



LAND USE SERVICES DEPARTMENT
PLANNING STAFF REPORT



HEARING DATE: April 18, 2013

AGENDA ITEM NO: 3

Project Description:

Applicant: Land Use Services Department
Proposal: The re-adoption of the Oak Hills Community Plan and a Development Code Amendment to incorporate the development standards for the Oak Hills Community Plan into the County Development Code.
Community: Oak Hills
JCS: P200900407
Staff: Jim Squire

Background

The Community of Oak Hills (“Community” or “Oak Hills”) is located in the High Desert region of San Bernardino County, 35 miles northeast of San Bernardino. Oak Hills is one of several unincorporated communities within the Victor Valley region of the County, and is bordered by the City of Hesperia to the east, the unincorporated Community of Phelan to the west; the City of Victorville to the north; and the unincorporated area of Summit Valley to the south.

The Oak Hills Community Plan (“Plan”) had its beginnings in a series of annexations proposed by property owners and approved by LAFCO from 1989 to 1993. Many of these annexations centered on development proposals for suburban residential homes and commercial development along the I-15 freeway corridor. Many residents in Oak Hills expressed concerns that continued annexations and development would adversely affect their rural lifestyle that they had come to enjoy. They pointed out the deficiencies in a piecemeal approach to the review and approval of annexations and development. Planning for the overall community would be difficult if there was no general plan under which guidelines could be established for the future.

In May of 1994, after many public hearings, LAFCO, the City of Hesperia (“City”) and the County agreed to expand the City’s sphere of influence to cover all of Oak Hills. The City agreed not to support any new annexation requests in Oak Hills until the County prepared a Community Plan and to work with the County in its preparation.

The First District Supervisor and the Hesperia City Council selected the Oak Hills Community Plan Advisory Committee (“Committee”). The Committee developed a draft Plan text and three land use alternatives. On March 8, 1995, the Committee endorsed the text and alternatives for environmental review.

Funding for the Environmental Impact Report (“EIR”) required for the Plan took several years to arrange. The City and County agreed to share in the costs of the EIR and Lilburn Corporation was selected to begin work in April 1999. Lilburn developed a road network

Action taken by the Planning Commission on this item may be appealed to the Board. Yes No
Note: Recommendations to the Board of Supervisors are not appealable.

and a comparative analysis of the alternatives. The traffic impact analysis was completed by RKJK & Associates. The Draft EIR was completed and circulated for public review in November 2000 and the Final EIR was completed in February 2001.

The Plan was to provide comprehensive, long-range policies and guidelines for future development of properties within the Plan area through the year 2020. The Plan is intended to augment the City and County General Plan policies to more specifically meet the needs of the residents and property owners of the Community. The development of the freeway corridor for commercial and manufacturing uses was important to the City as a source of tax revenue to provide services to the area. At the same time, the residents had expressed concerns that continued development may affect their rural lifestyle.

The Committee identified five areas of concern that had become the objectives in formulating the Plan. These were:

- To provide for orderly growth for the Community.
- To preserve the Community identity.
- To retain the unique character of the Oak Hills area as a rural residential community.
- To provide and enhance Community services and facilities.
- To provide for the orderly expansion of the local business within the Community.

The goals and policies of the Plan text were intended to meet the objectives listed above. This was a significant benefit to the Community, as adoption of the Plan would further the achievement of these goals, where the existing City or County land use plans would not to the same degree.

The Plan was ultimately adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. During that time, the County was engaged in the preparation of the General Plan Update (GPU). It was decided not to include the Plan among those documents being prepared for the GPU; rather, it was to be updated at a later date to simply conform to the format of the other community plans adopted in the GPU process.

On March 13, 2007, the County Board of Supervisors adopted all components of the 2007 GPU Program, which consisted of an update to the General Plan text and maps, 13 community plans and a complete rewrite of the County Development Code. Having already been adopted, the Plan was the fourteenth community plan. The Board Agenda Items for the workshop conducted for the Board on December 5, 2006 (Item #68) and Board Hearing on March 13, 2007 (Item #96) both state:

“A fourteenth plan, the Oak Hills Community Plan, was adopted as part of a joint effort with the City of Hesperia in 2003. Since this plan is already in effect, the format of the plan is all that needs to be amended to be consistent with the 13 new plans that have been prepared. Once the General Plan Update documents have been formally adopted, the Oak Hills Community Plan will be amended to achieve this consistency in format.”

This update process for the Plan has been delayed for a number of reasons, but based on the language in the Board Agenda Items, it was the Board's clear intent that the provisions of the Plan would remain in effect after the adoption of the GPU. A document was prepared that extracted the policies from the pre-2007 General Plan and the development standards from the pre-2007 Development Code so that staff and the public would have clear direction that these policies and standards would still apply to all projects proposed to be located within the Plan boundaries. A copy of the Plan adopted in 2003 is attached to this report.

The 2013 version of the Plan was prepared from the following resources:

- Pre-2007 General Plan and Development Code
- 2007 General Plan
- City's version of the Plan adopted in 2002
- Program EIR prepared for the Plan in 2000
- Community plans adopted in 2007 for the desert communities of Homestead Valley, Joshua Tree, Lucerne Valley, Morongo Valley and Phelan/Pinon Hills
- Input from the County Public Works Department, the County Fire Department, the County Special Districts Department, the Local Agency Formation Commission and the Hesperia County Water District.

After adoption of the Plan in 2002, the City annexed 1,652 acres (2.58 square miles) within the Plan area along the I-15 corridor that split the Plan into two separate areas that remain unincorporated and thus within the County's jurisdiction. The 2013 draft of the Plan has been amended to reflect these annexations.

As with the other 13 community plans, the Plan contains the unique goals and policies applicable to all projects within the Plan area. The countywide and Desert Region goals and policies contained in the General Plan are also applicable to the Community.

The Draft Plan attached to this report has been annotated in the left margins to indicate the document and page number from which the language to the right was extracted. The following annotations were used: "Other CPs" indicates the language was extracted from the other Desert Region community plans, "City's p.I-9" indicates the language came from the City's version of the Plan on Page I-9, and "EIR p. 4.9-3" indicates the language came from page 4.9-3 of the EIR prepared for the Plan in 2000. The goals and policies have also been annotated to indicate whether a specific goal or policy is new, comes from the prior Plan or is closely related to a new General Plan countywide or regional policy. For example, "PH, HV, JT, LV, MV" indicates that the goal or policy is found in the Phelan-Pinon Hills, Homestead Valley, Joshua Tree, Lucerne Valley, and Morongo Valley Community Plans; "Old LU-1" indicates that the policy was Policy LU-1 from the original County Oak Hills Community Plan; and "GP D/LU 3.2" indicates that the policy is exactly or closely related to the Desert Regional Land Use Policy 3.2 found in the 2007 General Plan.

A second component of the Plan project is a Development Code Amendment to incorporate the development standards for the area into the Development Code. Fourteen new chapters are being added to the Code, 13 of which are being reserved for the other

community plans. Only the Oak Hills Community Plan chapter will be complete with the unique development standards specifically established for Oak Hills.

A Final EIR (SCH No. 96031031) (“FEIR”) was prepared in 2000 for the original Plan and adequately addressed the policies and development standards included in the Plan. This FEIR was certified by the City on April 3, 2002.

The potential environmental effects of the Plan were analyzed in the FEIR. A Mitigation Monitoring and Compliance Program (“MMCP”) was also adopted by the City, and the measures in the MMCP mitigated most impacts of the Plan to less than significant levels. However, impacts on air quality, aesthetics and traffic/circulation remained significant despite the mitigation measures contained in the MMCP. As a responsible agency, the County relied on the Plan FEIR certified by the City in its actions. However, the County adopted its own CEQA findings regarding the project, including a Statement of Overriding Considerations. CEQA Facts, Findings and a Statement of Overriding Considerations were prepared that described the benefits of the Plan that outweighed the potential unavoidable environmental impacts that may arise as a result of implementing the Plan. During the County Planning Commission hearing on November 7, 2002, nine people testified, primarily in support of adoption of the proposed GPA and Development Code amendment. Supporters cited the fact that the Plan is a result of many years of cooperative efforts and compromise. Several members of the Committee attended to urge the County’s adoption of the Plan.

A Program EIR was also prepared for the GPU Program which recognized the Plan as being included in the GPU by reference only. The Final EIR was certified by the Board on March 13, 2007.

A public meeting was conducted on September 18, 2012, with the Oak Hills community. Staff explained that the proposed revisions to the Plan were just to reformat the Plan to be consistent with the 13 other community plan that were adopted by the Board of Supervisors in 2007. Those in attendance at the meeting discussed the Plan and requested new policies be added relative to renewable energy projects. The Community also requested more time to review the Plan so they could make meaningful comments and recommendations.

Since that time, a committee of community members was formed and met several times to discuss the Plan. Recently, the committee completed its initial review and has submitted its proposed revisions to the draft Plan. Staff agrees with all of these recommendations and has made the appropriate changes. A second public meeting was held on March 19, 2013. All remaining issues have been resolved.

In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been completed for the proposed update to the Plan, and it is determined that the revisions to the Plan will have no impact on the environment with the implementation of all the policies within the Plan and the development standards that are being added to the Development Code in as much as this is a simple reformatting of the Plan. Therefore, adoption of a Negative Declaration is recommended.

FINDINGS FOR THE COMMUNITY PLAN:

1. The proposed amendment is internally consistent, and is consistent with the General Plan or any applicable specific plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

FINDINGS FOR THE DEVELOPMENT CODE AMENDMENT:

1. The proposed amendment is consistent with the General Plan and any applicable specific plan because it simply re-adopts the Oak Hills Community Plan development standards that were adopted in 2003;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare;
3. The proposed amendment is internally consistent with other applicable provisions of the Development Code; and
4. The proposed amendment is within the scope of the Oak Hills Community Plan Environmental Impact Report in terms of the potential environmental effects associated with the proposed changes to the Development Code. The programmatic mitigation incorporated in the Oak Hills Community Plan will apply to subsequent development projects that may be proposed in the future. Project-specific environmental review will be conducted when specific developments are proposed. An Initial Study has been completed for the proposed update to the Plan, and it is determined that the revisions to the Plan will have no impact on the environment with the implementation of all the policies within the Plan and the development standards that are being added to the Development Code as this is just a simple reformatting of the Plan. The County exercised independent judgment in making this determination.

RECOMMENDATION: The Planning Commission recommends that the Board of Supervisors:

- A. ADOPT the Oak Hills Community Plan and the proposed ordinance to incorporate the development standards for the Oak Hills Community Plan into the County Development Code;
- B. ADOPT the findings as contained in the staff report; and
- C. ADOPT the Negative Declaration and FILE the Notice of Determination.

ATTACHMENTS:

1. [Interim Oak Hills Community Plan](#)
2. [Proposed Oak Hills Community Plan](#)
3. [Proposed Development Code Changes](#)

4. [Initial Study](#)
5. [Notice of Availability](#)
6. [Notice of Determination](#)
7. [Negative Declaration](#)

INTERIM OAK HILLS COMMUNITY PLAN



POLICIES

ADOPTED: FEBRUARY 25, 2003
EFFECTIVE: MARCH 27, 2003

DEVELOPMENT STANDARDS

ADOPTED: MARCH 11, 2003
EFFECTIVE APRIL 10, 2003

[Reformatted after the adoption of the 2007 General Plan Update]

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Chapter 1 Policies and Actions (Extracted from the pre-2007 General Plan)

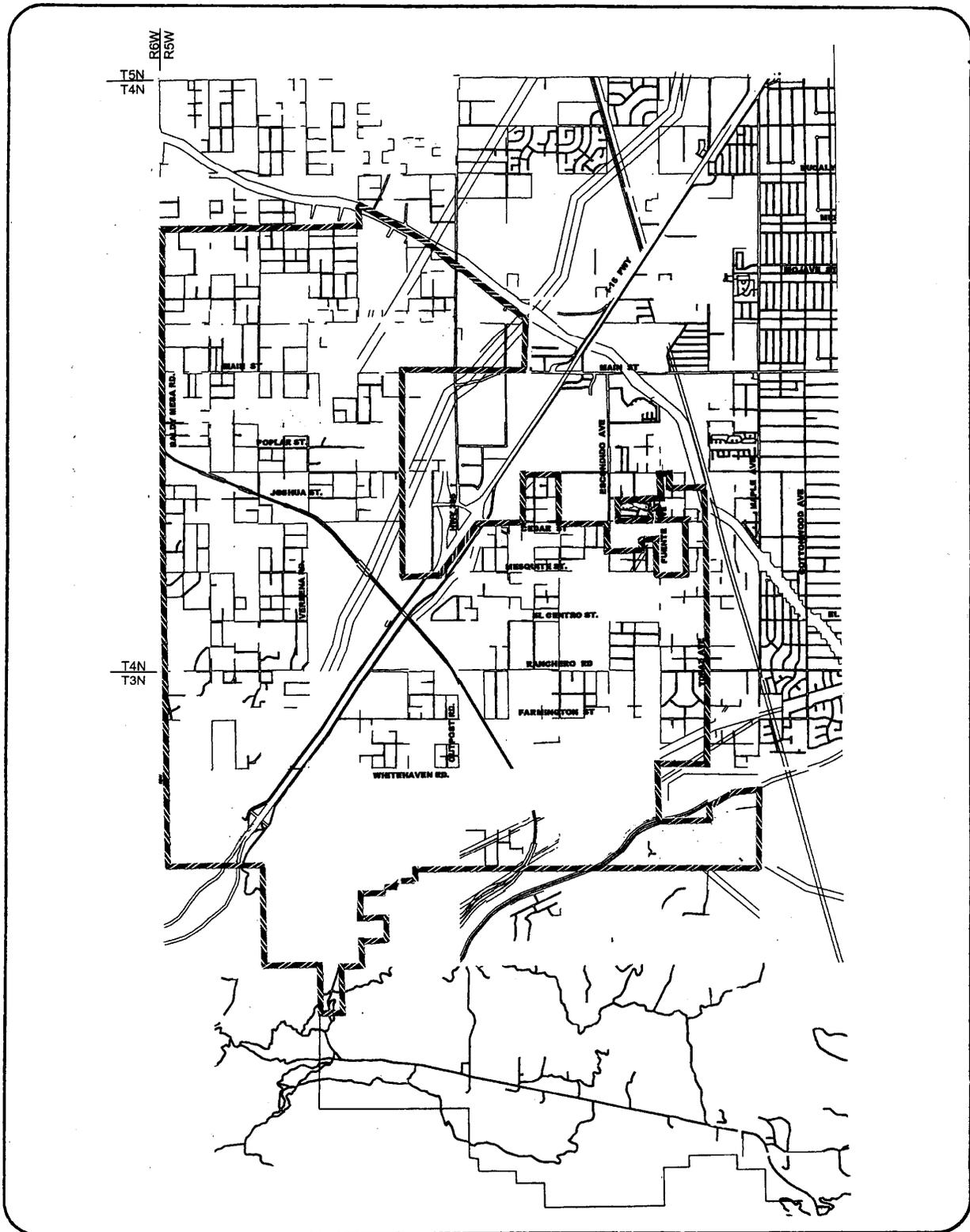
Summary of Oak Hills Planning Area

General Location: Desert Region (RSA 32b)

Specific Location: See Map III-RRb

LAND USE DESIGNATIONS	ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	300
Agriculture	AG	0
Rural Living	RL	14,025
Single Residential	RS	565
Multiple Residential	RM	60
Office Commercial	CO	0
Neighborhood Commercial	CN	30
Rural Commercial	CR	0
Highway Commercial	CH	0
General Commercial	CG	293
Service Commercial	CS	595
Community Industrial	IC	40
Regional Industrial	IR	0
Planned Development	PD	650
Institutional	IN	635
Floodway	FW	593

Acres in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

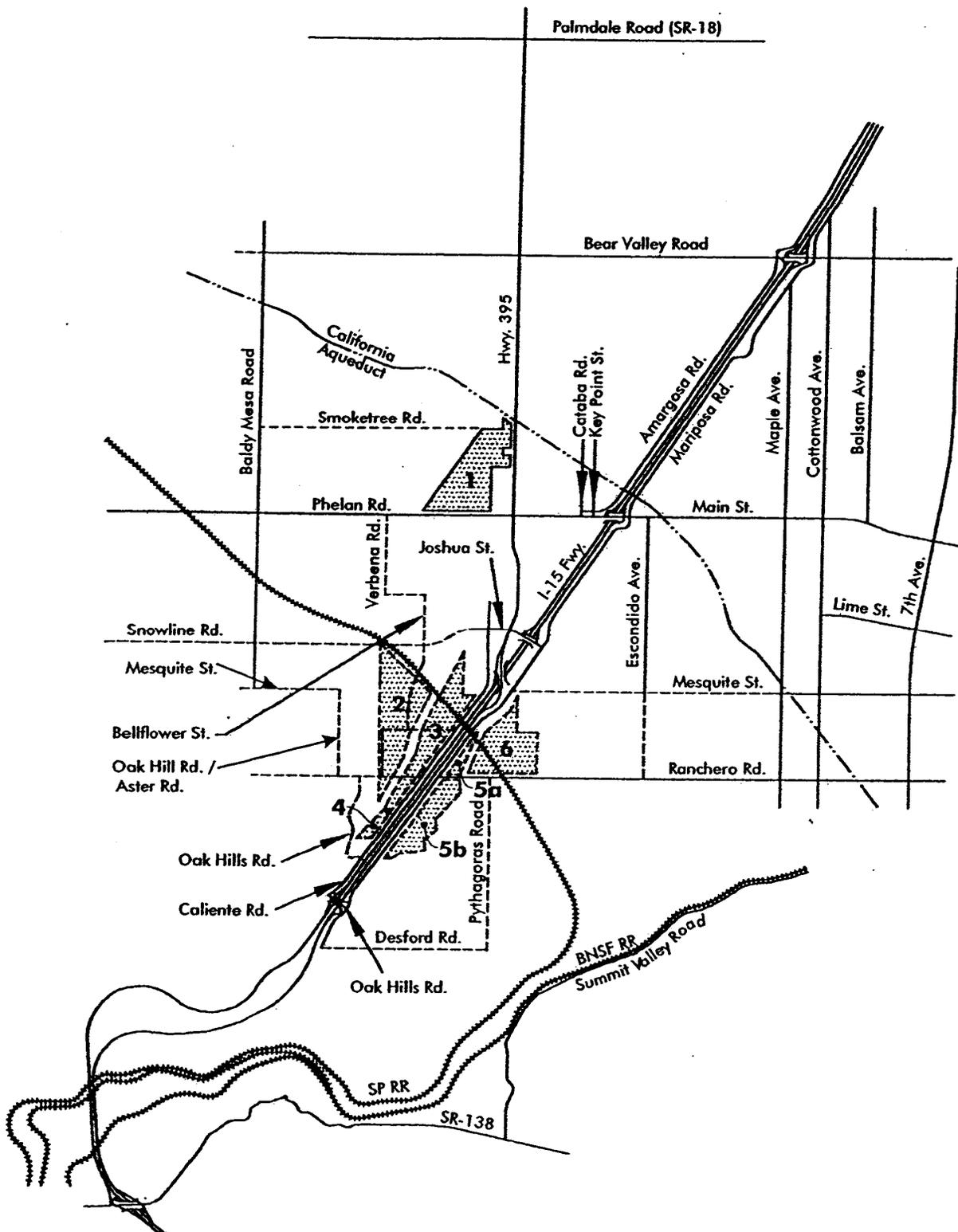


SAN BERNARDINO COUNTY GENERAL PLAN
Oak Hills Planning Area

MAP III-RRb



Vicinity Map and Planning Areas as Identified in the Oak Hills Community Plan Program Environmental Impact Report



OAK HILLS AREA PLAN POLICIES/ACTIONS

Natural Resources

Biological

OH/BI-1 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. A circumference measurement equal to or greater than 50 inches measured at four feet from grade.
- b. Total tree height of 15 feet or greater.
- c. A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

Water

OH/WA-1 Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.

OH/WA-2 Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.

OH/WA-3 When specific storm drain or wastewater treatment facilities are required in the future, construction will utilize a design that retains the natural character of the drainage channel to the extent possible. This protects wildlife corridors and prevents loss of critical habitat in the region.

Man-made Resources

Wastewater

OH/WW-1 If a wastewater treatment facility is developed in the community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.

Transportation/Circulation

The following policies are intended to address circulation within the community:

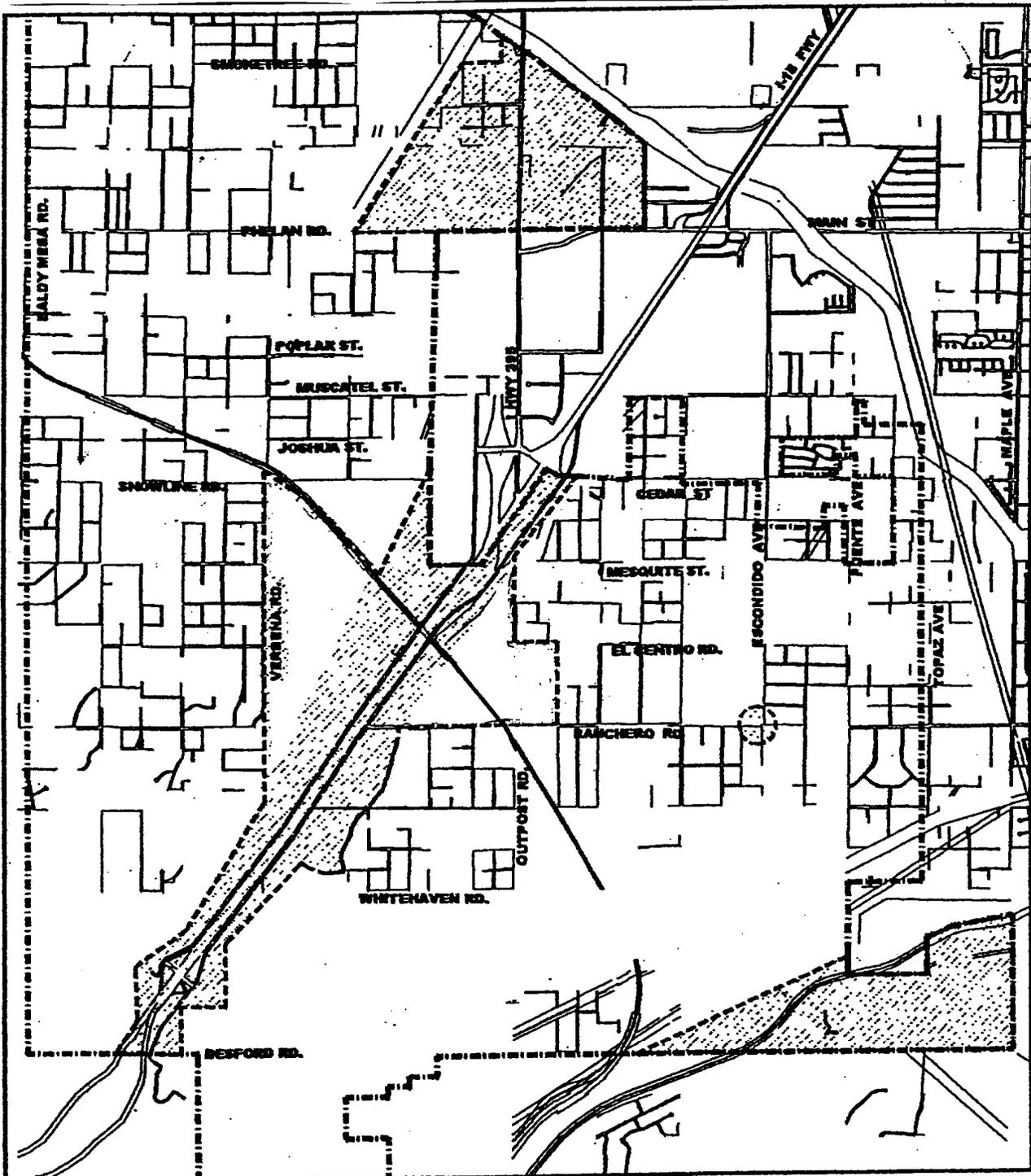
- OH/TC-1** Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.
- OH/TC-2** To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.
- OH/TC-3** The County shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program can be incorporated into the County's Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.
- OH/TC-4** The City shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program shall be incorporated into the City's Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees. (Note: This policy is included because the Oak Hills Community Plan is a joint document between the County and the City of Hesperia.)
- OH/TC-5** Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.

Land Use/Growth Management

- OH/LU-1** Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Designations that are consistent with the City's and County's General Plans and with the policies of the Planning Area.

- OH/LU-2** Limit the future expansion of higher density residential and commercial or industrial land uses by establishing geographic boundaries as follows:
- a. West side: The Oro Grande Wash to the existing City limits (west boundary), the freeway (east boundary). In addition, the area north of Main Street/Phelan Road, and east of the powerline easement, as well as the intersection of Phelan Road and Baldy Mesa Road.
 - b. East side: Desford Road (south boundary) the Oro Grande Wash (east boundary). Existing City limits (north boundary), and the freeway (west boundary). In addition, the intersection of Ranchero Road and Escondido Avenue.
 - c. Summit Valley: Santa Fe Railroad (north and west boundary), existing limits of CSA 70 J (east and south boundary) Note: This area is located on the east side of Oak Hills but has access only from Hesperia via Summit Valley Road.
- OH/LU-3** Restrict the minimum residential lot size to two and one-half acres, except for areas within the boundaries specified in OH/LU-2.
- OH/LU-4** Preserve scenic vistas where natural slope exceeds fifteen (15) percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.

Map for Policy OH/LU-2



**LIMITS OF HIGHER DENSITY
RESIDENTIAL AND COMMERCIAL/
INDUSTRIAL DEVELOPMENT**

- OH/LU-5** The maximum number of parcels which may be created through the land division process shall be consistent with the Planning Area designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.
- a. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
 - b. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
 - c. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the land use designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
 - d. In cases of density transfer, all parcels created which are larger than the Land Use Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.

OH/LU-6 Within single-family residential areas, preserve entitlements for recreational equestrian and animal uses.

OH/LU-7 Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:

- a. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.

The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The

transition buffer must equal 0.5 times the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)

- b. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:
- Increased building setbacks incorporating earthen berms and appropriate landscaping.
 - Streets separating the different land uses, where appropriate.
 - Solid barrier hardscape treatments such as decorative walls.
 - Trails and pedestrian circulation areas.

OH/LU-8 Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.

OH/LU-9 Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.

Community Character

The following additional land use policies reflect the desire to establish the character of Oak Hills through the physical development of the community:

OH/LU-10 Where new developments are approved within the community, encourage the use of the Oak Hills community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.

OH/LU-11 Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.

OH/LU-12 The City and County shall sponsor the use of community entry signs along major roadways into Oak Hills.

OH/LU-13 When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.

- OH/LU-14** Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.
- OH/LU-15** Require that lighting for new development be designed to minimize glare on adjacent properties.
- OH/LU-16** Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. 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 good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

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 below:

- a. Landscaping will consist of native or drought resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criteria is available. Other plants may be considered on their merits in meeting this criteria. Determination of plant species suitability will be made upon submission of landscaping plans.
- b. Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- c. Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.
- d. No more than 25% of landscaped areas for multiple family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.
- e. Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

OH/LU-17 Require subdivisions within the Planning Area to have all common landscaping consisting of xeriscape plant materials.

Public Facilities

The following additional land use policies are intended to address the need for public facilities in the community:

OH/LU-18 Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.

OH/LU-19 Coordinate land use planning with infrastructure provision and planning, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.

OH/LU-20 Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.

OH/LU-21 Approve zoning and General Plan changes only when adequate services exist or are assured through the proposed development.

OH/LU-22 Coordinate land use planning efforts with planning programs of service providers, including, but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.

OH/LU-23 Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.

OH/LU-24 Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.

Land Use Districts

The following additional land use policies are intended to address the need for flexibility with the mapped delineation of land use districts:

OH/LU-25 Because land use district boundaries are normally parcel specific and because detailed surveys of the drainage/flood areas and power line and other institutional land uses are not presently available for precise delineation of these boundaries within the Planning Area, the following policies/actions shall be implemented:

- a. Where a detailed drainage report demonstrates that parcels or portions of parcels within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.
- b. The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the Planning Area.

Chapter 2
Development Standards
(Extracted from the pre-2007 Development Code)
(All section references are to the pre-2007 Development Code)
(Bolded text reflects standards different from pre-2007 countywide standards)

Article 3. Oak Hills Planning Area

Sections:

- 86.070301 General Provisions.
- 86.070305 Resource Conservation (OH/RC) District.
- 86.070310 Rural Living (OH/RL) District.
- 86.070315 Single Residential (OH/RS) District.
- 86.070320 Multiple Residential (OH/RM) District.
- 86.070325 Neighborhood Commercial (OH/CN) District.
- 86.070330 General Commercial (OH/CG) District.
- 86.070335 Service Commercial (OH/CS) District.
- 86.070340 Community Industrial (OH/IC) District.
- 86.070345 Institutional (OH/IN) District.
- 86.070350 Floodway (OH/FW) District.
- 86.070355 Planned Development (OH/PD) District

86.070301 General Provisions.

Land use regulations and development standards of the Oak Hills Plan shall apply in the Oak Hills Planning Area. Development standards, procedural regulations and other provisions of this Title shall apply except where they conflict with a specific provision of the Oak Hills Planning Area or policies contained in the General Plan, Section IIID.

Adopted Ordinance 3883 (2003)

86.070305 Resource Conservation (OH/RC) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0305(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0305(b) of this Title.

(c) Property Development Standards

86.070305 (OH/RC) RESOURCE CONSERVATION (OH/RC) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	40
Maximum Lot Coverage (building coverage)	None Required
Maximum Lot Dimensions (width to depth ratio)	1:4
Maximum Lot Dimensions (width / depth in ft.)	150
Front Yard Setback (ft.)	25
Side Yard Setback (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre)	1/40
Minimum District Size (acres)	200

Adopted Ordinance 3883 (2003)

86.070310 Rural Living (OH/RL) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0320(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0320(b) of this Title.
- (c) Property Development Standards

86.070310 (OH/RL) RURAL LIVING (OH/RL) DISTRICT DEVELOPMENT STANDARDS					
Maximum Structure Height (ft.)	35				
Minimum Lot Size (acres) map suffix will modify	2.5				
Maximum Lot Coverage (building coverage)	20%				
Maximum Lot Dimensions (width to depth ratio)	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>≥ 10 acres</td> <td>1:4</td> </tr> <tr> <td>< 10 acres</td> <td>1:3</td> </tr> </table>	≥ 10 acres	1:4	< 10 acres	1:3
≥ 10 acres	1:4				
< 10 acres	1:3				
Maximum Lot Dimensions (width / depth in ft.)	150/150				
Front Yard Setback (ft.)	25				
Side Yard Setback (ft.)	15				
Rear Yard Setbacks (ft.)	15				
Street Side Yard Setbacks (ft.)	25				
Maximum Housing Density (dwelling unit/acre)	1/2.5				
Minimum District Size (acres)	30				

Adopted Ordinance 3883 (2003)

86.070315 Single Residential (OH/RS) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0325(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0325(b) of this Title.
- (c) Property Development Standards

86.070315 (OH/RS) SINGLE RESIDENTIAL (OH/RS) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (sq. ft.) map suffix will modify See (1) below	7,200
Maximum Lot Coverage (building coverage)	40%
Maximum Lot Dimensions (width to depth ratio)	<ul style="list-style-type: none"> ≥ 10 acres 1:4 < 10 acres 1:3
Maximum Lot Dimensions (width / depth in ft.)	<ul style="list-style-type: none"> ≥ 1 acre 100/100 < 1 acre 60/100
Front Yard Setback (ft.) See (2) below	25
Side Yard Setback (ft.)	10 5
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	<ul style="list-style-type: none"> Street type: local 15 al, collector or 25 wider
Minimum District Size (acres)	10

- (1) **Within areas that contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.**
- (2) A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

Adopted Ordinance 3883 (2003)

86.070320 Multiple Residential (OH/RM) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0330(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0330(b) of this Title.
- (c) Property Development Standards

86.070320 (OH/RM) MULTIPLE RESIDENTIAL (OH/RM) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (sq. ft.) map suffix will modify	See (1) below 7,200
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	60/100
Front Yard Setback (ft.)	See (2) below 25
Side Yard Setbacks (ft.)	One side 10 other sides 5
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre) map suffix will modify	10
Minimum District Size (acres)	10

- (1) **Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.**
- (2) A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

Adopted Ordinance 3883 (2003)

86.070325 Neighborhood Commercial (OH/CN) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0340(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0340(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0340(c) of this Title.
- (d) Property Development Standards

86.070325 (OH/CN) NEIGHBORHOOD COMMERCIAL (OH/CN) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify See (1) below	2.5
Maximum Lot Coverage (building coverage)	40%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.) See (1) below	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	0.47
Minimum District Size (acres)	2.5

- (1) Minimum lot size can be less than **two and one-half (2.5) acres** if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

- (4) **Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic, as well as buffering if adjacent to residential uses.**

(e) Accessory Signs: As outlined in Subsection 84.0340(f) of this Title.

Adopted Ordinance 3883 (2003)

86.070330 General Commercial (OH/CG) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0350(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0350(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0350(c) of this Title.
- (d) Property Development Standards

86.070330 (OH/CG) GENERAL COMMERCIAL (OH/CG) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify See (1) and (5) below	5
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	25
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	5

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.

- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
 - (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.
 - (4) **Site design within general commercial use areas should include effective internal circulation, designed to minimize traffic impacts on adjacent arterial streets.**
 - (5) **Regional commercial uses should have access from major highways or arterials, and be of a size and configuration to facilitate development of businesses attracting consumers from a regional market area. Minimum site area for a development project within a regional commercial area should be ten (10) acres.**
- (e) Accessory Signs: As outlined in Subsection 84.0350(g) of this Title.

Adopted Ordinance 3883 (2003)

86.070335 Service Commercial (OH/CS) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0355(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0355(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0355(c) of this Title.

(d) Property Development Standards

86.070335 (OH/CS) SERVICE COMMERCIAL (OH/CS) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	65%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	25
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	5

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

(e) Accessory Signs: As outlined in Subsection 84.0355(g) of this Title.

Adopted Ordinance 3883 (2003)

86.070340 Community Industrial (OH/IC) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0370(a) of this Title.
- (b) Land Uses Subject to Land Use Review: As outlined in Subsection 84.0370(b) of this Title.
- (c) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0370(c) of this Title.
- (d) Property Development Standards

86.070340 (OH/IC) COMMUNITY INDUSTRIAL (OH/IC) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	50
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:3
Maximum Lot Dimensions (width / depth in ft.)	150/200
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	0.97
Minimum District Size (acres)	5

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

- (4) **Where possible, industrial areas should be separated from residential areas by natural or manmade barriers, such as drainage courses, utility easements, railroad tracks, or major arterials. Adequate land use and design buffers to mitigate impacts of truck traffic, noise, emissions, and other potential land use conflicts, must be addressed through the design review process.**

- (e) Accessory Signs: As outlined in Subsection 84.0370(g) of this Title.

Adopted Ordinance 3883 (2003)

86.070345 Institutional (OH/IN) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0380(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0380(b) of this Title.
- (c) Property Development Standards

86.070345 (OH/IN) INSTITUTIONAL (OH/IN) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	50
Minimum Lot Size (acres) map suffix will modify	None Required
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:4
Maximum Lot Dimensions (width / depth in ft.)	60/100
Front Yard Setback (ft.)	15
Side Yard Setbacks (ft.)	10
Rear Yard Setbacks (ft.)	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	None Required

- (d) Accessory Signs: As outlined in Subsection 84.0380(e) of this Title.

- (e) **The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the Planning Area.**

Adopted Ordinance 3883 (2003)

86.070350 Floodway (OH/FW) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0385(a) of this Title.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0385(b) of this Title.
- (c) Property Development Standards

86.070350 (OH/FW) FLOODWAY (OH/FW) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	10
Maximum Lot Dimensions (width to depth ratio)	1:4
Maximum Lot Dimensions (width / depth in ft.)	60/100
Front Yard Setback (ft.)	75
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Minimum District Size (acres)	None Required

- (1) No structure or use shall be constructed, located or substantially improved and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) All proposed land use permits within the FW District shall meet all of the requirements necessary for approval of a permit in the Floodplain Overlay District.

- (3) **The natural drainage courses should not be occupied or obstructed and should be left in their natural state as much as possible. Hard lined concrete facilities are discouraged; however rock slope protection may be used for erosion control.**
- (4) **Road crossings shall be designed to have minimal impact on the natural drainage courses.**
- (d) **Where it has been demonstrated in a detailed drainage report that land within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.**

Adopted Ordinance 3883 (2003)

86.070355 Planned Development (OH/PD) District.

- (a) Permitted Land Uses: As outlined in Subsection 84.0390(a) of this Title, subject to the limitations specified by the Suffix Modification provisions [i.e., Section 86.070355(f)] outlined below.
- (b) Land Uses Subject to Department Review / Conditional Use Permit: As outlined in Subsection 84.0390(b) of this Title, subject to the limitations specified by the Suffix Modification provisions [i.e., Section 86.070355(f)] outlined below.
- (c) Land Uses Subject to a Planned Development Review: As outlined in Subsection 84.0390(c) of this Title, subject to the limitations specified by the Suffix Modification provisions [i.e., Section 86.070355(f)] outlined below.

(d) Property Development Standards

86.070355 (OH/PD) PLANNED DEVELOPMENT (OH/PD) DISTRICT DEVELOPMENT STANDARDS See (1) below	
Maximum Structure Height (ft.)	50
Minimum Lot Size (acres) map suffix will modify See (2) and (3) below	10
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres 1:4 < 10 acres 1:3
Maximum Lot Dimensions (width / depth in ft.)	400/400
Front Yard Setback (ft.)	15
Side Yard Setback (ft.) See (4) below	10
Rear Yard Setbacks (ft.) See (5) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – floor area/lot area)	1.20
Minimum District Size (acres)	10

- (1) Alternate Standards - A Final Development Plan may establish different design standards including accessory sign standards. **See Suffix Modifications section [i.e., Section 86.070355(f)] below for limitations within the various OH/PD districts.**
- (2) A map suffix may allow minimum lot size to be more than one (1) acre (e.g., PD-5=Planned Development-five acre minimum). A map suffix may also indicate maximum dwelling units per acre (e.g., PD-3/1=Planned Development-three (3) dwelling units per acre).
- (3) Minimum Lot Size - A Final Development Plan may approve lot sizes smaller than **10 acres**. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.
- (4) **Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.**

- (5) **A rear yard is required only when the adjacent property is not designated commercial or industrial.**
 - (6) **Uses Allowed - A Planned Development may allow intermixing of residential, commercial and industrial uses, provided there is a determined need for such special development standards. See Suffix Modifications section [i.e., Section 86.070355(f)] below for limitations within the various OH/PD districts.**
 - (7) **Development Plan standards shall apply in lieu of conflicting standards in the Development Code. All standards established by Development Code which do not conflict with the Development Plan standards shall apply to the project.**
- (e) **Accessory Signs:** As outlined in Subsection 84.0390(f) of this Title.
- (f) **Suffix Modifications**
- (1) **Planned Development-Special Development (OH/PD-SD):**
 - (A) **The OH/PD-SD district is placed upon areas within Summit Valley and Oak Hills which, due to lack of infrastructure and public services, topography, environmental sensitivity, and/or development constraints, require comprehensive planning prior to development. The preferred means for implementing project in the OH/PD-SD district is generally through a regulatory Specific Plan, or a Planned Development application. This preference is based upon the ability to:**
 - (I) **Include a detailed implementation program, including facility phasing and funding;**
 - (II) **Carefully prescribe balancing of development and open space within a planning area in an economically feasible manner;**
 - (III) **Provide special regulations that are responsive to unique local conditions; and**
 - (IV) **Allow flexibility necessary for long range planned community projects.**
 - (B) **An adopted comprehensive Specific Plan may establish a higher density based upon environmental, topographic, and infrastructure capacity of the land as**

defined by supporting documentation. With approval of such Specific Plan, a General Plan Amendment shall be approved to amend the land use designation to Specific Plan (OH/SP). The actual prefix for any Specific Plan area shall be determined at the adoption of the Specific Plan.

- (C) **Planned residential communities within the OH/PD-SD designation shall include provisions for public and private open space and community facilities as determined through the development review process. A minimum of five (5) acres per thousand population shall be provided in active, maintained recreational areas as approved by the Hesperia Recreation and Park District; in addition, natural or passive open space, exclusive of private yard areas, shall be provided as approved by the reviewing authority. All commercial or industrial uses within the OH/PD-SD designation shall be adequately buffered and separated from existing or planned residential uses, both within and outside of the planned community.**

- (2) **Planned Development-Community Center Development (OH/PD-CCD): The provisions of the OH/PD-CCD district are identical with the OH/PD-SD district except that the gross density within single family residential portions of the OH/PD-CCD designation shall not exceed four (4) dwelling units per acre. Units may be clustered through density transfers in order to permit innovative site planning techniques. No attached dwelling units shall be permitted. The minimum net lot size for residential uses shall be 7,200 square feet.**

- (3) **Planned Development-Planned Commerce Development (OH/PD-PCD): The OH/PD-PCD district is intended to protect and maintain land in large acreages for ultimate development as planned business park sites. Anticipated uses within the OH/PD-PCD district include regional office headquarters, convention centers, and large scale office buildings, along with necessary support functions. The OH/PD-PCD district is designed to serve as a regional employment base, and to attract users from a regional market area. Internal circulation and conceptual planning within the OH/PD-PCD area should be developed comprehensively, in order to assure adequate infrastructure and more efficient use of the land and existing regional highway system. Because of its intent as a regional**

business center, the OH/PD-PCD should be planned in areas with major highways or arterials, such as the I-15 and Highway 395 corridors.

- (4) Planned Development-Commercial/Special Development (OH/PD-C/SD):** The OH/PD-C/SD district is intended to protect and maintain land for ultimate development as a regional retail commercial center, including a regional mall and supportive businesses and services. The OH/PD-C/SD designation is intended to draw from a regional market area, including areas within a radius of ten to fifteen miles. The designation is appropriate in locations having regional accessibility from state, interstate and arterial routes. The intent of the designation is to provide for comprehensive planning, including circulation, infrastructure, financing, and design, through a specific plan or equivalent planning process.

- (5) Planned Development-Freeway Development (OH/PD-FD):** The OH/PD-FD district is intended to accommodate retail, service and industrial uses attracting customers from a regional market area. Goods and services provided are preferred to be long term in nature, rather than convenience goods. Representative uses include department stores, regional shopping malls, automotive dealerships, hotel/motels, and large retail outlets. Supportive commercial uses serving a community commercial function, such as financial institutions, retail and food services, may also be appropriate in this designation provided that such uses are positioned in locations subordinate to regionally based uses. Industrial uses may include business parks, corporate offices, light manufacturing or other regionally based facilities. Regional commercial or industrial uses should be assessable via major arterial streets or freeways.

Adopted Ordinance 3883 (2003)

Oak Hills Community Plan

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1 INTRODUCTION

OH1.1 PURPOSE AND DEVELOPMENT OF THE COMMUNITY PLAN

OH1.1.1 PURPOSE

Other
CPs

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

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Oak Hills Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

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The goals, policies and guidelines contained in this plan are to be applied whether development occurs under the County or City administration. In addition, it was the direction of the Local Agency Formation Commission (LAFCO) to prepare a Community Plan as a condition of Hesperia being awarded the Sphere of Influence that includes Oak Hills. This Community Plan is prepared under the authority of California Government Code Section 65300, which requires that each city and county within the state “adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.”

This Community Plan serves as a foundation in making land use decisions within Oak Hills, based on goals and policies related to land use, circulation, population growth, development standards, open space, rural lifestyle issues, community character preservation and other related physical, social and economic development factors. In addition to serving as a basis for local decision making, the Community Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities and the County, and provides the Community with an opportunity to participate in the planning and decision making process.

The purpose of this Community Plan is to comply with LAFCO and state requirements, but more importantly, to provide the City and County with a comprehensive, long-range policy guidelines for future development.

City's
Section
II

OH1.1.2 RELATIONSHIP WITH THE CITY AND COUNTY GENERAL PLANS

City's
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In accordance with California Government Code Section 65302, a General Plan must contain the following seven mandatory elements: a) Land Use; b) Circulation; c) Housing; d) Conservation; e) Open Space; f)



Noise; and g) Safety. In addition to these mandatory elements, the County has adopted an optional Economic Development Element based upon a desire to maintain and enhance the economic character of the community while providing for a stable annual budget. Each element contains diagrams and text setting forth goals, policies, actions and implementation measures for long-range physical development within a jurisdiction's boundaries. The City and County have previously adopted General Plans for their respective jurisdictions. This Community Plan is intended to establish land use policy for a selected set of issues that are a special concern to the residents and property owners of Oak Hills.

This Community Plan is not intended to replace either the City's or the County's General Plan. Rather, its purpose is to augment these plans with policies to guide development within Oak Hills to meet the needs of the residents and property owners. As such, development within the Community boundaries of land in the County, as well as any land annexed by the City in the future, will be directly guided by the goals and policies contained in the Community Plan, as well as the City's and County's General Plans. The Community Plan functions as a means of formally communicating what the Community's concerns and issues are in regards to development proposals, master planning of infrastructure, pre-zoning sphere areas prior to annexation, preservation of open space and resource conservation lands, and other related planning issues which may impact the orderly growth of the Community. In developing goals and policies for the Community Plan, regional issues pertaining to transportation, housing, open space, infrastructure, coordination of emergency services, and other physical, social and economic concerns were considered. Reference should be made to the City or County General Plans for those planning issues not covered by this Community Plan.

OH1.1.3 RELATIONSHIP WITH THE COUNTY DEVELOPMENT CODE

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The County's land use regulations utilize a single map system whereby the General Plan designations also serve as the equivalent of zoning districts. The County's Development Code contains Countywide standards for each land use designation. Development standards within the Oak Hills Community Plan that are different from the Countywide standards are included in Chapter 82.36 (Oak Hills Community Plan) of the Development Code and are adopted as a County Development Code Amendment by action of the Board of Supervisors.

OH1.1.4 RELATIONSHIP WITH THE CITY DEVELOPMENT CODE

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The City's Development Code is applicable to zone districts shown on the City Zoning Map. These zone districts are consistent with the City's General Plan. The City's Development Code contains development standards applicable to each zone district. The Development Standards contained within the Oak Hills Community Plan are adopted as a City Development Code Amendment. This amendment will represent a separate set of standards applicable to Oak Hills when any portion of the Community Plan area is annexed to the City.

OH1.1.5 DEVELOPMENT OF THE COMMUNITY PLAN

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The Community Plan had its beginnings in a series of annexations undertaken by the City of Hesperia that bordered on Oak Hills. These annexations were requested by property owners and accompanied by projects that usually featured suburban residential development that was substantially denser than what was found in Oak Hills. Although these annexations and their associated projects were approved, none of the residential developments were built as the recession curtailed construction in the Victor Valley. The concern remained that piecemeal annexation of the Community would have a detrimental effect on the existing lifestyle that the existing residents have come to enjoy. Planning for the overall Community would be difficult if there was no general plan under which guidelines could be established for the future.

INTRODUCTION

At the same time, several property owners along the freeway were interested in annexation and access to the services that could be provided by the City. As much of the property adjacent to the freeway is contained in large lots, there is ample opportunity for large-scale development that will benefit from this prime location.

These two groups met with the City, County and LAFCO staff over a period of several months. In May of 1994, LAFCO decided to expand the City's sphere of influence to cover all of the Community. In return, the City pledged to not pursue any more annexations until the Community Plan was completed.

Work on the plan began with the formation of the Oak Hills Community Plan Advisory Committee (OHCPAC). The First District Supervisor and the City Council selected the Committee jointly. The Committee consisted of seven members who represented both residents and property owners in Oak Hills. The Committee held a series of eight meetings beginning in August 1994. Working with City and County staff, including Special Districts, the Committee developed the text and three land use alternatives. Public comments and suggestions for land uses were taken and considered at each meeting. In March of 1995, the Committee endorsed the text and the alternative land use plans for environmental review.

Funding for the EIR took several years to arrange. When both the County and City of Hesperia budgeted the necessary funds, the selection of a consultant was begun. In April of 1999, Lilburn Corporation was hired to develop the EIR for the Plan. On November 17, 2000 the draft EIR was circulated for public review. The required 45-day public comment period closed on January 4th, 2001. Eight letters were received from public agencies and three from the general public. These letters, as well as the required responses are compiled in the Final EIR, along with the Mitigation Monitoring Program and Statement of Overriding Considerations. The City and County, as part of the adoption of the plan, will certify the EIR. The EIR will be used as a reference to review subsequent development proposals. LAFCO may also use the EIR to evaluate any annexation requests as part of its review process.

In summary, this Community Plan and associated EIR have evolved from numerous studies and public hearings involving the Community Plan Advisory Committee, the First District Supervisor, the City and County Planning Commissions, the City Council, the Board of Supervisors and LAFCO. All issues and concerns identified during the public hearing process were evaluated and addressed. This input provided valuable assistance to staff in refining the document.

The Community Plan was finally adopted by the City on April 3, 2002 and by the County on February 25, 2003.

In 2007, the County adopted its General Plan Update (GPU) Program, which included a new General Plan text and hundreds of maps, a new Development Code, 13 new community plans and an Environmental Impact Report. Since the Oak Hills Community Plan had just been adopted in 2003, it was not included in the GPU for budgetary reasons. However, the County's intent was always to update the community plan to conform to the format of the 13 new community plans. This document is the fulfillment of that intent.

OH1.1.6 CITIZEN INPUT

City's
p. I-11

California Government Code Section 65351 states that during preparation of the General Plan “. . . opportunities for the involvement of citizens . . . and other community groups” be provided “through public hearings and any other means the city . . . deems appropriate.”



INTRODUCTION

In accordance with state law and in recognition of the importance and value of citizen involvement, the City and County have provided opportunities for citizen participation throughout the Community Plan development process. A list of property owners, residents and other interested persons was maintained. Notices were sent to all concerned parties for each meeting or public hearing. As stated above, both property owners and residents were represented on the Committee. In addition, public comments were taken at each meeting as well as during the review of the EIR and public hearing on the Plan.

In December 8, 2000 a public workshop was held to discuss the draft EIR. The workshop included the OHCPAC, the City Planning Commission and City Council. Representatives of the First District Supervisor's office and County staff from the Land Use Services Department (Planning Department at the time) and Special Districts attended as well. There were over 50 persons in attendance.

On January 4, 2001, the public comment period on the Draft EIR ended. There were eight letters from public agencies and three letters from the general public. Also, there were several comments made at the December 8, public workshop as well as a letter. Responses to these comments have been drafted and compiled in the final EIR.

On March 6, 2001, a second public workshop was held by the OHCPAC. The workshop was held to discuss the Draft Community Plan Text and the Final EIR. On April 19, 2001, a third workshop was held. The Committee discussed the formulation of their recommendation and completed discussion of the EIR and the analysis of the three land use alternatives. The Committee held two public hearings on May 29th and June 21st. Following the second public hearing, the Committee voted to recommend adoption of the Community Plan.

On July 26, 2001, the City of Hesperia Planning Commission held a public hearing and voted to recommend certification of the EIR, adoption of the Community Plan and adoption of development standards applicable to Oak Hills.

The City Council held a public hearing on September 19th and a subsequent workshop with the OHCPAC on February 11th. At the workshop the Council members present expressed support for Areas 2 and 6 to be developed with rural residential uses on 2 ½ acre lots. They also asked the OHCPAC to hold a workshop to discuss the possibility of residential uses within Area 3. On March 7th the OHCPAC determined that Area 3 could be developed with mixed use proposals, provided that any residential portion would not include attached units, and that single family homes would not be developed on lots less than 7,200 square feet.

OH1.2 COMMUNITY BACKGROUND

OH1.2.1 LOCATION

City's
p. I-1

The Community of Oak Hills is located in the High Desert region of San Bernardino County, 35 miles northeast of San Bernardino and about 80 miles northeast of Los Angeles (see Figure I-1). Oak Hills is one of several unincorporated communities within the Victor Valley region of the County. The Community is bordered by the City of Hesperia to the east, the unincorporated Community of Phelan to the west; the City of Victorville to the north; and the unincorporated area of Summit Valley to the south.

OH1.2.2 ADJACENT CITY, COUNTY AND SPHERE BOUNDARIES

City's
p. I-2

The City of Hesperia encompasses approximately 75 square miles, and the City's adopted sphere of influence contains approximately 37 square miles. This area includes approximately 25 square miles that is considered



INTRODUCTION

the Community of Oak Hills and consists of properties within both the incorporated and unincorporated areas. This area, referred to in this Community Plan as the “planning area,” is generally bounded by the Cities of Victorville and Hesperia to the north, the City of Hesperia to the east, Baldy Mesa Road to the west and Summit Valley to the south. Since the original adoption of the plan, Hesperia has annexed most of the area adjacent to the I-15 corridor. The planning area is also generally defined by the existing boundary of County Service Area 70, Zone J.

The adjacent City of Hesperia incorporated on July 1, 1988. In September 1988, the County’s Local Agency Formation Commission (LAFCO) approved the extension of the City’s sphere of influence west of I-15 into the area called “West Hesperia Sphere” and south of Muscatel Street into the area called “Oak Hills.” In September 1989, LAFCO approved the extension of the City’s sphere south of Whitehaven Street into the area known as “Summit Valley.” In 1993, LAFCO approved the extension of the sphere to encompass the remainder of the Community. This area of approximately 14 square miles lies between Highway 395, Interstate-15 and Baldy Mesa Road. Prior to the original adoption of the plan, the City had completed seven annexation requests located adjacent to the planning area. Pursuant to an agreement with LAFCO, the City did not consider additional annexations in Oak Hills until the Community Plan was completed.

OH1.2.3 CITY AND COUNTY STRUCTURE

City’s
p. I-2/4

Hesperia is a “general law” city operating under the council-manager form of government. Five City Council members are elected at large for four-year overlapping terms. The Council selects one of its members to serve as Mayor. The City Council also appoints a five member Planning Commission composed of residents of the City and/or sphere areas. The City Manager is appointed by and serves at the pleasure of the City Council.

The City presently provides general municipal functions, water and sewer service, community development and public works, fire prevention and protection, and animal control services. Police services are provided under a City contract with the San Bernardino County Sheriff’s Department. Park and recreation services are provided by the Hesperia Recreation and Park District, a board-governed special district. Library services are provided by the San Bernardino County Library system. Schools services are provided within the City by the Hesperia Unified School District (HUSD). The District provides education services for grades K-12. The boundaries extend within the eastern portion of the planning area. There were no facilities located within Oak Hills at this time when the plan was originally adopted, but the Oak Hills High School was opened in August of 2009 and remains the only facility within the plan area. School services for the balance of Oak Hills not served by HUSD are provided by the Snowline Unified School District. The district also serves the Phelan/Pinion Hills area. The district provides education for grades K-12, but have no facilities within Oak Hills at this time.

The County of San Bernardino is the largest county in the continental United States. With an area of over 20,000 square miles, it encompasses the entire high desert, including the Victor Valley. The Board of Supervisors, representing five districts, governs the County. Most of the High Desert, including the entirety of Oak Hills, is within the First District. The County manages construction inspection and planning services within Oak Hills and other unincorporated areas. County planning staff provides administrative support to the Board of Supervisors, as well as the County Planning Commission, a five member Commission comprised of residents from all five districts. The County provides services primarily through a series of Special Districts, such as County Service Area 70, Zone J.

OH1.2.4 HISTORY

EIR
p. 4.9-3
4.9-5

The Hesperia area has a rich history associated with exploration, agriculture, and early land development. The following is a brief historical overview of the study area taken from the City's General Plan Program EIR and an historic resources review for the Oak Hills Community Plan.

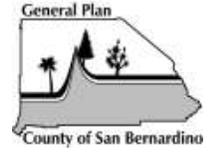
The planning area was first used as a travel corridor. After the establishment of missions and presidios in California in the mid-1700s, the Spanish explored the desert for an overland route from Sonora to the coast of California. The first European to take what has become known as the Old Spanish Trail was Padre Garcés who had come from the Colorado River and who in 1776, followed the course of the Mojave River on his way to the Cajon Pass and into San Bernardino. Early American pioneers followed the same route. The first to use the trail was Jedediah Smith in 1826. He was followed by other mountain men and scouts, notably Kit Carson and John C. Fremont. The reports of these pioneers led to the Mojave Trail becoming known as the Spanish Trail and a major route for immigrants to southern California. In the early 1830s, Santa Fe traders came through with their pack-mule caravans, and Ewing Young and William Wolfskill led bands of trappers down the trail. The Mormons came through in 1851, on their way to establishing their settlement at San Bernardino.

At first, the trail was simply a footpath connecting several springs between the Colorado River and the Mojave River, then following the Mojave River into Serrano Indian territory across the San Bernardino mountains. Following the annexation of California to the United States in 1848, wagons started to accompany the pack trains along the trail. This entailed blazing a new section of trail into Cajon Pass, since the old route across the mountains was impractical for wheeled traffic. At first, the route followed the river as before, but curved southwest along the West Fork Mojave Creek and through Crowder Canyon to east Cajon Pass and Cajon Creek. This path proved too narrow for wagons, and in 1852 the Mormons developed a new trail. The "Mormon Cut-off" left the river near present day Victorville then went almost due south across Baldy Mesa, and entered west Cajon Pass. Though more efficient than using pack trains through Crowder Canyon, this was still inefficient because the wagons had to be partially dismantled and lowered by rope down the Inface Bluffs between Baldy Mesa and the West Cajon Valley. These difficulties, and increasing traffic between the coastal areas, Santa Fe and Salt Lake City triggered demand for an easier route. In 1861, John Brown Sr. borrowed enough money to build a road through Crowder Canyon. This toll road remained in use until the Santa Fe Railroad was completed through the pass in 1881.

With the advent of the automobile, Old Trails Highway (Route 66 [SBR-2910H]) went directly through Hesperia. However, the highway was realigned in 1924 and traffic through Hesperia's downtown diminished. The new Route 66 paralleled the old John Brown toll road through the area, but little changed until the 1950s when the area was marketed to Los Angelenos as a rural suburb. As Hesperia grew, so did Oak Hills, though Oak Hills retained a substantially more rural character. When Hesperia incorporated in 1988, Oak Hills was not included.

The history of Hesperia as a community can be traced to 1869, when 35,000 acres of government land was purchased by Max Strobel. Shortly thereafter, he turned it over to a group of German investors from San Francisco who intended to subdivide and colonize the area. The German group became known as the 35th Parallel Association. Development was slow in occurring, however, until 1885 when the California Southern Railway was completed through the area, with the depot named Hesperia established at that time. The alignment of the old Railway still exists in the form of the BNSF Rail Road Line that passes through the City. This alignment is a prominent feature in southeast portion of the planning area.

INTRODUCTION



OAK HILLS - COMMUNITY PLAN

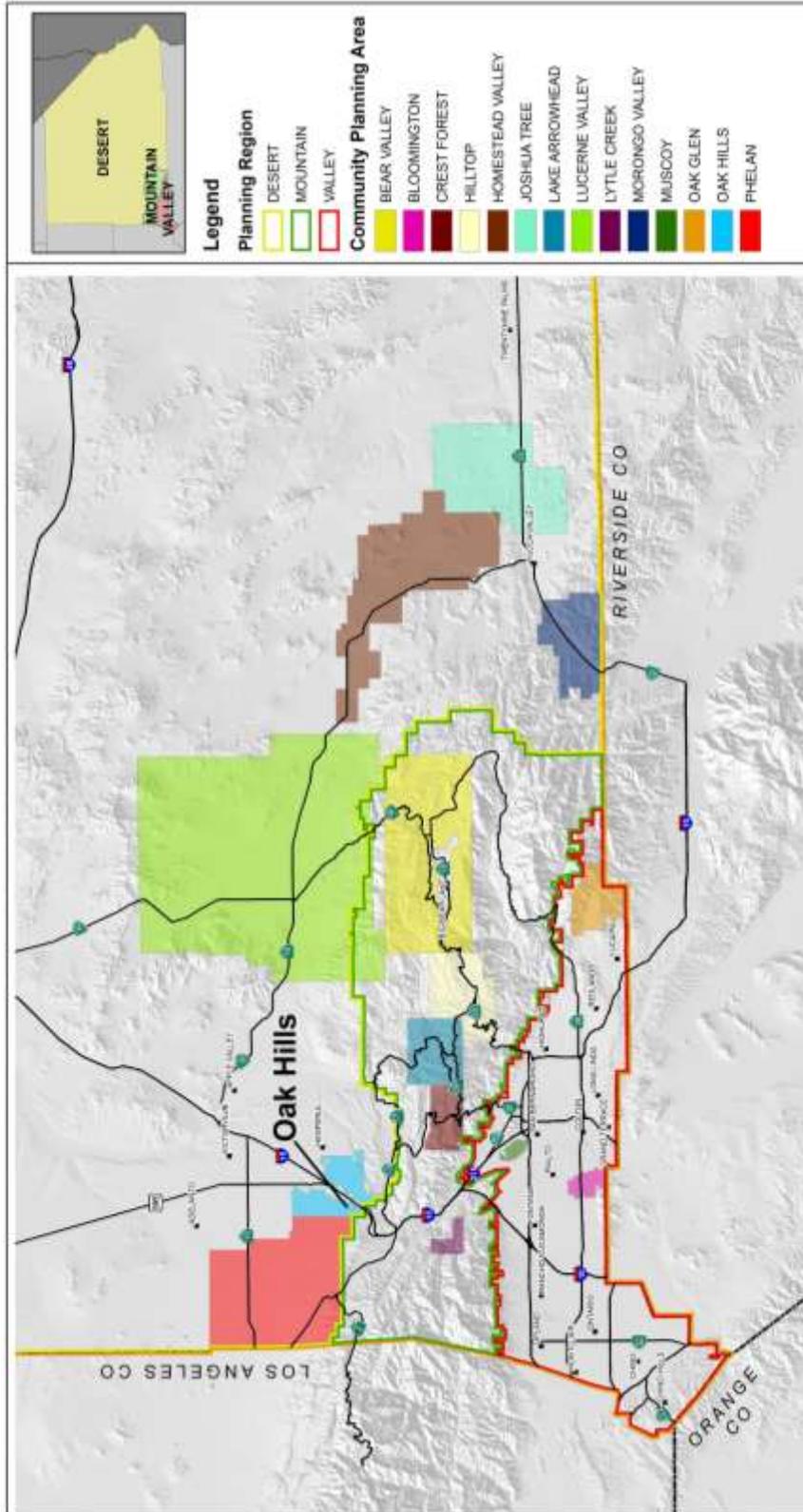


FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP

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INTRODUCTION

Just before the railroad was completed, the property owned by the 35th Parallel Association was acquired by the Hesperia Land and Water Company after two interim deals took place within a month. The Hesperia Land and Water Company, led by R. M. Widney and the Chaffey brothers of Ontario, laid out a townsite with 40 blocks of 26 lots each, most measuring 25 x 142 feet. Other lots as large as ten acres also were available. Many of these lots remain today. However, none are located within the Oak Hills planning area.

In 1886, water was appropriated from Deep Creek by Widney and carried to a reservoir at the townsite via a 7-mile-long 14-inch pipeline. The pipeline was destroyed by floods in 1888, and without water the town was virtually deserted in a short time. For the next six decades, the area remained sparsely inhabited and developed.

Hesperia received a new lease on life in 1954, when the Hesperia Land and Development Company, owned by M. Penn Phillips, purchased the entire Hesperia township, some 23,000 acres (T4N, R4W, SBBM). Phillips subdivided the town and marketed it to buyers in the Los Angeles basin. As many as 1,500 homes were under construction within four years of Phillips' purchase. Most of Hesperia's streets were laid out and constructed in the mid-1950s, with those in the southeastern portion of town completed since that time. The town was incorporated as the City of Hesperia in 1988, and the eastern portion of Oak Hills, east of the I-15 freeway was placed in the city's Sphere of Influence. By 1994, Hesperia had extended its Sphere of Influence west to encompass the whole of CSA 70, Zone J, a total of 28 square miles. Two additional annexations to the city were approved in 2004 for a total of 1652 additional acres (2.58 square miles).

OH1.2.5 DESCRIPTION OF THE PLAN AREA

EIR
p. 2-5

The City of Hesperia and the community of Oak Hills are located along the Interstate 15 freeway and State Highway 395. Oak Hills has the advantage of being located at the summit of the Cajon Pass, making it the closest of the Victor Valley communities to the more populated cities (and job centers) in San Bernardino, Riverside, Orange, and Los Angeles counties. It also has approximately three miles of freeway frontage along I-15 as well as one mile of frontage along Highway 395. Most of the frontage property is undeveloped and subdivided into large parcels, creating a favorable environment for commercial or light industrial development. Housing development opportunities in the City are varied and range from estate-sized lots to equestrian lots to standard single-family lots. The Oak Hills community presently consists of estate-sized lots of minimum 2½ acres and one residential neighborhood subdivided into 7,500 square foot lots near Escondido Avenue and Cedar Street. Because of these locational advantages for businesses, developers, and, ultimately, home buyers, Oak Hills is considered the Gateway to the High Desert. Many of the area's property owners have expressed interest in furthering development while others have expressed concern that additional future development might adversely affect their rural lifestyle.

City's
p. I-1

The Community of Oak Hills originally encompassed approximately 28 square miles within a transitional area located between the foothills of the San Bernardino Mountains to the south and the Mojave Desert to the north. Since the plans adoption in 2003, the City of Hesperia has annexed the portion of the plan surrounding the I-15 corridor, reducing the area to approximately 25 square miles. The planning area contains a variety of slope conditions, soil types, plants and animals and other physical characteristics that vary from south to north. Generally, the planning area slopes from southwest to northeast, with surface and subsurface flows trending away from the foothills along the Oro Grande Wash as well as other wash systems that roughly parallel the freeway. While the foothill areas north of Summit Valley contain significant slopes, most of the planning area outside of the washes is fairly level.



Located on the edge of the Mojave Desert, within the rain shadow of the San Bernardino Mountains, Oak Hills's climate is arid. Summers in this area are hot and dry, while winters may experience freezing temperatures and infrequent snowstorms. Daytime high temperatures range from a monthly average of 58°F. in January, to 98°F in July, with extremes recorded as low as the teens and as high as 110°F. Temperatures are slightly lower in the higher elevations, providing residents with cool evening hours. Average annual precipitation is five inches. Air quality is generally good; however, due to its location just north of the Cajon Pass, dividing the South Coast Air Basin from the Mojave Desert Air Quality Management Basin, Oak Hills receives windborne air pollutants from valley areas to the south.

EIR
p. 2-5

The Mojave River, an ephemeral water course, is another major physical feature of the High Desert (except in years of above average rainfall, this river flows underground). The San Bernardino Mountains are the watershed for the Mojave River, which flows north and east across the desert floor until it ends at Soda Dry Lake. Generally, the area slopes from southwest to northeast, with surface and subsurface water flows trending away from the mountains and foothills. The area is fairly level, with exceptions in the foothills and the washes.

The alluvial fans in the area are a transition zone from the mountains to the desert. This physical setting creates habitat for a complex mix of vegetation and wildlife. Woodland habitats include scrub live oak and juniper in the southern portion, and Joshua trees throughout the area. Desert scrub vegetation, including creosote and sagebrush, is located throughout the area and chaparral is in the higher elevations to the southwest.

The communities in the Victor Valley have experienced rapid growth in the recent past. One of the biggest draws to the area has been the relatively inexpensive price of homes when compared with those in the Los Angeles basin and the San Bernardino Valley. The location of these communities adjacent to the I-15 freeway has increased their popularity with home buyers who are willing to commute to jobs that are not located in the High Desert region. The low cost of living, natural beauty, and ease of movement in the area have made the Victor Valley communities more attractive places to live.

City's
p. I-1

Oak Hills is strategically located with respect to the Victor Valley, the San Bernardino Valley, and the Los Angeles Basin. With direct access to Interstate 15 and State Highway 395, as well as rail access from two railroads, the Community is easily accessible to commuters and future industrial or commercial users. Recreation is as close as Wrightwood or Big Bear for skiing in the winter and as near as Silverwood Lake for fishing and boating. In addition, the many attractions located in the Orange and Los Angeles County areas are within a two-hour drive from Oak Hills.

OH1.3 COMMUNITY CHARACTER

OH1.3.1 UNIQUE CHARACTERISTICS

City's
p. P-5

The character of Oak Hills is established by the rural residential portion of the Community. This is an area where homes are scattered on large lots. The absence of suburban facilities and the natural appearance of the area contribute to the slow paced lifestyle that the residents enjoy. Animals native to the area are frequently seen, and limited street lighting allows the residents to appreciate the night sky. It is desired that this residential community be given a physical identity through various means contained in this plan.

INTRODUCTION

In addition, the freeway corridor is expected to be developed with the full range of land uses, including commercial, industrial and residential. While development in this area will be significantly different than within the rural residential areas, this area should reflect the character and nomenclature that make Oak Hills a unique Community. In 2004, this corridor was annexed to the City of Hesperia.

OH1.3.2 ISSUES AND CONCERNS

City's
p. I-6

The Community of Oak Hills has experienced its share of growth along with the remainder of the Victor Valley. This growth has been fueled by the relatively inexpensive housing that is available in the high desert compared to homes located in the San Bernardino Valley and the Los Angeles basin. For example, between the years 1980 and 1990, the adjacent City of Hesperia was the tenth fastest growing Community in the state, with a population increase of 272 percent. Population grew from 13,540 to 50,418 during these years. The number of dwelling units increased from 5,690 to 17,563. The current population is 90,173. Even during the recent recession, the trend has been towards the provision of housing for first-time-move-up buyers. These homes are typically located on the City's west side, within easy access to the I-15 freeway. Many Oak Hills residents commute to jobs located "down the hill."

Oak Hills lies between Hesperia and Phelan and has been identified as having a pivotal role in the future growth of the Victor Valley. The development of the freeway corridor is critical to both the City of Hesperia and the County as a source of tax revenue to pay for needed services. The area is also attractive to home builders, who can locate new residential tracts to take advantage of the proximity to the freeway. The special district serving water to Oak Hills currently has 3,178 active and inactive water meters. Property owners have expressed a desire to extend utilities to this area to facilitate development. Property owners in outlying areas also must be extended services to enable the development of residential parcels of 2½ acres in size. Because of the low density involved, the cost to extend water lines and roads to these areas is relatively high. These property owners have also expressed concerns that added development in the Community will adversely affect their rural lifestyle. Locational criteria and development standards to guide future land uses must be developed to preserve the rights of property owners along the freeway corridor, as well as within outlying areas of Oak Hills.

The issues listed below stem from the five concerns identified within the Community. These issues have been expanded in order to more clearly address the concerns of the Community.

City's
p. P-6

A. TO PROVIDE FOR ORDERLY GROWTH FOR THE ENTIRE COMMUNITY.

How can orderly growth be planned for?

1. Plan land uses to account for realistic growth in the area.
2. Establish criteria to allow for development of commercial, industrial and higher density residential development.
3. Establish Land Use Zoning Designations to define different land uses and development standards.

B. TO PRESERVE THE COMMUNITY IDENTITY.

The residents have repeatedly stated that Oak Hills has a unique character that must be preserved. The Community Plan must attempt to identify the elements of this character and establish policies to express it through visible means.

1. Establish the characteristics that make Oak Hills a unique Community.
2. Determine the means to identify the Community through development standards for both public and private improvements.

C. TO RETAIN THE UNIQUE CHARACTER OF OAK HILLS AS A RESIDENTIAL COMMUNITY.

As discussed above, growth patterns in the Victor Valley will continue to encroach on previously undeveloped areas. The existing residents of Oak Hills have expressed concerns that commercial and higher density development will adversely affect their lifestyle. The Community Plan must identify the residential characteristics of Oak Hills and specify the measures to preserve those characteristics.

1. Determine development standards for residential areas, such as density transfers, grading criteria and animal keeping.
2. Determine requirements for buffering between different land uses located adjacent to each other.

D. TO PROVIDE AND ENHANCE COMMUNITY SERVICES AND FACILITIES.

City's
p. P-7

In the past it was considered a "given" that the City or County could provide services for a growing Community or City. The economy was healthy, and property taxes provided revenue to fund a variety of services. Current budget limitations in all jurisdictions require that the costs of needed infrastructure and services be imposed on the property owners that benefit directly from the added infrastructure or services. The Community Plan should consider:

1. What level of services are necessary to facilitate the growth pattern that is being planned for, and at what cost.
2. What is the capacity of the property owners to pay for the required improvements.

E. TO PROVIDE FOR THE EXPANSION OF THE LOCAL BUSINESS COMMUNITY.

Oak Hills currently has few opportunities for shoppers to purchase goods without leaving the area. Most shopping is done in the adjacent cities of Hesperia and Victorville or in cities where the residents work. As more people move into the area, the need for local retail services will increase. In addition, the freeway corridor has been identified as a location for regional commercial uses that would benefit from visibility to traffic on the Interstate freeway.

1. Improve opportunities for commercial development.
2. Identify criteria for the amount and locations of neighborhood commercial shopping opportunities.

INTRODUCTION



3. Determine the locations for regional commercial uses within the Community.
4. Establish job-producing businesses to provide local employment opportunities.

A program to address these issues is outlined in the Community Plan. As the Community evolves and the Plan is implemented over time, adjustments and amendments will be needed to ensure that the Community Plan reflects changing Community values. It is the intent of the Community Plan to provide a framework for land use decisions and policies that will serve the Community of Oak Hills now and in the future.

OH1.3.3 COMMUNITY PRIORITIES

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

Other
CPs

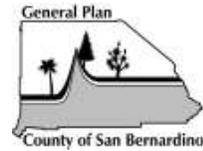
COMMUNITY CHARACTER

The Oak Hills Community Plan area will continue to experience growth as adjacent cities and the region continue to develop. The rural nature and availability of vacant land will continue to attract development to the plan area. As the plan area develops it will be important to ensure that rural features of the area are preserved and that adequate services and infrastructure are provided in order to maintain the desired character of the community. Relating to community character, the public has identified the following priorities to be reflected and addressed in the community plan:

Other
CPs

- A. Protect and preserve the rural character of the community by maintaining primarily low-density residential development and commercial development that serves the needs of local residents.
- B. Key features of the rural lifestyle that should be maintained are spaciousness, the natural desert environment, large lots, an equestrian-friendly environment and animal raising opportunities.
- C. Provide adequate infrastructure commensurate with meeting community needs.
- D. Protect mountain and valley views, and dark skies.
- E. Maintain adequate emergency response and law enforcement to ensure that community safety and low crime rates continue.
- F. Ensure that the rate of development and population growth aligns with the ability of Hesperia Unified School District's and Snowline Joint Unified School District's ability to provide excellent educational opportunities for all students.

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2 LAND USE

OH2.1 INTRODUCTION

Other
CPs

The purpose of the land use element is to address those goals and policies that address the unique land use issues of the community plan area that are not included in the Countywide General Plan. Land use policies contribute fundamentally to the character and form of a community. With the continuing growth in many of the County’s rural areas, the importance of protecting natural resources and preserving open space has become increasingly important to community residents.

The purpose of the Land Use Policy Map is to provide a guide for orderly growth that will preserve the rural desert character of the community and protect the plan area’s natural resources. The Oak Hills Land Use Policy Map is provided in Figure 2-1.

As shown in Table 1, the most prominent land use designation within the plan area is Rural Living (RL), which makes up approximately 84 percent, or 13,469 acres, of the total land area that is under the County’s jurisdiction. The second most prominent land use designation within the plan area is Institutional (IN), which makes up approximately 6 percent, or 954 acres, of the total land area under County jurisdiction. The Oak Hills plan area also contains Resource Conservation, Single Residential, Neighborhood Commercial, General Commercial, Community Industrial, Special Development and Floodway Land Use Zoning Districts; however, these land use districts only make up a small percentage of the total plan area. The majority of the commercial land use districts are concentrated along the I-15 corridor.

Table 1: Distribution of General Plan Land Use Zoning Districts

Land Use	Area (Acres) ¹	(%) Of Total Land Area
Resource Conservation (RC)	284	1.8
Rural Living (RL)	13,469	84
Single Residential-1 (RS-1)	460	2.9
Single Residential (RS)	286	1.8
Special Development-Planned Development (SD-PD 2007-01)	80	>1
Neighborhood Commercial (CN)	64	>1
General Commercial (CG)	88	>1
Community Industrial (IC)	55	>1
Floodway (FW)	298	1.9
Institutional (IN)	954	6
Total Land Area within Community Plan Boundary	16,038	100%

Source: San Bernardino County General Plan

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

A. Community Character (Land Use Issues/Concerns)

Other
CPs

During public meetings held by the County, many of the County's rural communities expressed mounting concern regarding growth and the impacts of that growth on the character of their communities. The desert character of the Oak Hills community is defined in part by geographic location, desert environment and very low-density development. Residential land use predominates with single-family residences on 2½ acre parcels. These large parcels preserve much of the desert landscape and provide for privacy and a range of lifestyle choices. Animal raising and equestrian uses are important elements of the rural desert lifestyle. Residential development within the plan area is characterized by large lots and open spaces around the homes. The community character is further defined by the unique commercial and industrial uses that compliment community needs.

Input gathered from residents of the Oak Hills Community Plan area suggests that the primary issues that are pertinent to the values and lifestyle concerns of the Community are as follows:

Hesperia
Staff Report

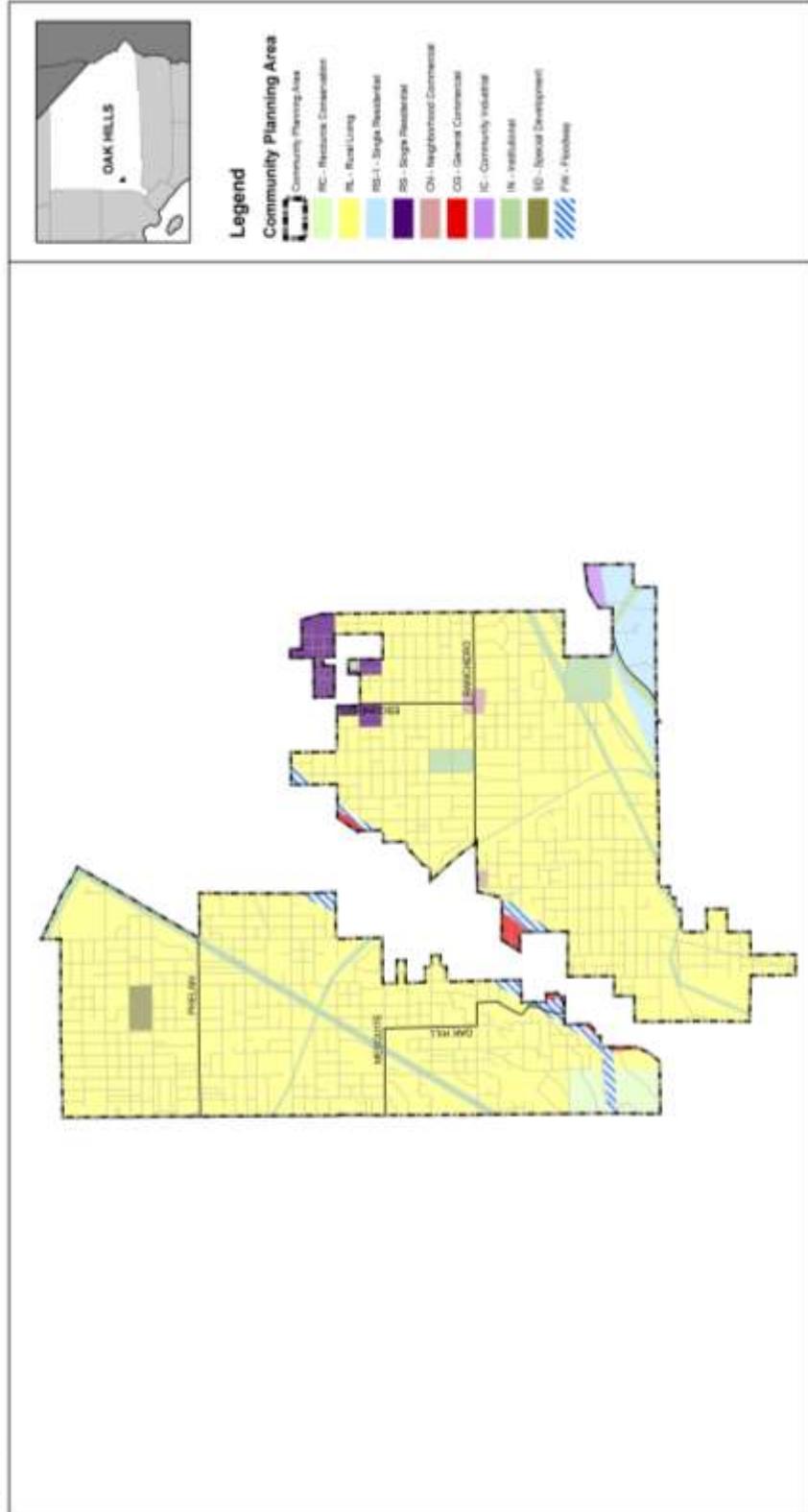
- To provide for orderly growth for the entire Oak Hills Community.
- To preserve the Community identity.
- To retain the unique character of Oak Hills as a rural residential community.
- To provide and enhance community services and facilities.
- To provide for the expansion of the local business community.

These measures can be implemented through requirements on new development or in cooperation with the City, County, State and Federal agencies.

Other
CPs

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Oak Hills Community Plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential such as water supply and on-site septic disposal.

OAK HILLS - COMMUNITY PLAN



- Legend**
- Community Planning Area**
-  Community Planning Area
 -  RC - Resource Conservation
 -  RL - Rural Living
 -  RS-1 - Single Residential
 -  RS - Single Residential
 -  CH - Neighborhood Commercial
 -  CG - General Commercial
 -  IC - Community Industrial
 -  I - Institutional
 -  SD - Special Development
 -  Pk - Park

FIGURE 2-1
 LAND USE POLICY MAP

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

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density (D.U. Per Acre)	Maximum Policy Map Build-Out (D.U.'s)
Resource Conservation (RC)	284	0.025	7
Rural Living (RL)	13,469	0.4	5,388
Single Residential-1 (RS-1)	460	1.0	460
Single Residential (RS)	286	4.0	1,144
Special Development-Planned Development (SD-PD 2007-01)	80	0.4	32
TOTAL RESIDENTIAL	14,579		7,031
		FAR¹	SQUARE FEET²
Neighborhood Commercial (CN)	64	0.25:1	696,960
General Commercial (CG)	88	0.50:1	1,916,640
Community Industrial (IC)	55	0.40:1	958,320
Institutional	954	0.50:1	20,778,120
Floodway (FW)	298	N/A	N/A
TOTAL NON-RESIDENTIAL	1,459	-	24,350,040

Source: San Bernardino County General Plan
Notes:
 (1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.
 (2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

Other
CPs

Table 3 outlines the projected growth in the Oak Hills Community Plan area over the period 2000 to 2020, and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. The General Plan projection provides current estimates of population, households and employment from 2000 to 2020 based on an analysis of historic and expected growth trends.

The comparison of the 2000 to 2020 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need for additional infrastructure, particularly for roads, water and sewer facilities.

The General Plan projection is based on the assumption that the Oak Hills plan area will continue to grow. This would provide a population of 8,932 people by the year 2020 considering all of the areas prior to the 2004 annexations to the City. The Maximum Land Use Policy Map Build-out assumes a maximum population of 29,423 based on the Land Use Policy Map for all areas prior to the 2004

annexations. The number of households is projected to reach 2,818 by the year 2020. The Maximum Land Use Policy Map Build-Out assumes a maximum of 7,031 households based on the Land Use Policy Map. These numbers imply that the plan area will reach approximately 40 percent of its potential household and 30 percent of its potential population capacity by the year 2020.

Table 3: Population, Households and Employment Projection 2000-2020

	1990	2000	Projection 2020 (Prior to 2004 Annexations)	Average Annual Growth Rate: 1990-2000	Average Annual Growth Rate: 2000-2020	Maximum Policy Map Build-Out (Prior to 2004 Annexations)	Ratio of 2020 Projection to Land Use Policy Map Build-out
Population	4,930	6,011	11,730	3.2%	2.4%	29,423	.30
Households	1602*	1934*	3,700	3.1%	2.4%	7,031	.40
	1990	2000		1990-2000	2000-2020		
Employment	4089*	5030*	7329	1.9%	2.0%	29,241	.25

*Estimated
 Source: Oak Hills Community Plan Environmental Impact Report, November 2000
 Note: The population estimates for 1990 and 2000 were based on the U.S. Census. The employment estimates for 1991 and 2002 were based on data from the EDD (Employment Development Department).

OH2.2 GOALS AND POLICIES

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

Policies PH, HV, JT, LV, MV

OH/LU 1.1 Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.

New
 PH, HV, JT, LV, MV; GP LU 1.2

OH/LU 1.2 In recognition of the community’s desire to preserve the rural character and protect the area’s natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:

New and
 Old LU-21
 GP LU 1.4
 PH, HV, JT,
 LV, MV

- A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the community plan shall be reviewed.
- B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area’s development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
- C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing or

LAND USE



assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

- OH/LU 1.3**
Old LU-1 Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Zoning Designations that are consistent with the City's and County's General Plans and with the policies of this Community Plan.
- OH/LU 1.4**
Old LU-3 Restrict the minimum residential lot size to two and one-half acres.
- OH/LU 1.5**
Old LU-4 Preserve scenic vistas where natural slope exceeds 15 percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.
- OH/LU 1.6**
Old LU-5 The maximum number of parcels which may be created through the land division process shall be consistent with the Land Use Zoning Designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.
- A. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
 - B. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
 - C. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the Land Use Zoning Designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
 - D. In cases of density transfer, all parcels created which are larger than the Land Use Zoning Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.
- OH/LU 1.7**
Old LU-6 Within single-family residential areas, preserve entitlements for recreational, equestrian and animal uses.
- OH/LU 1.8**
Old LU-7 Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:
- A. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.

The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The transition buffer must equal 0.5 times the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)

B. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:

- Increased building setbacks incorporating earthen berms and appropriate landscaping.
- Streets separating the different land uses, where appropriate.
- Solid barrier hardscape treatments such as decorative walls.
- Trails and pedestrian circulation areas.

OH/LU 1.9 Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.
Old LU-8

OH/LU 1.10 Where new developments are approved within the community, encourage the use of the Oak Hills community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.
Old LU-10

OH/LU 1.11 Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.
Old LU-11

OH/LU 1.12 The City and County shall sponsor the use of community entry signs along major roadways into Oak Hills.
Old LU-12

OH/LU 1.13 When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.
Old LU-13

OH/LU 1.14 Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.
Old LU-14

OH/LU 1.15 Require that lighting for new development be designed to minimize glare on adjacent properties.
Old LU-15

OH/LU 1.16 Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. 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 good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.
Old LU-16

LAND USE



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 below:

- A. Landscaping will consist of native or drought-resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criterion is available. Other plants may be considered on their merits in meeting this criterion. Determination of plant species suitability will be made upon submission of landscaping plans.
- B. Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- C. Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.
- D. No more than 25% of landscaped areas for multiple-family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.
- E. Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

OH/LU 1.17 Require subdivisions within the area to have all common landscaping consisting of xeriscape plant materials.
Old LU-17

Goal OH/LU 2 New PH, HV, JT, LV	Ensure that commercial and industrial development within the plan area is compatible with the rural desert character and meets the needs of local residents.
--	---

Policies

OH/LU 2.1 Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.
Old LU-9

OH/LU 2.2 Encourage the development or expansion of commercial uses that are compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment.
New
PH, JT, MV
GP D/LU 3.2

OH/LU 2.3 Limit future industrial development to those uses which are compatible with the Community Industrial District, are necessary to meet the service, employment and support needs of the Oak Hills community, and do not require excessive water usage, nor adversely impact the desert environment.
New
PH, HV, JT, MV
GP D/LU 1.2



Goal OH/LU 3. Establish locational criteria for future development within the plan area to ensure compatibility between uses.
New

Policies PH, HV, JT, LV

OH/LU 3.1 Because land use zoning district boundaries are normally parcel specific and because detailed surveys of the drainage/flood areas and power line and other institutional land uses are not presently available for precise delineation of these boundaries within the area, the following policies/actions shall be implemented:
Old LU-25

- A. Where a detailed drainage report demonstrates that parcels or portions of parcels within the Floodway Land Use Zoning District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.
- B. The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the area.

Goal OH/CI 4. Establish policies that are intended to address the need for public facilities in the community.
New

Policies Created to accommodate old policies

OH/CI 4.1 Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.
Old LU-18

OH/CI 4.2 Coordinate land use planning with infrastructure provisions, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.
Old LU-19

OH/CI 4.3 Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.
Old LU-20

OH/CI 4.4 Coordinate land use planning efforts with planning programs of service providers, including, but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.
Old LU-22

OH/CI 4.5 Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.
Old LU-23

OH/CI 4.6 Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.
Old LU-24



3 CIRCULATION AND INFRASTRUCTURE

OH3.1 INTRODUCTION

Other
CPs

The quality of life and the rural desert character of the community are dependent on the services that are provided. Residents in Oak Hills expect that services such as water, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the rural character that is desired. Provisions of services in Oak Hills should be commensurate with the rural lifestyles and low-density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the rural character of the community.

OH3.2 CIRCULATION – INTRODUCTION

Other
CPs

One of the overriding goals expressed by residents of Oak Hills is to maintain the existing character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

Several major transportation facilities either pass through, or are in close proximity to, the community plan area, which provide residents with access to many destinations that surround the plan area. The vast majority of travel trips in the plan area are made by automobile, using the existing network of State Highways and major County roads.

A. Roadway System

EIR
p. 4.2-1&2

The existing roadway system in Oak Hills is characterized by a combination of highways and major County roads (see Figure 3-1, Circulation Map).

Local access around Oak Hills is limited by the I-15 freeway but is as follows:

West Side of I-15

The west side of the Community Plan area (west of the I-15 freeway) is bounded by Baldy Mesa Road and Landover Avenue on the west, Mesa Street on the north, the City of Hesperia on the east, and San Bernardino National Forest on the south. North-south roads include Baldy Mesa Road, Bracey Street, Bellflower Street, Verbena Street and Oak Hill Road. East-west roads include Mesa Street, Smoketree Road, Yucca Terrace Drive, Joshua Street, Mesquite Road, El Centro Road and Rancho Road. Phelan Road/Main Street and the north portion of Baldy Mesa Road are paved. Many of the remaining roads that exist intermittently through the Community Plan area are unpaved and are restricted by the railroad corridor, the Oro Grande Wash, and several smaller unnamed washes.

East Side of I-15

The east side of the Community Plan area (east of the I-15 freeway) is bounded by City of Hesperia on the west, Muscatel Street on the north, the City of Hesperia and Maple Street on the east, and Sparrow Road and Bureau of Land Management land on the south. North-south roads include Topaz Avenue, Outpost Road, and Escondido Avenue. East-west roads include Rancho Road

CIRCULATION AND INFRASTRUCTURE

which runs through the central portion of the east side of the Community Plan area, Farmington Street, El Centro Road, Mesquite Street and Cedar Street.

EIR
p. 4.2-3&4

In order to identify impacts to the roadway network, criteria have been established that serve as thresholds to compare a project's traffic contribution to the plan area intersections to existing and future traffic conditions. The significance criteria used is based on Level of Service (LOS), a qualitative measure that describes operational conditions within a traffic stream, generally in terms of vehicle speed and travel time, freedom to maneuver, traffic interruption, convenience and safety. The various levels of service are identified as LOS A through LOS F, with LOS A representing a free flow of traffic and LOS F representing a breakdown of the flow of traffic (see Table 4 below).

**Table 4
Criteria for Determining Level of Service**

LOS	Description	Average Total Delay Per Vehicle (in seconds)	
		Signalized Intersection	Unsignalized Intersection
A	LOS "A" represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.	0 to 10.00	0 to 10.00
B	LOS "B" is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver.	10.01 to 20.00	10.01 to 15.00
C	LOS "C" is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	20.01 to 35.00	15.01 to 25.00
D	LOS "D" represents high-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience.	35.01 to 55.00	25.01 to 35.00
E	LOS "E" represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.	55.01 to 80.00	35.01 to 50.00
F	LOS "F" is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations.	80.01 and up	50.01 and up

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Both the County of San Bernardino and the City of Hesperia have identified when an intersection is deficient. In both cases, peak hour intersection operation of LOS C or better are generally acceptable. The City of Victorville, just to the north, allows a peak hour intersection operation of LOS E or better so that an intersection is not considered deficient unless it is operating at LOS F.

CIRCULATION AND INFRASTRUCTURE



Data was collected in 2000 for the preparation of the Environmental Impact Report. Existing peak hour traffic operations were evaluated for both the morning and afternoon peak hours throughout the Plan Area and were found to be operating at acceptable levels of service except for the following intersections which operate at unacceptable levels of service during both morning and afternoon peak hours (all of these intersections are now within the city limits of the cities of Hesperia or Victorville):

SR-395 Highway (NS) at:

- Joshua Street (EW)

Amargosa Road (NS) at:

- Bear Valley Road (EW)

I-15 Freeway SB Ramps (NS) at:

- Main Street (EW)
- Oak Hill Road (EW)

I-15 Freeway NB Ramps (NS) at:

- Main Street (EW)

Mariposa Road (NS) at:

- Bear Valley Road (EW)
- I-15 Freeway NB Ramps (EW)

Cottonwood Avenue (NS) at:

- Bear Valley Road (EW)

Balsam Avenue (NS) at:

- Main Street (EW)

In addition, traffic signals appeared to be warranted at that time at the following plan area intersections:

SR-395 Highway (NS) at:

- Joshua Street (EW)

I-15 Freeway SB Ramps (NS) at:

- Main Street (EW)

I-15 Freeway NB Ramps (NS) at:

- Main Street (EW)

Balsam Avenue (NS) at:

- Main Street (EW)

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CIRCULATION AND INFRASTRUCTURE

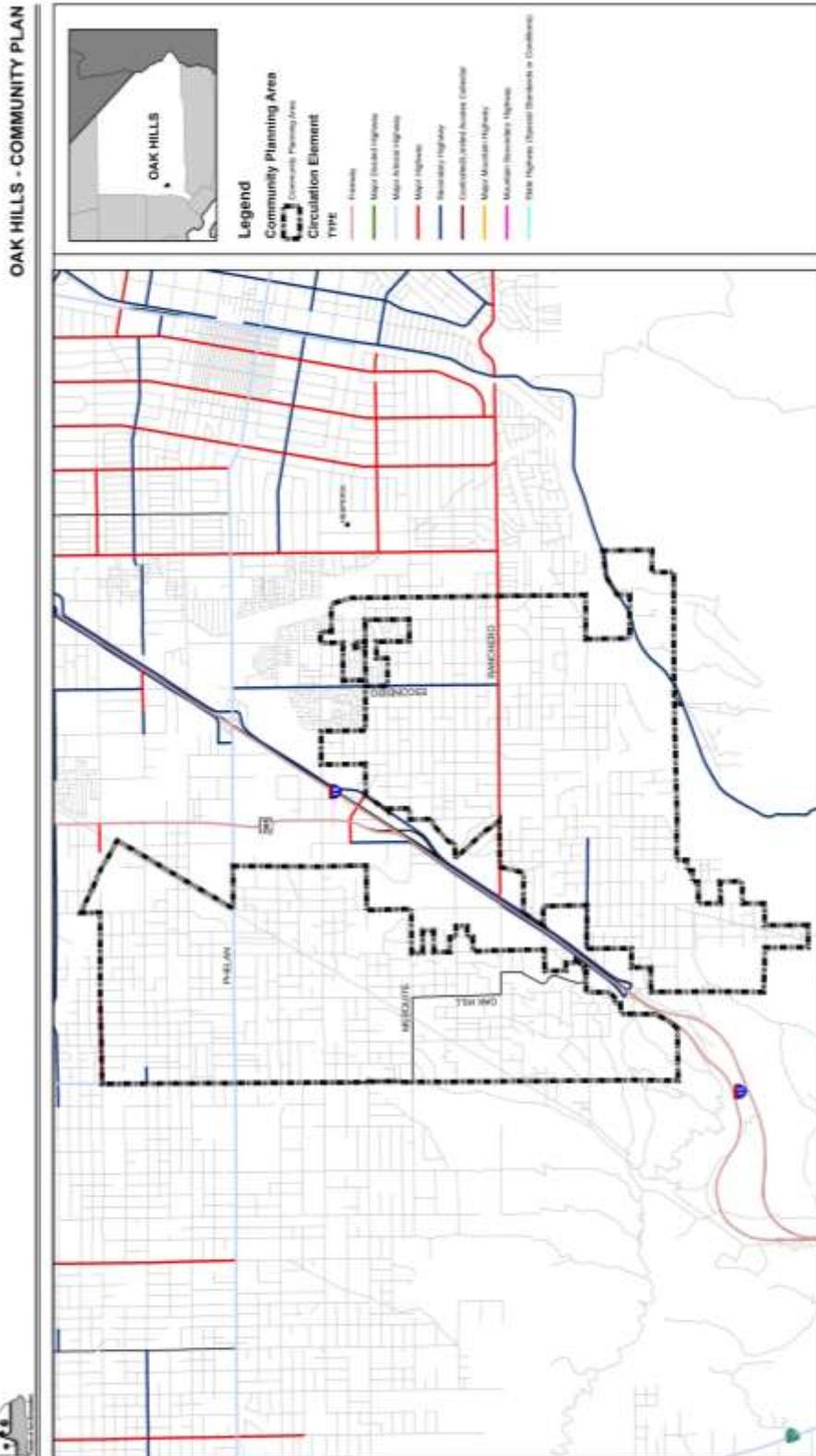


FIGURE 3-1
CIRCULATION MAP

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CIRCULATION AND INFRASTRUCTURE



Year 2020 (includes I-15 interchange at Ranchero Road)

The following intersections are projected to experience unacceptable levels of service during the peak hours and therefore, deficient per the City of Hesperia/County of San Bernardino criteria:

EIR
p. 4.2-33

Baldy Mesa Road (NS) at:

- Phelan Road (EW) (County)

Calienta Road (NS) at:

- Joshua Street (EW) (Hesperia)
- Ranchero Road (EW) (Hesperia /County)

Highway 395 (NS) at:

- Palmdale Road – SR-18 (EW) (Victorville)
- Joshua Street (EW) (Hesperia)

Key Pointe Avenue (NS) at:

- Main Street (EW) (Hesperia)

Amargosa Road (NS) at:

- Bear Valley Road (EW) (Hesperia/Victorville)

I-15 Freeway SB Ramps (NS) at:

- Main Street (EW) (Hesperia)
- Oak Hill Road (EW) (Hesperia)

I-15 Freeway NB Ramps (NS) at:

- Bear Valley Road (EW) (Hesperia/Victorville)
- Main Street (EW) (Hesperia)

Mariposa Road (NS) at:

- Bear Valley Road (EW) (Victorville)
- Joshua Street (EW) (County)
- Ranchero Road (EW) (Hesperia)
- Oak Hill Road (EW) (Hesperia)
- I-15 Freeway NB Ramps (EW) (Hesperia)

Escondido Avenue (NS) at:

- Ranchero Road (EW) (County)

Maple Avenue (NS) at:

- Main Street (EW) (Hesperia)
- Ranchero Road (EW) (Hesperia)

Cottonwood Avenue (NS) at:

- Bear Valley Road (EW) (Hesperia/Victorville)
- Ranchero Road (EW) (Hesperia)

Balsam Avenue (NS) at:

- Main Street (EW) (Hesperia)

7th Avenue (NS) at:

- Ranchero Road (EW) (Hesperia)

Oak Hills Area Transportation Facilities Plan

EIR
p. 4.2-11

In 1989, the San Bernardino County Department of Transportation and Flood Control (Trans/Flood) (now the Department of Public Works) adopted Ordinance No. 3356 to enact the Oak Hills Area Transportation Facilities Plan Zone A and Zone B. The plan includes both the identification of transportation related improvements and the financing mechanism necessary to implement the plan. Under this plan, fees are imposed on new commercial and residential development projects, including single family and mobile homes. Fees have been calculated based on vehicular trips generated by land use category, determined by traffic modeling procedures published by the Institute of Transportation Engineers. The estimated total cost of facilities necessary to accommodate growth in Oak Hills was divided by estimated total trips to be generated by anticipated growth under the County's General Plan. This determined the cost per trips generated which was

then allocated to each land use category based on road trips generated. The transportation facilities plan consists of two zones. Zone A encompasses the Oak Hills Community west of the I-15, while Zone B encompasses the Oak Hills Community east of the freeway.

B. Congestion Management Program Facilities

CMP Freeway Evaluation

EIR
p. 4.2-40

As required by the CMP, an analysis of Horizon Year (2020) freeway level of service is required for all freeway segments which carry 100 or more project trips in the peak hour. The freeway peak hour volume forecasts have been developed for Year 2020. A total of four freeway segments will operate at an unacceptable level of service during the morning period and a total of six freeway segments will operate at an unacceptable level of service during the afternoon period. The southbound I-15 Freeway is expected to experience morning peak hour deficiencies, while the northbound I-15 Freeway will experience afternoon peak hour deficiencies.

C. Scenic Routes

Other
CPs

Oak Hills has some outstanding desert scenery. Rock formations and the desert landscape are just two examples that characterize scenic resources within the plan area. Scenic highways play an important role in the preservation and protection of environmental assets. County Scenic Route designation recognizes the value of protecting scenic resources for future generations and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. Interstate-15 is the only road that has been designated as County Scenic Routes that goes through the plan area, and this route has now been incorporated into the City of Hesperia. However, projects located within the County's jurisdiction and that are at least 200 feet from the I-15 are still subject to the provisions of the Open Space Overlay. This highway is also eligible for designation as a scenic route by the State, but has not been officially designated. The advantages of official designation are a positive image for the communities involved, preservation and protection of environmental assets and potential increase in tourism.



OH3.3 CIRCULATION – GOALS AND POLICIES

CIRCULATION

<p>Goal OH/CI 1. New</p>	<p>Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the desert landscape and rural character of the community.</p>
--	---

Policies PH, HV, JT, LV, MV

OH/CI 1.1 Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.
Old TC-1

OH/CI 1.2 To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.
Old TC-2

OH/CI 1.3 The County shall set up a program for roadway improvements identified in Table 4.2-14 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the Traffic Impact Analysis (TIA) which was prepared for the Oak Hills Community Plan Medium-Low Density land use plan. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see Figure 3-2). This program can be incorporated into the County’s Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.
Old TC-3

OH/CI 1.4 The City shall set up a program for roadway improvements identified in Table 4.2-14 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was prepared for the Oak Hills Community Plan Medium-Low Density land use plan. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see Figure 3-2). This program shall be incorporated into the City’s Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees. (Note: This policy is included because the Oak Hills Community Plan is a joint document between the County and the City of Hesperia.)
Old TC-4

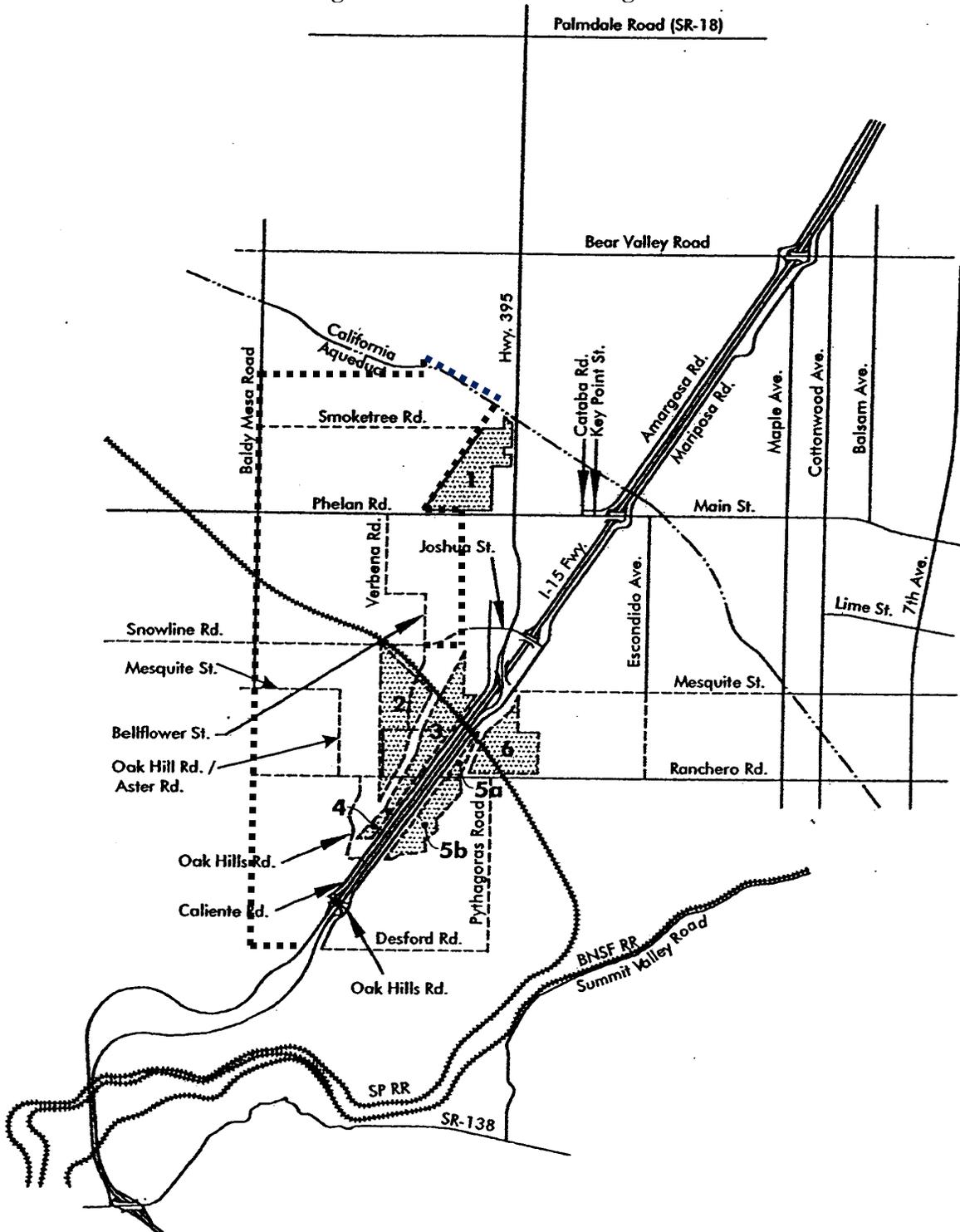
OH/CI 1.5 Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.
Old TC-5

OH/CI 1.6 Ensure that all new development proposals do not degrade Levels of Service (LOS) on Interstate Freeways, State Routes and Major Arterials below LOS C.
New
PH, HV, JT, LV, MV; GP D/CI 1.1

OH/CI 1.7 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources wherever possible.
New
PH, HV, JT, MV
GP CI D/CI 1.2

CIRCULATION AND INFRASTRUCTURE

Figure 3-2
 Planning Areas Identified in the Program EIR



CIRCULATION AND INFRASTRUCTURE

OH/CI 1.8 Ensure that new developments are coordinated with the construction of appropriate streets and highways by encouraging development in the vicinity of existing road systems, to minimize the creation of additional roads or the need to pave roads until such time that it becomes necessary.
New
 PH, HV, JT
 GP CI 9.1

OH/CI 1.9 Preserve the status of I-15 as a Scenic Route, even though it is totally within the City boundaries within the plan area, and ensure protection of its scenic values through the following methods:
New
 PH, HV, JT, LV, MV
 GP C/CO 1.2
 GP OS 7.6
 GP D/OS 1.3

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

OH/CI 1.10 Encourage coordination between the County, the City and the local community to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.
New
 PH, HV, JT, LV
 GP D/CI 1.6

New **Goal OH/CI 2. Promote alternative modes of transportation.**

Policies PH, HV, JT, LV, MV

OH/CI 2.1 Define the existing and future transportation needs as they may relate to transit for local residents, particularly seniors. When transportation needs are defined, conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.
New
 PH, HV, JT, LV, MV
 GP CI 3.1

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DRAFT



OH3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate infrastructure services is essential for maintaining the health and quality of life of a community. Availability of adequate water supplies and wastewater disposal are crucial components of supporting population growth. Protection and preservation of water resources is of crucial importance not only for the purpose of serving existing and future development, but also for protecting the area's natural resources. At meetings held by the County of San Bernardino, residents in Oak Hills expressed concerns regarding a lack of adequate water system infrastructure and that water conservation methods should be enacted.

Other
CPs

A. Local Water Service

Other
CPs

There is only one primary local water supplier for the Oak Hills plan area (see Figure 3-3, Water Districts): County Service Area 70, Zone J (CSA 70 J). CSA Zone J currently uses local groundwater sources as its only source of water supply.

EIR
p. 4.3-2/
Updated
by SD

As of 2000, the Hesperia Water District (a subsidiary agency of the City of Hesperia) provided water and sewer service to the incorporated area adjacent to CSA 70 J. Due to the fact that the Water District and City boundaries are not contiguous along the adjacent area of Zone J, certain areas of the City are served by CSA 70 J. In 2012, approximately 90 of CSA 70 J meters service properties within the city limits of Hesperia. These services are in an area generally east of the I-15 freeway and bounded by Topaz Avenue, Muscatel Street, Maple Avenue and Whitehaven Street. The area is included in the project analysis data herein. New connections within this area are currently being provided water service by the City of Hesperia, while the City works on annexing this section of the City to the Hesperia County Water District.

On October 19, 2004 the Local Agency Formation Commission (LAFCO) adopted Resolution 2855 (Freeway Corridor Annexation) completing the annexation of approximately 1,759 acres into the Hesperia Water District, Hesperia Fire Protection District, City of Hesperia and the Hesperia Recreation and Park District and detachment from CSA 70 J, CSA 38 (County Fire Protection District), and CSA 70 R-43 (Road District). CSA 70 J currently provides water service, under an Out-of-Service Area agreement, to the existing and new customers within the annexation area as the City does not have the means to serve. An estimated 50 parcels are currently being served by CSA 70 J.

On October 19, 2004 LAFCO also adopted Resolution 2851 (Catawba Annexation) completing the annexation of an additional 893 acres into the Hesperia Water District, Hesperia Fire Protection District, City of Hesperia and the Hesperia Recreation and Park District and detachment from CSA 70 J, and CSA 38 (County Fire Protection District). Hesperia County Water District has taken over all water service within this annexation area.

EIR
p. 4.3-7/
Updated
by SD

As of June 30, 2012, CSA 70 J (District) had 3,056 active water meters and 123 inactive water meters. In order to keep up with the growth in the mid 2000's, the District drilled a new water production well, Well #5, which was placed in service in 2009 and increased the production in the District by 800 gallons per minute (gpm). The District's current total production capacity averages 3,700 gpm as compared to a maximum average day system demand of 3,111 gpm. Therefore the District is currently able to meet its maximum average day demand. However, the California Department of Health Services and the California Water Code require that the District have the ability to meet its maximum day demand with its largest production well out of service. The largest production well in the District, Well #4, has an



CIRCULATION AND INFRASTRUCTURE

average production rate of approximately 1,230 gpm and the District cannot meet the maximum day demand with this well out of service. The District’s Water Master Plan, prepared by So and Associates Engineer’s Inc. in 2011, recommends an additional well with a minimum production of 500 gpm.

The District maintains interconnections with both the Hesperia County Water District and the Phelan Pinon Hills Community Services District (PPHCSD). The interconnections allow for the transfer of water both ways between the interconnected water entities. Most recently, the District has supplied water to the PPHCSD but has not taken water from either of the interconnected entities.

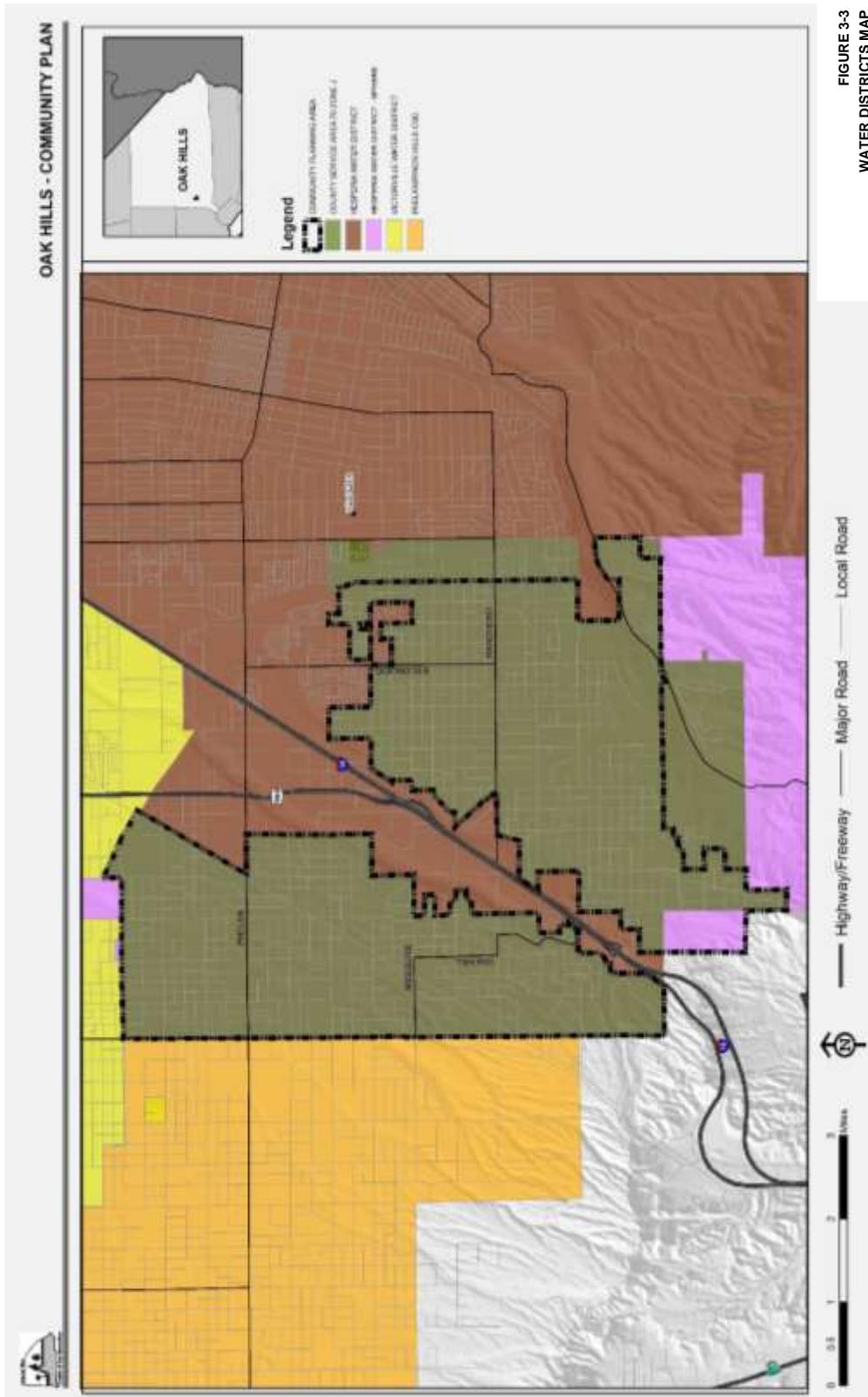
The District is currently able to meet only a portion of the growth planned for the Oak Hills Community as included in the County’s General Plan. The San Bernardino County Special Districts Department, manager for the District, commissioned and completed a water master plan in 2011 that projects future water demands and provides recommendations for water system facilities and timing for construction to meet the growth needs of the District. A five-year capital improvement program has been started to build infrastructure to serve the growing needs of the District.

The County Special District’s Department connection fees are used for the planning, design and construction of water facilities to serve future growth. The collection of connection fees enables a public water agency to construct new supply, storage and distribution facilities to serve future customers.

General supply and policy information for CSA 70, Zone J and the Hesperia Water District is presented in Table 5.

Table 5: Supply and Policy Information of Service Providers

SERVICE PROVIDER	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow Service outside of boundaries	Imported Water Source	Annual Imported water allotment	Imported Water Source amount*
CSA 70 J	3,056	9,932	2,238 af/yr	LAFCO Agreement	None	None	None
* annual estimate NA = information not provided by purveyor/agency							



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B. Wastewater

EIR
p. 4.3-13/14

The Oak Hills community is primarily served by septic systems for wastewater treatment and disposal. The Lahonton Regional Water Quality Control Board (RWQCB) has jurisdiction for the permitting of sewer and wastewater treatment systems. As of 2000, septic systems may be permitted for any development generating less than 500 gallons per day per acre, or 250 gallons per day per half acre. Sewer or a secondary treatment facility must serve any development generating more than 500 gallons per day per acre, or of a density of greater than two dwelling units per acre. The average day wastewater generation per equivalent dwelling unit in the Victor Valley is currently estimated at 250 gallons. The existing land use designations for the majority of Oak Hills is Rural Living (RL) (minimum 2½ acre lots) and, therefore, allows for the use of septic systems.

In the area of Oak Hills known as “High Country,” sewer service is provided by CSA 70 Zone J to a small residential area. This subdivision is southeast of Palm and Escondido and includes 231 residential lots. The sewer collected from this area by the County feeds into the City’s system and is then treated at the Victor Valley Wastewater Reclamation Authority (VWVRA) facility.

Secondary wastewater treatment is provided at the regional facility operated by VWVRA, a four-member Joint Powers Authority (JPA) that includes the cities of Hesperia and Victorville, the Town of Apple Valley, and the County of San Bernardino. The regional facility’s design capacity in 2000 was 9.5 MGD; construction of an additional 1.5 MGD was underway. Flows from Hesperia’s sewer system were approximately 1.06-1.10 MGD, or approximately 13 percent of the total flows treated at the regional plant. Plant expansions are designed and constructed to meet the demands of the members of the JPA. Additional treatment capacity is paid for by property owners who pay a fee to the member agency for new connections to the plant; the fee is forwarded to the VWVRA. Member agencies calculate the connection fee based on the type of discharge (e.g. residential, commercial, or industrial). The VWVRA then plans for, designs, and constructs additional capacity to meet the flows of all member agencies’ connections.

OH3.5 INFRASTRUCTURE – GOALS AND POLICIES

<p>Goal OH/CI 3. New</p>	<p>Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Oak Hills Community Plan area.</p>
-------------------------------------	---

Policies PH, HV, JT, LV, MV

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

PH, HV, JT, LV, MV; GP OS 4.2

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

PH, HV, JT, LV, MV



CIRCULATION AND INFRASTRUCTURE

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

Policies

OH/CI 4.1 Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.
Old WA-1

OH/CI 4.2 Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.
Old WA-2

OH/CI 4.3 Require the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the desert climate in new subdivision projects during review of landscape plans.
New
PH, HV, JT, LV, MV
GP D/CO 1.8 and 1.9

OH/CI 4.4 Require use of water efficient irrigation practices such as drip irrigation systems for all landscaped areas in commercial and industrial developments and in all common areas in residential developments. The County shall encourage the use of similar systems, including the installation of gray water systems on individual residential lots.
New
PH, HV, JT, LV, MV
GP D/CO 1.9

Goal OH/CI 5. Provide for a cost effective and efficient wastewater disposal system within the plan area.

Policies

OH/CI 5.1 If a wastewater treatment facility is developed in the community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.
Old WW-1

4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

OH5.1 INTRODUCTION

EIR
p. 3-23

The Community of Oak Hills location as the gateway to the High Desert provides a unique transition between the mountains and the desert. Panoramic views of the mountains to the south, the Mojave River to the east, and the surrounding Victor Valley, in conjunction with a number of large natural drainage courses and washes, provides opportunities for preserving natural scenic open space areas in the Community Plan area.

Oak Hills is described in the City of Hesperia General Plan Program EIR as a unique visual resource having more vegetation and color variation than can be found in the more urban areas of the City. The Community Plan area contains juniper and Joshua tree woodlands and associated habitat. The spatial position of this area coupled with the backdrop of the San Gabriel and San Bernardino Mountains enhances the panoramic view of the area.

Other
CPs

Preservation and protection of the community plan area’s natural resources is extremely important to the residents of Oak Hills. These resources contribute to the character and quality of life within the plan area and surrounding region. If the plan area’s sensitive resources are not effectively protected and managed, they will be permanently lost.

The natural vegetation and wildlife in the plan area contributes to the beauty and character of the area. During meetings held with the community, residents articulated the need to protect these natural resources as a main concern.

OH5.2 GOALS AND POLICIES

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

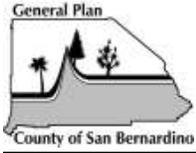
Policies PH, HV, JT, LV, MV

OH/CO 1.1 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 in Section 88.01.050 of the Development Code.
Old BI-1

OH/CO 1.2 Protect wildlife corridors and prevent loss of critical habitat in the region through the construction of all future storm drain or wastewater treatment facilities that will utilize a design that retains the natural character of the drainage channel to the greatest extent possible.
Old WA-3

OH/CO 1.3 Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas.

New
PH, HV, JT, LV, MV
GP D/CO 1.2



CONSERVATION

OH/CO 1.4 Provide lighting in accordance with the Night Sky Protection Ordinance.

New

PH, HV, JT, LV, MV
GP D/CO 3.1

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6 OPEN SPACE

OH6.1 INTRODUCTION

EIR
p. 3-23

As mentioned in the Conservation Element, the Community of Oak Hills location as the gateway to the High Desert provides a unique transition between the mountains and the desert. Panoramic views of the mountains to the south, the Mojave River to the east, and the surrounding Victor Valley, in conjunction with a number of large natural drainage courses and washes, provides opportunities for preserving natural scenic open space areas in the Community Plan area.

Other
CPs

Preservation of the area's open space and enhancement of the recreational resources are important issues articulated by residents of the Oak Hills community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

EIR
p. 4.12-1

The rural residential portion of the community establishes the character of Oak Hills. This is an area where homes are scattered on large lots. The absence of suburban facilities and the natural appearance of the area contribute to the slow paced lifestyle that the residents enjoy. Animals native to the area are frequently seen and limited street lighting allows the stars to be seen at night. Under this Community Plan, this rural residential character shall be maintained.

The Hesperia Recreation and Park District was established in 1957 and provides park and recreational services for the residents of the City of Hesperia. There are approximately 173 acres of parkland within the Park District boundaries. About 28 acres are within the Park District's five neighborhood parks and the remaining 145 acres make up four Community Parks.

The Oak Hills planning area is within the Sphere of Influence of the Park District. As of 2000, the Park District had annexed a portion of the planning area west of the I-15 freeway. The area is situated between Main Street and Mesquite Street, east of Highway 395 to within ½ mile of Baldy Mesa Road. There are currently no community parks in Oak Hills.

Other
CPs

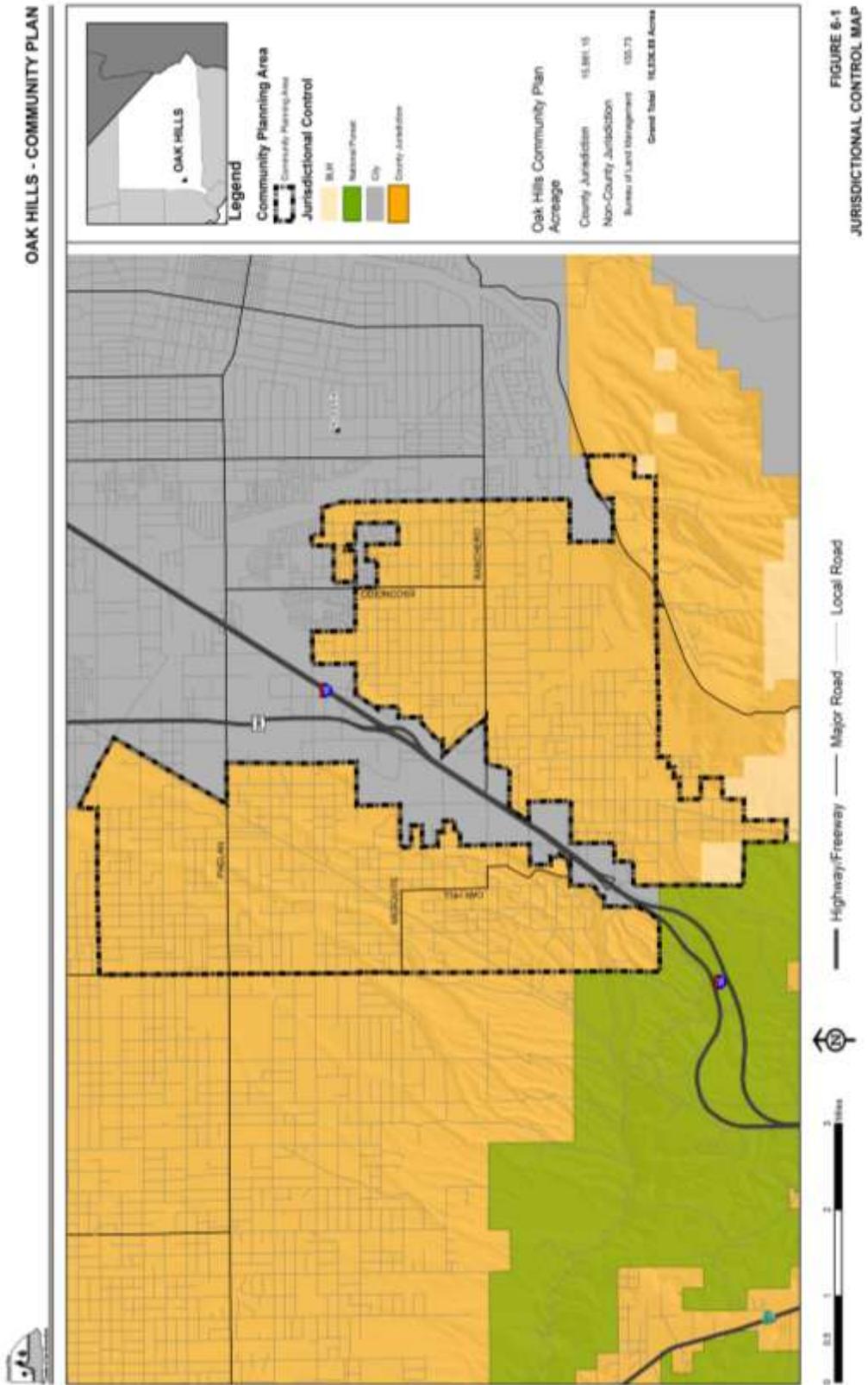
The Oak Hills Community Plan area contains approximately 160 acres of Bureau of Land Management lands (see Figure 6-1, Jurisdictional Control). The south western boundary of the plan area abuts the San Bernardino National Forest. The San Bernardino National Forest provides opportunities for hiking, biking, camping and skiing.

B. Trails

There are no formal trails recognized by the County within the Oak Hills Community Plan area. However, there are several utility easements and the California Aqueduct that may provide opportunities to create a system of trails in the community.

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OH6.2 GOALS AND POLICIES

For goals and policies refer to the Open Space Element of the General Plan.

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

OH8.1 INTRODUCTION

Other
CPs

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

A. Fire Services

Other
CPs

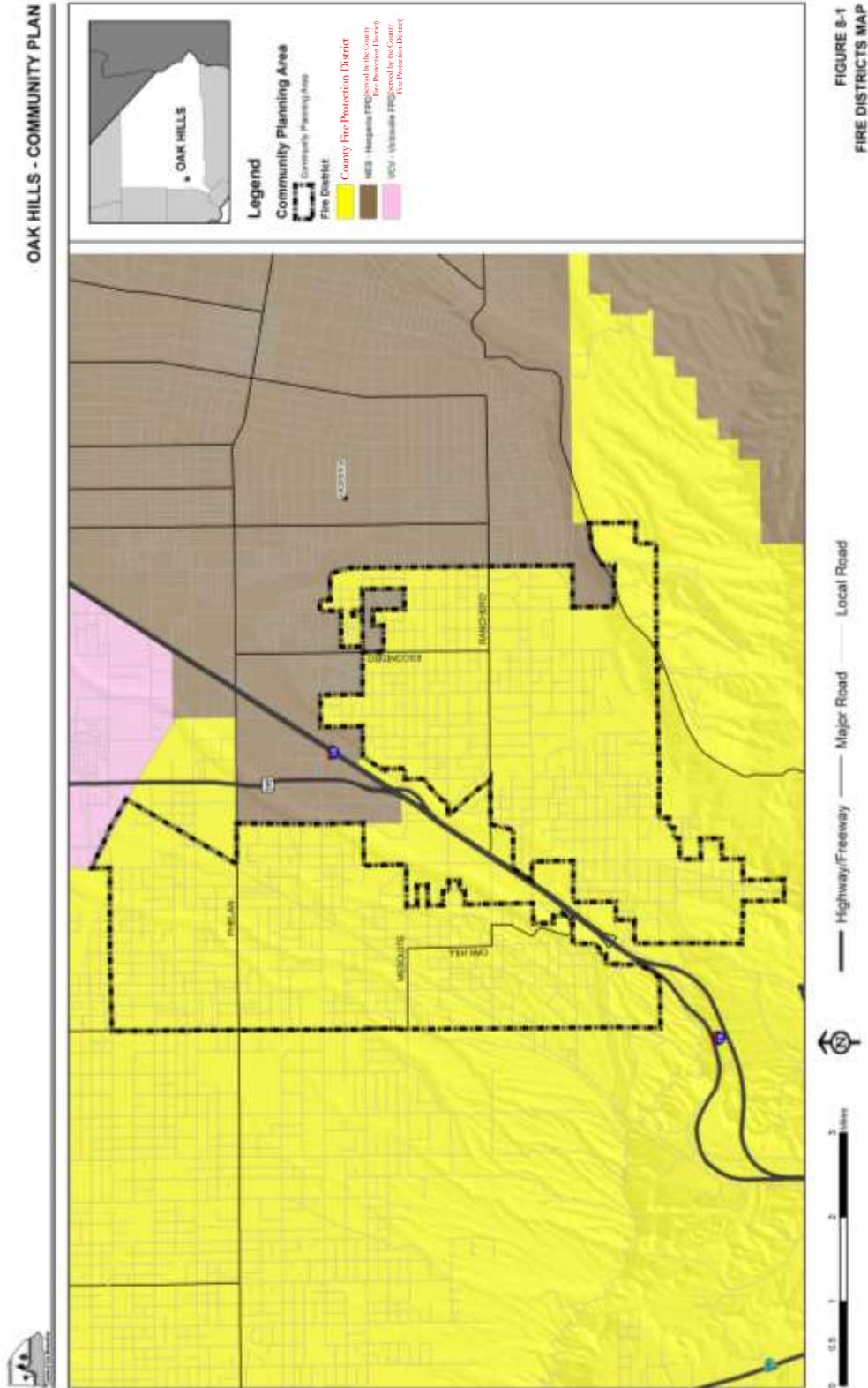
Fire protection services within the plan area are provided by the San Bernardino County Fire Protection District. (see Figure 8-1, Fire Districts).

The San Bernardino County Fire Protection District (District) provides fire protection for the Oak Hills Community Plan area. Fire protection assistance in the event of a significant wildland fire is also provided by the California Department of Forestry (CAL FIRE), the U.S. Forest Service (USFS) and other fire agencies through mutual aid agreements.

There are no fire stations located within the Oak Hills Community Plan area, but there are five stations located just outside its northern, eastern, and western boundaries. Table 6 lists the fire stations and details regarding the services that each of the stations provides (see Figure 8-2, Fire Stations).

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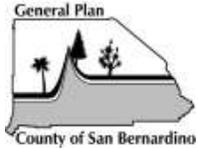
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SAFETY

Table 6: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
San Bernardino County Station #305 – Oak Hills/Hesperia	Provided to City of Hesperia by contract with SBCFPD	Community of Oak Hills, Cajon Pass, I-15, South-West Hesperia, Baldy Mesa	2 – Type 1 Ambulances, 1- Type 2 Engine, 1 Type 4 Brush Patrol, 1 – Squad, 1 – MCI Trailer, 1 – CERT Trailer, 1 – Utility, 1 – Type 2 Water Tender,	1 Captain, 2 Firefighters, 1 Limited Term Firefighter	1 - ALS Medic Engine, 1 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University
San Bernardino County Station # 304 - Hesperia	Provided to City of Hesperia by contract with SBCFPD	City of Hesperia Located outside the plan area to the Northeast of the plan area in Hesperia	1 – Type 1 Ambulance, 1 – Type 3 Ambulance, 1 – Breathing Support, 2 – Type 1 Engines, 1 – 75’ Aerial Truck, 1 – Type 1 Rescue, 1 – Rescue Trailer, 1 – Haz-Mat Trailer, 1 – CERT Trailer, 1 – Utility, 1 – Type 1 Water Tender	1 Captain, 1 Engineer, 2 Firefighters, 1 Limited Term Firefighter	1 - ALS Medic Engine, 1 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University



SAFETY

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
San Bernardino County Station #16 – Baldy Mesa	SBCFPD	Located just outside the northern boundary of the plan area.	1 – Type 1 Engine, 1 – Type 4 Brush Patrol	Staffed by 15 Paid Call Firefighters (PCF) employee's on-call. 100% of the Paid Call Firefighters (PCF) live in Baldy Mesa.	Personnel have a minimum experience of BLS/EMT	SBCFPD - ALS Ambulance cover part of the district and ALS American Medical Response covers remainder.	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University
San Bernardino County Station #10 – Phelan	SBCFPD	Phelan, Pinon Hills, Baldy Mesa, West Cajon Valley Located outside the plan area to the west of the plan area in Pinon Hills	2 – Type 1 Ambulances, 1 – Type 3 Ambulance, 1 – Type 1 Engine, 1 – Type 2 Engine, 1 – Type 3 Engine, 1 – MCI Trailer	1 Captain, 2 Firefighters, 1 Limited Term Firefighter	1 - ALS Medic Engine, 1 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University

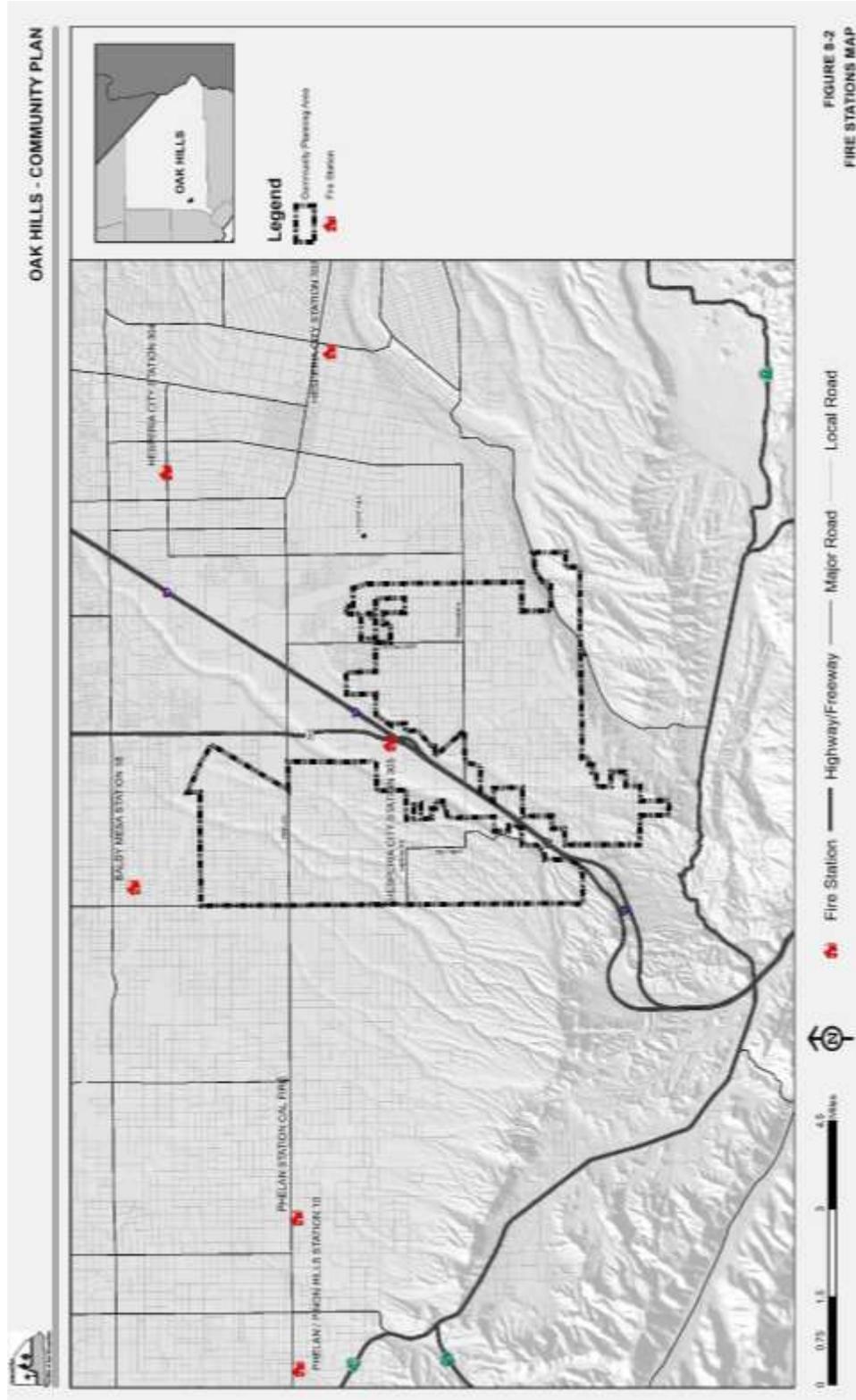
SAFETY

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
San Bernardino County Station #302 – Hesperia	Provided to City of Hesperia by contract with SBCFPD	City of Hesperia Located outside the plan area to the east of the plan area in Hesperia	2 – Type 1 Ambulances, 2 – Type 1 Engines, 1 – Type 3 Engine	1 Captain, 1 Engineer, 3 Firefighters, 2 Limited Term Firefighter	1 - ALS Medic Engine, 2 - ALS Ambulance	SBCFPD - ALS Ambulance	Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University
CAL FIRE Station – Phelan	CAL FIRE	State Responsibility Area for protection of the water shed, non structure fire protection in Phelan, Pinon Hills, Oak Hills, Baldy Mesa, West Cajon Valley	1 – Type 3 Engine	1 Captain, 2 Firefighters Seasonal Staffing	All Personnel BLS/EMT qualified		Victor Valley Community Hospital; St. Mary Regional Medical Center; Desert Valley Hospital, Trama Center – Arrowhead Regional Medical Center, Loma Linda University

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SAFETY



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B. Evacuation Routes

Other
CPs

I-15, Highway 395, Phelan Rd./Main St., Rancho Rd., Verbena Rd. and Muscatel St. are designated as evacuation routes. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster and will be handled in accordance with the evacuation procedures contained within the County Emergency Management Plan.

C. Public Safety

City's
p. P-9

Police protection is provided by the County Sheriff's Department. Hesperia also contracts with the Sheriff's Department for services within the City. As growth continues, the need for added services will increase. Both the City and County will continue to seek funding from State and Federal sources to augment law enforcement services.

OH8.2 GOALS AND POLICIES

For goals and policies refer to the Safety Element of the General Plan.

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9 ECONOMIC DEVELOPMENT

[See the Economic Development Element of the General Plan]

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10 IMPLEMENTATION

OVERVIEW

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

The overarching goal in the Oak Hills Community Plan is to maintain the character of the community. While the individual community plans have unique features, they also include common policies set forth in the General Plan. The most critical of these policies relate to two issues; (a) maintaining the existing balance of land uses; and (b) ensuring the adequacy of infrastructure and public services to attend to existing and future development. Implementation of policies related to these two issues shall be treated as priorities and shall be monitored by the annual report.

IMPLEMENTATION APPROACH

CAPITAL IMPROVEMENT PROGRAM (CIP)

The County annually prepares a budget for available capital improvement funds, before reviewing all policies important to the development of the various communities. The CIP must then reconcile all competing interests for the budgeted funds. Implementation for many of the policies established in the Community Plan will be contingent upon available County funding. Other policies are considered ongoing and will be incorporated or are already incorporated in everyday activities by various County departments.

NEW POLICIES AND ORDINANCES

Implementation measures include existing ordinances and procedures as well as recommended amendments to these measures. Recommendations for new policies and ordinances can promote the implementation of General Plan measures by further clarifying them in respect to the Community Plan area.

SITE PLAN REVIEW PROCESS

Site Plan Reviews are required for all new developments. Concurrency issues of a development are reviewed with the site plan to ensure that the level of service for all public facilities will be adequate prior to, or concurrent with the new development. A Site Plan is approved only when its components are in compliance with all zoning and land development requirements.

DEVELOPMENT CODE

The purpose of land use regulations is to implement the Oak Hills Community Plan. These regulations are presented in the Development Code. The Development Code also includes the following overlays:

- Additional Agriculture (AA)
- Agricultural Preserve (AP)
- Airport Safety (AR)
- Alternate Housing (AH)
- Biotic Resources (BR)
- Cultural Resources Preservation (CP)
- Fire Safety (FS)
- Flood Plain Safety (FP)
- Geological Hazard (GH)
- Hazardous Waste (HW)
- Mineral Resources (MR)
- Noise Hazard (NH)
- Open Space (OS)
- Paleontologic Resources (PR)
- Sign Control (SC)
- Sphere Standards (SS)

PROGRESS REPORTING

The Community Plan identifies numerous policies that range from area specific to regional and countywide. It is important that implementation of these policies be monitored. In fact, the State requires an annual report on the status of the General Plan and its implementation. The first purpose of the progress report is to inform the County's Board of Supervisors on the status of implementing the County's General Plan, including the Community Plans. Secondly, the progress report also provides a means to review the General Plan and determine if changes need to be made to the Plan or its implementation. Finally, the progress report serves as a method to regularly monitor the effectiveness of the General Plan.

California Government Code Section 56400(b)(1) mandates that all non-charter cities and counties submit an annual report to their legislative bodies discussing the status of the General Plan and progress in its implementation. Copies of this progress report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Organization of the report and determination of the relevant issues to include in the County's annual progress report may be modified from year to year and adapted to incorporate new sources of information, changes in funding sources, and available staff resources. Pursuant to Government Code Section 56700, charter cities are exempt from the progress reporting requirements.

Proposed Development Code Changes

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CHAPTER 82.24 BEAR VALLEY COMMUNITY PLAN

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CHAPTER 82.25 BLOOMINGTON COMMUNITY PLAN

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CHAPTER 82.26 CREST FOREST COMMUNITY PLAN

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CHAPTER 82.27 HILLTOP COMMUNITY PLAN

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CHAPTER 82.28 HOMESTEAD VALLEY COMMUNITY PLAN

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CHAPTER 82.29 JOSHUA TREE COMMUNITY PLAN

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CHAPTER 82.30 LAKE ARROWHEAD COMMUNITY PLAN

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CHAPTER 82.31 LUCERNE VALLEY COMMUNITY PLAN

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CHAPTER 82.32 LYTLE CREEK COMMUNITY PLAN

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CHAPTER 82.33 MORONGO VALLEY COMMUNITY PLAN

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CHAPTER 82.34 MUSCOY COMMUNITY PLAN

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CHAPTER 82.35 OAK GLEN COMMUNITY PLAN

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CHAPTER 82.36 OAK HILLS COMMUNITY PLAN

Sections:

- 82.36.010 General Provisions
- 82.36.020 Agricultural and Resource Management Land Use Zoning Districts
- 82.36.030 Residential Land Use Zoning Districts
- 82.36.040 Commercial Land Use Zoning Districts
- 82.36.050 Industrial and Special Use Land Use Zoning Districts

82.36.010 General Provisions

Development standards, procedural regulations and other provisions of this Title shall apply to all projects within the Oak Hills Community Plan area except as noted in this Chapter.

82.03.020 Agricultural and Resource Management Land Use Zoning Districts

- (a) **Minimum Area Designation:** As outlined in Table 82-3 of Chapter 82.03.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-4 of Chapter 82.03.
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-4C of Chapter 82.03, except as noted below:
 - (1) **Oak Hills/Resource Conservation (OH/RC) Land Use Zoning District.**
 - (A) **Minimum Width:** 150 feet.
 - (B) **Minimum Depth:** 150 feet.
 - (2) **Oak Hills/Floodway (OH/FW) Land Use Zoning District.** The provisions of Section 82.03.070 plus the following additional provisions shall apply to all development within the OH/FW Land Use Zoning District:
 - (A) **Site Design.** The natural drainage courses should not be occupied or obstructed and should be left in their natural state as much as possible. Hard lined concrete facilities are discouraged; however rock slope protection may be used for erosion control.
 - (B) **Road Crossings.** Road crossings shall be designed to have minimal impact on the natural drainage courses.

(C) **Boundaries.** Where it has been demonstrated in a detailed drainage report that land within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.

(d) **Development Standards.** As outlined in Table 82-5C of Chapter 82.03.

Adopted Ordinance xxxx (xxxx)

82.03.030 Residential Land Use Zoning Districts

- (a) **Minimum Area Designation.** As outlined in Table 82-6 of Chapter 82.04.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-7 of Chapter 82.04.
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-8C of Chapter 82.04, except as noted below for the Oak Hills/Single Residential (OH/RS) Land Use Zoning District:
 - (1) **Minimum Lot Size.** Within areas that contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.
 - (2) **Minimum Width:** 100 feet for subdivisions greater than or equal to one acre.
 - (3) **Minimum Depth:** 100 feet for subdivisions greater than or equal to one acre.
- (d) **Development Standards.** As outlined in Table 82-9C of Chapter 82.04, except as noted below:
 - (1) **Oak Hills/Rural Living (OH/RL) Land Use Zoning District.** Side – Interior Setbacks: 15 feet.
 - (2) **Oak Hills/Single Residential (OH/RS) Land Use Zoning District.** Maximum coverage: 40%.

Adopted Ordinance xxxx (xxxx)

82.03.040 Commercial Land Use Zoning Districts

- (a) **Minimum Area Designation:** As outlined in Table 82-10 of Chapter 82.05, except the minimum area for the Oak Hills/Neighborhood Commercial (OH/CN) Land Use Zoning District designation shall be 2.5 acres.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-11 of Chapter 82.05.
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-12C of Chapter 82.05, except as noted below:
 - (1) **Oak Hills/Neighborhood Commercial (OH/CN) Land Use Zoning District.**
 - (A) **Minimum Lot Size: 2.5 acres.** Minimum lot size can be less than two and one-half (2.5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
 - (B) **Minimum Width:** 300 feet.
 - (C) **Minimum Depth:** 300 feet.
 - (D) **Site Design.** Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic, as well as buffering if adjacent to residential uses.
 - (2) **Oak Hills/General Commercial (OH/CG) Land Use Zoning District.**
 - (A) **Minimum Width:** 300 feet.
 - (B) **Minimum Depth:** 300 feet.
 - (C) **Site Design.** Site design within general commercial use areas should include effective internal circulation, designed to minimize traffic impacts on adjacent arterial streets.
 - (D) **Regional Commercial Uses.** Regional commercial uses should have access from major highways or arterials, and be of a size and configuration to facilitate development of businesses attracting consumers from a regional market area. Minimum site area for a development project within a regional commercial area should be ten acres.
- (d) **Development Standards.** As outlined in Tables 82-15A and 84-15B of Chapter 82.05, except as noted below:

(1) Oak Hills/Neighborhood Commercial (OH/CN) Land Use Zoning District.

(A) Maximum lot coverage: 40%.

(B) Floor Area Ratio (FAR): Maximum FAR (floor area/lot area): 0.47.

(2) Oak Hills/General Commercial (OH/CG) Land Use Zoning District.

(A) Maximum lot coverage: 60%.

(B) Side - Street Side Setback: 25 feet.

(C) Floor Area Ratio (FAR): Maximum FAR (floor area/lot area): 1.20.

Adopted Ordinance xxxx (xxxx)

82.03.050 Industrial and Special Purpose Land Use Zoning Districts

(a) Minimum Area Designation: As outlined in Table 82-16 of Chapter 82.06, except the minimum area for the Oak Hills/Special Development (OH/SD) Land Use Zoning District designation shall be ten acres.

(b) Allowed Uses and Permit Requirements. As outlined in Table 82-17 of Chapter 82.06. The allowed uses for the Special Development (SD) Land Use Zoning District shall be as outlined under Special Development-Residential (SD-RES).

(c) Subdivision Standards. As outlined in Subsection Table 82-18C of Chapter 82.06, except as noted below:

(1) Oak Hills/Community Industrial (OH/IC) Land Use Zoning District.

(A) Minimum Width: 150 feet.

(B) Minimum Depth: 200 feet.

(C) Site Design. Where possible, industrial areas should be separated from residential areas by natural or manmade barriers, such as drainage courses, utility easements, railroad tracks, or major arterials. Adequate land use and design buffers to mitigate impacts of truck traffic, noise, emissions, and other potential land use conflicts, must be addressed through the design review process.

(2) Oak Hills/Institutional (OH/IN) Land Use Zoning District.

- (A) **Maximum Width to Depth Ratio:** 1:4.
- (B) **Site Design.** The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the community plan area.
- (3) **Oak Hills/Special Development (OH/SD) Land Use Zoning District.**
 - (A) **Minimum Lot Area:** 10 acres.
 - (B) **Minimum Width:** 400 feet.
 - (C) **Minimum Depth:** 400 feet.
- (d) **Development Standards.** As outlined in Tables 82-21A and 81-21B of Chapter 82.06, except as noted below:
 - (1) **Oak Hills/Community Industrial (OH/IC) Land Use Zoning District.**
 - (A) **Side - Street Side Setback:** 15 feet.
 - (B) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 0.97.
 - (C) **Maximum lot coverage:** 70%.
 - (2) **Oak Hills/Institutional (OH/IN) Land Use Zoning District.**
 - (A) **Front Setback:** 15 feet.
 - (B) **Side - Street Side Setback:** 15 feet.
 - (C) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 1.20.
 - (D) **Maximum lot coverage:** 70%.
 - (3) **Oak Hills/Special Development (OH/SD) Land Use Zoning District.**
 - (A) **Front Setback:** 15 feet.
 - (B) **Side - Street Side Setback:** 15 feet.
 - (C) **Side - Interior Yard Setback.** Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(D) **Rear Yard Setback.** A rear yard is required only when the adjacent property is not designated commercial or industrial.

(E) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 1.20.

(F) **Maximum Structure Height:** 50 feet.

Adopted Ordinance xxxx (xxxx)

CHAPTER 82.37 PHELAN/PINON HILLS COMMUNITY PLAN

(Reserved)

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SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

Applicant:	Land Use Services Department
Proposal:	The re-adoption of the Oak Hills Community Plan and a Development Code Amendment to incorporate the development standards for the Oak Hills Community Plan into the County Development Code.
Community:	Oak Hills
JCS:	P200900407
Staff:	Jim Squire

USGS Quad: Baldy Mesa, Hesperia, Cajon, Silverwood Lakes

T, R, Section: Multiple

Thomas Bros.: Pages 4474 – 4475; 4464 – 4565; 4653 - 4654

Land Use Zoning: Multiple

Overlays: AR3

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 North Arrowhead Avenue
San Bernardino, CA 92415-0187

Contact person: Jim Squire, Planner
Phone No: (909) 387-4434

PROJECT DESCRIPTION:

This project consists of the re-formatting of the Oak Hills Community Plan to make it consistent with the 13 other community plans adopted by the Board of Supervisors in 2007. It assembles language from the previously adopted Oak Hills Community Plan (adopted in 2003), the 2007 County General Plan, the City of Hesperia's version of the Oak Hills Community Plan adopted in 2002, the Program EIR prepared for the Community Plan in 2000, the five community plans adopted in 2007 for the desert communities of Homestead Valley, Joshua Tree, Lucerne Valley, Morongo Valley and Phelan/Pinon Hills, and the input from the County Public Works Department, the County Fire Department, the County Special Districts Department, the Local Agency Formation Commission and the Hesperia County Water District.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The community of Oak Hills is approximately 35 miles northeast of San Bernardino and 80 miles northeast of Los Angeles. The community is bordered by the City of Victorville to the north, the unincorporated area of Summit Valley to the south, the unincorporated community of Phelan to the west, and the City of Hesperia to the east. It is further delineated by the California Aqueduct to the north, the city limits of Hesperia to the east, the unincorporated community of Summit Valley to the south, and Baldy Mesa Road to the west. In 2004, the City of Hesperia annexed the corridor adjacent to the I-15 freeway dividing the County's jurisdiction for the community plan into two separate areas, an eastern portion and a western portion. A total of 1,652 acres were annexed at that time. The area of the High Desert where Oak Hills is located includes a group of cities and communities known as the Victor Valley. The Victor Valley includes the cities of Adelanto, Hesperia, and Victorville and the unincorporated communities of Oak Hills, Phelan, Summit Valley, Spring Valley Lake, Mountain View Acres and Oro Grande.

The High Desert is an area dominated by mountain ranges and valleys. The San Bernardino Mountains border the region on the south. Cajon Pass represents the boundary between the two mountain ranges. Hot, dry summers and cool winters dominate the region, with some areas

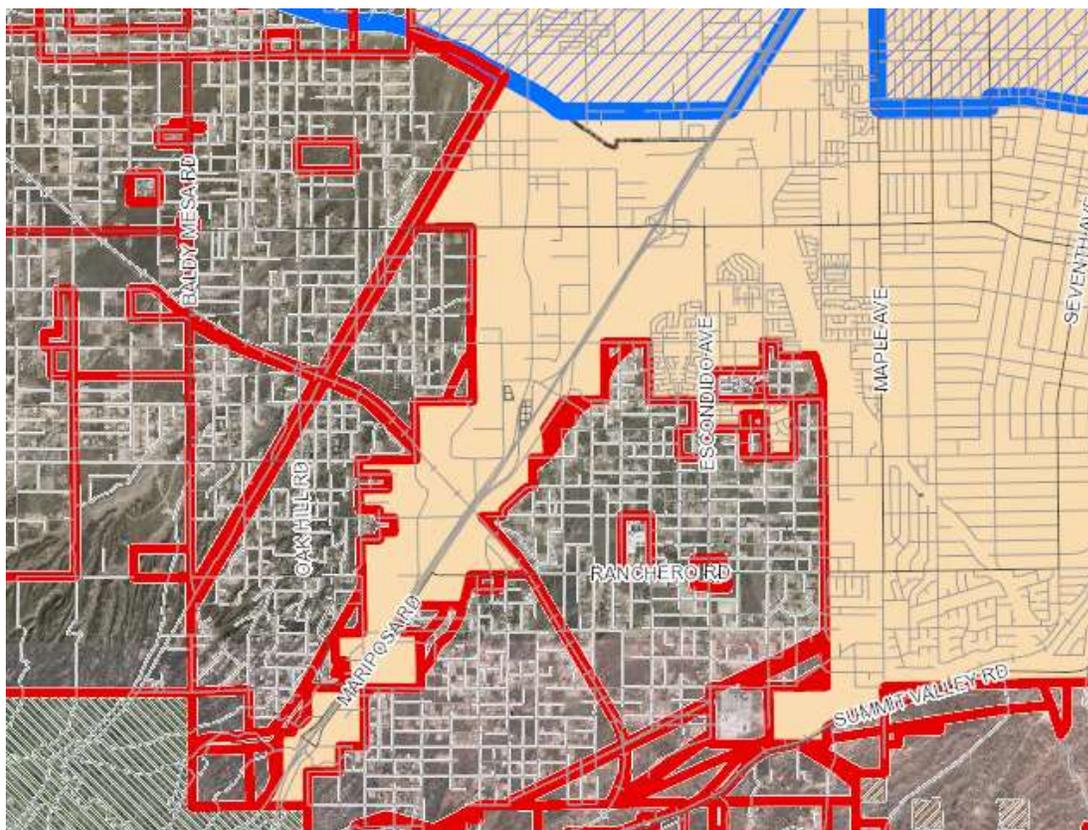
experiencing freezing temperatures and snow in the winter. Moderate temperatures prevail in the mountainous areas. Rainfall and humidity is low, with some exceptions in the highest elevations of the mountains. The Mojave River, an ephemeral water course, is another major physical feature of the High Desert (except in years of above average rainfall, this river flows underground). The San Bernardino Mountains are the watershed for the Mojave River, which flows north and east across the desert floor until it ends at Soda Dry Lake. The Mojave River runs through eastern Hesperia east of the Community Plan area. Generally, the area slopes from southwest to northeast, with surface and subsurface water flows trending away from the mountains and foothills. The area is fairly level, with exceptions in the foothills and the washes.

AREA	EXISTING LAND USE	LAND USE/OVERLAY DISTRICT
Site	N/A	N/A
North	Multiple	Multiple/FS-2
South	Multiple	Multiple/FS-2
East	Multiple	Multiple/FS-2
West	Multiple	Multiple/FS-2

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

NONE

Regional Vicinity Map



EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

<input checked="" type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: prepared by Jim Squire, Planner

Date

Signature: Terri Rahhal, Planning Director

Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):

The proposed project is not located within a Scenic Corridor, as designated by the Scenic Corridor Overlay of the General Plan because I-15 within this area is within the City of Hesperia.

I a-d) **No Impact.** The project will have no impact on scenic vistas. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed all aesthetic issues and included several mitigation measures all of which have been incorporated into the plan as policies in the various elements. A Mitigation Monitoring and Compliance Program (MMCP) was also adopted by the City, and the measures in the MMCP mitigate most impacts of the Oak Hills Community Plan to less than significant levels. However, impacts on aesthetics remained significant despite the mitigation measures contained in the MMCP. As a responsible agency, the County relied on the Oak Hills Community Plan FEIR certified by the City of Hesperia in its actions. However, the County adopted its own CEQA findings regarding the project, including a Statement of Overriding Considerations. CEQA Facts, Findings and a Statement of Overriding Considerations were prepared that described the benefits of the Community Plan that outweighed the potential unavoidable environmental impacts that may arise as a result of implementing the Plan. No impacts are identified for this simple reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Important Farmlands Overlay):

The proposed project is located on the Important Farmland, as mapped by the State of California. The area is designated as grazing lands only. The area is not located in an Agricultural Preserve area.

IV a-f) **No Impact.** The project will have no impact on agriculture or forestry resources. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact

Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. No agricultural issues were brought up in the "Soils" section of the FEIR. Therefore, no mitigation measures were required.

The site is not located on forest land, nor on farmland that is important to agricultural resources. No impacts are identified or anticipated. Therefore, no mitigation measures are required.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUBSTANTIATION (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):				

III a-e) **No Impact.** The project will have no impact on air quality. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. A Mitigation Monitoring and Compliance Program (MMCP) was also adopted by the City, and the measures in the MMCP mitigate most impacts of the Oak Hills Community Plan to less than significant levels. However, impacts on air quality remained significant despite the mitigation measures contained in the MMCP. As a responsible agency, the County relied on the Oak Hills Community Plan FEIR certified by the City of Hesperia in its actions. However, the County adopted its own CEQA findings regarding the project, including a Statement of Overriding Considerations. CEQA Facts, Findings and a Statement of Overriding Considerations were prepared that described the benefits of the Community Plan that outweighed the potential unavoidable environmental

impacts that may arise as a result of implementing the Plan. No impacts are identified for this simple reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUBSTANTIATION	(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input checked="" type="checkbox"/>):			

The proposed project is within the Biotic Resources Overlay Map of the County General Plan.

IV a-f) **No Impact.** The project will have no impact on biological resources. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed biological issues. One mitigation measure applied to the County

and has been added as a policy in the Conservation Element. No additional mitigation measures are required.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review):

The proposed project is not located in a Cultural or Paleontological Resources Overlay area, as determined in cooperation with the County Museum.

V a-d) **No Impact.** The project will have no impact on cultural or paleontological resources. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed cultural or paleontological issues. All mitigation measures identified for the plan are already part of the County's system and procedures for the protection of these resources. Therefore, no extra mitigation measures need to be added.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Geologic Hazards Overlay):

The plan area is not within a Geologic Hazard Overlay.

VI a-e) **No Impact.** The project will have no impact on geology and soils. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed geologic and soils issues. All mitigation measures identified for the plan are already part of the County's system and procedures for the protection from geologic hazard and the protection of soils. Therefore, no extra mitigation measures need to be added.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

A Greenhouse Gas Analysis and San Bernardino County Screening Table Evaluation was not prepared for this project as it is a simple reformatting of the Oak Hills Community Plan.

VII a-b) **No Impact.** The project will have no impact relative to greenhouse gases. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR did not address greenhouse gases. However, the County has since adopted a Greenhouse Gas Reduction Plan that would apply to all projects within the Plan area. Therefore, no extra mitigation measures need to be added.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

VIII a-h) **No Impact.** The project will have no impact relative to hazards or hazard materials. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR addressed hazards and hazardous materials. No impacts are identified for this simple reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Flood Hazard Overlay District):

IX a-j) **No Impact.** The project will have no impact relative to hydrology and water quality. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR addressed water quality and included appropriate mitigation measures. All mitigation measures identified for the plan are already part of the County's system and procedures for the protection for water quality. Therefore, no extra mitigation measures need to be added.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

X a-c) **No Impact.** The project will have no impact relative to land use and planning. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed land use and planning. Since the original adoption of the plan, two annexations were approved by the Local Agency Formation Commission that physically divided the community of Oak Hills. This project is a simple reformatting of the original plan, updating all information because of these annexations. No extra mitigation measures need to be added.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located within the Mineral Resource Zone Overlay):

XI a-b) **No Impact.** There are no known mineral resources in the plan area. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR addressed minerals resources. No mitigation measures were identified for the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

SUBSTANTIATION (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

The project site is not located in a Noise Hazard (NH) Overlay District and is not subject to severe noise levels according to the County General Plan Noise Element.

XII a-f) **No Impact.** The project will have no impact relative to noise. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR addressed noise impacts and identified several mitigation measures which are already part of the County's system and procedures for the protection from noise. Therefore, no extra mitigation measures need to be added.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XIII a-c) **No Impact.** The project will have no impact relative to population and housing. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed impacts on population and housing. Such impacts were expected to be beneficial and improve the area economically by creating areas for a mix of residential and non-residential uses. No extra mitigation measures need to be added for this reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

A full range of urban public services is available to serve the project area.

XIV a) **No Impact.** The project will have no impact relative to public services. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed impacts on public services. All mitigation measures identified for the plan are already part of the County's system and procedures for all impacts on public services. No extra mitigation measures need to be added for this reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XV a-b) **No Impact.** The project will have no impact relative to recreation. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed impacts on recreation opportunities. All mitigation measures identified for the plan are already part of the County's system and procedures for all impacts on recreation. No extra mitigation measures need to be added for this reformatting of the plan.

No significant adverse impacts are identified or anticipated. Therefore, no mitigation measures are required.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

A Traffic Impact Analysis was prepared by RKJK and Associates for the community plan in September 2000 and was approved by SANBAG on January 16, 2001.

XVI a-f) **No Impact.** The project will have no impact on transportation or traffic. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed all transportation issues and included several mitigation measures all of which have been incorporated into the plan as policies in the Circulation/Infrastructure Element. A Mitigation Monitoring and Compliance Program (MMCP) was also adopted by the City, and the measures in the MMCP mitigate most impacts of the Oak Hills Community Plan to less than significant levels. However, impacts on transportation remained significant despite the mitigation measures contained in the MMCP. As a responsible agency, the County relied on the Oak Hills Community Plan FEIR certified by the City of Hesperia in its actions. However, the County adopted its own CEQA findings regarding the project, including a Statement of Overriding Considerations. CEQA Facts, Findings and a Statement of Overriding Considerations were prepared that described the benefits of the Community Plan that outweighed the potential unavoidable environmental impacts that may arise as a result of implementing the Plan. No impacts are identified for this simple reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

XVII a-g) **No Impact.** The project will have no impact relative to utilities and services systems. The proposed project is simply the reformatting of the Oak Hills Community Plan that was adopted by the City of Hesperia on April 3, 2002 and by the County on February 25, 2003. A Final Environmental Impact Report (FEIR) (SCH No. 96031031) was prepared in 2000 and was certified by the City of Hesperia on April 3, 2002. The FEIR fully addressed impacts on utilities and services systems. All mitigation measures identified for the plan are already part of the County's system and procedures for all impacts on services. No extra mitigation measures need to be added for this reformatting of the plan.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XVIII a) **No Impact.** The project will not have the potential to degrade the overall quality of the region’s environment, or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. No potential impact on rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) has been identified in the analysis of the proposed project. There are no identified historic or prehistoric resources identified on this site.

No impacts are identified or anticipated and no additional mitigation measures are required for this simple reformatting of the plan.

XIX. MITIGATION MEASURES

No mitigation measures have been identifies as the project is simply the reformatting of the Oak Hills Community Plan.

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers).

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, adopted 2007

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, Countywide Integrated Waste Management Plan.

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / NEGATIVE DECLARATION
FOR THE OAK HILLS COMMUNITY PLAN

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study/Negative Declaration (IS/ND) that identifies and evaluates the environmental impacts of the proposed Oak Hills Community Plan update.

Project Title: Oak Hills Community Plan

Project No.: P200900407

Project Location:

The community of Oak Hills is generally described as being bordered by the City of Victorville to the north, the unincorporated area of Summit Valley to the south, the unincorporated community of Phelan to the west, and the City of Hesperia to the east.

Project Description:

This project consists of the re-formatting of the Oak Hills Community Plan to make it consistent with the 13 other community plans adopted by the Board of Supervisors in 2007. It assembles language from the previously adopted Oak Hills Community Plan (adopted in 2003), the 2007 County General Plan, the City of Hesperia's version of the Oak Hills Community Plan adopted in 2002, the Program EIR prepared for the Community Plan in 2000, the five community plans adopted in 2007 for the desert communities of Homestead Valley, Joshua Tree, Lucerne Valley, Morongo Valley and Phelan/Pinon Hills, and the input from the County Public Works Department, the County Fire Department, the County Special Districts Department, the Local Agency Formation Commission and the Hesperia County Water District.

Environmental Review and Public Comment: The circulation of the Draft Negative Declaration and Initial Study is to encourage written public comments. Interested persons can review the Draft IS/ND at www.sbcounty.gov/ehlus/depts/planning/notice_of_availability.aspx and the following physical location:

**Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182**

If unavailable on the web site, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 387-4434, or by emailing the Planner at jsquire@lusc.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period began on **March 25, 2013**. All comments must be received no later than **April 15, 2013 at 5:00 PM**. Please submit comments to jsquire@lusc.sbcounty.gov or to:

Jim Squire, Planner
County of San Bernardino
Land Use Services Department - Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Public Hearing: A public hearing to consider adoption of the Final IS/ND has been scheduled for April 18, 2013, at 9 a.m. at the County Government Center located at 385 N. Arrowhead Ave., San Bernardino



NEGATIVE DECLARATION
(Board of Supervisors Action)

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Project Description

Vicinity Map



Applicant: Land Use Services Department
Proposal: The re-adoption of the Oak Hills Community Plan and a Development Code Amendment to incorporate the development standards for the Oak Hills Community Plan into the County Development Code.
Community: Oak Hills
Project No: P200900407
Staff: Jim Squire



Effective date of Negative Declaration: July 8, 2013 (After 10-day appeal period)

Plans and specifications for the referenced project are available for public inspection in the San Bernardino County Land Use Services Department, Planning Division.

Pursuant to provisions of the California Environmental Quality Act and the San Bernardino County Environmental Review Guidelines, the above referenced project has been determined not to have a significant effect upon the environment. An Environmental Impact Report will not be required. This decision reflects the independent judgment and analysis of the County of San Bernardino. The Clerk of the Board and the Director of Land Use Services are the custodians of the records that support the adoption of the Negative Declaration. The records are located at 385 North Arrowhead Avenue, 1st Floor, San Bernardino, in the Current Planning Division of the Land Use Services Department.

Reasons to support this finding are included in the written Initial Study prepared by the San Bernardino County Land Use Services Department, Planning Division.

Janice Rutherford, Chair
Board of Supervisors

June 4, 2013
Date of Board Action