

Homestead Valley Community Plan

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Homestead Valley Community Plan

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1 INTRODUCTION

HV1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Homestead Valley Community Plan is to guide the future use and development of land within the Homestead Valley Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Homestead Valley 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 Homestead Valley 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 Homestead Valley Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies which are defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

HV1.2 COMMUNITY BACKGROUND

HV1.2.1 LOCATION

The community of Homestead Valley is located in the eastern portion of the Mojave Desert and includes approximately 124 square miles of unincorporated County area. The plan area is located north of the Town of Yucca Valley and west of the US Marine Corp Air Ground Combat Training Center. The plan area includes the communities of Landers, Flamingo Heights, Johnson Valley and Yucca Mesa (see Figure 1-1, Vicinity/Regional Context).

HV1.2.2 HISTORY

The first inhabitants of the Homestead Valley area were the Native Americans. They inhabited the Homestead Valley area and the higher elevations of the mountainous regions. With natural resources to supply water and food, the culture flourished as hunters and gatherers. Both the Spanish and the Mormons explored the area in the early 1800s, but neither settled permanently. The high desert area was eventually settled by ranchers and miners in the 1850s during the “homestead years.” This time period brought about rural settlements as the area continued to be a primary cattle drive route to Arizona.

During the post WWII era, development began to accelerate somewhat when an access route to the basin was developed. In 1963, this access route gained highway status (now the Twentynine Palms Highway) and opened up the area to further development.

The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code, however full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update recommended that the Community Plan program be reinstated to help fulfill the need for development guidance within certain unique communities within the County. The Homestead Valley community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the 2006 San Bernardino County General Plan update.

HV1.2.3 DESCRIPTION OF THE PLAN AREA

Located in the high desert, the Homestead Valley community is characterized by wide open spaces and natural features including, rock formations, desert vegetation and wildlife. The predominant land use is rural residential with large lots. There is very little commercial or industrial development. One of the most popular sites in the Homestead Valley area is Giant Rock. It is a giant freestanding rock which attracts attention and appreciation from those interested in natural land forms and others who believe it represents a center for spiritual energy.

The climate in the plan area consists of warm summers, with average temperatures in the 90s and mild winters, with average temperatures in the 50s. Elements of six biotic communities can be found in the Homestead Valley Plan area. The Sage Scrub community occurs between 4,500 and 7,000 feet elevation and is best developed in the mountains of the eastern Mojave Desert. There are several sensitive vegetation and flora species that occur in the Sage Scrub community but none of the seven is designated as threatened or endangered. The Joshua Tree Woodland habitat is found at elevations of 3,500 to 4,500 feet. Plant species within this community are dominated by the characteristic Joshua Trees and creosote bush. Other common plant species include mormon tea, bladder sage, Mojave and banana yuccas, and antelope brush. Typical animals include antelope ground squirrels, pack rats, Merriam’s kangaroo rats, canyon mice, deer mice, desert night lizards, ladder-back woodpeckers, and orioles. The greatest proportion of San Bernardino County’s deserts is covered with various types of Mojave desert scrub, a third biotic community. A unique attribute of the creosote bush is its tendency to reproduce vegetatively, generating genetically identical individuals roughly in the pattern of a ring. Ancient creosote bush rings occurring in the Lucerne and Johnson Valley region have been recognized as an “unusual plant assemblage” by the Bureau of Land Management (1980). They have been identified as the oldest living things on earth. The oldest and most prominent ring has been given the name of “King Clone” and is located near Johnson Valley area. The BLM is currently preparing a management and protection plan for creosote bush rings in the Mojave Desert. Additional biotic communities occurring in the plan area include Saltbrush Scrub, Alkali Sinks and Sand Dunes (for a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan).

HOMESTEAD VALLEY - COMMUNITY PLAN

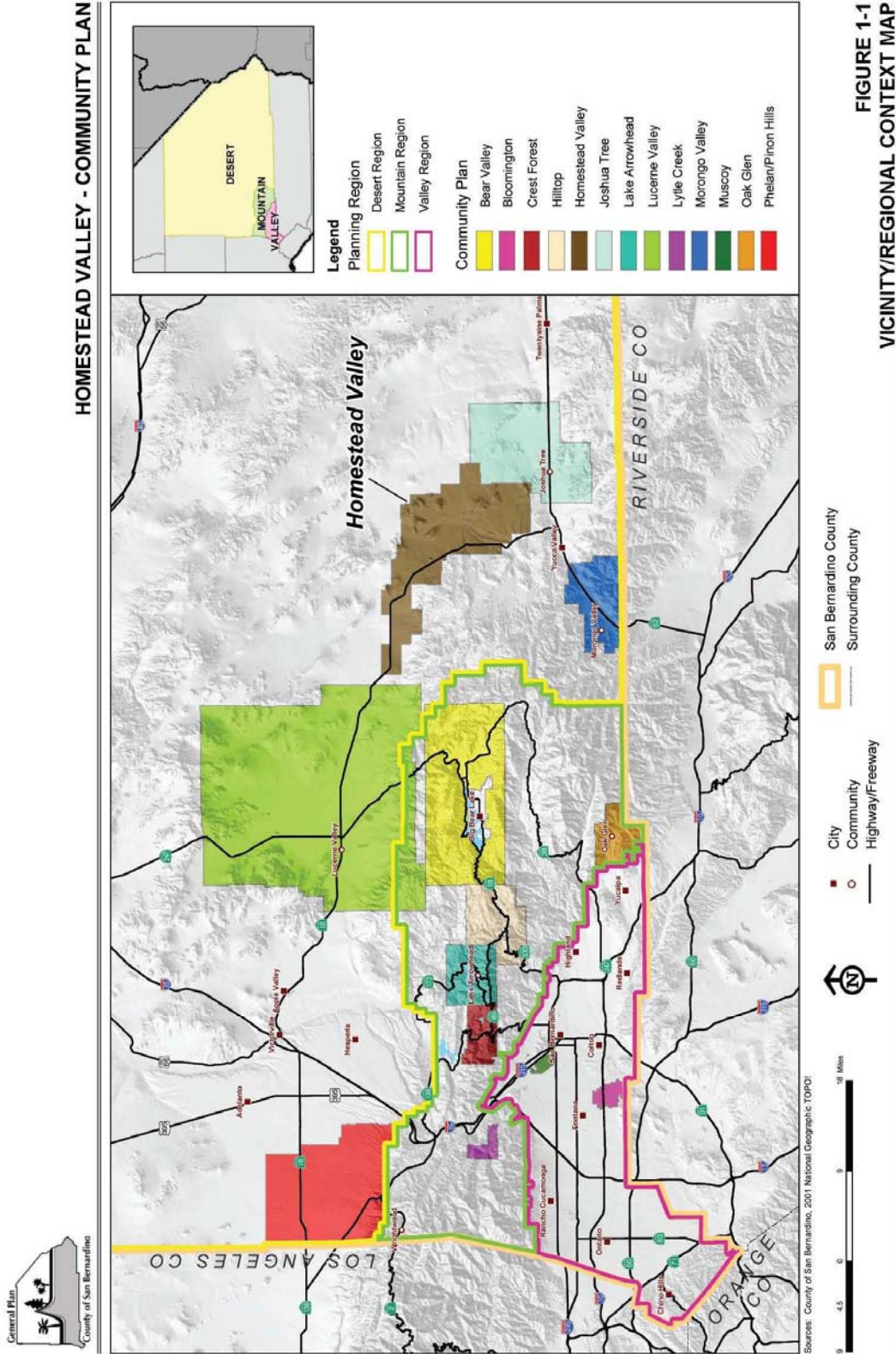


FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP

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INTRODUCTION

HV1.3 COMMUNITY CHARACTER

HV1.3.1 UNIQUE CHARACTERISTICS

Homestead Valley is a rural community characterized by its scenic beauty, wide open spaces, and small town atmosphere.

HV1.3.2 ISSUES AND CONCERNS

Several issues set Homestead Valley apart from other desert communities suggesting that different strategies for future growth may be appropriate. Among these issues are: (a) preservation of community character, (b) infrastructure and (c) commerce and services.

A. PRESERVATION OF COMMUNITY CHARACTER

The natural desert setting of Homestead Valley and the rural lifestyle it provides are highly valued by the residents of the community. The community's rural character is further defined by the natural setting, open vistas, a predominance of large lot residential development, lack of traffic congestion, and tranquility. Residents are concerned with the preservation of the natural environment and their community character amidst the pressures of growth in the plan area and surrounding desert communities.

B. INFRASTRUCTURE

Residents are concerned that there is a lack of proper infrastructure, including sewer lines, water supply and public roads to meet the requirements for existing development and to serve any future development. They are particularly concerned over the proposal to increase liquid waste disposal that could be allowed in the Landers landfill.

C. COMMERCE AND SERVICES

Residents expressed concern about the difficulty of obtaining services and the lack of local commercial uses due to the remote nature of the Homestead Valley area.

HV1.3.3 COMMUNITY PRIORITIES

A series of public meetings for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. The community's common priority that has influenced the goals, policies and recommendations included within this community plan is community character.

COMMUNITY CHARACTER

The Homestead Valley Plan area will continue to experience growth as the desert region continues 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 the rural features of the area are preserved and that adequate services and infrastructure are provided. Relating to community character, the public has identified the following issues and concerns to be reflected and addressed in the community plan:

- A.** 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.** Acknowledge the service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.

- C. Provide for centralized commercial areas that will create a local gathering place, will serve the commercial needs of the local population, and that are designed with the rural character of the community in mind.

2 LAND USE

HV2.1 LAND USE - INTRODUCTION

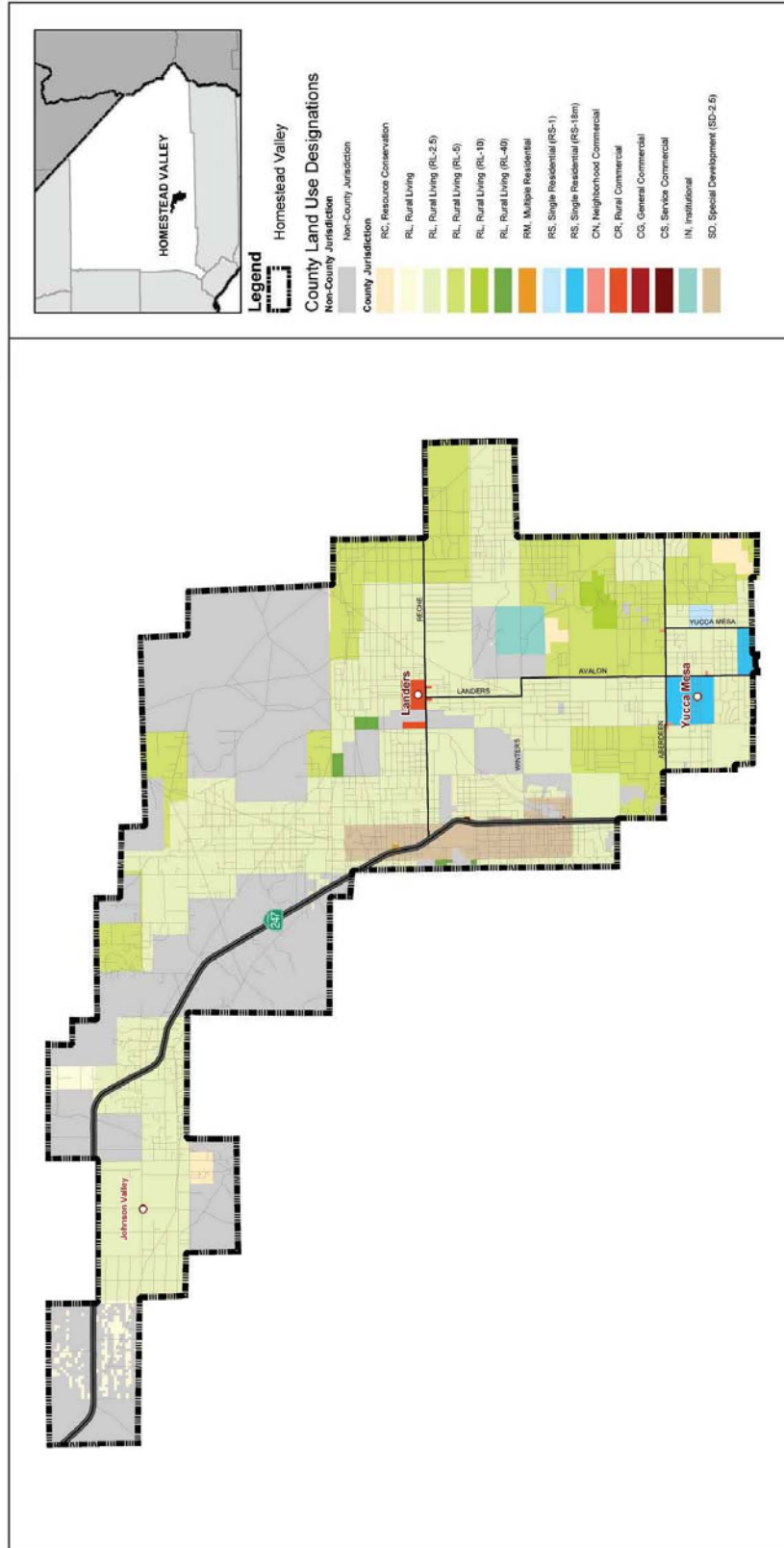
The purpose of the land use element is to provide goals and policies that address the unique land use issues of the Community Plan area that are not included in the Countywide General Plan. Land use, and the policies that govern it, contribute fundamentally to the character and form of a community. With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

The purpose of the Land Use Policy Map is to provide for orderly growth that will preserve the small town desert character of the community and protect the plan area's natural resources. The Homestead Valley Land Use Policy Map (Figure 2-1) depicts the geographic distribution of land uses within the Community Plan.

The Homestead Valley Community Plan area contains 27,802 acres of County of San Bernardino non-jurisdictional lands including Bureau of Land Management lands, State, and Department of Defense lands. This equates to approximately 35 percent of the total land area within the plan area. Table 1 provides the General Plan land use district distribution for the Homestead Valley Plan area. As shown in Table 1, the most prominent land use designation within the plan area is Rural Living (RL), which makes up approximately 88 percent, or 44,953 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 Special Development-Residential (SD-RES), which makes up approximately 5 percent, or 2,520 acres, of the land under County jurisdiction. The Homestead Valley Plan area also contains Single Residential, Multiple Residential, Resource Conservation (RC), Institutional (IN), and several commercial land use districts, however, these land use designations only make up a small percentage of the total plan area. The commercial land use districts are dispersed throughout the southern portion of the plan area. There are no commercial land use districts located in the northern portion of the Community Plan area beyond the community of Landers. The Single Residential land use districts are located south of Aberdeen Street near the boundary with the Town of Yucca Valley.

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HOMESTEAD VALLEY - COMMUNITY PLAN



Source: County of San Bernardino

FIGURE 2-1
LAND USE POLICY MAP

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Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) ¹	(%) Of Total Land Area
Resource Conservation (RC)	1,484	3%
Rural Living (RL)	26,236	51%
Rural Living-5 (RL-5)	18,323	36%
Rural Living-10 (RL-10)	394	<1%
Rural Living-40 (RL-40)	166	<1%
Single Residential-14M (RS-14M)	906	2%
Single Residential-1 (RS-1)	160	<1%
Multiple Residential (RM)	9	<1%
Special Development (SD)	2,520	5%
Neighborhood Commercial (CN)	46	<1%
Rural Commercial (CR)	434	<1%
General Commercial (CG)	13	<1%
Service Commercial (CS)	9	<1%
Institutional (IN)	661	1%
Total Land Area Within Community Plan Boundary	51,361	100%

Source: URS Corp.

A. COMMUNITY CHARACTER (LAND USE ISSUES/CONCERNS)

One of the concerns expressed by residents during the preparation of the Community Plan was the impact of growth on the character of the community. The rural desert character of the Homestead Valley Community is defined by geographic location, the area’s desert landscape and environment, and the predominance of very low-density residential development. Low-density residential development within the plan area is characterized by large lots, the varied placement of homes, and open spaces around the homes. The character of the community is further defined by the natural environment and by the limited commercial and industrial uses.

Input gathered from residents of the Homestead Valley Community Plan area suggests that the primary land use concerns in the Homestead Community are that the rural desert character of the area and the predominance of rural-residential land uses are preserved. Many residents would like to preserve the predominance of residential lands uses on 2½ acre lot sizes. However residents articulated that there is a need for additional commercial services within the plan area both for shopping conveniences and to create local jobs. In addition residents within the plan area perceive the Community Plan area as lacking adequate public services, health care services and infrastructure. They expressed support for an increase in the local population to help share the burden for the costs of infrastructure and services within their community.

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

Table 2 provides the Land Use Policy Map Maximum Potential Build-Out for the Homestead Valley Community Plan area. This build-out scenario provides the maximum potential build-out of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, development within the far west portion of the Community Plan area, in particular residential development, is limited by provisions of the Fire Safety Overlay. The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

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)	1,484	0.025	37
Rural Living (RL)	26,236	0.4	10,494
Rural Living-5 (RL-5)	18,323	0.2	3,665
Rural Living-10 (RL-10)	394	0.1	39
Rural Living-40 (RL-40)	166	0.025	4
Single Residential-14M (RS-14M)	906	3.11	2,718
Single Residential-1 (RS-1)	160	1.0	160
Multiple Residential (RM)	9	16.0	144
Special Development (SD)	2,520	2.0	5,040
Total Residential	50,198		22,301
		FAR¹	SQUARE FEET²
Neighborhood Commercial (CN)	46	.25:1	500,940
Rural Commercial (CR)	434	.3:1	5,671,512
General Commercial (CG)	13	.5:1	283,140
Service Commercial (CS)	9	.3:1	117,612
Institutional (IN)	661	.5:1	14,396,580
Total Non-Residential	1,163	-	19,969,784

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

Notes:

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

LAND USE



Table 3 outlines the projected growth in the Homestead Valley Community Plan area over the period 2000 to 2030, and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. The General Plan projection provides estimates of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000 to 2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need for additional infrastructure particularly for roads, water and sewer facilities.

The General Plan projection is based on the assumption that the Homestead Valley Plan area will continue to grow. This would provide a population of 9,243 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 54,923 based on the Land Use Policy Map. The number of households is projected to reach 4,323 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 19,204 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach between 17 to 23 percent of its potential population and household capacity by the year 2030.

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

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Policy Plan Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population	5,601	5,769	9,852	0.3%	1.8%	52,389	0.19
Households	2,534	2,477	4,357	-0.2%	1.9%	22,301	0.20
	1991	2002		1991-2002	2002-2030		
Employment	128	294	498	7.9%	1.9%	13,121	0.03

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

HV2.2 GOALS AND POLICIES

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

Policies

- HV/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.
- HV/LU 1.2 In recognition of the community's desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:
- A. That the change will be consistent with the community character. In determining consistency, the entire General Plan and all elements of the community plan shall be reviewed.
 - B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
 - C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured, services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.
- HV/LU 1.3 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method that this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay:
- A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the following criteria:
 1. One to four dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%)
 2. Two dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%)
 3. One dwelling unit per three gross acres on slopes of greater than thirty percent (30%) gradient
 - B. When twenty-five percent (25%) or more of a subdivision project site involving five or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.
- HV/LU 1.4 Limit future industrial development to those uses which are compatible with the Community Industrial District or zone, are necessary to meet the service, employment and support needs

LAND USE



of the Homestead Valley area, do not have excessive water requirements, and do not adversely impact the desert environment.

Goal HV/LU 2 Enhance commercial development within the plan area while protecting the rural character of the community and meeting the needs of local residents.

Policies

HV/LU 2.1 Avoid strip commercial development along SR-247 and other major roadways within the community that would detract from the rural character by encouraging the development or expansion of commercial uses within cores areas. Commercial uses shall be compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment.

HV/LU 2.2 Support the development of the area surrounding the Landers post office as a core area. Encourage future commercial development and multiple-family residential uses to be located in this area within the Rural Commercial (CR) Land Use District.

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

Policies

HV/LU 3.1 Encourage any intensification of commercial land uses and increased residential densities to be located within the Special Development District to ensure that they are designed to be compatible with the rural character of the community.

HV/LU 3.2 Provide transitional uses and buffer incompatible uses such as residential and commercial uses, SR-247 and environmentally sensitive areas.

HV/LU 3.3 Upon completion of land exchanges with the BLM that are adjacent to the landfill, convert those new private lands to a designation of Community Industrial (IC).

Goal HV/LU 4. Enhance residential and commercial development by encouraging and accommodating mass transit facilities.

Policies

HV/LU 4.1 Where appropriate, work with the Morongo Basin Transit Authority to incorporate site design features to accommodate and to access mass transit facilities, such as bus stops, bus turn-outs and other passenger amenities.

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3 CIRCULATION AND INFRASTRUCTURE

HV3.1 INTRODUCTION

The quality of life and the rural desert character of the community are dependent on the services that are provided. Residents in Homestead Valley 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 the desert should be commensurate with the rural lifestyles and low density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the rural character of the community.

HV3.2 CIRCULATION – INTRODUCTION

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

A. Roadway System

The Homestead Valley Community Plan area is located north of the Town of Yucca Valley and west of the US Marine Corp Air Ground Combat Training Center. Two State Highways, SR-247 and SR-62 provide access from the High Desert region to the northwest and Riverside County to the southwest. SR-247 and SR-62 provide access from the Lucerne Valley and the Morongo Valley, respectively. 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 small fraction of the trips are made utilizing other modes of transportation such as public transit, air, bicycling and walking. The existing roadway system in Homestead Valley is characterized by a combination of a State highways and local roadways (see Figure 3-1, Circulation).

Old Woman Springs Road (SR-247) is a two-lane State highway which originates as an interchange with SR-62 in the Town of Yucca Valley. This facility continues northwesterly into the community of Lucerne Valley, located in the Desert Region. From this point, SR-247 continues northward, terminating at its northern junction with I-15 in the community of Barstow.

Aberdeen Drive is a two-lane major highway that begins as an interchange with Old Woman Springs Road (SR-247) and extends approximately eight miles east to Border Avenue.

Avalon Avenue is a two-lane major highway that extends northward from Buena Vista Drive approximately five miles to Winters Road.

Border Avenue is a two-lane major highway that extends southward six miles from Reche Road to Golden Street.



CIRCULATION AND INFRASTRUCTURE

Giant Rock Road² is a proposed two-lane secondary highway that would extend along the southwestern border of the United States Marine Corps Air Ground Combat Training Center, near Goat Mountain, through the Joshua Tree Community Plan area, to Indian Trail near the City of Twentynine Palms.

Landers Lane is a two-lane secondary highway that travels southward a distance of two miles between Reche Road to Winters Road.

Reche Road is two-lane major highway extends approximately eight and one-half miles between Old Woman Springs Road (SR-247) and Border Avenue.

Sunny Vista Road³ is a proposed two-lane secondary highway, portions of which have already been graded, that extends from Reche Road to Aberdeen Drive.

Winters Road is a two-lane secondary highway that acts as a connector between Avalon Avenue and Landers Lane. It extends approximately one-third of a mile and carries nearly 700 vehicles per day.

Yucca Mesa Road is a two-lane major highway that travels southward from Aberdeen Drive into the community of Joshua Tree.

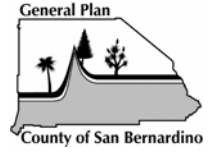
Residents expressed concerns regarding traffic congestion, particularly traffic congestion on SR-247, but at the same time emphasized their primary concern, to maintain the rural character of the community. Improvements to the circulation system within the community will need to be compatible with the community's goal of maintaining the area's rural character and scenic and natural resources. Residents do not want to see urban improvements throughout the community such as sidewalks, excessive street lighting, etc.

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the existing and Future 2030 roadway operating conditions for major County roads and highways within the Homestead Valley Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

² This facility did not have any traffic count information available and therefore is not included in Table 4.

³ *ibid.*

CIRCULATION AND INFRASTRUCTURE



HOMESTEAD VALLEY COMMUNITY PLAN

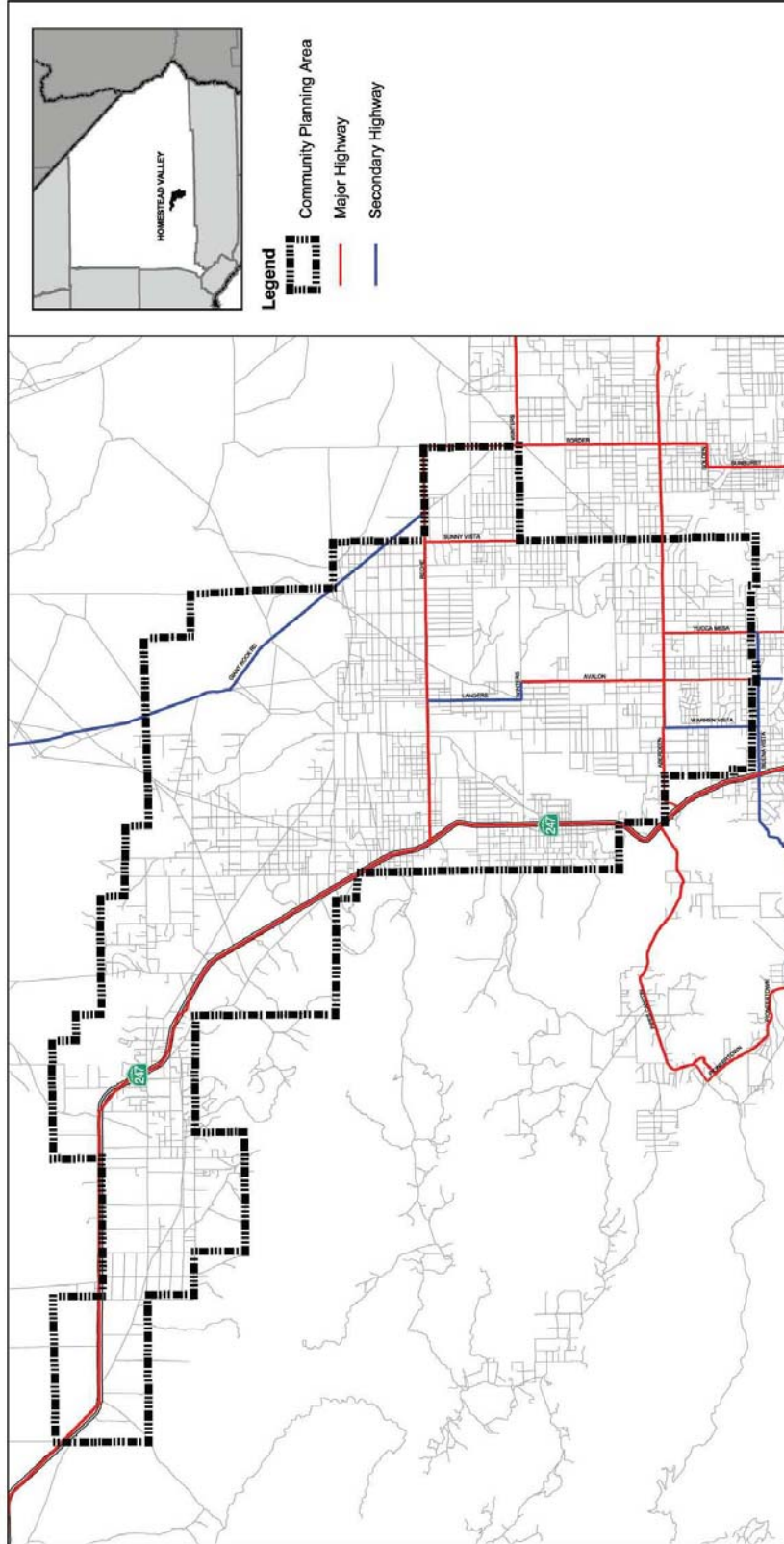


FIGURE 3-1
CIRCULATION MAP



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Table 4: Existing and Future Roadway Operating Conditions

Facility	Begin-End	Existing 2004 Operating Conditions			Future 2030 Operating Conditions		
		ADT	V/C	LOS	ADT	V/C	LOS
Arterial							
Aberdeen Dr	SR 247 – Avalon Ave.	1,300	0.113	A	1,840	0.160	A
	Avalon Ave – Yucca Mesa Rd	1,110	0.096	A	1,462	0.127	A
Avalon Ave	Aberdeen Dr – Buena Vista Dr	1,900	0.165	A	1,907	0.166	A
Border Ave	Reche Rd. – Winters Rd	300	0.024	A	5,90	0.047	A
Landers Ln	Reche Rd. – Winters Rd	1,000	0.080	A	1,000	0.080	A
Reche Rd	SR 247 – Border Ave	1,500	0.120	A	1,645	0.132	A
	Landers Ln – Border Ave	300	0.024	A	5,42	0.043	A
Winters Rd	Landers Ln – Avalon Ave	750	0.060	A	7,50	0.060	A
Yucca Mesa Rd	Aberdeen Dr. –Buena Vista Dr	1,450	0.121	A	1,498	0.120	A
	Buena Vista Dr – SR-62	3,500	0.280	A	3,935	0.315	A
State Highway							
SR 247	Aberdeen Dr. – SR-62	9,600	0.696	C	11,600	0.504	B

Source: Myer, Mohaddes Associates

According to Table 4, all roadways within the plan area operated at acceptable levels of service in 2004. All County facilities operated at a Level of Service “A” which is described as free-flow traffic conditions where drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles. The only roadway segment that did not operate at a Level of Service “A” was SR-247, which operated at a Level of Service “C.” However, a Level of Service “C” is considered an acceptable level of service and is described as reasonably free-flow traffic conditions where drivers begin to notice less freedom in selecting their speeds and a decline in freedom to maneuver.

Future 2030 conditions for the Homestead Valley Community Plan area indicate that major County roads and State Highways within the plan area are projected to continue to operate at acceptable Levels of Service. In fact, conditions on SR-247 are projected to improve to a Level of Service “B.”

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

B. Congestion Management Program Facilities

Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating levels of service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. There is one roadway designated as a Congestion Management Program (CMP) facility within the Homestead Valley Community Plan area: Old Woman Springs Road (SR-247). As determined in the 2001 update, the operation Level of Service for this facility is shown in Table 5. As stated previously the Level of Service (LOS) for the CMP facility reflects a peak period measurement.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Peak Hour Volume	LOS
SR 247			
Jct. Rte 62 – Camp Rock Rd.	2	470	D

C. Scenic Routes

Homestead Valley has some very outstanding desert scenery. Scenic Routes play an important role in the preservation and protection of environmental assets. Scenic Route designations recognize the value of protecting scenic resources for future generations and place restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. Homestead Valley contains one County Scenic Route, Old Woman Springs Road (SR 247).

HV3.3 CIRCULATION – GOALS AND POLICIES

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

Policies

- HV/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on Major Arterials below LOS “C”.
- HV/CI 1.2 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.
- HV/CI 1.3 Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.
- HV/CI 1.4 Preserve the status of Old Woman Springs Road (SR-247) as a County Scenic Route and ensure protection of the views through the following methods:
 - A. Require compliance with the provisions of the Open Space Overlay.
 - B. Support hillside preservation regulations that include standards for hillside development to control densities, allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships and building foundations.
- HV/CI 1.5 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 need for additional roads.
- HV/CI 1.6 Coordinate with the local community to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.

The priorities for road paving as of the date of adoption of this plan are as follows:

- A. Flamingo Heights: Cherokee Trail between Napa and Chaparral Roads.
- B. Flamingo Heights: Delgada Avenue between Lowe Avenue and Starlight Mesa.
- C. Flamingo Heights: Napa Road between Inca Trail and Delgada Avenue.
- D. Flamingo Heights: Hondo Street between Inca Trail and Soledad Avenue.
- E. Flamingo Heights: Starlight Mesa between Kickapoo Trail and Cambria Avenue.
- F. Flamingo Heights: Chaparral Road between Inca Trail and Old Woman Springs Road.
- G. Flamingo Heights: SR 247 Service Road between Tanager and Chaparral Road.
- H. Flamingo Heights: Dog leg at the south end of Soledad between Hondo Street and Delgada Avenue.
- I. Johnson Valley: Quail Bush Road between Big Horn Road and SR 247.
- J. Landers: Becker Avenue between Reche Road and Bearing Tree Lane.
- K. Landers: Bearing Tree Lane between Becker Avenue and Belfield Blvd.
- L. Landers: Vans Ranch Road between Reche Avenue and Napa Road.
- M. Yucca Mesa: Warren Vista Avenue, one-half mile north and south of Aberdeen Drive.
- N. Yucca Mesa: Balsa Avenue, one-half mile north and south of Aberdeen Drive.
- O. Yucca Mesa: Indio Avenue, one-half mile north and south of Aberdeen Drive.
- P. Yucca Mesa: Olympic Road, one-half mile north and south of Aberdeen Drive.

- HV/CI 1.7 Provide access control, traffic system management and other improvements on SR-247 and other local roadways within the plan area in keeping with the scenic sensitivity of the community plan area.
- HV/CI 1.8 Minimize the traffic load on SR-247 by minimizing the number of additional streets and direct access points to SR-247, providing alternative routes by which local traffic depending on SR-247 may be reduced and by limiting the intensity of commercial and residential development immediately adjacent to SR-247.
- HV/CI 1.9 Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

Goal HV/CI 2. Promote alternative modes of transportation.

Policies

- HV/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.
- HV/CI 2.2 Evaluate additional service needs that could be provided by the Morongo Basin Transit Authority (MBTA) through coordination with MBTA, the County and residents of the desert communities.
- HV/CI 2.3 Work cooperatively with the Morongo Basin Transit Authority to encourage the expansion of public transportation routes and increased ridership within the Homestead Valley as well as the Morongo Basin.

HV3.4 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, wastewater disposal facilities and solid waste disposal are crucial components of supporting population growth. At meetings held by the County of San Bernardino, residents in Homestead Valley expressed concerns that there is currently a lack of infrastructure services, including a reliable source of water and sewer facilities to serve future development. Residents were also concerned with illegal dumping.

A. Local Water Service

There are four primary local water suppliers for the Homestead Valley community. Hi-Desert Water District, Bighorn-Desert View Water Agency, CSA 70 W-1 and Joshua Basin Water District supply their specific areas as shown in Figure 3-2, Water Districts. A total of approximately 16,166 service connections are served by these agencies. The Hi-Desert Water District and CSA 70 W-1 are both public purveyors with a total of 9,604 connections. The Big Horn Water Agency is a private water purveyor with 1,500 connections. While CSA 70 W-1, Bighorn-Desert View and Joshua Basin obtain all of their water from groundwater wells, Hi-Desert utilizes groundwater and imports State Water Project water from the Morongo Basin Pipeline to the Homestead Valley area. Bighorn-Desert View Water Agency is currently at full capacity and is in the planning stages for future water resources development. Hi-Desert Water District is using approximately 64 percent of its imported water allocation. Hi-Desert current water supply connections are at approximately 61 percent of the total available for this agency. According to Hi-Desert projections, they expect to reach capacity by the year 2020. General supply and policy information for these suppliers is presented in the table below:

Table 6: Supply and Policy Information of Service Providers

Service Provider	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow Service outside of boundaries	Imported Water Source	Annual Imported water allotment	Imported Water Source amount*
Hi-Desert Water District	8,995	25,000	3,000 A.F.	No	State Water Project	4,700 A.F.	3,000 A.F.
Bighorn-Desert View Water Agency	1,500	5,000	500 A.F.	Highly restrictive	none	--	0 A.F.
CSA 70 W-1 (Goat Mountain)	609	2,006	190 A.F.	No	none	--	--
Joshua Basin Water District (total area)	5,062	8,137	1,777 A.F.	No	none	--	--

* Annual estimate

-- = no imported water available to agency/district

HOMESTEAD VALLEY - COMMUNITY PLAN

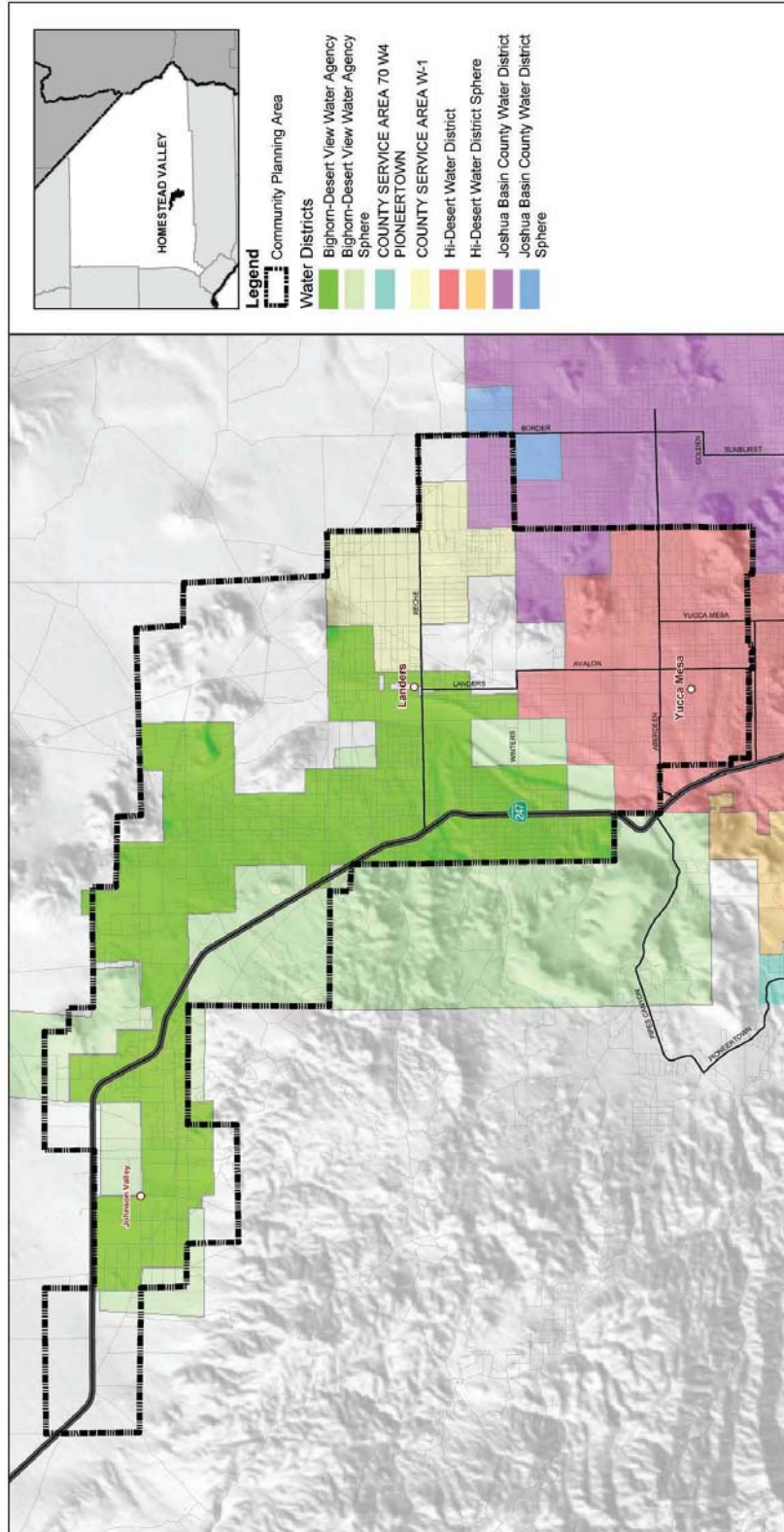


FIGURE 3-2
WATER DISTRICTS MAP

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There were no other listed water sources in this plan area. Those residents who live outside of a water purveyor boundary have their own on-site methods such as wells or springs that are recharged annually by winter snows and rains. The yield from these sources will vary dependent on the amount of snowmelt and rainfall.

B. Regional Water Supply

Homestead Valley is located in the Colorado River Basin, which covers approximately 20,000 square miles and includes portions of San Bernardino, Riverside and San Diego Counties, and all of Imperial County. A 2001 water balance study for the entire basin found that regional drawdown conditions range between 62 and 202 acre-feet per year. Although Homestead Valley is regulated by the Colorado River Basin Regional Board, the groundwater supplies are managed in a regional capacity by the local water purveyors and the Mojave Water Agency.

The Homestead Valley Community Planning Area overlies four State of California Department of Water Resources designated Groundwater Basins: Johnson Valley (Soggy Lake Subbasin), Means Valley, Ames Valley, and Copper Mountain Valley. In general, natural recharge to the basins consists of runoff from the surrounding mountains and precipitation, with rare percolation from ephemeral streamflow (DWR, 2003).

The Soggy Lake Subbasin of the Johnson Valley Groundwater Basin underlies the northwestern portion of the Homestead Valley Community Plan Area. Alluvium, consisting primarily of sands and gravels, are the primary water-bearing materials in this subbasin (DWR, 2003). The Means Valley Groundwater Basin is located adjacent to the east of the Johnson Valley Groundwater Basin. Within the Means Valley Groundwater Basin, alluvial and lacustrine deposits comprise the primary water-bearing materials (DWR, 2003).

The Ames Valley and Copper Mountain Valley Groundwater Basins underlie the southern portion of the Homestead Valley Community Plan Area. Primary water bearing materials of these basins consist of alluvial fan deposits comprised of gravels, conglomerates and silts (DWR, 2003). Portions of the Ames Valley and Copper Mountain Valley Groundwater Basins were semi-adjudicated by the Court through the *Ames Valley Water Basin Water Agreement* in 1991 which places limits on extraction from the semi-adjudicated area. The Bighorn-Desert View Water Agency and Hi-Desert Water District have worked together to manage the water resources of this area since entry of the Agreement. The agreement set production limits and established basin monitoring programs.

The Morongo Basin Pipeline (Pipeline) was completed in 1994 and extends approximately 71 miles from the California Aqueduct (near Hesperia) to Yucca Valley. To date, Hi-Desert Water District is the only local purveyor to receive deliveries of State Water Project water from the Pipeline. Deliveries from the Morongo Basin Pipeline to Hi-Desert Water District commenced in 1995. Hi-Desert Water District has been using water from the Pipeline for recharge at percolation ponds in an effort to reduce overdraft in the Warren Valley Basin, located to the south of the Homestead Valley Community Plan area.

Reference:

DWR (2003) California's Groundwater, Bulletin 118. CA Department of Water Resources, Sacramento, CA.



C. Wastewater

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

The Homestead Valley Community Plan area is located within the Colorado River Water Basin, which is regulated by the Colorado River Regional Water Quality Control Board. The Regional Board is currently using 1981 and 1997 guideline requirements for sewage disposal for both single and grouped or community sewerage systems. The Regional Board is planning on addressing septic usage in its Basin Plan update, which is in the very beginning stages currently. It is not known when the plan will be completed at this time. According to current information, residential developments of less than five units are not required to report on domestic sewage use and maintenance. If a property includes more than five single-family units, 20 mobile home spaces, 50 recreational vehicle spaces or exceeds 5,000 gallons per day, then an annual waste discharge report will be required.

Currently, for larger, non-residential systems, the Regional Board requires that “no part of the subsurface disposal systems shall be closer than 150 feet to any water well or closer than 100 feet to any stream, channel, or other water source.” The Board also requires that a sufficient amount of land shall be reserved for a possible 100 percent replacement of the septic system. The Regional Board also defers to the local agency for structural set-back guidelines. There are no guidelines for single-family residences. However, County guidelines limit two septic systems per acre.

D. Solid Waste

Residents voiced concerns with the reoccurrence of illegal dumping in their community. They feel that people are dumping illegally to avoid paying the fee to dump at a proper site. They further explained that many people are not aware of free dump days, which would allow them to avoid the dump fee.

HV3.5 INFRASTRUCTURE – GOALS AND POLICIES

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

- HV/CI 3.1 Through the development review process, permit new development only when adequate water supply exists or can be assured.
- HV/CI 3.2 Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.

CIRCULATION AND INFRASTRUCTURE

Goal CI 4. Encourage and promote water conservation.

Policies

- HV/CI 4.1 Support water conservation techniques in an effort to minimize the need for new water sources.
- HV/CI 4.2 Provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.
- HV/CI 4.3 Promote the use of native low water use vegetation, especially drought tolerant plants in landscaping, and discourage inappropriate use of vegetation unsuited to the desert climate.
- HV/CI 4.4 Minimize the use of turf grass.
- HV/CI 4.5 Promote use of water efficient irrigation practices for all landscaped areas.

Goal HV/CI 5. Prevent the illegal disposal of solid waste within the community of Homestead Valley.

Policies

- HV/CI 5.1 Initiate educational programs to identify facilities for waste disposal, hours of operation, free dump days and other useful information that will keep the public informed on issues related to solid waste within their community.

HV3.6 LIBRARY – INTRODUCTION

The nearest County library facility is the Yucca Valley Branch Library located in the Town of Yucca Valley just off of Twentynine Palms (SR-62) Highway. Homestead Valley residents expressed a need for library facilities within the plan area.

HV3.7 LIBRARY – GOALS AND POLICIES

Goal HV/CI 6. Provide public library facilities to meet the information and educational needs of residents in the Homestead Valley plan area.

Policies

- HV/CI 6.1 Explore the feasibility, based on available resources and funding, to establish a new branch library within the plan area or otherwise expand the nearest branch library facility to meet the needs of Homestead Valley residents.

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4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

HV 5.1 INTRODUCTION

This section of the Community Plan addresses the protection and conservation of the natural and cultural resources in the Homestead Valley Community Plan area. Preservation and protection of the Community Plan area’s natural resources is extremely important to the residents of Homestead Valley. These resources contribute to the character and quality of life within the plan area and surrounding region.

A. Natural Resources

The natural vegetation and wildlife in the plan area contributes to the beauty and character of the area. During meetings held with the community they expressed concerns with the protection of these natural resources.

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

- i. Sage Scrub
- ii. Joshua Tree Woodland
- iii. Mojave Desert Scrub
- iv. Saltbrush Scrub
- v. Alkali Sinks
- vi. Sand Dunes

HV 5.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified under Section 7.1 are also addressed in other elements of the community plan.

Goal HV/CO 1. Preserve the unique environmental features of Homestead Valley, including native wildlife, vegetation, and scenic vistas.

Policies

- HV/CO 1.1 Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place and reduce air pollutants.
- HV/CO 1.2 Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas.

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6 OPEN SPACE

HV 6.1 INTRODUCTION

The character of the plan area is defined in part by its wide open spaces and natural features including vegetation, wildlife, and topography. Preservation of the area's open space and natural resources will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

Although there are no County or regional parks within Homestead Valley, the plan area contains and borders large sections of Bureau of Land Management (BLM) lands. Approximately 32 percent of the land within the Homestead Valley Community Plan boundary is BLM land. Recreation opportunities within nearby designated areas of the BLM lands include Off-Highway-Vehicle (OHV) use at the Johnson Valley OHV park, and wildlife viewing, hiking, rockhounding, etc. in nearby wilderness areas (see Figure 6-1, Jurisdictional Control).

Even with the extent of BLM recreational opportunities in the proximity of the plan area, residents expressed a desire for additional neighborhood recreational facilities within their community. Residents acknowledged the difficulty in providing recreational facilities due to the sparseness of their population. However, it will be important to plan for future recreational facilities to ensure that as the area grows, valuable recreational activities are provided to meet the needs of local residents and visitors.

B. Trails

There are no formal County trails recognized within the Homestead Valley Community Plan area.

The San Bernardino County Trails and Greenways Committee is a public committee appointed by the County Board of Supervisors that is currently working with the Regional Parks Advisory Commission and Regional Parks Division in an effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding, and other public greenways throughout the entire County. More specifically, the committee was charged with advising the Regional Parks Advisory Commission and Regional Parks Division on all matters relating to the location, development, maintenance and promotion of trails and greenways, recommending a system of mitigating measures to ensure that the location of trails will be compatible with, and sensitive to, other authorized land uses such as wildlife corridors, wetlands and points of historical significance, and making recommendations regarding acquisitions, easements and leases for trail rights-of-way and greenway purchases.

C. Off-Highway-Vehicle (OHV) Use

Located on BLM land adjacent to the Homestead Valley Community Plan area is the Johnson Valley Off-Highway Vehicle (OHV) Park. The park is over 140,000 acres and is open to the public for touring and hosts competitive racing events.

Homestead Valley residents expressed concerns with the use of Off-Highway-Vehicles outside of designated areas. Concerns centered on noise and the incompatibility of Off-Highway-Vehicle use with adjacent residential uses.

HV6.2 GOALS AND POLICIES

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

Policies

- HV/OS 1.1 Work with BLM to ensure the preservation of BLM lands within the plan area and surrounding the plan area.
- HV/OS 1.2 Work with BLM to explore land exchange opportunities within the plan area that would create a connected system of open space lands for preservation purposes.

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

Policies

- HV/OS 2.1 In coordination with the community, establish priorities and identify opportunities for park development and establish a park and recreation plan for the Homestead Valley community, and eventually create a Special District to manage park and recreation facilities.
- HV/OS 2.2 Encourage the development of recreational facilities within community parks, such as swimming pools, athletic facilities and community centers.

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

Policies

- HV/OS 3.1 Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding. Particular attention shall be given to providing safe and convenient travel, and where feasible provide connections to the local trail system.
- HV/OS 3.2 Establish a plan for the development of a multi-purpose (pedestrian, bicycle, and equestrian) trail system within the plan area. The plan shall incorporate the following recommendations:
- A. Where feasible pursue opportunities to separate pedestrian/bicycle/equestrian traffic from motorized vehicle traffic.
 - B. Provide trail heads that link regional trails, recreational areas, residential areas, neighborhood trail systems and commercial nodes.
- HV/OS 2.3 When an approved trails plan is developed, require dedication of trail easements as a condition of approval for all development projects to facilitate community-wide pedestrian accessibility and to capitalize on recreation opportunities within the plan area. The trail easement shall allow unobstructed trail access and provide connections to off site trails.

OPEN SPACE



Goal HV/OS 4.	Ensure that Off-Highway Vehicle use within the plan area and in the surrounding region is managed to protect residential uses and environmentally sensitive areas.
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HV/OS 4.1 Encourage the adoption of an ordinance to regulate the use of Off-Highway Vehicles.

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

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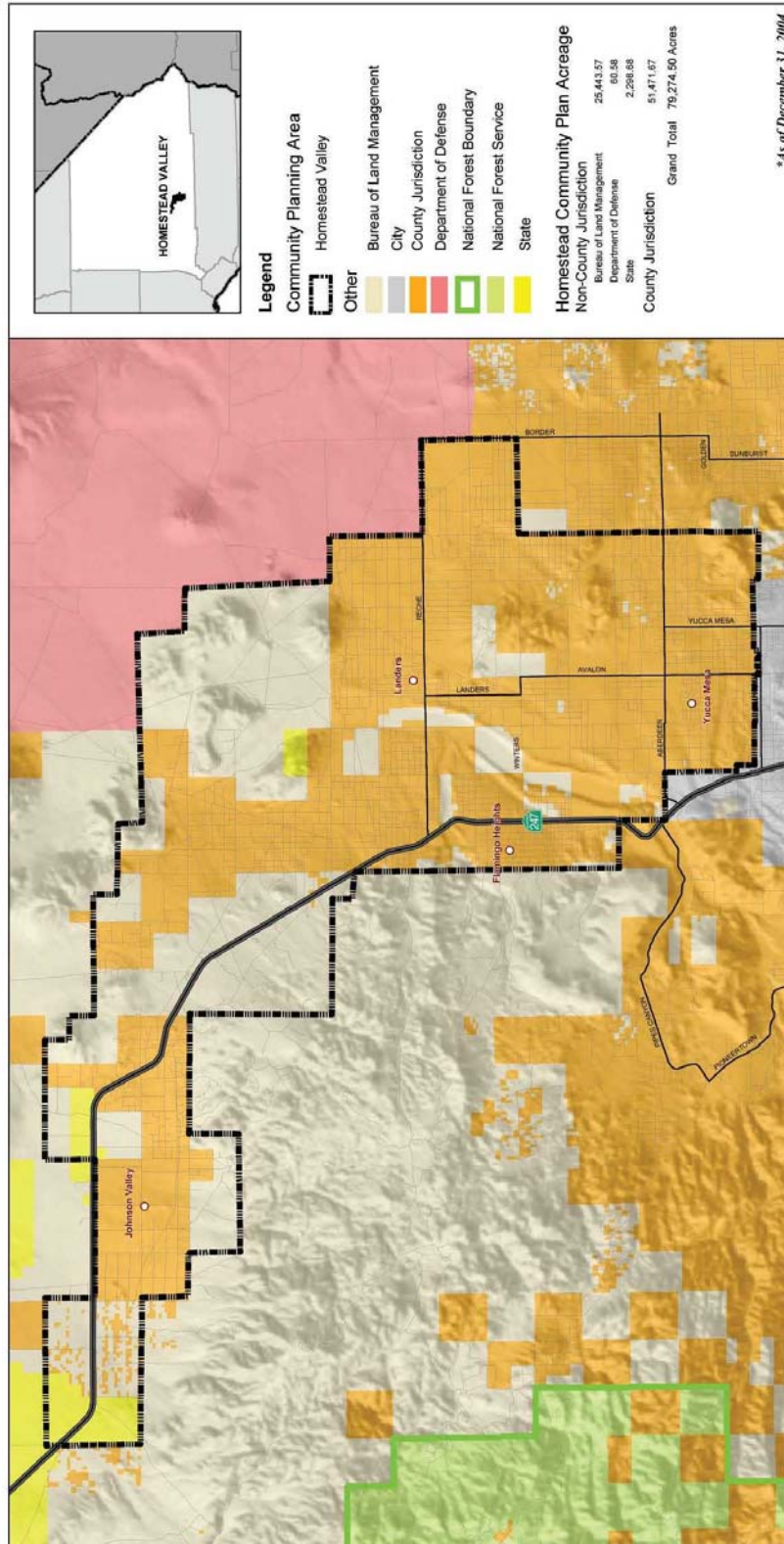


FIGURE 6-1
JURISDICTIONAL CONTROL MAP

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

HV 8.1 INTRODUCTION

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

Fire hazard severity is very high only in some parts of the community along its western borders. The fire threat throughout most of the community is considered moderate.

Fire protection services within the plan area are primarily provided by Yucca Valley Fire Protection District and County Service Area 38 (CSA) (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for the fire districts and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. In Homestead Valley, the San Bernardino County Fire Department (SBCFD) provides services through the South Desert Division of their department. The California Department of Forestry and Fire Protection (CDF) is another agency that provides fire protection services and/or fire related information for the Homestead Valley community.

The South Desert Division has three stations located within the Homestead Valley community. Table 7 lists the fire station and details regarding the services that each of the station provides (see Figure 8-2, Fire Stations).

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. SR-247 is designated as an evacuation route. 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

Residents of the Homestead Valley plan area expressed concerns regarding the lack of adequate law and code enforcement within their community. The nearest police substation is the Morongo Basin Station located in the Joshua Tree plan area.

To combat the concerns, the residents believe that law and code enforcement services within the area should be increased. Residents expressed a desire for improved police services and increased code enforcement within the area.

Table 7: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services
Johnson Valley Station 43	County Service Area 38 (San Bernardino County)	Johnson Valley	Utility Vehicle (Blazer) with Automatic External Defibrillator (AED), First Aid Only	9 Community Volunteers	Automatic External Defibrillator (AED)	More Amb
Homestead/Landers Station 19	County Service Area 38 (San Bernardino County)	Units assist Johnson Valley and Yucca Mesa area as well as calls along Highway 247	Brush Engine	9 Paid-Call Firefighters	EMT	More Amb
Yucca Valley Station 122	County Service Area 38 (San Bernardino County)	Serves the Yucca Mesa area north of the town proper and responds to incidents in Landers, Johnson Valley, Pioneertown and Joshua Tree. Units also assist the California Department of Forestry and Fire Protection on all SRA lands west of Highway 247	Type I Engine, Water Tender, modular Ambulance, 2 reserve engines	3 Captains, 3 Engineers, 3 Firefighter Paramedics, 3 Limited Term (LT) Firefighters	Advanced Life Support (ALS)	In To Yucca FPD area Basic Amb
USFS Station 19 located with Lucerne Valley CDF Station	U.S. Forest Service	U.S. Forest Service lands	Type III engine, Type IV patrol and utility vehicles	Engine=5 person, 7 days, summer only. Prevention Unit 19=1 person, summer only		More Amb

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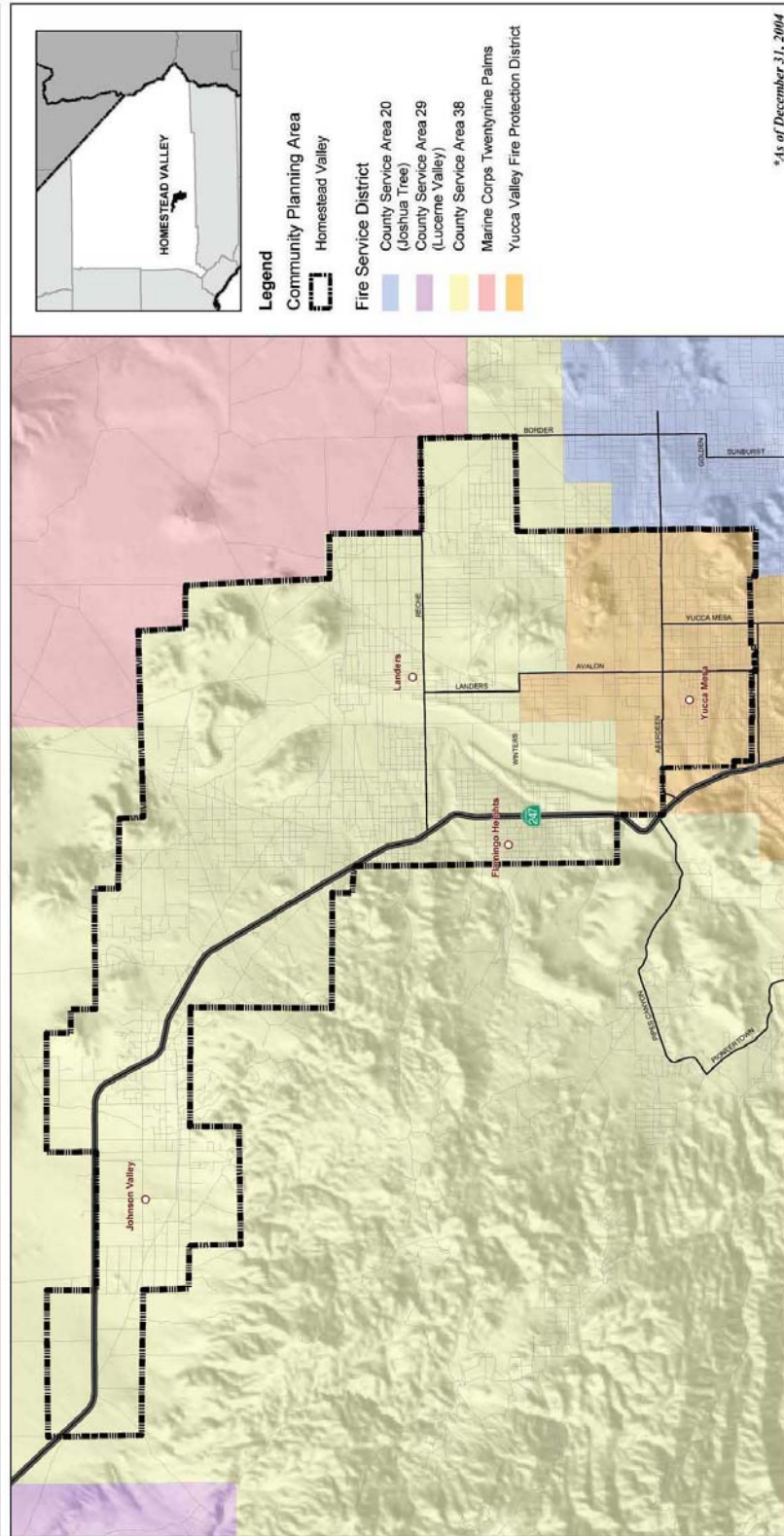
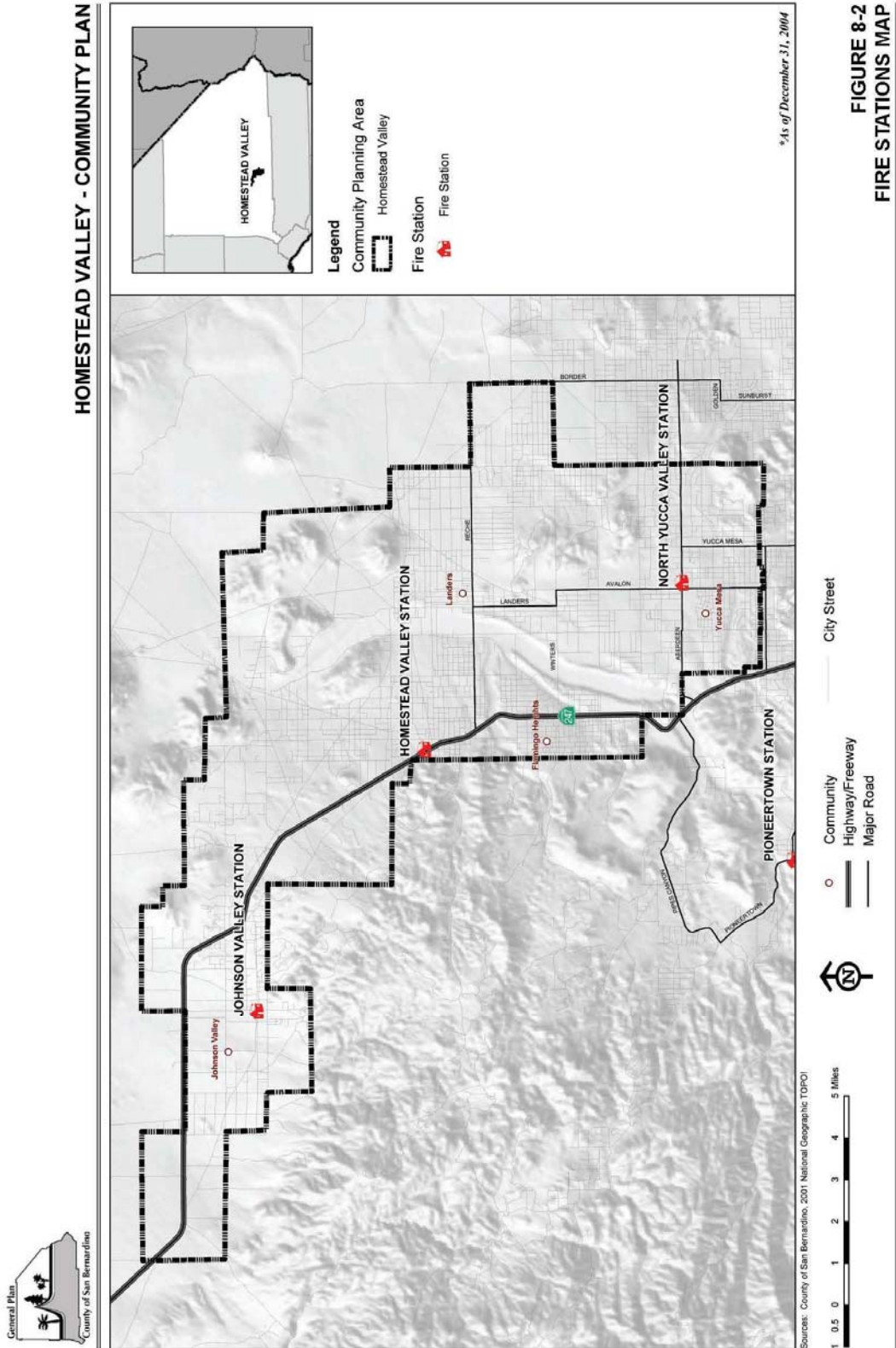


FIGURE 8-1
FIRE DISTRICTS MAP

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HV8.2 GOALS AND POLICIES

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

- HV/S 1.1 Ensure that all new development complies with applicable provisions of the Fire Safety Overlay.
- HV/S 1.2 Work with the appropriate Fire Protection agencies and the County to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.
- HV/S 1.3 Encourage full on-site staffing of all fire stations.

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

- HV/S 2.1 Work with the Public Works Department and Caltrans to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the desert community.
- HV/S 2.2 Work with the various fire agencies, Caltrans and the community to ensure the development of an effective firebreak system.

Goal HV/S 3.	Ensure a safe living and working environment for residents of Homestead Valley by providing adequate law enforcement and code enforcement services.
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Policies

- HV/S 3.1 Assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community.
- HV/S 3.2 Improve code enforcement within the plan area, recognizing that enforcement actions are initiated on a complaint basis.

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9 ECONOMIC DEVELOPMENT

HV 9.1 INTRODUCTION

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

The Homestead Valley community is primarily a rural residential area. Most residents must commute outside of their community for work and rely on adjacent cities such as the Town of Yucca Valley and Twentynine Palms for their shopping needs. Residents articulated a need to strengthen the local economy. They expressed concerns about the lack of commercial services and jobs within the plan area. Further, they voiced concerns about job creation in the region, pointing to a lack of industrial and manufacturing operations.

HV 9.2 GOALS AND POLICIES

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

Goal HV/ED 1. Promote economic development that is compatible with the rural desert character of the Homestead Valley community.

Policies

- HV/ED 1.1 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural character.
- HV/ED 1.2 Promote the expansion of home occupations within the plan area. This may be accomplished exploring alternative provisions for home occupations that are compatible with the rural nature of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the community and that the use is compatible and/or adequately buffered from adjacent uses.



ECONOMIC DEVELOPMENT

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

IMPLEMENTATION APPROACH

CAPITAL IMPROVEMENT PROGRAM (CIP)

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

NEW POLICIES AND ORDINANCES

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

SITE PLAN REVIEW PROCESS

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

DEVELOPMENT CODE

The purpose of land use regulations is to implement the Homestead Valley 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.