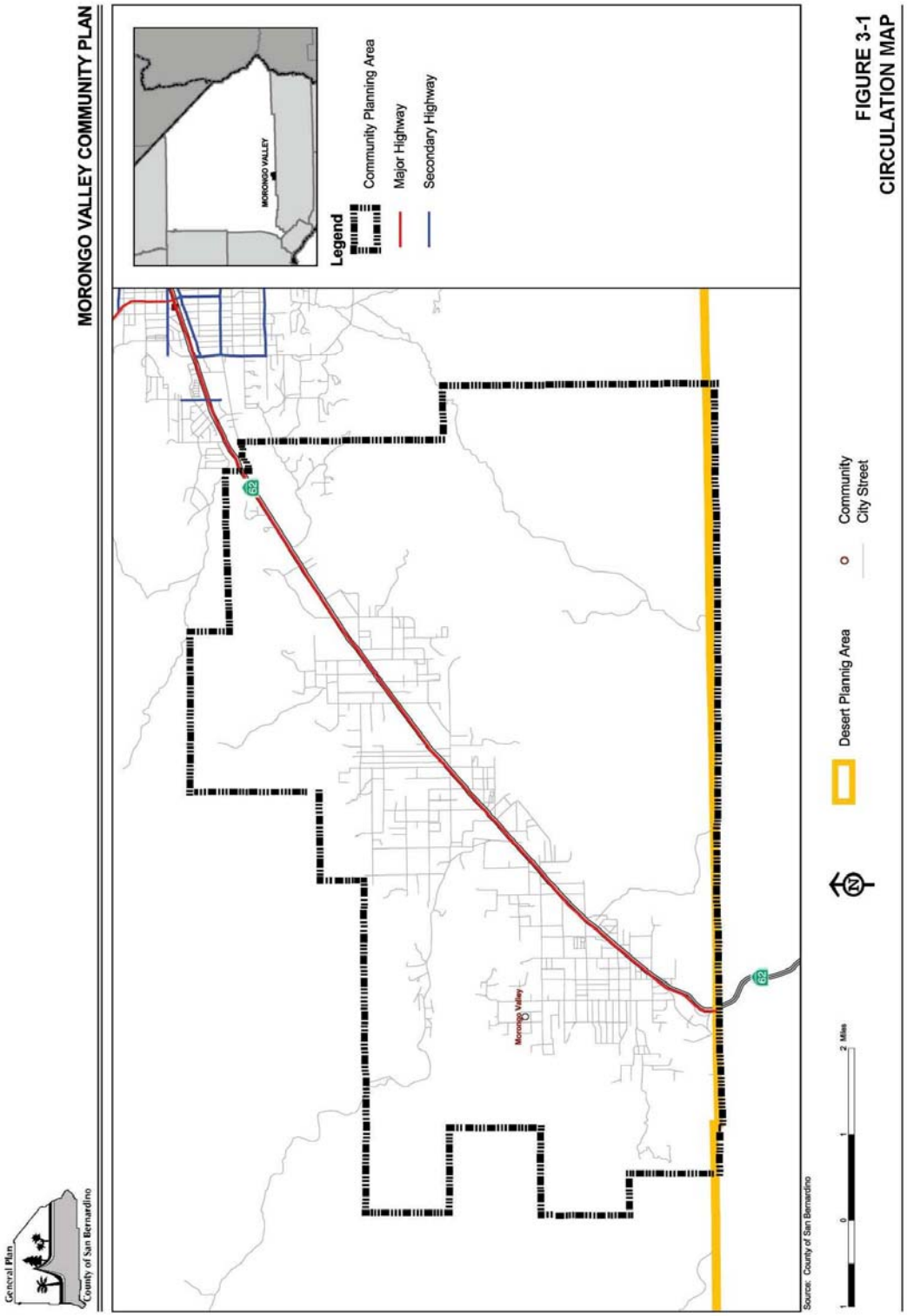

FIGURE 3-1
CIRCULATION MAP

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

Table 4: Existing and Future Roadway Operating Conditions

		Existing 2004 Operating Condition			Future 2030 Operating Conditions		
Facility	**Begin-End**	**ADT**	**V/C**	**LOS**	**ADT**	**V/C**	**LOS**
State Highways							
Twentynine Palms Highway (SR-62)	Riverside County Line to Pioneertown Road	17,550	0.585	C	23,950	0.798	D
Source: Myer, Mohaddes Associates							

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. According to Table 4, within the plan area, SR-62 operated at an acceptable level of service in 2004. A level of service "C" is described as stable-flow traffic conditions where there are relatively low volumes of traffic with acceptable delays experienced through out the day. Roadways with Levels of Service "C" may experience some peak hour traffic congestion.

Future 2030 conditions for the Morongo Valley Community Plan area indicate that, within the plan area, SR-62 will operate at a Level of Service "D," which is described as congested but stable conditions where drivers' ability to select speed and maneuverability are significantly affected.

B. <u>Scenic Routes</u>

Morongo Valley has some very outstanding desert scenery. The rugged mountains and desert landscape are two examples that characterize the scenic values. Scenic routes play an important role in the preservation and protection of environmental assets and encouraging the growth of tourism - both important aspects of the Morongo Valley community. County Scenic Route designation recognizes the value of protecting scenic resources for future generations and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. Morongo Valley contains one County Scenic Route, the Twenty-nine Palms Highway (SR-62). With the presence of dramatic and defining natural features, such as the Big Morongo Canyon Preserve, it is important to maintain the quality of views along this scenic corridor.

MV3.3 CIRCULATION – GOALS AND POLICIES

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

Policies

MV/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.

MV/CI 1.2 Design roads to follow natural contours and minimize the amount of grading and disturbance to the natural terrain wherever possible.

MV/CI 1.3 Encourage the waiver of full road improvements in Rural Living (RL) areas and Single Residential (RS) where parcel sizes are one acre or larger and where the public health, safety and welfare are not endangered.

MV/CI 1.4 Preserve the status of Twenty-nine Palms Highway (SR-62) as a County scenic route and ensure protection of the views through the following methods:

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

MV/CI 1.5 Access onto the Twenty-nine Palms Highway (SR-62) shall be controlled by minimizing driveways and local streets so as not to impair the function and capacity of the roadway. Where possible, future streets should connect to the local street system rather than onto Twenty-nine Palms Highway.

MV/CI 1.6 Upgrade local streets in the core areas in order to reduce local dependence on Twenty-nine Palms Highway.

MV/CI 1.7 Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

MV/CI 1.8 Encourage strict enforcement of regulations governing the use of off-highway vehicles.

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

Policies

MV/CI 2.1 Provide alternative modes of travel (i.e. pedestrian, bicycle, and equestrian trails) by using right-of-way not needed for road construction for bicycle, pedestrian and equestrian trails concurrent with road widening and improvements.

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

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

Policies

MV/CI 2.1 Define the existing and future transportation needs as they may relate to transit for local residents, particularly seniors. When transportation needs are defined, conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.

MV/CI 2.2 Evaluate additional service needs that could be provided by the Morongo Basin Transit Authority (MBTA) through coordination with MBTA, the County and residents of the desert communities.

MV/CI 2.3 Work cooperatively with the Morongo Basin Transit Authority to encourage the expansion of public transportation routes and increased ridership within the Morongo Valley as well as the Morongo Basin.

MV3.4 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 is also important for protection of the area's natural resources and wildlife.

A. <u>Local Water Service</u>

There are three primary water purveyors for the Morongo Valley community. Little Morongo Heights CSA (70F also called Morongo Valley), Morongo Valley CSA (70 W-3 also called Hacienda) and Southern California Water Company (Morongo del Sur and Morongo del Norte systems) supply their specific areas as shown in Figure 3-2, Water Districts. The Southern California Water Company is a private purveyor and the CSA Water Districts are public purveyors. A total of 383 service connections are served by these agencies. The CSA 70F system consists of three wells and three water tanks with a combined capacity of 260,000 gallons. The CSA 70 W-3 system consists of two wells and two water tanks with a capacity of 265,000 gallons. Southern California Water Company has a total of four wells and obtains all of its water from its own wells. Southern California Water

also has reservoir storage totaling .492 MG. General supply and policy information for these suppliers is presented in Table 5.

Table 5: Supply and Policy Information of Water Service Providers

Service Provider	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow service outside of boundaries	Imported Water Source	Annual Imported Water Allotment	Imported Water Source Amount
Morongo Valley CSA 70W-3	171	561	5.2MG	NA	---	---	---
Little Morongo Valley CSA 70F	86	290	2.5MG	NA	---	---	---
Southern California Water Company	835	320 MG	NA	NONE	---	---	---

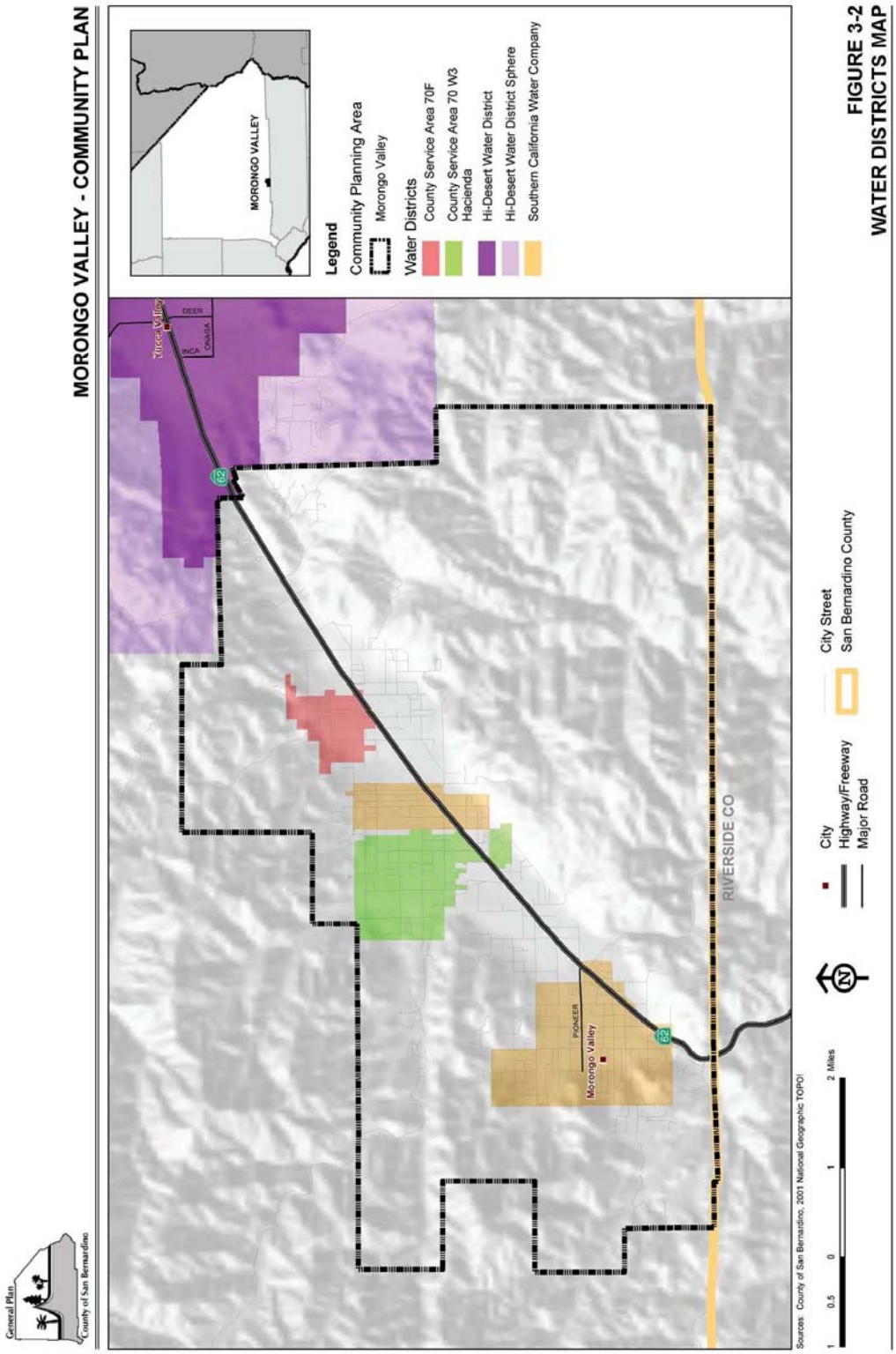

FIGURE 3-2
WATER DISTRICTS MAP

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In general, current water supply connections are at approximately 100 percent of the total available for the community plan area.[2] More detailed water supply and future project information for the Morongo Valley Water Districts was unavailable. However, according to Special District staff, groundwater supplies in the plan area are good, but water quality is poor. Most of the local groundwater does not meet drinking water standards. The lack of connections, which is a function of available infrastructure and poor water quality, will provide constraints for future development within the plan area.

Another factor for this area is that there is minimal water service if there is no power. Water services can experience loss of water pressure during power outages. Customers are reminded that they should limit water usage when there is no power available.

Those residents who live outside of a water purveyor boundary, have their own on-site methods such as wells or springs that are charged annually by winter snows and rainfall. The yield from these sources will vary dependent on the amount of snowmelt and rainfall.

B. Regional Water Supply

Typical of the desert, the community plan area has no major perennial streams, thus groundwater supplies are limited to the natural recharge from intermittent, seasonal precipitation percolating into the interior Morongo groundwater sub-basin.

The Morongo Valley sub-basin underlies the Morongo Valley Community Plan area. There is little information on this sub-basin and although it bears the same name, it is not part of the Morongo/Johnson Valley water basin area. The Morongo Valley sub-basin lies outside the boundaries of the Mojave Water Agency adjudicated service area, which means they are not able to receive water allocations from Mojave Water Agency, except in the event of an emergency.

C. Wastewater

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

The Morongo Valley Community Plan area is located within the Colorado River Water Basin regulated by the Colorado River Regional Water Quality Control Board. The regulating document for this region is the Water Quality Control Plan, which was adopted by the Board in 1993, and last amended in November 2002. For groundwater, the Morongo Valley is located within the Lucerne Valley watershed planning area. For surface water, Morongo Valley is located in the Morongo Valley hydrologic sub-unit and located adjacent to the Warren Valley and Joshua Tree sub-units. The Water Board is currently in the process of developing and updating various regulatory requirements concerning urban runoff, septic systems, groundwater and surface waters in their jurisdiction.

The Colorado Regional Water Quality Control Board is currently using 1981 and 1997 guideline requirements for sewage disposal for both single and grouped or community sewerage systems. The Colorado Regional Board is planning on addressing septic usage in their Basin Plan update, which at this time is in the very early stages. It is not known when the plan will be completed.

[2] Connection information from contact with the districts.

Current regulations do not require a single-family residence of less than five units to report on domestic sewage use and maintenance. If a property has more than five single-family units, 20 mobile home spaces, 50 recreational vehicle spaces or exceeds 5,000 gallons per day, then an annual waste discharge report is required.

Currently, for larger, non-residential systems, the Colorado Board requires that "no part of the subsurface disposal systems shall be closer than 150 feet to any water well or closer than 100 feet to any stream, channel, or other water source." The Board also requires that a sufficient amount of land shall be reserved for a possible 100 percent replacement of the septic system. The Colorado Board also defers to the local agency for structural setback guidelines. There are no guidelines for single-family residences, however, County guidelines do limit two septic systems per acre. The County Department of Environmental Health utilizes the requirements developed by each particular water board.

MV3.5 INFRASTRUCTURE – GOALS AND POLICIES

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

Policies

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

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

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

Policies

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

MV/CI 4.2 Provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.

MV/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 desert climate.

MV/CI 4.4 Promote use of water efficient irrigation practices for all landscaped areas.

4 HOUSING

[See the Housing Element of the General Plan]

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5 NOISE

[See the Noise Element of the General Plan]

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6 OPEN SPACE

MV6.1 INTRODUCTION

The plan area's natural features, including vegetation, wildlife, rock formations 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 are important issues articulated by residents of the Morongo Valley community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. **Recreation and Parks**

The Morongo Valley Community Plan area contains quite a few wilderness and recreation areas within, and surrounding, the community. The plan area is bordered by the Sawtooth Mountains on the north, Joshua Tree National Park to the east, and the San Bernardino Mountain Range on the west. The plan area also contains the Big Morongo Canyon Preserve. The preserve provides recreation opportunities such as hiking trails, ecology trails, nature study and bird watching opportunities. Covington Park is a County park located adjacent to the preserve. Park facilities include picnic tables, tennis courts, playground equipment and a community center. Providing recreation opportunities to serve the entire region, while emphasizing local park facilities to serve the Morongo Valley community, will remain a priority.

Maintaining undeveloped areas of open space, including Bureau of Land Management (BLM) lands, is also of great importance to the citizens of Morongo Valley. Open space preservation presents some challenges that are shared by the County and the federal government and some that are unique to each entity. While the County is managed under the Board of Supervisors, 32 percent of the land within the community plan area lies within BLM lands and is managed by the BLM (federal government) for the benefit of all the people of the United States, including but not limited to the people of Morongo Valley (see Figure 6-1, Jurisdictional Control).

B. Trails

Morongo Valley contains two BLM multi-purpose trails that accommodate hikers, bicyclists, equestrian users and others (see Figure 6-2, Trails). The largest of these trails is located within the Big Morongo Canyon Preserve and extends from the Riverside County line to the Town of Yucca Valley.

There are no formal trails recognized by the County within the Morongo Valley Community Plan area. However, the community has indicated a desire to increase recreation opportunities through the addition of hiking, biking and equestrian trails. Residents have articulated that they would like trails particularly linking up to the Pacific Crest and Mission Creek Trail. Community input, along with future growth patterns, indicates a need for continuing development of these recreational facilities. The trail network should provide access to open space and recreation, consistent with the need to protect these resources.

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.

C. Off-Highway-Vehicle (OHV) Use

Residents within the plan area expressed concerns with OHV use within the plan area. Concerns centered on noise, dust pollution and a need for better enforcement to ensure appropriate use of off-highway-vehicles within designated areas.

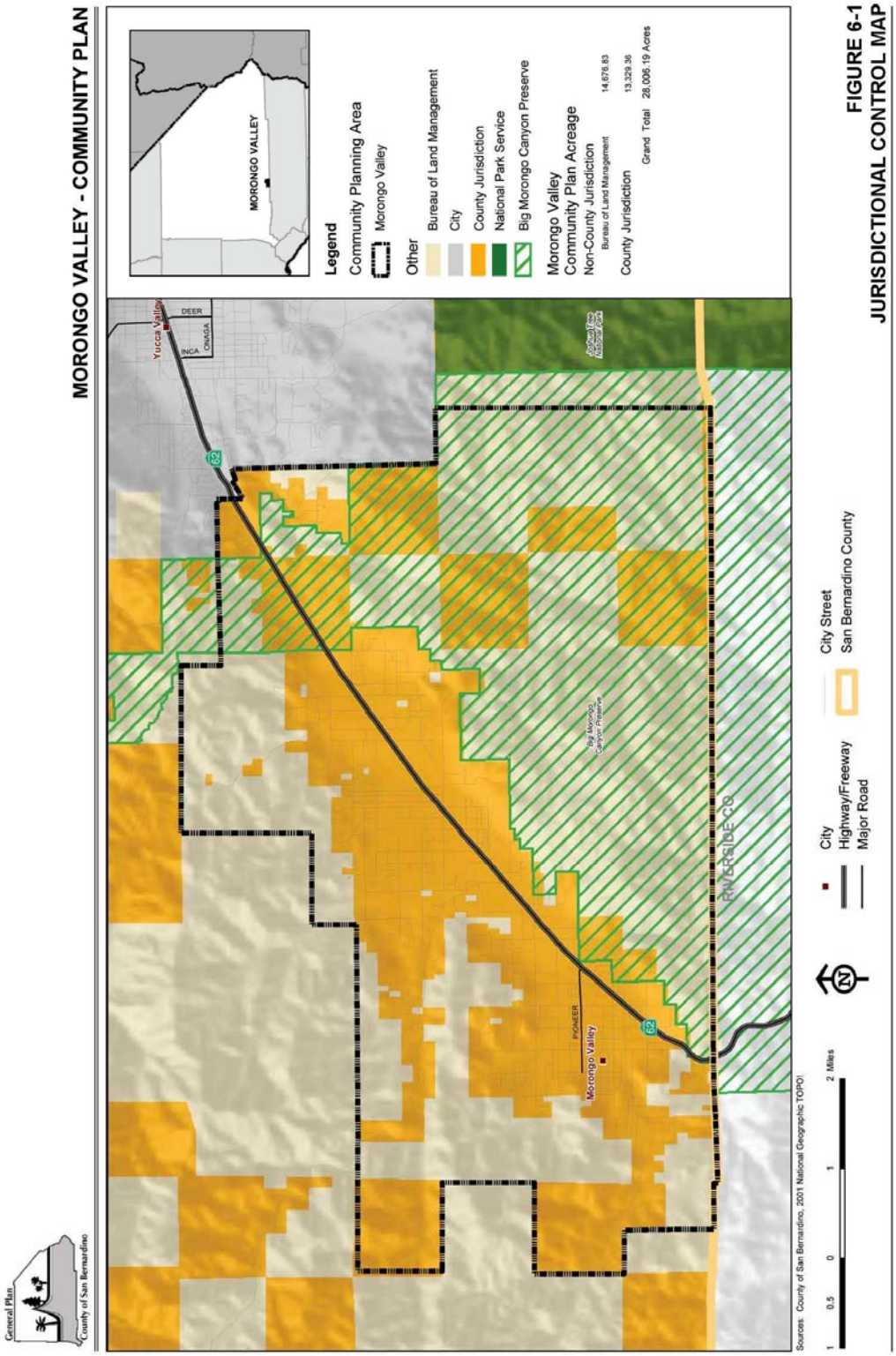

FIGURE 6-1
JURISDICTIONAL CONTROL MAP

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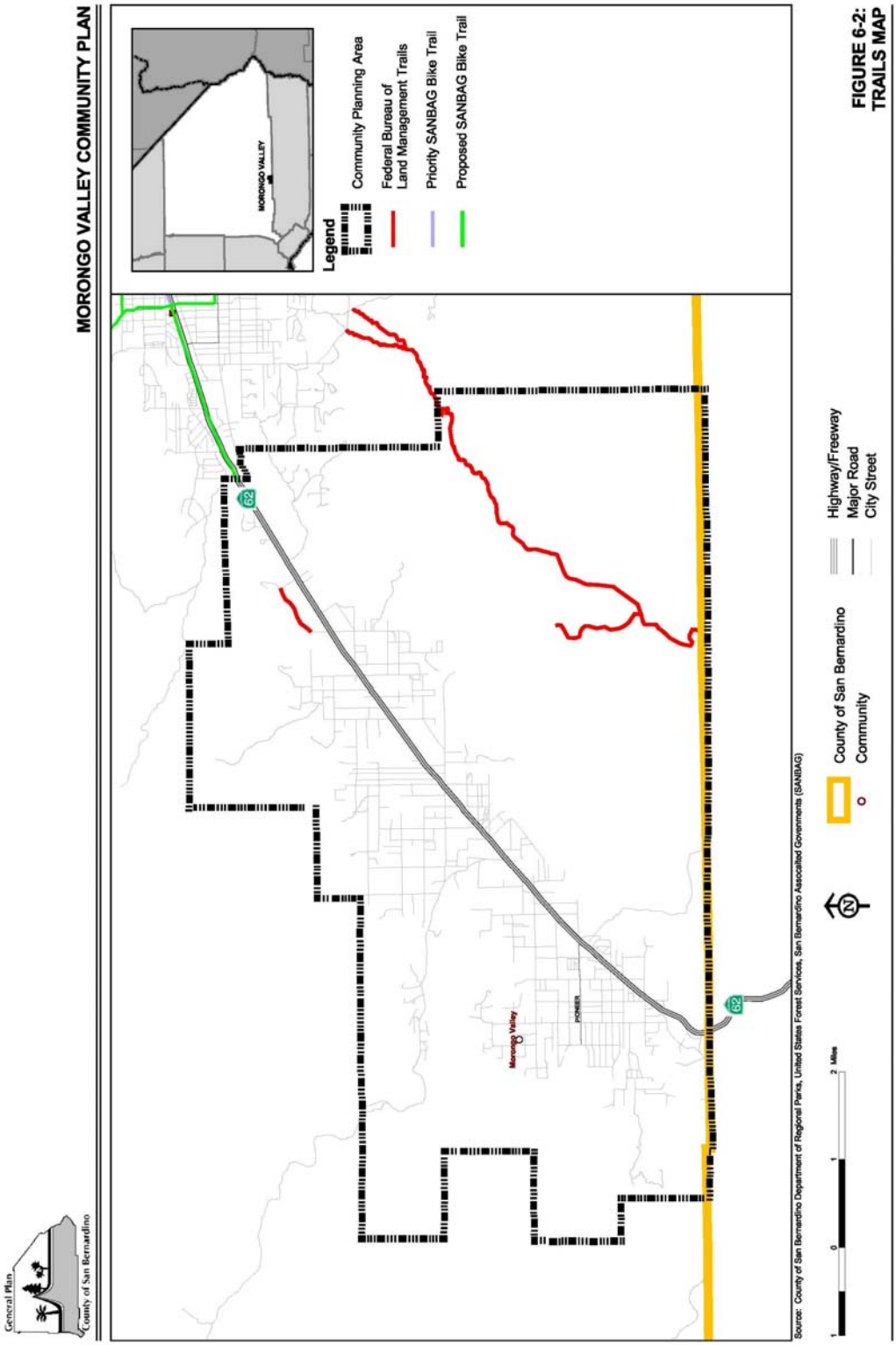

FIGURE 6-2: TRAILS MAP

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MV6.2 GOALS AND POLICIES

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

Policies

MV/OS 1.1 Work with the Bureau of Land Management (BLM) to ensure the preservation of BLM lands within the plan area and surrounding areas.

MV/OS 1.2 Work with BLM to explore land exchange opportunities within the plan area that would create a connected system of open space lands for preservation purposes and to maintain wildlife corridors.

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

Policies

MV/OS 2.1 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 Morongo Valley community.

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

Policies

MV/OS 3.1 Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding. Particular attention shall be given to providing safe and convenient travel by horseback, and where feasible provide connections to the local trail system.

LA/OS 3.2 Establish a plan for the development of a multi-purpose (pedestrian, bicycle, and equestrian) trail system within the plan area. The plan shall incorporate the following recommendations:

A. Where feasible pursue opportunities to separate pedestrian/bicycle/equestrian traffic from motorized vehicle traffic.
B. Provide trail heads that link regional trails, recreational areas, residential areas, neighborhood trail systems and commercial nodes.

MV/OS 3.3 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.

MV/OS 3.4 Prevent unauthorized motorized use of the trail network by posting signage, providing barriers where appropriate and enforcing violations.

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

Policies

MV/OS 4.1 Encourage the adoption of an ordinance to regulate the use of Off-Highway Vehicles.

MV/OS 4.2 Establish programs for Off-Highway Vehicle use education.

7 CONSERVATION

MV7.1 INTRODUCTION

This section of the community plan addresses the protection and conservation of the natural resources in the Morongo Valley community such as vegetation, habitat, landforms and wildlife. The residents of the Morongo Valley community are concerned about the loss and continual degradation of natural resources that have occurred over the past couple of decades.

A. Big Morongo Canyon Preserve

Of particular concern is the Oasis at Big Morongo Canyon Preserve. A unique habitat has been created there by the natural hydrology of Morongo Valley. The community views it as a natural environment treasure that must be preserved. It is an environment that is home to many unusual plant and animal species and is a setting that brings together several distinct ecosystems in one area: Desert Springs, Mojave Riparian Forest, Mojave, Coastal and the Sonora Desert. It is also a significant food stop for migratory birds on the Pacific Coast Flyaway. Animal and plants on the endangered species list are found at the Preserve. It is the desire of the people of Morongo Valley to protect this precious resource.

In 1982 the Bureau of Land Management (BLM) designated Big Morongo Canyon Preserve as an Area of Critical Environmental Concern (see Figure 7-1 – Areas of Critical Environmental Concern). These areas have been identified as containing unique natural features or habitat areas.

B. Biological Resources

Almost all of the Morongo Valley Community Plan area is covered with different types of shrubs, primarily desert shrubs. These fragile habitats are subject to long-term degradation by off-road vehicle abuse and other severe disturbances. The community has expressed a desire to preserve these areas through regulation, education and cooperation with the BLM. The plan area includes the following general types and respective sensitive species associated with these habitats:

i. Pinon/Juniper Woodland
ii. Sage Scrub
iii. Joshua Tree Woodland
iv. Mojave Desert Scrub
v. Saltbush Scrub
vi. Alkali Sinks
vii. Sand Dunes

C. Night Sky

The night sky of Morongo Valley is an unpolluted natural resource. The residents of Morongo Valley consider this a special part of the natural environment and an important feature of the rural lifestyle that makes Morongo Valley a desirable place to live. Therefore the citizens of Morongo Valley wish to protect the night sky.

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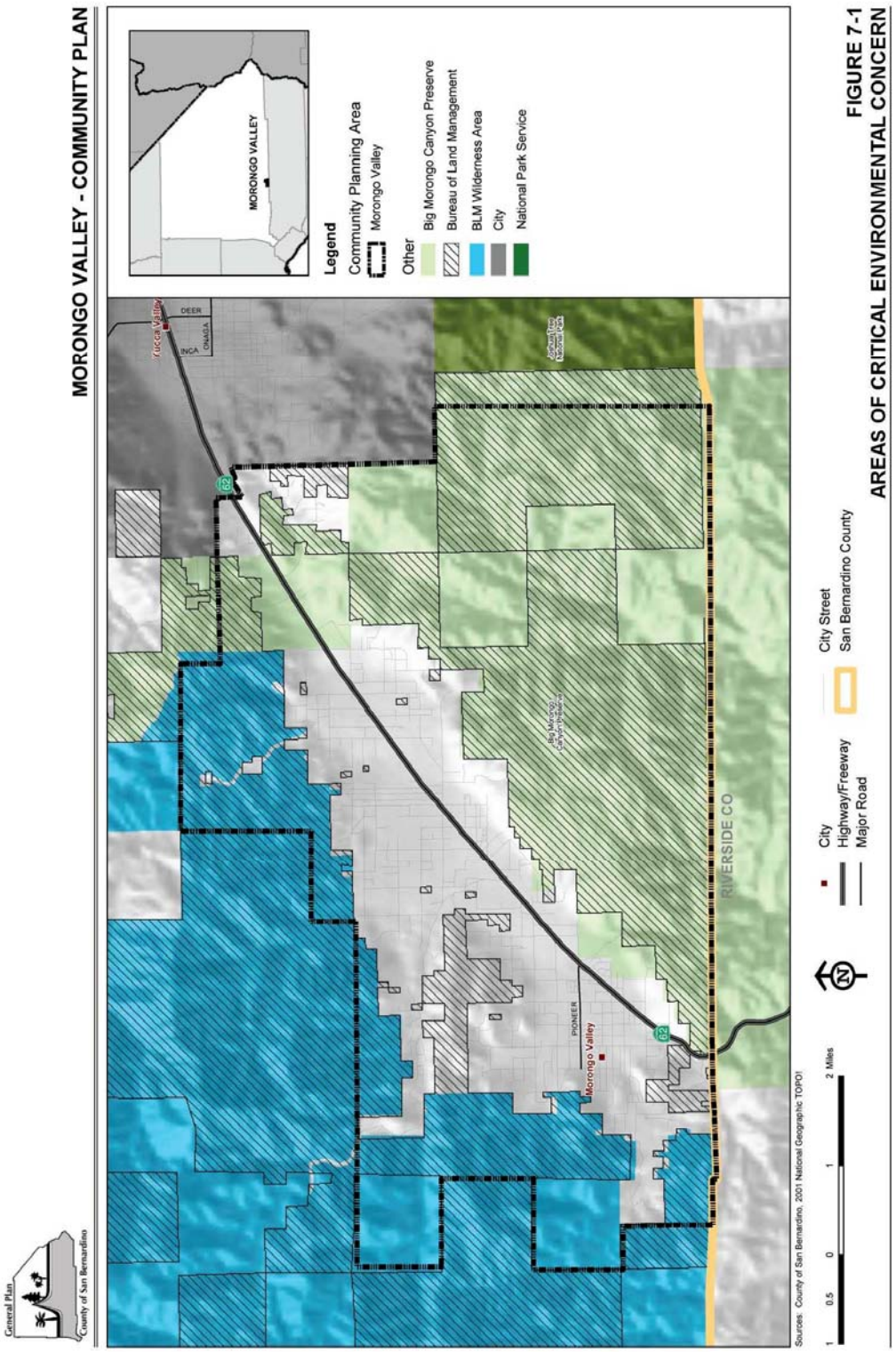

FIGURE 7-1
AREAS OF CRITICAL ENVIRONMENTAL CONCERN

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MV7.2 GOALS AND POLICIES

Goal MV/CO 1. Preserve the unique environmental features of Morongo Valley which are enjoyed by both the community and the visitors.

Policies

MV/CO 1.1 Big Morongo Canyon Preserve is integral to the economic base of the Desert Subregion, and it should be maintained for the recreational enjoyment of both residents and visitors.

MV/CO 1.2 Require mitigation measures for any project that would negatively impact Big Morongo Canyon Preserve.

Goal MV/CO 2. Encourage the preservation of the natural desert landscape throughout the development process.

Policies

MV/CO 2.1 Encourage the retention of native vegetation on any building lots.

MV/CO 2.2 Require the use of drought-tolerant landscaping.

MV/CO 3. Encourage conservation and protection of native wildlife and vegetation habitats.

Policies

MV/CO 3.1 Establish more restrictive regulations requiring greater retention of existing native vegetation for new development projects, particular attention shall be given to the retention of Joshua trees. This can be accomplished by:

A. Requiring an approved landscape plan as part of the development plan review and approval process for all new development projects.
B. Requiring the Building Official to make a finding that no other reasonable siting alternatives exist for development of the land prior to removal of a Joshua tree.
C. Encourage on-site relocation of Joshua trees. However, if on-site relocation is not feasible, encourage residents to consult a list that will be established and maintained in the County Building and Safety Office of residents willing to adopt and care for relocated trees.
D. The developer/home builder shall bear the cost of tree relocation.
E. Retention and transplantation standards will follow best nursery practices.

MV/CO 3.2 Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas.

Goal MV/CO 4. Preserve the dark night sky as a natural resource enjoyed by residents and visitors to the desert.

Policies

MV/CO 4.1 All outdoor lighting, including street lighting, shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

MV/CO 4.2 Allow for community input on the need for, and placement of, new street lights.

8 SAFETY

MV8.1 INTRODUCTION

Fire protection, flood protection and emergency services are among the most crucial of community needs. Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. The quality of life within the community is dependent on the adequacy of these services.

A. **Fire Services**

Due to the dry, rugged and vegetated nature of the Morongo Valley area, fire hazard severity is generally very high in the center of the community along SR-62.

Fire protection services are mainly provided by the Morongo Valley Services District (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for the fire district and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. In the desert, the San Bernardino County Fire Department (SBCFD) provides services through the South Desert Division of their department. Other agencies providing fire protection services and/or fire related information for the Morongo Valley community include the California Department of Forestry and Fire Protection (CDF) and the Yucca Valley Fire Protection District. The South Desert Division has two fire stations within the Morongo Valley community. The stations and the services they provide are listed in Table 6. (See Figure 8-2, Fire Stations).

Table 6: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
East Morongo Valley Station	Morongo Valley Community Services District	Morongo Valley	New Fire Equipment on order - 1 Water Tender, 1 Type III Engine	Not Staffed		Morongo Basin Ambulance	Hi-Desert Medical Center
West Morongo Valley Station	Morongo Valley Community Services District	Morongo Valley	Type II Engine, Water Tender	1 Captain, 1 Engineer, and 6 Fire Fighters. Staffing to increase to 3 on-duty per day in mid-May	EMT	Morongo Basin Ambulance	Hi-Desert Medical Center

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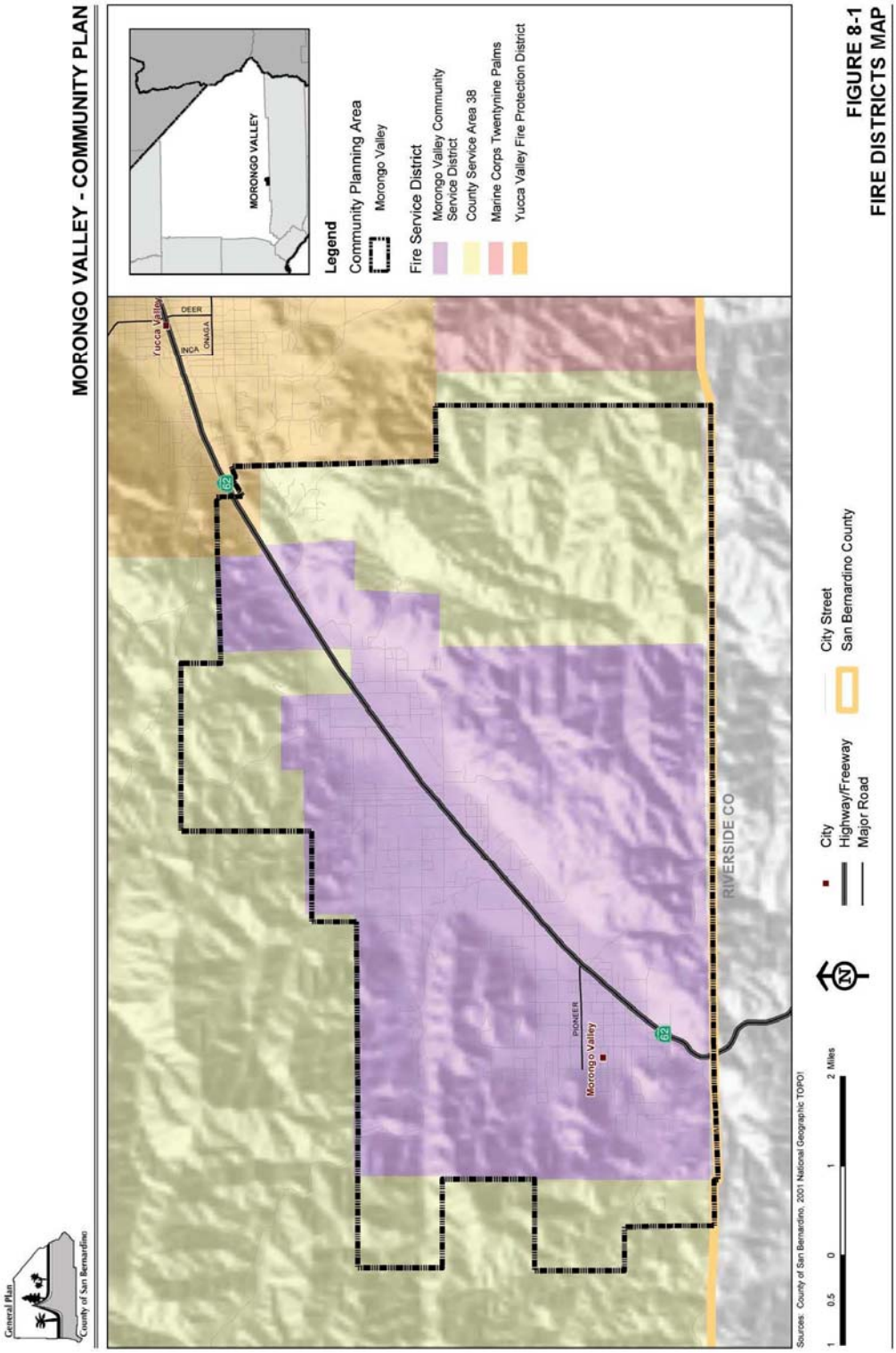

FIGURE 8-1
FIRE DISTRICTS MAP

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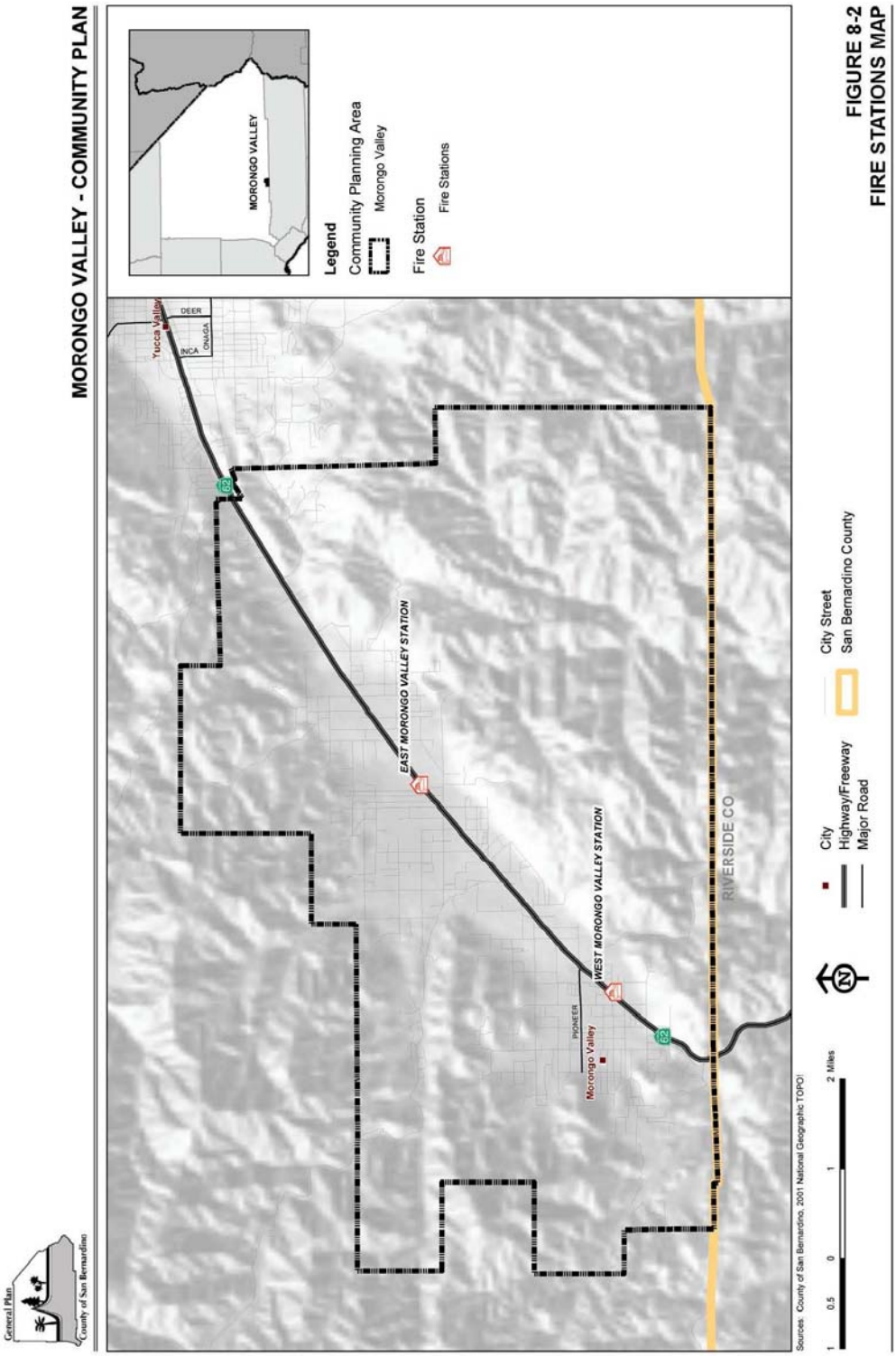

FIGURE 8-2
FIRE STATIONS MAP

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B. Evacuation Routes

Residents have expressed concern about the lack of alternate routes for emergencies. SR-62 has been designated as a potential evacuation route. Specific evacuation routes will be designated during an emergency, in accordance with the evacuation procedures contained within the County Emergency Management Plan.

C. Flood Hazards

Due to the nature of the desert environment, flooding poses a problem. Morongo Valley is particularly susceptible to flooding because of its topography. Flooding drainage causes erosion of roads and hillsides, and rainfall produces sedimentation and flooding of low-lying areas. Drainage generally flows toward the Big Morongo Canyon Preserve area which endangers this important natural bird sanctuary. Developments that increase runoff could ultimately increase the potential hazards.

Also, during the heavy rain seasons or flash floods when topsoil saturation occurs, there is an increasing probability of slope failure, mudflows and erosion washouts. Most large flow incidents are regulated from a local or regional flood control perspective. Known areas of storm drain or flood control include most canyon areas.

MV8.2 GOALS AND POLICIES

Goal MV/S 1. Provide adequate fire safety measures to protect residents of the Morongo Valley Community Plan area.

Policies

MV/S 1.1 The County and appropriate Fire Protection agencies shall work together 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 MV/S 2. Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.

Policies

MV/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 desert community.

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

Goal MV/S 3. Protect life and property from flood hazards while minimizing disruption to the natural environment.

Policies

MV/S 3.1 Continue to coordinate land use and flood control efforts through the review of capital improvements and development applications.

MV/S 3.2 Establish development standards for flood prone areas and minimize densities in flood hazard areas.

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

9 ECONOMIC DEVELOPMENT

MV9.1 INTRODUCTION

The local economy is driven by recreation and tourism. The Big Morongo Canyon Preserve and nearby Joshua Tree provide opportunities for outdoor recreation such as camping, hiking, rock climbing, and equestrian riding. The Old Town area within the community plan provides a mixture of retail establishments, restaurants, offices and service uses which cater to local residents and visitors.

In input gathered from Morongo Valley residents, there was a strong desire to preserve the rural character of the community while creating and promoting a more dynamic and unified Old Town area. In an effort to further define the community's desire, policies have been designed to clarify the expectation of the community for the Old Town area. Commercial development shall be concentrated within the Old Town area of Morongo Valley in order to develop Old Town to its full potential.

V9.2 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 MV/ED 1. Facilitate development of Old Town as a focal point and community core that will appeal to both visitors and local residents of Morongo Valley.

Policies

MV/ED 1.1 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural character by incorporating natural desert landscape elements and compatible architecture.

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

MV/ED 1.3 Encourage and support the preparation of a master plan for the Old Town area which defines the area's functional role and theme, provides appropriate site design standards and integrates a program for infrastructure.

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10 IMPLEMENTATION

OVERVIEW

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

The overarching goal in the Morongo Valley 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.