



NOTICE OF GENERAL PLAN TEXT AMENDMENT

A resolution was recently adopted by the Board of Supervisors amending the General Plan text relative to the Greenhouse Gas Emissions Reduction Plan. Resolution 2011-231 was effective on December 6, 2011. In addition to the changes reflected in the resolution, replacement pages are included to correct errors in the headers and footers in the Circulation and Infrastructure and Housing Elements. Remove all old pages and replace them with the new ones attached as indicated on the following list.

REMOVE

Cover sheet
III-19 - IV-64
V-25 - V-48

REPLACE/ADD

Cover sheet
III-19 - IV-28
V-25 - V-50

COUNTY OF SAN BERNARDINO

2007 GENERAL PLAN

Prepared for:

County of San Bernardino
Land Use Services Division
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Adopted March 13, 2007
Effective April 12, 2007
Amended December 6, 2011

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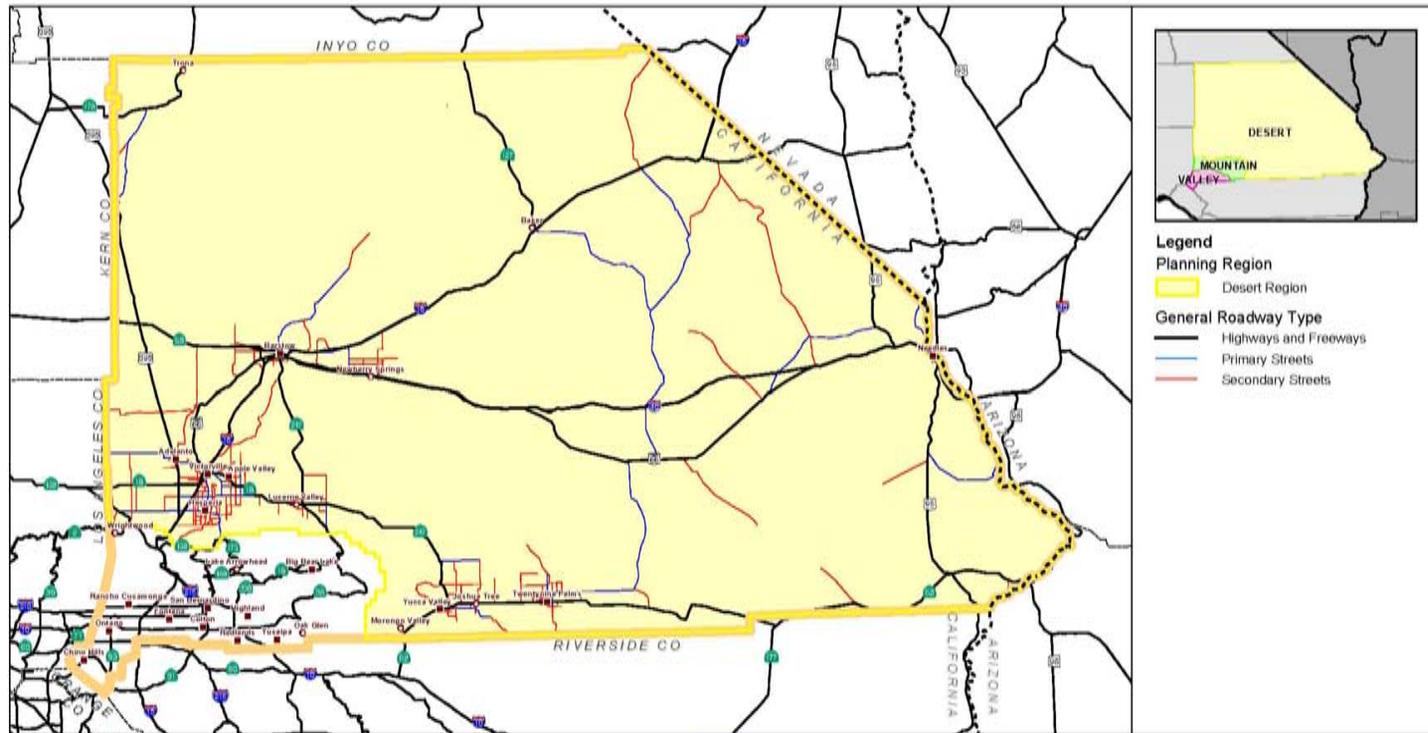
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Figure CI-3. Major Roads and Freeways – Desert Region

CIRCULATION AND INFRASTRUCTURE



- Legend**
- Planning Region**
- Desert Region
- General Roadway Type**
- Highways and Freeways
 - Primary Streets
 - Secondary Streets

Sources: County of San Bernardino



- City
- Community
- Highway/Freeway
- San Bernardino County
- Surrounding County
- State Boundary

**FIGURE CI-3:
MAJOR ROADS AND FREEWAYS - DESERT REGION**



COUNTY OF SAN BERNARDINO
SECTION IV – CIRCULATION AND INFRASTRUCTURE ELEMENT

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Table CI-1. San Bernardino County Sewer Service Providers

City/Community	Sewer District
Adelanto	Victor Valley Water Reclamation Agency
Apple Valley	Victor Valley Water Reclamation Agency
Arrowbear	Lake Arrowhead Community Services District
Barstow	City of Barstow - sewer Barstow Heights CSD
Big River	Big River CSD
Chino	Inland Empire Utilities - sewer
Chino Hills	Inland Empire Utilities - sewer
City of Big Bear Lake	Big Bear Area Regional Wastewater Agency
City of Big Bear Valley	Big Bear Area Regional Wastewater Agency
Colton	City of Colton
Crestline	Crestline Sanitation District
Fontana	City of Fontana - sewer Inland Empire Utilities - sewer
Grand Terrace	City of Grand Terrace - sewer
Green Valley	Green Valley Service Area 79 -sewer
Hesperia	City of Hesperia
Highland	East Valley Water District
Lake Arrowhead	Lake Arrowhead Community Services District
Loma Linda	City of Loma Linda
Lytle Creek	Lytle Creek CSA
Montclair	Inland Empire Utilities - sewer
Newberry	Newberry Springs CSD
Ontario	Inland Empire Utilities - sewer
Rancho Cucamonga	City of Rancho Cucamonga
Redlands	City of Redlands Municipal Utilities
Rialto	City of Rialto - sewer
Running Springs	Running Springs Water District
San Bernardino	SB City Water Reclamation - sewer East Valley Water District - SD
Upland	Chino Basin Water District - sewer Inland Empire Utilities - sewer
Valley of Enchantment	Crestline Sanitation District
Victorville	Victor Valley Sanitation District - sewer Baldy Mesa Water District - SD
Yucaipa	Yucaipa Valley Water District -sewer



D. COUNTYWIDE GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL CI 1. The County will provide a transportation system, including public transit, which is safe, functional, and convenient; meets the public’s needs; and enhances the lifestyles of County residents.

POLICIES

CI 1.1 The County’s comprehensive transportation system will be developed according to the Circulation Policy Map (the Circulation Element Map), which outlines the ultimate multi-modal (non-motorized, highway, and transit) system to accommodate the County’s mobility needs and provides the County’s objectives to be achieved through coordination and cooperation between the County and the local municipalities in the County, adjacent counties and cities within those counties, Caltrans, and SANBAG.

GOAL CI 2. The County’s comprehensive transportation system will operate at regional, countywide, community, and neighborhood scales to provide connectors between communities and mobility between jobs, residences, and recreational opportunities.

POLICIES

CI 2.1 Work with adjacent jurisdictions to minimize inconsistencies in existing and ultimate right-of-way and roadway capacity across jurisdictional boundaries.

CI 2.2 Coordinate financial plans for transportation system improvements with other agencies and jurisdictions in the County.

CI 2.3 Where appropriate, jointly fund studies and improvements to the transportation system, with cities and other public agencies and developers.

- CI 2.4** Work with the California Department of Transportation (Caltrans) and the San Bernardino Associated Governments (SANBAG) on appropriate fair-share mitigation for impacts of development on state highways.
- CI 2.5** Work with Caltrans on mitigating the impacts of state highway projects on local communities.
- CI 2.6** Seek grant funding for transportation system improvements, as appropriate.
- CI 2.7** Coordinate with Caltrans, SANBAG, the Southern California Association of Governments (SCAG) and other agencies regarding transportation system improvements in the County's Measure I and other adopted Capital Improvement Programs.
- CI 2.8** Continue to participate in SANBAG, which is the County's Transportation Commission and transportation planning coordinator for all local agencies in the County, and regularly attend meetings of SANBAG Plans and Programs Committee and Comprehensive Transportation Plan Technical Advisory Committee meetings to discuss planning items of mutual concern.
- CI 2.9** Continue discussions with SANBAG towards finalization of agreements on Measure I extension allocations and the Developer Nexus Fee Program.
- CI 2.10** Identify important long-range transportation corridors, in conjunction with plans of regional transportation agencies (such as SCAG and SANBAG) to protect sufficient right-of-way for the development of long-range corridors.
- CI 2.11** Coordinate with and participate in Caltrans' strategic Small Area Transportation Studies and their established scheduling and priorities.

GOAL CI 3. The County will have a balance between different types of transportation modes, reducing dependency on the automobile and promoting public transit and alternate modes of transportation, in order to minimize the adverse impacts of automobile use on the environment.

POLICIES

CI 3.1 Encourage the reduction of automobile usage through various incentive programs.

Programs

1. Promote and institute incentive programs for the use of alternative transportation modes, such as County sponsored vanpools, flexible working hours and alternate (e.g. 4-day) workweeks.
2. Provide a pattern of land use designations, along with appropriate development standards that facilitates development of local retail uses near residential uses, consistent with Smart Growth and New Urbanism Concepts in new development to reduce the number of automobile trips by providing neighborhood shopping facilities and connectivity through pedestrian and bicycle paths.
3. Promote and encourage the design and implementation of land uses, development standards, and capital improvement programs that maximize the use of public transit facilities and programs, and the availability of local retail uses accessible to local residents by walking or biking to reduce dependence on the automobile.
4. Work with regional agencies (SCAG, Caltrans, SANBAG) to develop ridesharing programs, facilities, and various modes of public transit (local and rapid bus, Metrolink, and high-speed trains).
5. Designate existing Park-and-Ride facilities on the General Plan Circulation Maps, work with Caltrans to identify appropriate future Park-and-Ride facilities, and develop a program to acquire and develop sites for such facilities in areas where there is an identified need.

- CI 3.2** Assist Omnitrans, Metrolink, and other transit agencies in coordinating the location and scheduling of public transit routes, services, and facilities for better coordination with bus and rail transit systems.
- CI 3.3** Extend public transit between residential areas and industrial/urban employment centers.
- CI 3.4** Continue and expand transportation services and public transit between Ontario Airport, Orange County Airport and Los Angeles International Airport and consider promotion of future high-speed train and magnetic levitation (Mag-Lev) systems for better long-range airport connectivity.

GOAL CI 4. The County will coordinate land use and transportation planning to ensure adequate transportation facilities to support planned land uses and ease congestion.

POLICIES

- CI 4.1** Ensure appropriate legal and physical access to land prior to final approval of land divisions or new development.
- CI 4.2** To reduce the dependence on the automobile for local trips, integrate transportation and land use planning at the community and regional levels by promoting transit-oriented development (TOD), where appropriate and feasible.

Programs

1. Encourage mixed-use and transit oriented design, where applicable. The integration of mixed-use and transit design may reduce the use of the automobile, but the extent of the benefits and remaining impacts may nonetheless require independent traffic impact analysis and environmental impact assessment.
- CI 4.3** Development reviews and approvals for proposals affecting state and/or federal roadways shall reflect input from Caltrans and other local and regional transportation agencies to ensure transportation system improvements are implemented in locations where facilities are approaching or exceed capacity.

Programs

1. Monitor, on a continuing basis, and compile annual reports on the capacity and level of service of the County-maintained road system.
2. Continue monitoring and reporting of capacity and levels of service on the countywide Congestion Management Program (CMP) network.
3. Continue the review and monitoring of development proposals in local jurisdictions that have an impact on the County unincorporated transportation system.

CI 4.4 Develop and implement an assessment program of County transportation facility needs and a traffic analysis system utilizing traffic modeling and forecasting techniques that analyze the maximum potential 2030 build-out conditions, as defined in this General Plan, and local general plans for a given horizon year in coordination with SANBAG and the cities within the County.

CI 4.5 Coordinate with local and regional transportation agencies and cities to plan and construct new multi-modal transportation facilities on the basis of this General Plan that are consistent throughout the neighboring jurisdictions.

CI 4.6 Ensure that applicants, subdividers and developers dedicate and improve right-of-way per County standards and contribute to their fair share of off-site mitigation.

CI 4.7 Revise existing Local Area Transportation Facilities Plans for those community plan areas that have previously adopted transportation plans in order to implement a fiscally viable program that will provide adequate transportation infrastructure to serve the needs of existing and future development. The boundaries of these plans may need to be amended so as to be as nearly coincident with the boundaries of the community plans as possible.

CI 4.8 Establish new Local Area Transportation Facilities Plans for all community plan areas in order to create an equitable distribution of fair-share costs of transportation infrastructure to all new development, including single-family residential infill. The boundaries of these plans shall be coincident with the boundaries of the community plans to the greatest extent possible.

GOAL CI 5. The County's road standards for major thoroughfares will complement the surrounding environment appropriate to each geographic region.

POLICIES

CI 5.1 Implement appropriate design standards for all types of highways as shown in Chapter 83.23 of the Development Code.

CI 5.2 Protect and increase the designed roadway capacity of all vehicular thoroughfares and highways.

Programs

1. Use current and develop new innovative traffic engineering practices to increase roadway capacity and safety such as:
 - a. Use a raised median on major arterial highways in urban areas.
 - b. Limit access to all categories of major and secondary highways and controlled/limited access collectors from intersecting streets; direct access from abutting properties will only where no reasonable alternatives exist.
 - c. Obtain additional right-of-way to accommodate right- and left-turn lanes at major intersections.
 - d. Develop special urban interchanges utilizing flyovers in areas requiring high-flow arterial highways.
 - e. Synchronize signals.
 - f. Maximize the use of intelligent transportation systems (ITS).
 - g. Coordinate the development of traffic management centers (TMCs) and traffic operation centers (TOCs) with SANBAG and local cities.
 - h. Establish no-parking zones.
 - i. Limit peak-hour turning movements.

- j. Block or dead-end existing access roads to main highways.
- k. Establish one-way streets.
- l. Limit truck traffic on certain roads and at specified hours.
- m. Require all residential development proposals adjacent to all categories of major and secondary highways and controlled/limited access collectors to be designed so that direct access from the private property to the roadway will not be needed.
- n. Control lot size frontage to limit access.
- o. Develop minimum separation distances between access points.
- p. Accommodate exclusive transit facilities within new roads or those planned for improvement
- q. Develop design standards that will establish a minimum distance from intersections to any curb cut.

CI 5.3 Limit, where feasible, access along all roads intersecting major and secondary highways for a distance of 600 feet from the centerline of said highways to the maximum extent possible.

CI 5.4 Utilize road standards appropriate to geographic constraints and which complement the surrounding environment (see Chapter 83.23 of the Development Code).

CI 5.5 Public roadways should be developed consistent with the road standards as indicated in Chapter 83.23 of the Development Code

CI 5.6 For privately maintained roads, the minimum width should be: (a) no less than a 24-foot-wide (paving, curbs and gutters) with no parking allowed; (b) 30-foot-wide (paving, curbs and gutters) with parking allowed on one side; or (c) a 36-foot-wide (paving, curbs and gutters) with parking allowed on both sides.

CI 5.7 During the review of proposed General Plan amendments or the development of specific plans, ensure accessibility to the site(s) including the quality of existing or proposed roads that will provide access.

GOAL CI 6. The County will encourage and promote greater use of non-motorized means of personal transportation. The County will maintain and expand a system of trails for bicycles, pedestrians, and equestrians that will preserve and enhance the quality of life for residents and visitors.

POLICIES

- CI 6.1** Require safe and efficient pedestrian and bicycle facilities in residential, commercial, industrial and institutional developments to facilitate access to public and private facilities and to reduce vehicular trips. Install bicycle lanes and sidewalks on existing and future roadways, where appropriate and as funding is available (see Figure 2-11A through Figure 2-11C of the Circulation and Infrastructure Background Report).
- CI 6.2** Utilize right-of-way and easement dedication and acquisition as tools to implement a County trail system.
- CI 6.3** Retain residual road dedication that may result whenever a road is changed to a lower highway designation, thus reducing the required right-of-way, until it is determined that such dedication will not be needed for bicycle, pedestrian or equestrian trail purposes.

GOAL CI 7. The County will encourage and pursue development of regional transportation facilities, including roads, railroad, and airports, to be a multi-modal transportation hub and promote economic development.⁴

POLICIES

- CI 7.1** Coordinate with regional, state, and federal agencies to design and fund inter-modal systems that add more rail capacity and grade separations and keep San Bernardino County at the forefront of the logistics industry.

⁴ Also see Goal ED-8 in the Economic Development Goals and Policies section.

- CI 7.2** Support the concept of a multi-modal transportation hub by utilizing creative financing mechanisms that can fund the major inter-modal infrastructure needs over the long term, such as a multi-jurisdictional, inter-modal infrastructure financing bank.
- CI 7.3** With local, regional, federal and state agencies identify the best location for a major new multi-modal facility within the County to enhance the concept of an “Inland Port.”

GOAL CI 8. The County will have a network of local and regional airports to meet the aviation needs.

POLICIES

- CI 8.1** Encourage airports to meet changing needs and demands.

Programs

1. The County will prepare a long-range general aviation plan for County airports and, in cooperation with the airports’ jurisdictions and affected cities, develop land use plans for areas surrounding all airports to:
 - a. Permit development only in accordance with approved airport land use plans.
 - b. Review new developments in terms of conflicts between the proposed use and the airport needs.
 - c. Coordinate the development of air cargo facilities at the major regional airports including Ontario International, San Bernardino International (formerly Norton Air Force Base), and Southern California Logistical (formerly George Air Force Base).

1. INFRASTRUCTURE

GOAL CI 9. The County will ensure the quality of life by pacing future growth with the availability of public infrastructures.

POLICIES

CI 9.1 Control the timing and intensity of future development and ensure that future development is contingent on the provision of infrastructure facilities and public services.

Programs

1. Create a clear framework in the County Development Code that identifies the necessary appropriate infrastructure required to support the density and intensity of proposed development.

CI 9.2 Promote the least intensive uses in areas with minimal infrastructure facilities and public services. The more intensive uses are permitted in areas where urban level infrastructure facilities and public services currently exist or can reasonably be extended.

Programs

1. Periodically conduct an analysis of the supply and demand for infrastructure.

CI 9.3 Adopt an update to the five-year Capital Improvement Program (CIP) annually consistent with this General Plan, listing the necessary improvements to the County's public services and facilities in collaboration with key service providers and the County Administrative Office. This plan will address the projected demand for public services countywide and within each planning area, and will identify the long-term financial trends and sources of funding for the major public service providers.

CI 9.4 Ensure that new development pay a fair share of the costs to provide infrastructure facilities required to serve such development. If an applicant is required to pay more than a proportional share, reimbursement agreements or other mechanism shall be used.

Programs

1. Establish procedures to facilitate reimbursement by future development projects in cases where a new development is required to provide up front infrastructure in excess of its proportion share of need.

CI 9.5 Make available or establish financial mechanisms (such as assessment and community facility districts) to most efficiently spread the cost of necessary infrastructure improvements as determined by the local public agency over all development benefiting from such improvements. Provide legal written notice to all people affected by such financial mechanism cost.

CI 9.6 Utilize fiscal impact analyses (FIA) to determine the County's ability to provide adequate services and facilities through the imposition of conditions of approval, fees, special taxes, financing mechanisms, etc., on new development. The FIA will provide guidance to County staff and County decision-makers on the project-specific requirements that may be placed on that individual development project.

Programs

2. Establish a standard format and requirement for FIAs. FIAs will address required public services and infrastructure including both short- and long-term County costs and revenues for all new commercial, industrial, or institutional developments of twenty acres or larger and residential development of 500 units or more in urban areas and 200 or more in rural areas. The Fiscal Impact Analyses will include both local and regional impacts. Where fiscal impact analyses identify impacts on the County's ability to continue providing services at their present level, appropriate mitigation measures shall be identified.
3. All projects with fewer than 500 residential units in urban areas, 200 residential units in rural areas or twenty acres of commercial, industrial, or institutional uses will be required to complete a questionnaire that can be used by staff to determine the need for additional analyses especially in regard to the cumulative impacts of new development

- CI 9.7** The County will continue to identify and update the services that are needed in each planning region in the County to guide the review and approval process for proposed development projects.

GOAL CI 10. Ensure timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of current and future County residents.

POLICIES

- CI 10.1** Ensure that adequate facility and service standards are achieved and maintained through the use of equitable funding methods.
- CI 10.2** Equitably distribute throughout the County new public facilities and services that increase and enhance community quality of life.

2. WATER, WASTEWATER, AND STORMWATER

(See also Water in Conservation Element Goals section for additional goals related to Water.)

GOAL CI 11. The County will coordinate and cooperate with governmental agencies at all levels to ensure safe, reliable, and high quality water supply for all residents and ensure prevention of surface and ground water pollution.

POLICIES

- CI 11.1** Apply federal and state water quality standards for surface and groundwater and wastewater discharge requirements in the review of development proposals that relate to type, location and size of the proposed project to safeguard public health.
- CI 11.2** Support the safe management of hazardous materials to avoid the pollution of both surface and groundwaters. Prohibit hazardous waste disposal facilities within any area known to be or suspected of supplying principal recharge to a regional aquifer.

- CI 11.3** Support the development of groundwater quality management plans with emphasis on protection of the quality of underground waters from non-point pollution sources.
- CI 11.4** Cooperate with sewerage agencies to encourage the development of general sewerage plans that will protect groundwater quality.
- CI 11.5** Work with Regional Water Quality Control Boards to establish uniform criteria for appropriate sewerage options for new development.

Programs

1. Provide local input to the Lahontan, Colorado, and Santa Ana Water Quality Control Board Basin Plan review and update process to closely reflect the water quality concerns impacting water resource and land use planning decisions.

- CI 11.6** Cooperate with state, regional, and responsible authorities to expand water sampling programs to determine ambient groundwater quality conditions affecting public, agricultural, and private wells. Identify the sources, extent, and types of organic and inorganic groundwater contaminants, and evaluate their impacts on groundwater resources.

Programs

1. Establish setbacks from ephemeral and perennial streams regulating the location of septic systems, habitable structures, and other impervious or potentially polluting uses.
2. Work with special districts and other water agencies responsible for delivery of water resources to develop a water resource information system regarding aquifer degradation. Monitor development and consumption trends to assess aquifer stability.

- CI 11.7** Assist in the development of additional conveyance facilities and use of groundwater basins to store surplus surface or imported water.

- CI 11.8** Encourage local distribution systems to interconnect with regional and local systems, where feasible, to assist in maximizing use of local ground and surface water during droughts and emergencies.

Programs

1. Except in the IVDA Area, develop guidelines discouraging the creation of new, small, private water systems where an existing large water system can more reliably serve the public interest, as determined by the Board of Supervisors.
2. Permit County Service Areas (CSAs), Community Service Districts (CSDs) or other public agencies to provide water service to the redevelopment areas IVDA Area, if no other responsible authority will provide water service on a timely and feasible basis, as determined by the Board of Supervisors.

CI 11.9 Encourage water conservation, replenishment programs, and water sources in areas experiencing difficulty in obtaining timely or economical water service from existing potential suppliers, or water quality or quantity problems.

CI 11.10 Because the recharge of groundwater basins is vital to the supply of water in the County, and because these areas can function only when retained in open space, the County will consider retaining existing groundwater recharge and storm flow retention areas as open space lands.

CI 11.11 Coordinate with all agencies providing water service and protection to achieve effective local and regional planning.

Programs

1. Promote cooperation and sharing of information, provide mutual assistance in regional projects, and keep members informed of projects and activities.
2. Upon request by the local responsible authority, and pursuant to state law, assist in the development and implementation of regional water resource management plans incorporating individual district plans that will:
 - a. Identify needs for recharge of overdrafted groundwater basins and proceed with plans for development and management;
 - b. Prioritize critical areas of basins in overdraft, sole source basins, or quality degradation problems;

- c. Maintain or enhance natural water recharge characteristics;
- d. Create recharge areas for overdrafted basins offsetting increased consumption attributable to new development;
- e. Cooperate with state water contract agencies in the purchase and distribution of State Water Project water; and
- f. Share information on supply and demand for water and projected service levels and capacities that can be utilized in assessments by water districts and agencies.

CI 11.12 Prior to approval of new development, ensure that adequate and reliable water supplies and conveyance systems will be available to support the development, consistent with coordination between land use planning and water system planning.

Programs

1. Prohibit nonessential water uses during declared emergencies in the directly affected water supply area, with coordination between the County Division of Environmental Health Services (DEHS) of the Department of Public Health and responsible authorities.
2. Cease the acceptance of land development applications in the directly affected water supply area during declared emergencies.
3. Consider the effect of development proposals and whether or not they should include the phased construction of water production and distribution systems. Hydrologic studies may be required as appropriate.
4. The County DEHS will continue to show that adequate and reliable water supply is verified in conformance with responsibilities assigned by state law and the Cooperative Operating Agreement between the County DEHS and State Department of Health.
5. Utilize the Cooperative Operating Agreement between the State Department of Health and the County DEHS to monitor and provide information to the responsible authorities on a continuous basis, compile annual reports on the capacity and condition of distribution systems, and develop contingency plans for water resource management.

6. Develop a systematic, ongoing assessment of regional and local water supply needs and capabilities to serve planned land uses as defined in the General Plan.
7. Monitor future development to ensure that sufficient local water supply or alternative imported water supplies can be provided.
8. Cooperate with Special Districts (board-governed and self-governed), independent water agencies and the cities, as applicable to a particular development, to assist in the planning and construction of new water supply and distribution facilities on the basis of the cities and County's adopted growth forecasts.
9. Encourage new development to locate in those areas already served or capable of being served by an existing approved domestic water supply system.

CI 11.13 Prevent surface and groundwater pollution and continue the cleanup of contaminated waters and watersheds.

Programs

1. Operate solid waste disposal facilities in a manner that ensures precautionary measures against ground and surface water pollution.
2. Explore new practices for disposal and utilization of dairy wastes and sludge.
3. The County will assist local and regional water agencies and other responsible agencies to develop new markets for dairy wastes and sludge, including but not limited to:
 - a. Expanded commercial applications;
 - b. Conversion to natural gas;
 - c. Combining with biodegradable wastes to form compost and related agricultural products; and
 - d. Cooperation and coordination with other agencies and jurisdictions, including wastewater agencies, in efforts to explore the feasibility of simultaneous dairy waste and sludge disposal.

GOAL CI 12. The County will ensure adequate wastewater collection, treatment, and disposal consistent with the protection of public health and water quality.

POLICIES

CI 12.1 Require wastewater collection and treatment facilities services in urbanized areas of the County.

CI 12.2 Support the local wastewater/sewering authorities in implementing wastewater collection and treatment facilities when and where required by the appropriate RWQCB and the County DEHS.

Programs

1. In the Inland Valley Development Agency (IVDA) Redevelopment Area, the County will permit the construction of a new wastewater treatment plant (WTP) or connection to existing and/or proposed wastewater collection and treatment facilities rather than connection to nearby city wastewater collection and treatment facilities.

CI 12.3 Continue to work with local responsible wastewater authorities and verify that suitable arrangements have been made to safely dispose of sewage, septage, or sludge for all new development (subdivisions and conditional use permits).

CI 12.4 Because community sewage systems are the preferred method of wastewater collection, the County should coordinate with local sewer agencies whenever those agencies are mandated by the appropriate RWQCB or the County DEHS, dry sewers (standard sewer lines to be used for future connection to a community sewer system) or appropriate financial arrangements will be provided per the requirements of the serving wastewater agency (if any) or proposed subdivisions of five (5) or more lots and conditional use permits when any of the following conditions exist:

a. The wastewater collection agency has a master plan and the proposed project lies within 600 feet of a sewer line to be constructed within 10 (ten) years;

- b. The wastewater collection agency has a sewer line within 600 feet of the proposed project but has refused service because the project is currently outside the boundaries of the agency; and
- c. The appropriate RWQCB requires dry sewers as a condition of the waste discharge permit.

CI 12.5 Because there are areas in the County where it is unlikely that community sewerage systems will be installed, WTPs may be approved by the appropriate RWQCB, the local wastewater/sewering authority (if any), and the County DHES subject to the following:

- a. The proposed project site must be located in an area approved by the local wastewater/sewering authority providing service to the project, DEHS and the appropriate RWQCB.
- b. In the IVDA area, WTPs are permitted under all circumstances where such plants are approved and operated by any applicable County Service Area.

CI 12.6 Publish educational materials on proper septic tank maintenance and distribute them to septic tank owners when requested.

CI 12.7 Coordinate and cooperate with neighboring jurisdictions and interested agencies in efforts to explore the feasibility of sludge use and disposition.

CI 12.8 Control importations of sludge to critical groundwater basins and food production areas and ensure appropriate siting and proper and safe sludge land-spreading practices as reviewed and approved by the County DEHS.

CI 12.9 Ensure the coordination of the County Land Use Services Department, DEHS, and the Solid Waste Management Division of the Public Works Department in the development and implementation of a sludge management program through annual review for consistency between the General Plan and the County Solid Waste Management Plan and associated programs.

CI 12.10 Because public health and safety are endangered through the establishment of urban uses without adequate sewer service, the County will seek to direct urban development in areas that are served by domestic sewer systems and away from areas in which soils cannot adequately support septic tank/leach field systems.

CI 12.11 Prior to approval of new development, ensure that adequate and reliable wastewater systems will be available to support the development, consistent with coordination between land use planning and wastewater system planning.

Programs

1. Require a connection to the community sewerage system for any proposed development or subdivision of land within a sewer or sanitation district. In areas where sewers are required by the appropriate RWQCB and a sewer or sanitation district does not exist, a district and appropriate assessments will be established. Exceptions may be approved subject to review and approval by the County DEHS, the appropriate RWQCB, and the wastewater agency (for wastewater treatment plants, individual onsite and multiple owner septic systems, holding tanks and experimental systems).
2. Cooperate with the local wastewater/sewering authority to consider the effect of development proposals and whether they should include the phased construction of wastewater treatment facilities.
3. Work with wastewater agencies to ensure planned capacity increases in locations where sewage facilities are approaching capacity.
4. Monitor and provide information to the local wastewater/sewering authorities on a continuous basis, compile annual reports on the capacity and condition of wastewater collection and treatment systems, and develop contingency plans for sewage management.
5. Continue to develop and update a systematic ongoing assessment of regional and local wastewater facility needs and capabilities to serve planned land uses.

CI 12.12 Cooperate with local wastewater/sewering authorities to monitor future development to ensure that development will proceed only when sufficient capacity or approved alternative wastewater treatment systems can be provided.

- CI 12.13** Cooperate with special districts (board-governed, independent wastewater agencies) and the cities, as applicable to a particular development, to assist in the planning and construction of sewage collection and treatment facilities on the basis of the County's adopted growth forecast.
- CI 12.14** Cooperate to provide the consistency of wastewater facilities with the Capital Improvement Programs of the County and other public agencies pursuant to Government Code Section 65403.

GOAL CI 13. The County will minimize impacts to stormwater quality in a manner that contributes to improvement of water quality and enhances environmental quality.

POLICIES

- CI 13.1** Utilize site-design, source-control, and treatment control best management practices (BMPs) on applicable projects, to achieve compliance with the County Municipal Stormwater NPDES Permit.
- CI 13.2** Promote the implementation of low impact design principles to help control the quantity and improve the quality of urban runoff. These principles include:
- a. Minimize changes in hydrology and pollutant loading; ensure that post development runoff rates and velocities from a site do not adversely impact downstream erosion, and stream habitat; minimize the quantity of stormwater directed to impermeable surfaces; and maximize percolation of stormwater into the ground where appropriate.
 - b. Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels;
 - c. Preserve wetlands, riparian corridors, and buffer zones; establish reasonable limits on the clearing of vegetation from the project site;
 - d. Establish development guidelines for areas particularly susceptible to erosion and sediment loss;
 - e. Require incorporation of structural and non-structural BMPs to mitigate projected increases in pollutant loads and flows.



CI 13.3 Participate with regional stakeholders in the implementation of Total Maximum Daily Load requirements pursuant to Santa Ana Regional Water Quality Control Board standards.

3. SOLID WASTE

GOAL CI 14. The County will ensure a safe, efficient, economical, and integrated solid waste management system that considers all wastes generated within the County, including agricultural, residential, commercial, and industrial wastes, while recognizing the relationship between disposal issues and the conservation of natural resources.

POLICIES

CI 14.1 Utilize a variety of feasible processes, including source reduction, transfer, recycling, land filling, composting, and resource recovery to achieve an integrated and balanced approach to solid waste management.

Programs

1. Seek federal and state funds for projects utilizing resource and material recovery processes.
2. Participate in resource and material recovery studies.
3. Continue recycling operations at County landfills; expand recycling operations to other landfills or resource recovery facilities.

CI 14.2 Explore the feasibility and environmental impacts of reopening inactive landfills where there is useful capacity remaining.

Programs

1. Develop and implement methods to reduce the amount of wood and yard wastes being land filled.

2. Assist the private sector wherever possible in developing methods for the reuse of inert materials (concrete, asphalt, and other building material wastes) that currently use valuable landfill space.
3. Establish recycling programs; including those for household hazardous waste.
4. Limit or restrict incompatible land uses that may encroach upon waste disposal facilities.
5. Continue to map the precise location of all waste sites (existing, inactive and closed) on the County's automated mapping system and create a database with information on air, soil, and water contamination and the type of wastes disposed of at each site.
6. Seek public involvement in the development of regional solid waste management recommendations.
7. Coordinate with the cities and other affected agencies in seeking additional disposal capacity.

CI 14.3 Carefully plan and oversee the siting of solid waste disposal facilities to ensure equitable distribution of these facilities throughout the County, and protect the viability of waste disposal sites from encroaching on incompatible land uses.

CI 14.4 Initiate educational and other programs to reduce waste generation, increase diversion of solid waste away from landfills, promote recycling, and identify new facilities for waste disposal within the County.

CI 14.5 Coordinate with agencies at the state level, including the California Integrated Waste Management Board, counties and cities within the southern California region, and other interested agencies or persons in the public or private sectors to ensure effective solid waste management.

Programs

1. Assist board-governed and independent Special Districts or other non-county agencies involved in solid waste disposal to minimize adverse impacts on surrounding natural resources.

4. TELECOMMUNICATIONS

GOAL CI 15. The County will improve its telecommunications infrastructure and expand access to communications technology and network resources to improve personal convenience, reduce dependency on non-renewable resources, take advantage of the ecological and financial efficiencies of new technologies, maintain the County’s economic competitiveness, and develop a better-informed citizenry.

POLICIES

- CI 15.1** Maximize the use of telecommunications to reduce transportation and land use demands.
- CI 15.2** Encourage special districts to provide up-to-date telecommunications infrastructure in new home designs.
- CI 15.3** Work with telecommunication industries to provide a reliable and effective network of facilities that is commensurate with open space aesthetics and human health and safety concerns.

Programs

1. Implement the Memorandum of Understanding between the California District of the Bureau of Land Management and the County of San Bernardino, approved by the Board of Supervisors on April 6, 1987; regarding evaluation of the siting of communication facilities.
2. Utilize the above referenced Memorandum of Understanding to:
 - a. Confirm the current working relationship between the Bureau of Land Management and the County of San Bernardino, and establish mutually acceptable and equitable procedures for processing communication site applications.

- b. Review and evaluate proposed communication systems as a whole, rather than on a site-by-site basis, based on the proposed use of public or private lands, and coordinate the review process between the affected land management agencies.

5. FIRE PROTECTION

GOAL CI 16. The County will protect its residents and visitors from injury and loss of life and protect property from fires through the continued improvement of existing Fire Department facilities and the creation of new facilities, but also through the improvement of related infrastructure that is necessary for the provision of fire service delivery such as water systems and transportation networks.

POLICIES

- CI 16.1** Continue the consolidation efforts of the Fire Department to maintain the continued operation, services, facilities, and current infrastructure but also to ensure the provision of operations, services, facilities, and internal infrastructures into the future.
- CI 16.2** Create a Fire Master Plan that can be used to identify areas in the County that are in need of increased levels of fire service delivery and thereby identify geographic areas that are in need of infrastructure improvements so that those areas can take the necessary steps to improve that infrastructure and eventually can adequately support the commensurate improvement in fire service delivery.
- CI 16.3** Encourage development in areas that have adequate infrastructures for the provision of fire service, which include, but are not limited to, water systems capable of delivering appropriate fire flow, and transportation networks that can provide access for fire apparatus and other emergency response vehicles as well as provide efficient egress for evacuees.
- CI 16.4** Create Community Facilities Districts (CFDs) or other long-term financial instruments within proposed developments and areas available for development to provide a fair-share funding mechanism to support pro-rata increases for the provision of long-term fire

protection. The CFDs should be designed to provide sustained long term levels of staffing operations, equipment, and facilities. The CFDs should also be designed specifically to respond to the impacts on the related development and thereby to minimize the impact to the general fund and other existing funding mechanisms that support the Fire Department.

6. LAW ENFORCEMENT

GOAL CI 17. The County will provide adequate law enforcement facilities to deliver services to deter crime and to meet the growing demand for services associated with increasing populations and commercial/industrial developments.

POLICIES

- CI 17.1** Appropriately prioritize calls for service and seek sufficient staffing levels to ensure response times are reasonable and efforts to deter crime are optimized.
- CI 17.2** Seek and commit sufficient investigative resources for effective follow-up on criminal offenses.
- CI 17.3** Involve community members in crime deterrence and other public safety efforts through prevention programs, volunteer groups, and viable public information strategies.
- CI 17.4** Encourage interaction with local governments and community-based organizations to assess community concerns and expectations.
- CI 17.5** Staff and operate detention and correction facilities in a safe and secure manner, as required by law. Place an emphasis on programs for sentenced inmates that reduce rates of recidivism.
- CI 17.6** Ensure procedures for effective court security operations that are functional and appropriately balanced between judicial needs, state law, and department capability.
- CI 17.7** Assess and update training and equipment needs on a routine basis when possible to ensure policing methods are effectively executed while minimizing unnecessary liability.

CI 17.8 Develop and coordinate contingency responses to disasters, mutual aid needs, search and rescue operations, and other emergencies in concert with allied agencies.

CI 17.9 Respond and investigate coroner case deaths in a timely and thorough manner.

7. NATURAL GAS AND ELECTRICITY

GOAL CI 18. The County will ensure efficient and cost effective utilities that serve the existing and future needs of people in the unincorporated areas are provided.

POLICIES

CI 18.1 Coordinate with Southern California Edison and other utility suppliers to make certain that adequate capacity and supply exists for current and planned development in the County.

8. EDUCATION

GOAL CI 19. Prior to approving a General Plan Amendment that increases residential densities, the County will ensure that impacts to schools, libraries, and day-care facilities are adequately mitigated.

POLICIES

CI 19.1 Actively work with private, non-profit and public community services organizations to organize educational and community services concurrent with development.

GOAL CI 20. The County will work with appropriate agencies to provide for convenient access to K-12 and higher educational opportunities for all, activities for youth, and programs for residents of all ages.

POLICIES

CI 20.1 Actively work with public school districts to organize educational and community services concurrent with development.

E. VALLEY REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL V/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement.

POLICIES

V/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 D during peak-hours in the Valley Region.

V/CI 1.2 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.

V/CI 1.3 Work with the cities, Omnitrans and other transit agencies to integrate local transit service routes and schedules into a linked and well-coordinated (through schedules) valley-wide system throughout the Valley Region.

F. MOUNTAIN REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL M/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the mountain character of the region.

POLICIES

- M/CI 1.1** The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C during non-peak hours or below LOS D during peak-hours in the Mountain Region.
- M/CI 1.2** Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and, minimize disturbance of natural resources and trees wherever possible.
- M/CI 1.3** Design road sections for mountain roads to be flexible in terms of required right-of-way widths and roadway widths. However, existing two-lane roads should be maintained. Road widening should be limited to safety type improvements and those that would facilitate flow such as turning lanes, passing lanes, intersection widening and shoulder widening.
- M/CI 1.4** Preservation and protection of sensitive habitats shall have priority over road location, relocation, or realignment, when other practical alternatives are available.
- M/CI 1.5** To the maximum extent possible, use alternatives to the construction of new traffic signals where they can be shown to benefit roadway capacity and are compatible with the character of the mountain region.
- M/CI 1.6** Require all private roads to be maintained by a property owners association. This may include keeping the roadways passable through maintenance, snow removal and enforcement of the no parking within minimum access roadway.
- M/CI 1.7** Protect rights-of-way and limit access by carefully locating driveways, intersecting streets, providing adequate turning movement, storage areas, and applying current state-of-the-art

traffic engineering to fully utilize the limited vehicular design capacity of mountain roads.

- M/CI 1.8** Pave roads adjacent to the nearest County maintained road, where practical and cost-effective.
- M/CI 1.9** Require school bus stop shelters as needed, when road improvement or widening is required as part of an adjacent development.
- M/CI 1.10** Support the development of park and ride transit service in the mountain communities.
- M/CI 1.11** When population and residential densities permit or warrant, develop shuttle services from residential neighborhoods to recreational areas and major commercial centers.
- M/CI 1.12** Through the Conditional Use Permit process, minimize the number of driveways accessing State and County maintained roads and require shared driveways on adjacent properties.
- M/CI 1.13** Require two points of access on subdivisions.
- M/CI 1.14** All new subdivisions and discretionary approvals shall have roads paved to County standards with assured provisions for road maintenance and snow plowing.
- M/CI 1.15** Require all private roads to be maintained by a property owners association that has the ability to keep the roadways passable through maintenance, snow removal and enforcement of illegal parking within minimum access roadways.
- M/CI 1.16** Maintain densities of new development allowed within the Mountain Region to that which is consistent with the carrying capacity of the road system.
- M/CI 1.17** Require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Said parking spaces shall be provided prior to construction Driveways shall be designed to minimize grade so that year round access is assured and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a

County or State-maintained paved road and driveways shall not exceed a fourteen (14%) percent grade.

- M/CI 1.18** On any commercial development that attracts daily traffic, require exclusive left turn lanes, and other improvements as necessary, to allow uninterrupted traffic movement.

GOAL M/CI 2. Provide adequate parking for both residents and visitors.

POLICIES

- M/CI 2.1** Pursue opportunities for public parking areas that are compatible with and complimentary to the surrounding land uses, and are sensitive to the environment and mountain character.

- M/CI 2.2** Reevaluate the parking requirements in the Development Code to ensure that excessive parking is not required, to address options for shared parking, covered parking, and other parking alternatives.

- M/CI 2.3** To avoid on-street parking, require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Driveways shall be designed to minimize grade so that year round access is assured and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a County or State-maintained paved road and driveways shall not exceed 14 percent grade.

- M/CI 2.4** Encourage the development of park-and-ride facilities to serve residents who commute to destinations off of the mountain.

- M/CI 2.5** In recognition of the potential need to control parking at certain locations along State highways, as part of an overall transportation management strategy, the County shall coordinate parking controls with Caltrans as future traffic flow requirements along these roads dictate.

GOAL M/CI 3. Protect the designed vehicular capacity of all mountain roads.

POLICIES

- M/CI 3.1** Prohibit on-street parking where it reduces highway design capacity and limits snow plowing effectiveness.



M/CI 3.2 Control access onto all State Highways and County mountain secondary highways.

GOAL M/CI 4. Ensure that infrastructure improvements are compatible with the natural environment of the region.

POLICIES

M/CI 4.1 Retain the natural channel bottom for all storm water drainage facilities and flood control channels when such facilities are required for a specific development. This protects wildlife corridors and prevents loss of critical habitat in the region.

G. DESERT REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL D/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural desert character of the region.

POLICIES

D/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 in the Desert Region.

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

D/CI 1.3 Design road locations and alignments in such a manner to help preserve and protect sensitive habitats.

D/CI 1.4 Preserve the rural character by discouraging required urban-scale improvements such as curbs, gutters and street lighting where the public health, safety and welfare are not endangered.

D/CI 1.5 Along the highways, encourage shared driveways for industrial and commercial uses on adjacent properties to minimize turning movements and traffic congestion.

- D/CI 1.6** The County Department of Public Works shall coordinate with the local communities to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.
- D/CI 1.7** Encourage strict enforcement of regulations governing the use of off-highway vehicles.
- D/CI 1.8** Design road standards and maintain major thoroughfares to complement the surrounding environment within the Desert Region.
- D/CI 1.9** Develop an adequate but limited system of all-weather collector roads where demands for roads do not justify secondary or major highway designations.
- D/CI 1.10** Reevaluate major and secondary highway designations in remote desert areas with a view to downgrading designations on roads with low traffic counts.
- D/CI 1.11** All residential tracts of more than five lots will provide paved access within the project. Subdivisions of less than five lots will also provide paved access within the project under the following circumstances:
- a. When needed to control erosion and/or maintain road serviceability, and
 - b. When the project has access via a County-maintained road that is planned for surfacing within a Local Area Transportation Facilities Plan.
- D/CI 1.12** Establish a Modified Secondary Highway designation on freeway frontage roads along the I-15 freeway with half-widths of 44 and 30 feet for the following highways.
- a. Mariposa Road on the east side of I-15, from Palmdale Road/Seventh Street to Oak Hill Road.
 - b. Amargosa Road on the west side of I-15, from Palmdale Road to Phelan Road.
 - c. Caliente Road on the west side of I-15, from Joshua Street to Oak Hill Road.

D/CI 1.13 At the discretion of the County Public Works Department, require the dedication of additional highway right-of-way in a new development where there is no predesignation on the General Plan circulation maps, on section lines, quarter section lines and sixteenth section lines as follows:

- a. On section and quarter section lines, a 40-foot half-width shall be dedicated to the County.
- b. On sixteenth section lines, a 30-foot half-width shall be dedicated to the County.

D/CI 1.14 The County should implement a traffic evaluation and monitoring program as follows:

- a. The following evaluation and monitoring program/criteria may be used to determine changes in the traffic level of service and the potential changes that may be caused by development within the project area. The program/criteria outlines below may also be used as guidelines for evaluating traffic changes and the level of service on project area roads:
 - i. Residential development of more than 100 units will require a cumulative traffic impact study to ascertain the impact on the roadways and intersections affected by the proposed development.
 - ii. All medium sized residential developments (under 100 units but greater than 5) and small commercial developments (under 5,000 square feet) shall be reviewed to determine whether a traffic impact study, to determine the impact on immediately adjacent streets and adjacent intersections, is required.
 - iii. Commercial developments of more than 5,000 square feet shall be reviewed to determine whether a cumulative traffic impact study to determine the impact on the adjacent streets and intersections, as well as the roadways and intersections expected to be traveled to access the proposed site, is required.
 - iv. Signalized intersection mitigation may be required if a reduction of two or more levels of service is experienced

when adding the development traffic to the intersection or as traffic increases. The signalized intersection "Level of Service," as defined in the 1985 Highway Capacity Manual, should not be reduced below LOS C by the operations method, considering only the major traffic movement.

- v. Unsignalized intersection mitigation may be required if the unsignalized intersection level of service, as defined in the 1985 Highway Capacity Manual, decreases one level of service to LOS B on the major, nonstopped street. Mitigation may also be required if the level of service on the minor, stopped street decreases two levels of service or drops below LOS C in accordance with the 1985 Highway Manual.
- b. When traffic reaches 3,000 vehicles or more per day, no-passing zones and centerlines should be marked on the two-lane highways. This would hold for existing roadways as long as adequate width is available on the existing two-lane roadway and accidents are minimal.

GOAL D/CI 2. Ensure that infrastructure improvements are compatible with the natural environment of the region.

POLICIES

- D/CI 2.1** Retain the natural channel bottom for all storm water drainage facilities and flood control channels when such facilities are required for a specific development. This protects wildlife corridors and prevents loss of critical habitat in the region.

GOAL D/CI 3. Encourage property maintenance to enhance regional aesthetics with the promotion of water and soil conservation, recycling and proper solid waste disposal.

POLICIES

- D/CI 3.1** The County Land Use Services Department shall promote water and soil conservation through a variety of measures:

- a. Require native and drought tolerant landscaping or xeriscape in order to reduce watering needs, or retain native vegetation;
- b. Promote use of water efficient irrigation practices for all landscaped areas;
- c. Minimize use of irrigated landscape areas in commercial landscape; Encourage soil conservation methods for weed abatement that also limit fugitive dust.
- d. Provide educational materials regarding native desert plant protection ordinance and protected wildlife.

D/CI 3.2

In order to discourage indiscriminate dumping in the various areas the desert, the County Solid Waste Management Division shall continue to provide educational programs regarding locations, days and hours of operation, recycling, free dump days and other useful information that will keep the public informed on proper solid waste disposal and proper locations for household hazardous waste drop-off facilities.

D/CI 3.3

Establish the minimum parcel size at five acres in areas not served by a permitted water purveyor until such time as these lands are brought within the service boundaries of a purveyor.

D/CI 3.4

Where Commercial/Industrial/Multiple Family Residential uses are required through the Conditional Use Permit process to have landscaped areas, the following standards shall apply:

- a. Landscaping will consist of native or drought-tolerant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. The use of turf shall be minimized. A list of plants determined capable of meeting these criteria is available. Other plants may be considered on their merits in meeting these criteria. Determination of plant species suitability will be made upon submission of project plans.
- b. A maximum of ten percent of the project parcel shall be retained in planted landscaped areas in the interest of water conservation. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert

character and water conservation. All required vegetation shall be continuously maintained in a good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

- c. Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed above.

D/CI 3.5 Encourage the adoption and implementation of a water conservation ordinance by each water service agency within the region. The goal is to minimize water use and extend the date at which utilization of State Project Water is required.

D/CI 3.6 Require subdivisions within the region to have all common landscaping be consistent with xeriscape design incorporating drought-tolerant plants as determined by the County and the water supply agency during review of landscape plans.

D/CI 3.7 Encourage the use of ultra-low-flush (ULF) toilets in area with water supply limitations because their use at locations where septic tanks are acceptable can actually enhance septic tank operational efficiency.

D/CI 3.8 The County shall require use of drip irrigation systems or systems of equivalent efficiency for all landscaping at commercial and industrial facilities and all common areas of residential developments. The County shall encourage the use of similar systems on individual residential lots.

D/CI 3.9 The County shall encourage the use of pervious paving materials on all commercial, industrial and institutional parking areas, where feasible. Large parking areas should consider using landscape as depressions to receive and percolate runoff as an alternative.

D/CI 3.10 Encourage the retention of natural drainage areas unless such areas cannot carry flood flows without damage to structures or other facilities.

D/CI 3.11 Support water system charges (standby, availability or connection charges) that are sufficient to provide water system infrastructure to meet the population growth forecasted. Should growth actually

exceed estimates, the County shall inform the public water supply agencies in the project area and recommend modification of fees to ensure that infrastructure facilities keep pace with growth related water demand.

- D/CI 3.12** Require commercial or industrial operations with discharges other than standard domestic waste to submit a report for County and Regional Board review. This report shall identify non-domestic or industrial wastes contained in wastewater and shall quantitatively evaluate the potential for water quality impacts from the discharge.

GOAL D/CI 4. Ensure that public services are delivered and maintained at acceptable levels, even in the more rural areas of the desert.

POLICIES

- D/CI 4.1** Promote public services commensurate with the rural character and rural lifestyles of the residents of the Desert Region.
- D/CI 4.2** The County shall require all new development with the potential for functional impacts on the delivery of public services and infrastructure capacity prepare a service impact analysis and implement mitigation measures to avoid additional burdens on the existing developed areas and to ensure the continued availability of the appropriate levels of service.
- D/CI 4.3** Commercial and industrial development in rural areas shall ensure that adequate infrastructure is provided.

IV. HOUSING ELEMENT

A. PURPOSE OF THE HOUSING ELEMENT

The Housing Element promotes the development of a wide variety of housing to meet the needs of all economic segments of the community. While this goal is a high priority for the state, the County must achieve housing goals while maintaining internal consistency among the other elements of the General Plan. The Housing Element correlates all housing issues into a set of coherent development policies: the goals, objectives, policies, and programs of this element relate directly to other elements and issues addressed in the General Plan.

The purpose of the Housing Element is to set forth planning strategies to support the production of housing consistent with the vision specified for the County. The California Legislature has found that a suitable living environment—clean, safe, affordable housing—is of vital statewide importance and a high priority. The Legislature requires local governments to address this priority while considering economic, environmental, and fiscal factors and community goals set forth in the General Plan.

1. RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Housing Element is the one element of the San Bernardino County General Plan that is adopted as a stand-alone document in addition to being part of the General Plan. The goals, policies, standards, and proposals within this element relate directly to, and are consistent with all the other General Plan elements represented by the various planning issues. The County's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

Land Use Element policies that establish the location, type, intensity, and distribution of land uses throughout the County, thus defining the land use build-out potential, affect the Housing Element. In designating the location and density of residential development, the Land Use Element prescribes the ultimate number and types of housing units that could be constructed in the unincorporated County.

The Public Services and Facilities, Resources, Safety and Noise planning issues found in the General Plan also affect the implementation of the Housing Element,

and establish the policies for providing essential infrastructure to all housing units, regulating the amount and variety of open space and recreation areas, delineating acceptable noise levels in residential areas, and establishing programs to provide for the safety of the residents. In sum, policies contained in General Plan directly affect the quality of life for all unincorporated County citizens.

2. INPUT FROM PUBLIC PARTICIPATION PROGRAM

State law requires that local governments make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element. Through a public outreach process in preparation for the drafting of the County of San Bernardino's General Plan Update, the public identified the following issues that directly relate to the Housing Element:

- Overwhelmingly, residents were concerned with the supply of affordable housing.
- Many respondents were concerned with the growing number of homeless persons and the lack of programs to support them.
- A significant number of respondents were optimistic about rising property values.
- A small number of respondents advocated the creation of more affordable senior housing.

3. SUMMARY OF EXISTING CONDITIONS

San Bernardino County's population growth rate has exceeded that of California and the United States for the most of its history. During the past decade, the County grew rapidly and much faster than the state and nation.

The U.S. Commerce Department predicts that San Bernardino County, and the Inland Empire of which it is a part, will be the fastest growing region of the United States, adding more people and having a faster growth rate than such well known areas as Los Angeles, Atlanta, Chicago, or Phoenix. Current SCAG projections also indicate that population growth is expected to continue at a rapid pace, increasing by almost 60 percent to over 2,830,000 by the year 2020.

Inevitably, as coastal county congestion causes land costs to rise, growth will continue to move eastward into San Bernardino County. This movement began occurring in the late 1970s. At its core, the expansion is occurring because San

Bernardino County and the Inland Empire are the last Southern California regions to have large amounts of undeveloped land along its transportation corridors.

Growth over the past decade was significant, particularly in the West Valley unincorporated area at 63.5 percent, and the East Valley Unincorporated area at 29.1 percent. The unincorporated Mountains Region also experienced significant growth over the past decade, increasing by 41.7 percent.

From 1990 to 2010, all of the unincorporated County RSAs are expected to increase in population, with the Valley and Mountain RSAs experiencing the most growth. Over the next 10 years, the unincorporated Valley Region is projected to add over 130,000 new residents (+57 percent), and the unincorporated Mountain Region is projected to add nearly 32,000 new residents (+58 percent). Consistent with the County Desert Region, the unincorporated Desert Region is expected to grow at a slower pace (+26 percent) than the Valley or Mountain Regions.

4. HOUSING DISTRIBUTION PATTERNS

The spatial distribution of new residential construction is expected to continue to be skewed toward the Valley Region of the County. About 70 percent of the new units to be built in the County between 2000 and 2010 are expected to be located in the Valley Region. Although the Mountain and Desert Regions are increasing their share of the projected growth, over 70 percent of the housing units in the County will still be found in the Valley Region in 2020.

5. COUNTY EMPLOYMENT TRENDS AND DISTRIBUTION PATTERNS

San Bernardino County's emergence as a center of job growth is the result of the out-migration of firms and people to the Inland Empire from the Southland's coastal counties. This migration is occurring as the density of land development in Orange, Los Angeles, and San Diego counties has created a shortage of manufacturing, distribution, and housing space in those areas and increased the cost of space within them. As a result, people began migrating to the Inland Empire in the early 1980s. Firms in the mid-1980s followed this trend. Until 1995, most of this demand was concentrated in the West Valley.

In 2000, 80 percent of the County's 617,054 jobs were located in the West and East Valley RSAs. This employment distribution is not expected to change significantly over the next 10 years, as 80 percent of all new jobs in the County are expected to be located in these areas. Table 3-13 of the Housing Background Report lists the 25 largest private employers in San Bernardino. This table reaffirms the Valley Region's position as the primary employment center of the County. Consistent with the County employment trends, the majority (74 percent)

of the unincorporated County employment growth over the next 10 years is expected to occur in the Valley Region. In particular, the SCAG Regional Growth Forecast projects that the West Valley RSA will continue to add a tremendous number of new jobs. Additionally, the number of jobs in the unincorporated Mountains Region/RSA is expected to almost double in the next 10 years, with an increase of over 9,000 jobs. The Desert Region RSAs will remain bedroom communities, with relatively small increases in new jobs. Overall, the unincorporated portions of the County are projected to experience a greater increase (66 percent) in the number of jobs than the County as a whole (40 percent).

B. COUNTYWIDE GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL H 1. Because the implementation of streamlining measures regarding governmental review and standards may facilitate the reduction of housing cost, the following action programs will be implemented or pursued.

POLICIES

H 1.1 Integration of environmental review with the function of the regional planning teams.

Programs

1. Continue to reduce application processing time and costs by integrating environmental review into the application review process.

H 1.2 Continue to give priority to permit processing for projects utilizing the Housing Incentives Program (HIP) when requested.

Programs

1. Improve and facilitate local government review of low-income housing projects, and continue to reduce processing costs to applicants.

H 1.3 Implement appropriate recommendations of the Application Process Study, a review of all application procedures and processes in the Planning Division, completed in 2000.

Programs

1. Continue to reduce application processing time and costs.

H 1.4 Review the Development Code regularly for possible revisions that would assist in creating more affordable housing and to facilitate establishment of independent senior citizen living centers, shared senior housing, and group care homes; review necessary changes to be combined with any other changes being made to the Development Code.

Programs

1. Continue to identify ordinances nonessential to health and safety that act as contributing factors to the high cost of housing and assist the development of housing for elderly and handicapped people. Develop and adopt a Reasonable Accommodate Ordinance (RAO) as part of the Development Code to provide a process for persons with disabilities to request reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the County. As part of the effort to develop the RAO, review zoning ordinances and permit processing to ensure that they are not inhibiting the development of housing for persons with disabilities.

H 1.5 Review the current housing and infrastructure expenditures and programs of the various departments and agencies to determine where they are implemented geographically, especially in cities or in the unincorporated areas, and develop strategies to target the resources where they will most benefit the County.

Programs

1. Identify and target housing and needed infrastructure resources for the greatest benefit.

GOAL H 2. Because innovative housing design and construction techniques and energy conservation may reduce the cost of housing without sacrificing quality, the following action programs will be implemented or pursued.

POLICIES

H 2.1 Continue to utilize planned development density bonus and density transfer provisions as described in the County Development Code to allow creation of lot sizes less than that normally required by residential land use zoning districts.

Programs

1. Continue to provide for greater flexibility in design of single-family development to increase the supply of affordable dwelling units.

H 2.2 Update the location and design criteria of the planned developments and design review projects and the application forms.

Programs

1. Improve the planned development and design sections of the Development Code and the application forms to encourage affordability.

H 2.3 Continue to utilize the minimum residential construction standards for conventional and manufactured housing on individual lots.

Programs

1. Continue to ensure compatibility in the design and siting standards of all dwelling unit types while reducing costs.

H 2.4 Continue to allow for temporary dependent housing, per the County Development Code.

Programs

1. Continue to provide affordable housing for elderly or disabled persons.

- H 2.5** Continue to evaluate residential developments with emphasis on energy-efficient design and siting options that are responsive to local climatic conditions and applicable laws.

Programs

1. Promote energy-efficient development, especially housing, in the unincorporated County area that will help keep power usage/costs lower.

- H 2.6** Designate Special Development (PD) land use zoning districts where design constraints (such as slope instability or flooding) have been identified. PD classifications will encourage efficient land development by requiring the project to be reviewed by planning staff through the planned development application process.

Programs

1. Continue to encourage planned residential development in design-constrained areas.

- H 2.7** Continue to allow second units, as a permitted use on any residential parcel, provided that each unit has the minimum required area as specified by the land use designation.

Programs

1. Continue to provide opportunities for the placement of a second dwelling unit, provided there is sufficient area.

- H 2.8** Continue to allow mobile home parks/manufactured home land-leased communities in the Single Residential Land Use Zoning District at densities specified in the Development Code and in the Multiple Residential Land Use Zoning District, subject to design guidelines that will ensure compatibility with the natural environment while minimizing potential adverse environmental impacts.

Programs

1. Continue to encourage the construction of new mobile home parks/manufactured home land-leased communities so as to increase the supply of affordable dwelling units in residential areas.

H 2.9 Continue the Insulation and Weatherization Program for eligible households.

Programs

1. Provide labor and materials to insulate and weatherize the homes of eligible low-income households.

H 2.10 Encourage the use of energy conservation features in residential construction, remodeling, and existing homes.

Programs

1. Help publicize energy conservation opportunities offered by Southern California Edison. Examples include: replacing old refrigerators, weatherproofing, energy-efficient lighting, cooling (evaporating coolers), and interruptible service.

<p>GOAL H 3. Because property maintenance is desirable and can be promoted through information, training, and health and safety code enforcement programs, the following action programs will be taken.</p>
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POLICIES

H 3.1 Continue the voluntary occupancy inspection program available to prospective buyers of residential property and increase public awareness of this program.

Programs

1. Continue to ensure consumer protection for residential property transactions.

H 3.2 Utilize Section 17299 of the California Revenue and Taxation Code as a health and safety code enforcement tool for rental units inspected by the Division of Environmental Health Services (DEHS).

Programs

1. Continue to encourage compliance of substandard dwelling units with DEHS requests for the upgrading of a structure.



H 3.3 Continue the Community Development Block Grant (CDBG) single-family homeowner rehabilitation loan program in order to rehabilitate housing and improve neighborhoods.

Programs

1. Continue to provide loans to very low-, low-, and moderate-income owner-occupants to correct deficiencies and bring residences up to minimum housing quality standards.

H 3.4 Continue the CDBG senior and disabled repair program.

Programs

1. Continue to provide grants for repair of owner-occupied residences of senior and handicapped citizens.

H 3.5 Inspect rental units in conjunction with the tenant-based rental assistance program. Integrate this service with the Housing Authority to ensure subsidized rentals meet code requirements.

Programs

1. Continue to provide safe and sanitary housing to lower-income households.

H 3.6 Use and update the County Rehabilitation Guide for inspection of existing renter- and owner-occupied dwelling units to facilitate economical and safe rehabilitation of housing.

Programs

1. Continue to fund renovation of substandard housing.

H 3.7 Acquire and rehabilitate low-income rental units with the HOME Rental Property Acquisition and/or Rehabilitation Program.

Programs

1. Provide loans to both for-profit and non-profit developers of affordable housing to acquire and/or rehabilitate existing low-income rental units.

H 3.8 Refinance multi-family housing rehabilitation projects with the HOME Rental Property Rehabilitation and Refinance Program.

Programs

1. Continue to provide funds to refinance existing debt for affordable multi-family housing rehabilitation projects.

H 3.9 Provide targeted code enforcement programs to assist with neighborhood and housing unit rehabilitation.

Programs

1. Continue to provide enforcement on complaints; add target neighborhood program to reduce blight.

H 3.10 Contract with for-profit and non-profit developers and assist them in acquiring and rehabilitating vacant U.S. Housing and Urban Development (HUD) and Veterans Administration (VA) repossessed properties. These houses will be resold at affordable prices to first-time and other homebuyer families.

Programs

1. Reduce neighborhood blight by improving vacant properties and make recycled affordable housing available to homebuyers.

<p>GOAL H 4. Because the preservation of existing housing stock is important in providing housing opportunities for all income levels, housing and community rehabilitation programs will be established and implemented through the following action programs.</p>
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POLICIES

H 4.1 Encourage and assist local lending institutions in implementing the Community Reinvestment Act.

Programs

1. Continue to encourage participation by all lending institutions in the County.

- H 4.2** Preserve units at risk of being lost to lower income households through completion of their federal subsidies and affordability covenants or contracts by developing various kinds of incentives or other programs.

Programs

1. Offset the loss of federally subsidized housing units in the County that are nearing fulfillment of their original financial commitment.

- H 4.3** Continue to preserve affordable units at risk of being lost to the stock due to expiring contracts, covenants, agreements, etc., through the use of other incentives and programs.

Programs

1. Maintain the existing stock of affordable housing beyond current contracted affordability periods.

- H 4.4** Preserve historic structures through the use of various federal and state tax incentive and other programs.

Programs

1. Provide preservation information and assistance to the owners of historic structures.

GOAL H 5. Because the housing needs of all economic segments of the population are not currently served by the housing market, the following voluntary incentives, strategies, and action programs will be implemented to stimulate the market sufficiently to fulfill this unmet need.

POLICIES

- H 5.1** Continue to promote the use of the Housing Incentives Program (HIP).

Programs

1. Continue to stimulate construction of affordable new residential developments of five or more units within the unincorporated County areas, including senior housing.

- H 5.2** Continue to implement the HIP such that it would encourage the phasing of affordable housing in large planned developments when the density bonus incentive has been implemented.

Programs

1. Continue to encourage phasing of affordable units in all future multi-phased housing developments that include affordable housing.

- H 5.3** Use federal and state funding programs to assist manufactured home purchase and rental.

Programs

1. Continue to assist prospective owners and renters in funding the purchase or rental of manufactured homes.

- H 5.4** Identify and use surplus public land to assist in the provision of housing that is affordable to lower-income groups.

Programs

1. Continue to increase the number of affordable housing sites.

- H 5.5** Provide information and assistance to help relocate displaced individuals, including former residents of units converted from renter to owner occupancy status.

Programs

1. Continue to educate displaced individuals needing housing information.

- H 5.6** Identify sites for affordable housing in the various planning regions of the County.

Programs

1. Direct and encourage the construction of affordable housing in the planning regions.

- H 5.7** Continue to pursue opportunities to acquire and “bank” sites, as necessary, to be used for affordable housing.

Programs

1. Purchase properties for affordable housing development and exchange County-owned sites in planning regions needing affordable housing. Use sites in conjunction with other subsidy programs.

- H 5.8** Continue to form partnerships with nonprofit organizations, public agencies, other community-based organizations, and housing developers to increase ownership opportunities for very low- and low-income households.

Programs

1. Produce additional homeownership opportunities for lower income households in collaboration with nonprofits, such as Housing Partners I (HPI), redevelopment agencies, and bond-financed single-family housing developers.

- H 5.9** Continue Single-Family Mortgage Revenue Bond (MRB) Homebuyer Assistance Program.

Programs

1. Continue to increase ownership opportunities for households that have difficulty in obtaining traditional financing. Bonds are repaid from property owners' mortgage payments.

- H 5.10** Continue to support Lease Purchase Homeownership Assistance Programs.

Programs

1. Assist people in their transition to homeownership through a program requiring them to lease the home for 3 years. A portion of the lease payments is applied to their equity in the home, which is purchased at the end of the 3-year period.

- H 5.11** Continue to support Home Ownership Assistance Programs.

Programs

1. Provide down payment, closing cost, and gap financing assistance for eligible prospective homebuyers through various funding sources.

H 5.12 Welfare-to-Work Program.

Programs

1. Continue to provide assisted housing to persons receiving other assistance from Workforce Development Department and the Transitional Assistance Department.

H 5.13 Mainstream Program

Programs

1. Continue to provide assisted housing to persons with disabilities to enable them to rent suitable and accessible housing on the private market.

H 5.14 Community Housing and Development Organizations (CHDOs) New Construction, and Acquisition/Rehabilitation Programs.

Programs

1. Provide funds for use by CHDOs for new construction, acquisition, and/or rehabilitation of affordable rental housing.

H 5.15 Section 8 Housing Certificates/Vouchers.

Programs

1. Continue to provide Section 8 Certificates and Vouchers to all low-income renters to obtain housing.

H 5.16 Public Housing Program.

Programs

1. Continue to own, manage, and construct public housing units for lower-income households. As practicable, directly assist eligible households to make the transition to homeownership through Section 8 homeownership assistance.

H 5.17 Tenant-Based Assistance—Monthly Rental Subsidy Program.

Programs

1. Continue to provide interim assistance to eligible households identified by the Housing Authority of the County of San Bernardino, program administrator.

H 5.18 Tenant-Based Assistance—Security Deposit Program.

Programs

1. Continue to provide security deposit and/or utility payment assistance to tenants who lack the funds to obtain, or avoid being displaced from, decent rental housing.

H 5.19 Mortgage Revenue Bond Financing—Multi-family Rental Units.

Programs

1. Encourage the development of multi-family rental units by using mortgage revenue bonds to finance/refinance construction, acquisition, mortgage loans and capital improvements.

H 5.20 Continue working with developers to submit proposals for funding assistance to facilitate special needs housing. Examples include Section 202 program funds for senior and disabled housing projects and SUPERNOFA Homeless Program grant funds.

Programs

1. Ensure availability of housing to serve special needs populations.

H 5.21 Family Unification Program.

Programs

1. Continue to promote family unification by providing housing assistance to families for whom the lack of adequate housing is a primary factor in the separation of children from their families.

GOAL H 6. Because it is desirable to prevent discrimination in housing, the following action programs will be established.

POLICIES

H 6.1 Continue to fund the Fair Housing Program.

Programs

1. Continue to educate residents, landlords, agency staffs, lenders, realtors, sellers, and homebuyers about anti-discrimination laws/practices regarding rented or purchased housing.

H 6.2 Landlord/Tenant Mediation.

Programs

1. Continue to provide landlord/tenant counseling, information on mediation, and education on existing laws and regulations. Assist in resolving disputes. Continue to promote information services that consist of referring individuals with complaints to the appropriate agency, assisting individuals in finding adequate housing, and providing other help as required.

GOAL H 7. Because it is necessary for each community within the County to provide a variety of housing opportunities in an affordable price range, commensurate with the population and income classification of the County, the following action programs will be implemented.

POLICIES

H 7.1 Identify the County’s projected fair share of affordable housing development in consideration of and with relation to other jurisdictions within the region and state, as well as from a comprehensive planning perspective.

Programs

1. Continue to encourage the equitable distribution of affordable housing in the Southern California region.



H 7.2 Continue to integrate all aspects of housing assistance and development planning within the Consolidated Plan, consistent with the broader County General Plan and Development Code, and Community Plans to identify the existing inventory as well as proposed locations for affordable housing.

Programs

1. Encourage affordable housing projects in all unincorporated areas.

GOAL H 8. Because the presence (or potential presence) of a homeless population is contrary to the County and state goal of a "suitable living environment" for each resident, the following action programs will be implemented.

POLICIES

H 8.1 Continue to quantify the homeless population within the County. Because this issue is multi-jurisdictional, and given the nature of the homeless population, coordination with the cities is necessary in achieving an accurate count.

Programs

1. Determine how many individuals lack housing.

H 8.2 Continue to participate in the County of San Bernardino Homeless Coalition to maintain optimum communication between County departments that provide services and resources to the homeless to facilitate a coordinated effort in solving this issue.

Programs

1. Continue to facilitate a coordinated effort within the County's organizational structure.

H 8.3 Based on the quantity and distribution of the homeless population, determine the additional need for emergency shelters and transitional housing opportunities.

Programs

1. Provide additional shelters and transitional housing opportunities as needed.

- H 8.4** Determine the type of units and the price range of said units for each region within the County, to facilitate the provision of affordable long-term housing opportunities for the very low- and low-income groups of the population.

Programs

1. Continue to provide for affordable long-term housing opportunities.

- H 8.5** Continue to allow emergency and transitional shelters in any land use zoning district with the appropriate permits, and concurrently develop the appropriate location and design standards for such uses. Amend the Development Code to permit transitional housing in the same manner as multi-family projects in the Multiple Residential Land Use Zoning District. Assure the Conditional Use Permit process does not unduly constrain homeless and emergency shelters.

Programs

1. Continue to allow for emergency and transitional shelters in the County's regulatory system.

- H 8.6** Transitional Housing Program and Homeless Services.

Programs

1. Provide support to Continuum of Care System.

<p>GOAL H 9. Because of the various lifestyles and population characteristics of the County's residents, a variety and balance of housing types and densities will be provided, through the General Plan, to require that all new planning area or specific plan studies provide housing types and densities commensurate with demonstrated lifestyles, projected needs, and population characteristics of the individual planning area.</p>

POLICIES

- H 9.1** Continue to evaluate and update the General Plan with reference to the County's housing needs.

Programs

1. Promote a variety of housing types in all unincorporated areas of the County.

GOAL H 10. Because it is desirable to monitor housing programs to ensure coordination between the numerous responsible agencies (Department Community Development and Housing, Land Use Services Department, and Housing Authority) and to track the success of the various housing programs, the following action programs will be implemented.

POLICIES

- H 10.1** Prepare annual housing status reports on the state of housing in San Bernardino County for review and adoption by the Board of Supervisors on or before the second Monday in June.

Programs

1. Coordinate County departments to work toward assessing and attaining goals, policies, and programs of the Housing Element.

- H 10.2** Annually prepare and file Grantee Performance Reports with the Federal Department of Housing and Urban Development.

Programs

1. Continue to assess federally funded housing development projects.

- H 10.3** Utilize the County's regional information mapping system to develop, collect and maintain a Regional Statistical Area-specific database of housing-related data.

Programs

1. Store and retrieve housing-related information.

- H 10.4** Develop a system to identify and monitor the conversion of vacation units, and new second and dependent units.

Programs

1. Study the effects of vacation home conversions on public service and infrastructure supply and new construction second and dependent units.

H 10.5 Monitor housing construction costs.

Programs

1. Monitor the provision of housing affordable to all economic segments.

H 10.6 Monitor housing opportunities.

Programs

1. Monitor the progress in providing housing opportunities.

H 10.7 Monitor the progress addressing homeless issues.

Programs

1. Monitor the progress in addressing homeless issues.

H 10.8 Census data review.

Programs

1. Obtain, incorporate into existing data systems, and maintain usable population, employment, and housing data.

H 10.9 Monitor jobs/housing programs.

Programs

1. Monitor success of programs designed to balance the jobs with housing opportunities.

GOAL H 11. Because it is desirable to optimize use of and limit adverse impacts on existing infrastructure and natural resources, such as open space and air quality, more intensive residential development will be encouraged in areas close to major transportation corridors where the infrastructure already exists and/or is underutilized, through the following actions programs.

POLICIES

H 11.1 Identify areas of underutilized and aging infrastructure through the County Geo-based Information Management System (GIMS), and investigate alternative financing mechanisms.

Programs

1. Identify areas of underutilized and aging infrastructure to encourage residential development in the most viable locations.

H 11.2 Explore the feasibility of determining specific criteria and guidelines for residential development in areas of underutilized and aging infrastructure.

Programs

1. Guide residential development to areas where existing infrastructure is underutilized, reducing further stress on aging infrastructure until those impacts can be corrected.

H 11.3 Identify areas of the County where urban infill is appropriate, and encourage their development through the use of various incentives.

Programs

1. Guide residential urban infill development to areas of the County wherever appropriate.

H 11.4 In the unincorporated areas of the County, designate residential land use zoning districts within close proximity (3 to 5 miles) of major transportation corridors. The more intensive residential land uses (RS and RM) will be designated in urbanized areas, and less intensive residential land uses (RS-1, RL-2.5, etc.) in the more rural areas.

Programs

1. Continue to reduce the length and number of vehicle trips, which, in turn, reduces congestion and air pollutant emissions, while preserving the unique character of the individual regions.

H 11.5 Promote intensified residential development around transit nodes and along transit corridors throughout the County.

Programs

1. Continue to facilitate the use of public transit and reduce traffic congestion and vehicle emitted air pollution.

H 11.6 Throughout the County, continue to encourage mixed-use development through the planned development process that includes dense, multiple-family residential development, as well as clustered, single-family residential development, and other uses that provide convenient shopping and employment opportunities close to major transportation corridors.

Programs

1. Continue to reduce the length and number of vehicle trips, encourage use of public transportation, reduce vehicle emissions, and provide for a variety of lifestyle choices located convenient to travel requirements.

<p>GOAL H 12. Because there are existing areas lacking the necessary infrastructure that could be appropriate for residential development, the following action programs will be pursued.</p>
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POLICIES

H 12.1 Identify areas of insufficient housing where General Plan designations are underutilized because of insufficient infrastructure.

Programs

1. Identify areas with little residential development because of infrastructure constraints.

H 12.2 Throughout the County, study infrastructure development alternatives that would stimulate residential development.

Programs

1. Undertake infrastructure development where housing development will be optimized.

H 12.3 Utilizing the documents generated as part of the General Plan Update, provide to the various serving entities, as requested, data regarding growth and infrastructure facilities necessary for their capital improvement planning efforts.

Programs

1. Improve infrastructure facilities in the County.

<p>GOAL H 13. Because it is desirable to achieve a job-housing balance, which will further local and regional goals of improved air quality and traffic mobility, industrial and commercial development will be targeted for areas of the County that have an adequate housing supply, and the following action programs will be implemented.</p>
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POLICIES

H 13.1 Explore the feasibility of expanding the supply of commercially and industrially zoned land adjacent to those areas where there are predominately residential land uses.

Programs

1. Promote a balance between job opportunities and housing availability.

H 13.2 Provide the County Department of Community Development and Housing (CDH) with data in a summarized, easily usable format that identifies areas within the County where housing is most readily available. This data will assist CDH in promoting the economic viability of the County to potential commercial and industrial employers.

H 13.3 Maintain liaison with the CDH to provide ongoing updates of housing availability assessments for use by potential employers.

Programs

1. Continue to promote commercial and industrial development in the unincorporated areas of the County.

H 13.4 Facilitate a job-housing balance with the objective of a ratio of 1.2 jobs to 1 dwelling unit through coordination of effort between the County Land Use Services Department and CDH to develop the necessary implementation strategies and procedures.

Programs

1. Provide a balance between jobs and housing at a ratio of 1.2 jobs to 1 dwelling unit.

C. VALLEY REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL V/H 1. Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.

POLICIES

V/H 1.1 The following methods of housing types and design shall be encouraged in the Valley Region provided they are compatible with established land use patterns and the environment of the region. Some of these types will augment and contribute to the supply of affordable housing in the region.

- a. Single Family Dwelling Units
- b. Mobile home parks/manufactured home land-leased communities
- c. Multiple Family Residential apartment projects
- d. Large lot and/or clustered residential lots adjacent to Chino Agricultural/ Dairy Preserve

V/H 1.2 Identify areas targeted for rehabilitation to enhance the housing inventory of the Valley Region. These areas may include, but are not limited to:

- a. North Chino
- b. West and South Fontana
- c. South Montclair

V/H 1.3 Bonus densities for the following types of housing units are favored through the Housing Incentive Program in the Valley Region having adequate infrastructure in place, or provided for, to support higher densities:

- a. Lower income: single family detached; single family attached, modular units, manufactured homes, multiple family residential apartments, manufactured home land-lease communities.
- b. Moderate income: single family detached, single family attached, multiple family residential apartments, manufactured homes, manufactured home land-lease communities.
- c. Senior and/or disabled housing bonus density: single family attached and multiple families attached, manufactured home land-lease communities.

V/H 1.4 Within the Valley Region, the types of development to be favored are: urban infill, single family detached (specifically adjacent to the Foothill Freeway corridors), clustered development with single family appearance, and single family detached on large lots.

D. MOUNTAIN REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

<p>GOAL M/H 1. Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.</p>

POLICIES

M/H 1.1 The following methods of housing development and design shall be encouraged in the Mountain Region:

- a. Clustered development and attached units.
- b. Planned Development projects.

- c. Shared senior housing and group care homes.

M/H 1.2 Encourage the application of the Housing Incentive Programs to cluster development, single and multiple family, in the Mountain Region.

M/H 1.3 In the Mountain Region, the following criteria for multiple-family residential units developed under the Housing Incentive Program shall be utilized:

- a. In close proximity to commercial uses.
- b. Adjacent to a Mountain secondary or greater width roadway.
- c. Where adequate circulation exists to accommodate the increased traffic as verified by the Traffic Division.
- d. Located where services (particularly water and sewer) are available or assured as confirmed by the respective purveyor.
- e. Located where average slopes are flat to gently sloping (0-15% slope).
- f. Located where compliance with fire safety standards are met.

E. DESERT REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

<p>GOAL D/H 1. Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.</p>

POLICIES

D/H 1.1 Encourage the application of the Housing Incentive Programs to clustered development, single family and multiple families, in the Desert Region.

D/H 1.2

The following methods of housing types and design shall be permitted in the Desert Region to augment and contribute to the supply of affordable housing provided they are compatible with the rural character and desert environment:

- a. Single-section manufactured home parks that are located within the Alternate Housing Overlay.
- b. Accessory residential structures.

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- 1,000 feet of a chrome plater;
 - 300 feet of any dry cleaning operation; and 300 feet of a large gas station (defined as a facility with a through put of 3.6 million gallons per year or greater); a 50 foot separation is recommended for typical gas dispensing facilities
3. Incorporate phasing policies and requirements in the General Plan and development plans to achieve timely provision of infrastructure (particularly transportation facilities) to serve development through:
- a. Tying growth to Level of Service (LOS) standards; and
 - b. Using phasing areas to manage growth.

CO 4.5 Reduce emissions through reduced energy consumption.

Programs

1. Implement programs to phase in energy conservation improvements through the annual budget process.

CO 4.6 Provide incentives such as preferential parking for alternative-fuel vehicles (e.g., CNG or hydrogen).

CO 4.7 Encourage special event center operators to provide discounted transit passes with event tickets or offer discounted on-site parking for carpooling patrons (for or more persons per vehicle).

CO 4.8 Replace existing vehicles in the County fleet with the cleanest vehicles commercially available that are cost-effective and meet the vehicle use needs.

CO 4.9 Manage the County’s transportation fleet fueling standards to improve the number of alternative fuel vehicles in the County fleet.

CO 4.10 Support the development of alternative fuel infrastructure that is publicly accessible.

CO 4.11 Establish programs for priority or free parking on County streets or in County parking lots for alternative fuel vehicles.

CO 4.12 Provide incentives to promote siting or use of clean air technologies (e.g., fuel cell technologies, renewable energy sources, UV coatings, and hydrogen fuel).

CO 4.13 Reduce Greenhouse Gas (GHG) emissions within the County boundaries.

Programs

1. Emission Inventories. The County will prepare GHG emissions inventories including emissions produced by: (1) the County’s operational activities, services and facilities, over which the County has direct responsibility and control, and (2) private industry and development, that is located within the area subject to the County’s discretionary land use authority.
 - a) Establish an inventory of existing GHG emissions.
 - b) Establish a projected inventory for year 2020.
2. GHG Emissions Reduction Plan. The County will adopt a GHG Emissions Reduction Plan that includes:
 - a) Measures to reduce GHG emissions attributable to the County’s operational activities, services and facilities, over which the County has direct responsibility and control; and,
 - b) Measures to reduce GHG emissions produced by private industry and development that is located within the area subject to the County’s discretionary land use authority and ministerial building permit authority; and,
 - c) Implementation and monitoring procedures to provide periodic review of the plan’s progress and allow for adjustments over time to ensure fulfillment of the plan’s objectives.

4. WATER

(Also see Water, Wastewater, and Stormwater in Circulation and Infrastructure Element Goals section for additional goals related to water.)

GOAL CO 5. The County will protect and preserve water resources for the maintenance, enhancement, and restoration of environmental resources.

POLICIES

- CO 5.1** Because the San Bernardino County Flood Control District is responsible for debris basin construction and maintenance at the base of the mountains, development in these areas will be coordinated with that agency.
- CO 5.2** The County Water Masters will continue to monitor the County’s adjudicated groundwater basins to ensure a balanced hydrological system in terms of withdrawal and replenishment of water from groundwater basins.
- CO 5.3** The County will promote conservation of water and maximize the use of existing water resources by promoting activities/measures that facilitate the reclamation and reuse of water and wastewater.

Programs

1. The County may require water reclamation systems and the use of reclaimed wastewater and other non-potable water to the maximum extent feasible for:
 - a. Agricultural uses,
 - b. Industrial uses,
 - c. Recreational uses,
 - d. Landscape irrigation, and
 - e. Groundwater recharge projects.
2. Apply water conservation and water reuse (reclamation) measures that are consistent with County, state and/or federal policies and regulations on wastewater.
3. Encourage the responsible authority to develop new and strengthen existing conservation and reclamation programs to reduce water consumption and prevent loss or waste of water.

4. Continue promoting public education programs to increase consumer awareness about the need for and benefits of water conservation.
5. Encourage the cities to develop water conservation elements in their general plans and guidelines that can be implemented through the land use planning and development review process.
6. New development will implement feasible water conservation measures recommended by the water agency or purveyor that supplies the development with water.
7. Encourage water agencies to use pricing as a conservation tool and to require water audits to ensure the effectiveness of and continued compliance with water conservation measures.
8. Encourage the responsible authority to develop ordinances to regulate non-essential water use and to establish water conservation measures in areas experiencing groundwater supply problems or overdraft as defined by state and local agencies.

CO 5.4 Drainage courses will be kept in their natural condition to the greatest extent feasible to retain habitat, allow some recharge of groundwater basins and resultant savings. The feasibility of retaining features of existing drainage courses will be determined by evaluating the engineering feasibility and overall costs of the improvements to the drainage courses balanced with the extent of the retention of existing habitat and recharge potential.

Programs

1. Seek to retain all natural drainage courses in accordance with the Flood Control Design Policies and Standards where health and safety is not jeopardized.
2. Prohibit the conversion of natural watercourses to culverts, storm drains, or other underground structures except where required to protect public health and safety.
3. Encourage the use of natural drainage courses as natural boundaries between neighborhoods.

4. Allow no development, which would alter the alignment, direction, or course of any blue-line stream, in designated flood plains.
5. When development occurs, maintain the capacity of the existing natural drainage channels where feasible, and flood-proof structures to allow 100-year storm flows to be conveyed through the development without damage to structures.
6. Consistent with the County's efforts to protect the public from flood hazards, encourage the use of open space and drainage easements, as well as clustering of new development, as stream preservation tools.
7. Where technically feasible as part of its efforts to protect residents from flood hazards, require naturalistic drainage improvement where modifications to the natural drainage course are necessary. As an example, channel linings that will allow the re-establishment of vegetation within the channel may be considered over impervious linings (such as concrete). Where revegetation is anticipated, this must be addressed in the channel's hydraulic analysis and the design of downstream culverts.
8. Establish an economically viable flood control system by utilizing channel designs including combinations of earthen landscaped swales, rock rip-rap-lined channels, or rock-lined concrete channels. Where adjacent to development, said drainage will be covered by an adequate County drainage easement with appropriate building setbacks established therefrom.
9. Do not place streams in underground structures where technically feasible, except to serve another public purpose and where burial of the stream is clearly the only means available to safeguard public health and safety.

5. SOILS/AGRICULTURE

GOAL CO 6. The County will balance the productivity and conservation of soil resources.

POLICIES

CO 6.1 Protect prime agricultural lands from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development.

Programs

1. The Land Use Policy Map of this General Plan's Land Use Element identifies areas for future residential and non-residential development and use.
2. Support programs and policies that provide tax and economic incentives to ensure long-term retention of agricultural and other resource lands.
3. Desert playas will not be used for habitable structures nor have large quantities of waters applied to them, except for mining operations or to maintain existing wetlands.
4. Highly alkaline soils present special problems for all plant species and should generally be avoided. Desert playas and lakebeds are not suitable for agricultural uses that involve growing of crops and irrigation.

CO 6.2 The County will allow the development of areas of prime agriculture lands supporting commercially valuable agriculture to urban intensity when it can be demonstrated that there is no long-term viability of the agricultural uses due to encroaching urbanization, creating incompatible land uses in close proximity to each other.

CO 6.3 Preservation of prime and statewide important soils types, as well as areas exhibiting viable agricultural operations will be considered as an integral portion of the Open Space element when reviewing development proposals.

Programs

1. Utilize the provisions of the Williamson Act to further the preservation of commercially viable agricultural open space and designate preserves on the Land Use Policy Maps.
2. Within commercially viable agricultural areas, encourage only land uses that are compatible with agriculture and maintain a list of compatible uses allowed within agricultural preserves.
3. Consider the availability and financing of public services and utilities in any decision to convert the land use designation of an area from agricultural to non-agricultural uses. This information should be documented in special study reports.
4. Provide information on viable alternative crops through the Agricultural Extension Service and other sources.
5. Designate Agricultural Land Use Zoning Districts and agricultural preserves on the Land Use Maps.
6. Encourage expansion of agriculture in underutilized areas through actively promoting the establishment of agricultural lands where water is available in sufficient quantity.
7. Encourage agricultural use of commercially productive agricultural lands; discourage city sphere of influence extensions into areas containing commercially productive agricultural lands.

CO 6.4 Provide and maintain a viable and diverse agricultural industry in San Bernardino County.

Programs

1. The minimum parcel size for agricultural districts within the valley portions of the County should be 10 acres.
2. Encourage the minimum parcel size for agricultural districts in the desert portions of the County to be 40 acres outside the CDCA boundaries and 160 acres within the CDCA boundaries.

6. MINERALS

GOAL CO 7. The County will protect the current and future extraction of mineral resources that are important to the County’s economy while minimizing impacts of this use on the public and the environment.

POLICIES

CO 7.1 In areas containing valuable mineral resources, establish and implement conditions, criteria, and standards that are designed to protect the access to, and economic use of, these resources, provided that the mineral extraction does not result in significant adverse environmental effects and that open space uses have been considered for the area once mining operations cease.

Programs

1. Solicit, coordinate, and acknowledge lands designated by the State Mining and Geology Board and classified by the state Geologist.
2. Incorporate the mineral classification or designation information, including the maps, when they are completed by the State Mining and Geology Board and the Division of Mines and Geology, including new and updated information.
3. Recognize and protect areas within San Bernardino County that show or have proven to have significant mineral resources and protect their access.
4. Maintain and coordinate files and records to be kept with the Land Use Services Department.

CO 7.2 Implement the state Mineral Resource Zone (MRZ) designations to establish a system that identifies mineral potential and economically viable reserves.

- a. MRZ-1: Adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This designation will be applied where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is nil or slight.

- b. MRZ-2: Adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This designation will be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
- c. MRZ-3: Contains deposits whose significance cannot be evaluated from available data.
- d. MRZ-4: Available information is inadequate for assignment to any other MRZ zone.
- e. SZ: Areas containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance will be classified in this zone.
- f. IRA: San Bernardino County or State Division of Mines and Geology Identified Areas where adequate production and information indicates that significant minerals are present.

CO 7.3 Mining operators/owners will provide buffers between mineral resources (including access routes) and abutting incompatible land uses. New mineral and non-mineral development in these zones will be designed and reviewed according to the compatibility criteria specified in this policy.

CO 7.4 Review land development and mining proposals near potentially incompatible land uses with the goal of achieving land use compatibility between potentially incompatible uses.

CO 7.5 Protect existing mining access routes by giving them priority over proposed alterations to the land, or by accommodating the mining operations with as good or better alternate access, provided the alternate access does not adversely impact proposed open space areas or trail alignment.

CO 7.6 Provide for the monitoring of mining operations for compliance with the established operating guidelines, conditions of approval and the reclamation plan.

7. ENERGY

GOAL CO 8. The County will minimize energy consumption and promote safe energy extraction, uses and systems to benefit local regional and global environmental goals.

POLICIES

CO 8.1 Maximize the beneficial effects and minimize the adverse effects associated with the siting of major energy facilities. The County will site energy facilities equitably in order to minimize net energy use and consumption of natural resources, and avoid inappropriately burdening certain communities. Energy planning should conserve energy and reduce peak load demands, reduce natural resource consumption, minimize environmental impacts, and treat local communities fairly in providing energy efficiency programs and locating energy facilities.

Programs

1. Monitor federal and state activity, including their review of proposed facilities, new legislation, new funding sources, and technological advances in the energy and telecommunications fields.
2. Develop a system to provide energy providers with detailed information of proposed residential, commercial, and industrial developments as early as possible so that all necessary permits can be obtained and schedules met.
3. Require undergrounding of new and existing transmission lines when feasible.
4. Assist in the development and use of new designs for major transmission line towers that are aesthetically compatible with the environment from a close viewing distance.
5. Because land uses adjacent to utility corridors must be compatible, the County will approve only those secondary uses within corridors that are compatible with adjacent land uses.
6. Include the location of underground pipelines and the type of fuel being carried in the pipelines on the Infrastructure Maps.

7. The County shall consult with the major electric utilities regarding the location of under-grounding of new and existing transmission lines, and consider the under-grounding of distribution lines when feasible and as determined by California state regulatory processes.
8. The County shall consult with electric utilities during the planning construction of their major transmission lines towers to ensure that they are aesthetically compatible with the surrounding environment.

CO 8.2 Conserve energy and minimize peak load demands through the efficient production, distribution and use of energy.

Programs

1. Work with other governmental agencies, utility companies, and the private sector to achieve energy conservation and the use of alternative energy resources and technologies.
2. Actively participate and represent the County in the development and implementation of standards and regulations under the jurisdiction of the state and federal governments.
3. The County will promote the education of its residents about utility energy conservation programs including the CEC's 20/20 HAC recycling program, White Roof and Solar Roof Initiatives.

CO 8.3 Assist in efforts to develop alternative energy technologies that have minimum adverse effect on the environment, and explore and promote newer opportunities for the use of alternative energy sources.

Programs

1. Encourage and assist in the location of manure recycling and energy conversion operations.
2. To reduce future demand on energy sources, all new subdivisions for which a tentative map is required, will provide, to the extent feasible, for future natural heating or cooling opportunities in the subdivision.
3. For all new subdivisions for which a tentative map is required, a condition of approval will be the dedication of easements, for the purpose of assuring solar access, across adjacent parcels or units.

4. Encourage methanol production from biomass, wastes, natural gas or coal to provide a cleaner substitute liquid fuel for automobiles, trucks, and electric generators.
5. All County facilities, actions, and policies will provide good examples of the best available technologies and methods for minimizing energy consumption and waste.

CO 8.4 Minimize energy consumption attributable to transportation within the County.

Programs

1. Minimize the need to use the automobile and limit distance traveled by establishing mixed land uses and clustering development in nodes.
2. Through the land use zoning districts, encourage residences to be located near neighborhood commercial centers in new developments to encourage walking to nearby shops.
3. Encourage the development of recreational facilities within neighborhoods in new developments.
4. Work with and adopt the policies and standards of SCAG and SANBAG in their regional transportation planning efforts, as required by the appropriate state laws and regulations.
5. Investigate telecommuting for County employees that would allow certain work to be done at home on a personal computer linked to their workplace computers.
6. Amend the Development Code to require new subdivisions to provide bicycle facilities consistent with the County bikeway master plan.
7. Provide appropriate facilities for safe bicycle and motorcycle parking within sites having high potential for bicycle and motorcycle traffic such as apartments, condominiums, recreational facilities, shopping centers, offices and industrial complexes.
8. All new large-scale housing projects will be required to provide designated motorcycle parking.

- CO 8.5** There are unique climatic and geographic opportunities for energy conservation and small scale alternative energy systems within each of the County's three geographic regions and, therefore, the County shall:
- a. Implement land use and building controls and incentives to ensure energy-efficient standards in new developments that comply with California energy regulations as minimum requirements.
 - b. Quantify local climate variations and in each climatic region require energy conservation systems in new construction.
 - c. Fully enforce all current residential and commercial California Energy Commission energy conservation standards.
- CO 8.6** Fossil fuels combustion contributes to poor air quality. Therefore, alternative energy production and conservation will be required, as follows:
- a. New developments will be encouraged to incorporate the most energy-efficient technologies that reduce energy waste by weatherization, insulation, efficient appliances, solar energy systems, reduced energy demand, efficient space cooling and heating, water heating, and electricity generation.
 - b. All new subdivisions for which a tentative map is required will provide, to the extent feasible, for future natural heating or cooling opportunities in the subdivision. This can be accomplished by design of lot size and configuration for heating or cooling from solar exposure or shade and breezes, respectively.
 - c. For all new divisions of land for which a tentative map is required, a condition of approval will be the dedication of easements, for the purpose of assuring solar access, across adjacent parcels or units.
- CO 8.7** Utilize source reduction, recycling and other appropriate measures, to reduce the amount of solid waste disposed in landfills.
- CO 8.8** Promote energy-efficient design features, including appropriate site orientation, use of lighter color roofing and building materials, and use

of deciduous shade trees and windbreak trees to reduce fuel consumption for heating and cooling.

CO 8.9 Promote the use of automated time clocks or occupant sensors to control central heating and air conditioning.

GOAL CO 9. The County will promote energy conservation and encourage safe mining practices.

POLICIES

CO 9.1 The County will promote energy conservation in its government-owned facilities, with its contractors, and the community at large.

Programs

1. The County will promote energy conservation to reduce electricity demand, natural gas usage, and benefit the environment.

CO 9.2 The County will work with utilities and generators to maximize the benefits and minimize the impacts associated with siting major energy facilities. It will be the goal of the County to site generation facilities in proximity to end-users in order to minimize net energy use and natural resource consumption, and avoid inappropriately burdening certain communities.

Programs

1. Monitor federal and state activity, including their review of proposed facilities, new legislation, new funding sources and technological advances in the energy and telecommunications fields.
2. Develop a system to provide affected communities with detailed information of proposed facilities as early as possible.
3. The County will consult with the major electric utilities regarding the under-grounding of new and existing transmission lines when feasible and as determined by California state regulatory processes.
4. The County will consult with electric utilities during the construction of their major transmission line towers to ensure that

they are aesthetically compatible with the surrounding environment.

5. Because land uses adjacent to utility corridors must be compatible, the County will approve only those secondary land uses within corridors that are compatible with adjacent land uses.
6. Include the location of underground pipelines and the type of fuel being carried in the pipelines on the Infrastructure Maps.

GOAL CO 10. The General Plan will anticipate and accommodate future electric facility planning and will enable information-sharing to improve electric load forecasting.

POLICIES

- CO 10.1** Electric infrastructure is essential to serve growth and development in the County. Effective planning for electrical infrastructure requires collaboration between the major utilities and the County.
- CO 10.2** The location of electric facilities should be consistent with the County’s General Plan, and the General Plan should recognize and reflect the need for new and upgraded electric facilities.
- CO 10.3** The County will continue ongoing information-sharing with electric utilities on community growth projections, which will be used by the utilities to forecast electricity demand, which, in turn, assists with future electric facility planning needed to serve the County.
- CO 10.4** The County recognizes that planning cycles differ between utilities and the County. The County will attempt to provide annual data-sharing to enable utilities to track development trends and serve the growth needs of the County.

Programs

1. The County will continue to coordinate with and share information with local utilities to recognize that future utility infrastructure plans are more precise regarding the need for electricity, but are more uncertain regarding the precise future location of facilities due to the difficulty of predicting future availability of land and other development or land-use compatibility factors.
2. The County will continue to coordinate with and share information with local utilities to recognize since electric utility infrastructure

planning is regulated under a unique regulatory framework governed by the California Public Utilities Commission and in some cases the California Energy Commission and the California Independent System Operator, in cooperation with FERC jurisdiction.

3. The County will continue to coordinate with and share information with local utilities in recognition of planning cycles that differ between the County and utilities. For example, SCE has a 10-year plan that is updated every year.

D. VALLEY REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

NONE SPECIFIC TO THE VALLEY REGION.

E. MOUNTAIN REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

<p>GOAL M/CO 1. Preserve the unique environmental features of the Mountain Region including native wildlife, vegetation and scenic vistas.</p>

POLICIES

M/CO 1.1 Encourage protection of natural features and scenic vistas by using the Special Development (SD) District or Zone to implement Planned Development and Planned Residential Development concepts.

M/CO 1.2 Protect scenic vistas by minimizing ridgeline development that would substantially detract from the scenic quality of major ridgeline viewsheds.

M/CO 1.3 Provide for the grouping or clustering of residential buildings where this will maximize the opportunity to preserve significant natural resources, natural beauty or open space without generally increasing the intensity of development otherwise possible.

M/CO 1.4 Designate and protect unique habitats supporting rare and endangered species.



- M/CO 1.5** Adopt a Biotic Resources overlay, and utilize the "Sensitive Biota Resources Management Plan" and related "target areas" as community (conservation) standards.
- M/CO 1.6** Prepare guidelines for the protection of eagle perch trees and spotted owl nest trees.
- M/CO 1.7** Encourage conservation and sound management of the mountain forest character and natural resources, including water, streams, vegetation, soils and wildlife. Require the planting of native or drought-tolerant cultivar species, capable of surviving the mountain environment and climate.

GOAL M/CO 2. Maintain the health and vigor of the forest environment.

POLICIES

- M/CO 2.1** The County shall work collaboratively with the California Department of Forestry and Fire Warden (CDF) and the U.S. Forest Service to implement a long-term Forest Health Restoration and Maintenance Program that will restore fire resiliency, increase safety, and provide community and forest sustainability.
- M/CO 2.2** The County shall work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.
- M/CO 2.3** Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion.
- M/CO 2.4** Establish a parking provision for the purpose of saving healthy trees in parking areas by giving parking credit for areas containing specimen trees.
- M/CO 2.5** Adopt and enforce tree protection and forest conservation provisions and standards as listed in the Development Code.
- M/CO 2.6** Parking credit reductions from the required parking may be allowed for proposed parking spaces containing healthy and

vigorous native specimen trees, when consistent with the standards specified in the County Development Code.

M/CO 2.7 Through the development review process, require replanting of ground cover in denuded areas with vegetation, either indigenous to the area or compatible with the montane climate and soil characteristics.

M/CO 2.8 When feasible, require developers through the development review process to substantially maintain existing percolation and surface water runoff on site.

M/CO 2.9 Implement a soil erosion control program as part of a community development standard.

GOAL M/CO 3. Conserve and protect surface and groundwater resources to meet the needs of a growing mountain population, to support the mountain environment and forest watershed and to preserve the quality of life for mountain residents and visitors.

POLICIES

M/CO 3.1 Utilize open space and drainage easements as well as clustering of new development as stream preservation tools.

M/CO 3.2 Require naturalistic drainage improvements where modifications to the natural streamway are required.

M/CO 3.3 Prohibit exposed concrete drainage structures. Acceptable designs include combinations of earthen landscaped swales, rock rip-rap lined channels or rock-lined concrete channels. Property owners must provide for the maintenance of underground drainage structures.

M/CO 3.4 Streams shall not be placed in underground structures in any residential, Neighborhood Commercial or Institutional Land Use Zoning District or zone.

M/CO 3.5 Development that is found consistent with the Floodway (FW) Land Use Zoning District or zone shall neither alter the natural stream course alignment nor alter natural flows.

- M/CO 3.6** Minimize the runoff of surface water and establish controls for soil erosion and sedimentation through the following policies:
- a. Through the development review process, require replanting of ground cover in denuded areas with revegetation, either indigenous to the area or compatible with the climate and soil characteristics of the region.
 - b. When development occurs, provide for the retention of natural drainage channels and capacity of the site where feasible.
 - c. When feasible, require developers, through the development review process, to maintain existing percolation and surface water runoff rate by discouraging the paving of large surface areas.
- M/CO 3.7** Discourage the extraction and exportation of native groundwater for commercial purposes due to limited groundwater resources coupled with the increasing demands on this precious resource.
- M/CO 3.8** Coordinate with Mountain wastewater and water agencies in establishing programs designed to use reclaimed wastewater from Mountain sewage systems to recharge the local groundwater basins when consistent with County public health and environmental standards.
- M/CO 3.9** Support and apply water conservation and reuse measures through the development review process.

<p>GOAL M/CO 4. Protect cultural and paleontological resources within the Mountain Region.</p>

POLICIES

- M/CO 4.1** Identify and protect significant cultural resources from damage or destruction.
- M/CO 4.2** Inventory Cultural Resources, encouraging inputs from the local historical society and committees.
- M/CO 4.3** Prepare a Historical/Archeological Overlay for community plan areas in developing land use designations and the formulation and evaluation of plan amendments and development proposals to

provide a more systematic and streamlined method of protecting important cultural resources.

GOAL M/CO 5. Preserve the dark night sky as a natural resource in the Mountain Region communities.

POLICIES

- M/CO 5.1** Protect the Night Sky by providing information about and enforcing existing ordinances:
- M/CO 5.2** Provide information about the Night Sky ordinance and lighting restrictions with each land use or building permit application.
- M/CO 5.3** Review exterior lighting as part of the design review process.
- M/CO 5.4** 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.
- M/CO 5.5** Allow for mountain communities’ input on the need for, and placement of, new street lights.

F. DESERT REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

GOAL D/CO 1. Preserve the unique environmental features and natural resources of the Desert Region, including native wildlife, vegetation, water and scenic vistas.

POLICIES

- D/CO 1.1** Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place and reduce air pollutants.
- D/CO 1.2** Require future land development practices to be compatible with the existing topography and scenic vistas, and protect the natural vegetation.
- D/CO 1.3** Require retention of existing native vegetation for new development projects, particularly Joshua trees, Mojave yuccas

and creosote rings, and other species protected by the Development Code and other regulations. This can be accomplished by:

- a. Requiring a landscape plan, approved as part of the location and 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 protected plant.
- c. Encourage on-site relocation of Joshua trees and Mojave yuccas. However, if on-site relocation is not feasible require developers 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 or yucca relocation.
- e. Retention and transplantation standards will follow best nursery practices.

D/CO 1.4

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

- a. Parcels of one acre or larger shall not be disturbed or cleared of natural vegetation unless for the installation of building pads, driveways, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance areas.
- b. Fire abatement or local clean-up efforts shall be accomplished by mowing or means other than land scraping whenever possible to minimize fugitive dust and windblown sand. When de-brushing or blading is considered the most feasible alternative, additional methods shall be required for erosion control.
- c. The County Office of Building and Safety may issue permits for further grading or clearance of vegetation subject to proper review.

- D/CO 1.5** Mechanical removal of vegetation shall be minimized and limited to the building pad, driveway and areas prepared for permitted accessory uses.
- D/CO 1.6** In the landscaping of individual sites, native and other drought tolerant plants shall be encouraged.
- D/CO 1.7** Encourage and educate the public to maintain properties in a manner to minimize fugitive dust.
- D/CO 1.8** Require future development to utilize water conservation techniques.
- D/CO 1.9** Promote conservation of water by implementing the following policies/actions:
- a. Encourage the use of drip irrigation systems or systems of equivalent efficiency for all landscaping on residential lots.
 - b. Encourage the use of pervious paving materials on commercial, industrial and institutional parking areas. Large parking areas should consider using landscape areas as depressions to receive and percolate runoff as an alternative.
 - c. If a wastewater treatment system is developed within the region, the system which will reclaim the treated effluent and make it available for public or private landscape purposes.
- D/CO 1.10** Preserve scenic vistas where natural slope exceeds 15 percent by requiring building foundations for residential, non-residential and accessory structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines or that the natural landform is not significantly impacted by excessive grading or erosion.
- D/CO 1.11** Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the Building Official to make a finding that no other reasonable siting alternative exists for the development of the land. Specimen size trees are defined as meeting one or more of the following criteria:
- a. Circumference measurement equal to or greater than 50 inches measured at 4 feet from grade.

- b. Total tree height of 15 feet or greater.
- c. Trees possessing a bark-like trunk.
- d. A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

D/CO 1.12 Development requiring Tract Maps or Conditional Use Permits within the County Biological Resources Overlay for desert tortoise shall prepare and submit a focused biological resources survey and a desert tortoise protocol survey per U.S. Fish and Wildlife requirements.

D/CO 1.13 The County shall support the preparation of a regional Habitat Conservation Plan (HCP) for the desert tortoise and the Mojave Ground Squirrel. This support shall be in the form of providing its fair share portion of the funding to develop desert tortoise and ground squirrel HCP in cooperation with other local jurisdictions, the U. S. Fish and Wildlife Service, Department of Fish and Game and Bureau of Land Management. Funds may be obtained from developer fees in the appropriate habitats.

GOAL D/CO 2. Encourage utilization of renewable energy resources.

POLICIES

D/CO 2.1 Through the development process encourage building orientations conducive to utilizing available solar energy.

D/CO 2.2 Encourage use of renewable and alternative energy systems for residential uses.

GOAL D/CO 3. Preserve the dark night sky as a natural resource in the Desert Region communities.

POLICIES

D/CO 3.1 Protect the Night Sky by providing information about and enforcing existing ordinances:

- a. Provide information about the Night Sky ordinance and lighting restrictions with each land use or building permit application.

b. Review exterior lighting as part of the design review process.

D/CO 3.2 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.

D/CO 3.3 Allow for desert communities' input on the need for, and placement of, new street lights.

GOAL D/CO 4. Protect agricultural lands from the effects of non-agricultural development.

POLICIES

D/CO 4.1 Encourage the consolidation of small lots in agricultural zones.

D/CO 4.2 The conversion of agricultural land to non-agricultural uses shall be discouraged unless the proposed use can be demonstrated to be preferable in terms of economic development, and resource availability and resource conservation.

D/CO 4.3 Encourage adequate buffering between agricultural and non-agricultural land use zoning districts.

GOAL D/CO 5. The County will balance the productivity and conservation of soil resources.

POLICIES

D/CO 5.1 Desert playas shall not be used for habitable structures nor have large quantities of waters applied to them, except for mining operations or to maintain existing wetlands.

D/CO 5.2 Highly alkaline soils present special problems for all plant species and should generally be avoided. Desert playas and lake beds are not suitable for agricultural uses that involve growing of crops and irrigation.

GOAL D/CO 6. Protect cultural and paleontological resources within the Desert Region.

POLICIES

- D/CO 6.1** Identify and protect significant cultural resources from damage or destruction.
- D/CO 6.2** Inventory Cultural Resources, encouraging inputs from the local historical society and committees.
- D/CO 6.3** Prepare a Historical/Archeological Overlay for community plan areas in developing land use designations and the formulation and evaluation of plan amendments and development proposals to provide a more systematic and streamlined method of protecting important cultural resources.

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