

Muscoy Community Plan

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Acknowledgements

The following individuals contributed to the preparation of the Muscoy Community Plan

Board of Supervisors

Brad Mitzelfelt, First District
Paul Biane, Second District, Chairman
Dennis Hansberger, Third District
Gary Ovitt, Fourth District, Vice Chairman
Josie Gonzales, Fifth District

Planning Commissioners

Ken Anderson, First District
Michael Cramer, Second District
Bill Collazo, Third District
Mark Dowling, Vice Chairman, Fourth District
Audrey Mathews, Chair, Fifth District

General Plan Advisory Committee

Mark Bulot, Redlands
Ted Dutton, Lake Arrowhead
Scott Frier, Helendale
Matt Jordan, Redlands
Michael Kreeger, Chino Hills
Jornal K. Miller, Muscoy
Ken Morrison, Yucca Valley
Kathy Murphy, Fawnskin
Mark Nuaimi, Fontana
Marvin Shaw, Lake Arrowhead
Doug Shumway, Apple Valley
Jean Stanton, Bloomington
Eric Swanson, Hesperia

Muscoy Community Plan Committee

Richard Brooks
Rev. Gloria Dickey
Ignacio Gomez
Ken Kreutz
John Scudder
Linda Thacker

County Staff

Julie Rynerson Rock, AICP, Director, Land Use Services Department
Randy Scott, AICP, Deputy Director, Advance Planning
Jim Squire, AICP, Supervising Planner
Carrie Hyke, AICP, Supervising Planner
Dave Prusch, AICP, Senior Associate Planner
Ron Matyas, Senior Associate Planner
Matt Slowik, REHS, Senior Associate Planner

Consultants to the County

URS Corporation

Frank Wein, DPDS, FAICP, Project Director	Veronica Seyde, Senior Scientist
Jeff Rice, AICP, Assistant Project Manager	Tom Herzog, Senior Biologist
Brian Smith, AICP, Environmental Manager	Bryon Bass, Senior Archaeologist
Kavita Mehta, Urban and Environmental Planner	Paul Nguyen, Senior Air Quality Scientist
Cynthia Wilson, Environmental Planner	Chris Goetz, Senior Project Geologist
Mari Piantka, Senior Environmental Planner	Jerry Zimmerle, Principal Engineer
Michael Greene, INCE Bd. Cert., Senior Project Scientist	Joe Devoy, GIS Specialist
Joseph Czech, Senior Project Engineer	Matt Eimers, GIS Analyst
Jun Wang, Senior Water Resources Engineer	Vidas Sekas, GIS Analyst
Cynthia Gabaldon, Senior Engineer	Wendy Lamont, Word Processor
	Wayne Lim, Senior Graphic Designer

Hogle-Ireland, Inc.

Paul Ireland, Partner
Mike Thiele, AICP, Principal
Kimiko Lizardi, Project Manager
Ron Pflugrath, AICP

Jacobson and Wack

Bruce Jacobson, AICP, Principal

RBF Consulting

Laura Stearns, Planner

Stanley R. Hoffman Associates, Inc.

Stanley R. Hoffman, FAICP, President
Debbie L. Lawrence, AICP, Project Manager
Bravishwar Mallavarapu, Planner

ISMS, Inc.

Doug Mende, Vice President

Economics Politics, Inc.

John Husing, Vice President

Meyer, Mohaddes Associates

Viggen Davidian, P.E, Project Manager
Matthew Simons, T.E., Senior Transportation Engineer
Adolfo Ozaeta, Project Engineer
Yim Tse, Graphics Technician

Psomas

Dan McCroskey, PLS, Project Manager
Duane Haselfeld
Sergio Sanchez

Moore, Iacofano & Goltzman (MIG)

Pat McLaughlin, Office Manager
Esmeralda Garcia, Project Associate

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TABLE OF CONTENTS

1 INTRODUCTION	7
MS1.1 PURPOSE OF THE COMMUNITY PLAN.....	7
MS1.2 COMMUNITY BACKGROUND.....	7
MS1.2.1 LOCATION.....	7
MS1.2.2 HISTORY.....	7
MS1.2.3 DESCRIPTION OF THE PLAN AREA.....	11
MS1.3 COMMUNITY CHARACTER.....	11
MS1.3.1 ISSUES AND CONCERNS.....	11
MS1.3.2 COMMUNITY PRIORITIES.....	11
2 LAND USE	13
MS2.1 INTRODUCTION.....	13
MS2.2 GOALS AND POLICIES.....	19
3 CIRCULATION AND INFRASTRUCTURE	21
MS3.1 INTRODUCTION.....	21
MS3.2 CIRCULATION – INTRODUCTION.....	21
MS3.3 CIRCULATION – GOALS AND POLICIES.....	26
MS3.4 INFRASTRUCTURE – INTRODUCTION.....	27
MS3.5 INFRASTRUCTURE – GOALS AND POLICIES.....	32
4 HOUSING	35
5 CONSERVATION	37
6 OPEN SPACE	39
MS6.1 INTRODUCTION.....	39
MS6.2 GOALS AND POLICIES.....	39
7 NOISE	43
8 SAFETY	45
M8.1 INTRODUCTION.....	45
MS8.2 GOALS AND POLICIES.....	51
9 ECONOMIC DEVELOPMENT	53
MS9.1 INTRODUCTION.....	53
MS9.2 GOALS AND POLICIES.....	53
10 IMPLEMENTATION	55



TABLE OF CONTENTS

LIST OF FIGURES

FIGURE 1-1, VICINITY/REGIONAL CONTEXT	9
FIGURE 2-1, LAND USE POLICY	15
FIGURE 3-1, CIRCULATION	23
FIGURE 3-2, WATER DISTRICTS.....	29
FIGURE 8-1, FIRE DISTRICTS	47
FIGURE 8-2, FIRE STATIONS.....	49

LIST OF TABLES

TABLE 1: DISTRIBUTION OF GENERAL PLAN LAND USE DISTRICTS.....	17
TABLE 2: LAND USE POLICY MAP MAXIMUM POTENTIAL BUILD-OUT.....	18
TABLE 3: POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTION 2000-2030.....	19
TABLE 4: EXISTING AND FUTURE ROADWAY OPERATING CONDITIONS.....	25
TABLE 5: CMP FACILITY LEVELS OF SERVICE	26
TABLE 6. SUPPLY AND POLICY INFORMATION OF WATER SERVICE PROVIDERS.....	31
TABLE 7: FIRE STATIONS	45

1 INTRODUCTION

MS1.1 PURPOSE OF THE COMMUNITY PLAN

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

Community plans focus on a particular region or community within the overall General Plan area of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Muscoy 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 raised by the individual communities.

MS1.2 COMMUNITY BACKGROUND

MS1.2.1 LOCATION

The community of Muscoy includes approximately 3 square miles of unincorporated area directly abutting the City of San Bernardino. The City of San Bernardino surrounds the plan area on the north, east and south. The Muscoy Community Plan area is within the sphere of influence of the City of San Bernardino. The plan area is separated from the City of Rialto on the west by a railroad line, the Lytle Creek Wash and the Cajon Creek Wash. Cajon Boulevard (also known as Historic Route 66) runs along the eastern boundary of the plan area and further east lies Interstate 215. Interstate 210 borders the community on the south. Railroad lines border the community on both the east and west boundaries. Muscoy is located approximately 3 miles southwest of the San Bernardino National Forest boundary (see Figure 1-1, Vicinity/Regional Context).

MS1.2.2 HISTORY

Muscoy was developed in the mid 1920s as a community designed to accommodate family agricultural enterprises. Roads and water service were developed to serve one to ten acre parcels. Vineyards, orchards and various field crops were planted and cultivated. After World War II, population growth accelerated and the area began a transition from agricultural use to a more suburban residential character. During the 1950s and 1960s, Route 66, which connected California with Nevada and Arizona, made the San Bernardino area a popular stop during road trips. This resulted in more shops opening up to serve the needs of travelers, and more people establishing permanent residences around the Muscoy area.

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



INTRODUCTION

within the County. The Muscoy 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.

MUSCOY - COMMUNITY PLAN

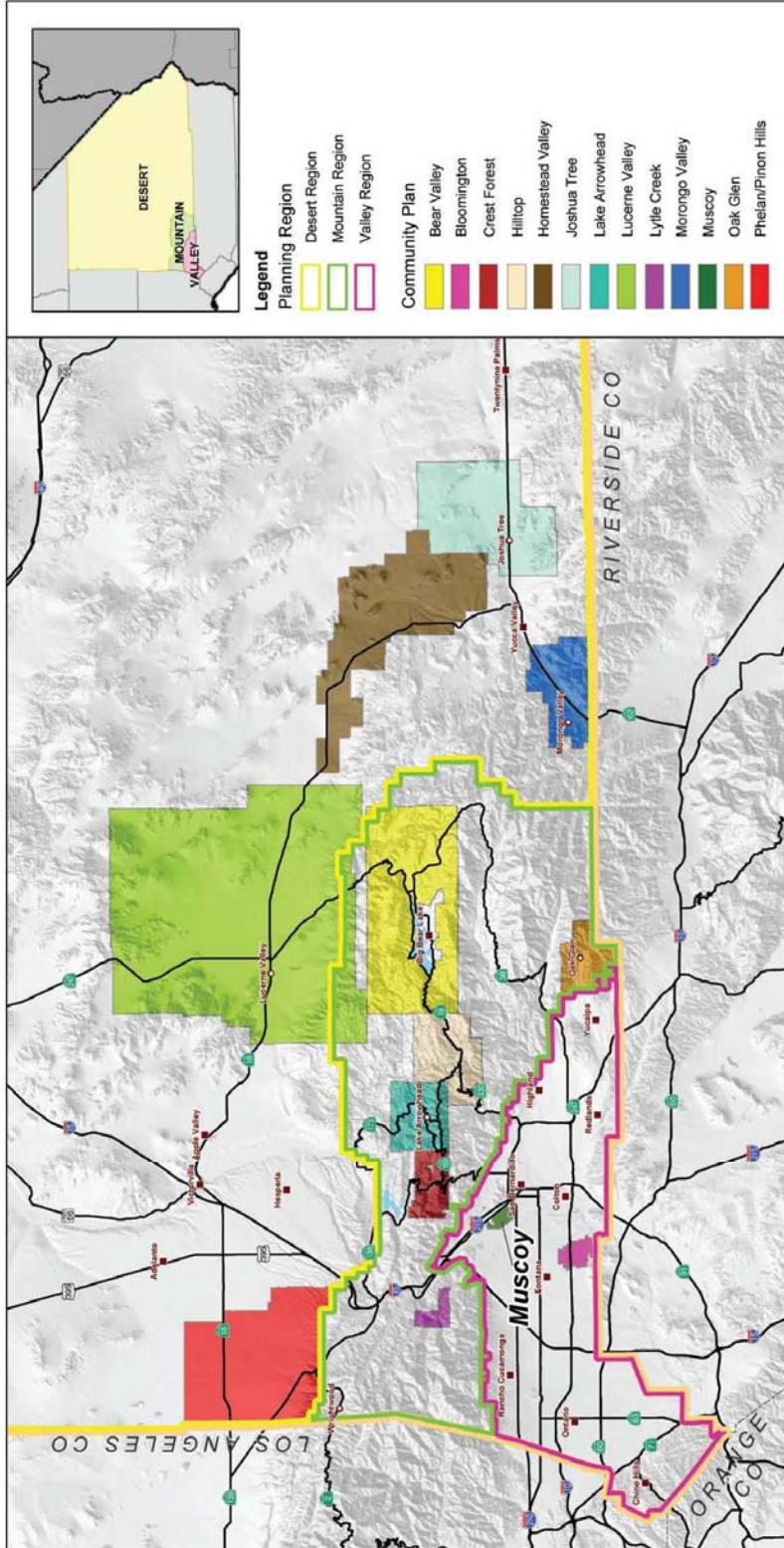


FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP



Source: County of San Bernardino, 2001 National Geographic TOPOI



City
Community
Highway/Freeway

San Bernardino County
Surrounding County

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INTRODUCTION

MS1.2.3 DESCRIPTION OF THE PLAN AREA

The community is at an elevation of approximately 1,385 feet above sea level. The terrain is predominately flat, with small hills in a localized area near First Avenue and Duffy Street. The Cable Creek channel divides the most northerly portion of Muscoy from the rest of the community. The northerly portion can only be accessed from Cajon Boulevard via unpaved Fifth Street. By far the predominate land use in Muscoy is single-family residential on large lots.

Temperatures are at their lowest in December and January, when the average low is approximately 39 degrees Fahrenheit. The warmest months are July and August, with highs in the 90s and low 100s.

The California State University of San Bernardino and the San Bernardino National Forest are both located within 3 miles of the plan area.

MS1.3 COMMUNITY CHARACTER

Muscoy residents enjoy a quiet, affordable, low-density rural lifestyle. The community consists primarily of large lots, with animal raising uses and vegetable gardening still common in the area. The proximity of the plan area to a major freeway and to adjacent urban cities makes Muscoy attractive to commuters who desire to live in a more rural environment.

MS1.3.1 ISSUES AND CONCERNS

A series of public meetings for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. Several issues set Muscoy apart from other valley communities suggesting that different strategies for future growth may be appropriate. Among these are: (a) threats to quality of life and (b) preservation of community character.

A. Quality Of Life

There is tremendous pressure toward urbanization in the plan area due to the proximity to more built-up, incorporated cities and overall growth pressures facing the entire San Bernardino Valley region. Muscoy residents feel that these growth pressures threaten the quality of life that they enjoy as a more rural area.

B. Preservation of Community Character

Muscoy residents have expressed a desire to remain rural. The ability to maintain animal raising uses is important to the residents of Muscoy. The residents' desire is that future development will be carefully managed to ensure compatibility with the rural character of their community.

MS1.3.2 COMMUNITY PRIORITIES

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

COMMUNITY CHARACTER

The Muscoy Community Plan area will continue to experience growth as adjacent cities and the region continue to develop. As the plan area develops, it will be important to ensure that rural features of the area

are retained, while accommodating reasonable and appropriate growth in a manner that results in quality development compatible with 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:

- A.** Retain 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 include agricultural and animal raising opportunities and an equestrian-friendly environment.
- C.** Provide adequate infrastructure commensurate with meeting community needs.

2 LAND USE

MS2.1 INTRODUCTION

The purpose of the land use element is to provide goals and policies that address the unique land use issues of the community plan area that are not included in the Countywide General Plan. Land use policies contribute fundamentally to the character and form of a community. With the continuing growth that the more urbanized valley region of the County is experiencing, recognition of the plan area's rural residential character is important to current residents. While there is an interest in maintaining the rural character of Muscoy, regional transportation linkages, such as the extension of State Route 210 and the planned State Street interchange, will result in future growth that must be addressed in this community plan.

The purpose of the Land Use Policy map is to provide a guide for orderly growth that will respect the character of the community. The Muscoy Land Use Policy map depicts the geographic distribution of land use districts within the community plan, provided in Figure 2-1.

As shown in Table 1, the majority of land within the Muscoy Community Plan is for residential use. In fact, approximately 83 percent, or 1,611 acres, of the total land area within the plan area is designated Single Residential, with the majority designated as Single Residential-one acre minimum lot size. The second most prominent land use designation within the plan area is Floodway (FW), which makes up approximately six percent, or 119 acres of the land, followed by Special Development-Commercial (SD-COM), which makes up four percent, or 75 acres, of the land area. The Muscoy plan area also contains Neighborhood Commercial (CN), General Commercial (CG), Service Commercial (CS), and Special Development-Residential (SD-RES) land use districts, however these land use districts only make up a small percentage of the total plan area. The General and Service Commercial land use areas are centrally located along Cajon Boulevard, while the Neighborhood Commercial areas are dispersed throughout the plan area in locations north of Ogden Street, on the west and east sides of Macy Street, and on the east and west sides of Duffy Street.

A significant new feature in this community plan is the use of the Special Development (SD) district to ensure quality development in the areas considered most likely to attract development. The SD zoning encourages a comprehensive approach to project design and requires that amenities and architectural quality be incorporated into new developments.

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MUSCOY - COMMUNITY PLAN

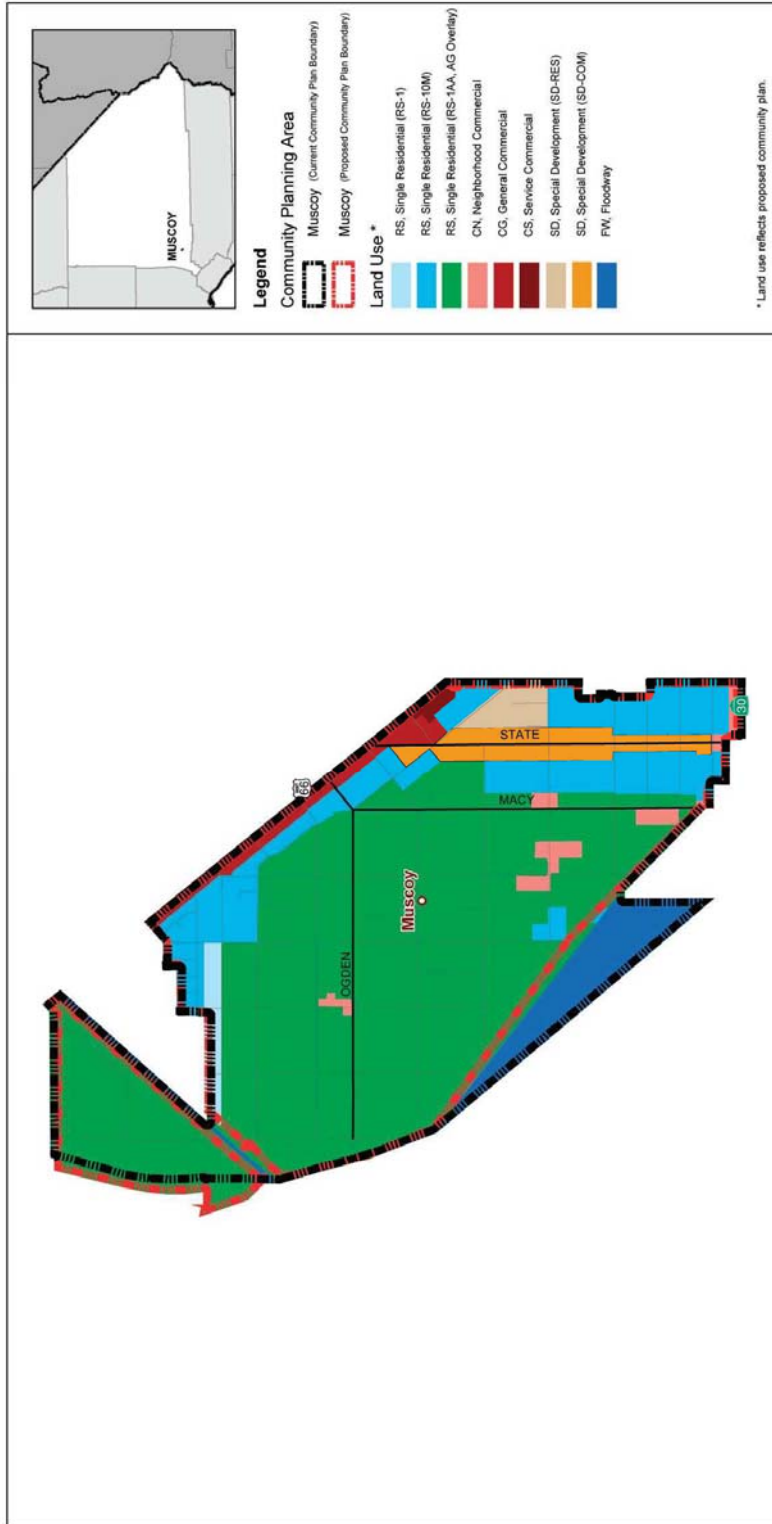


FIGURE 2-1
LAND USE POLICY MAP

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Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres)	(%) Of Total Land Area
Single Residential-1 (RS-1)	1,309	68%
Single Residential-10M (RS-10M)	302	16%
Neighborhood Commercial (CN)	38	2%
General Commercial (CG)	57	3%
Service Commercial (CS)	10	>1%
Special Development Commercial (SD-COM)	75	4%
Special Development Residential (SD-RES)	29	1%
Floodway (FW)	119	6%
Total Land Area Within Community Plan Boundary	1,939	100%

Source: URS Corporation

A. Community Character (Land Use Issues/Concerns)

During public meetings held by the County, residents in the Muscoy community expressed concerns regarding the impact of growth on the character of the community. The rural character of the Muscoy community is defined by the area’s existing low-density single-family residences on 10,000 square feet to one-acre parcels with vegetable gardens, neighborhood oriented crops and animal raising uses still common in the area. Input gathered from residents of Muscoy suggests that the primary land use concern is that the rural character of the area be preserved by maintaining the predominance of single-family residential uses on large lot sizes, small-scale crop fields and animal raising opportunities, unique standards for development and ensuring land uses are compatible with the desired character of the area.

In order to effectively manage future growth, commercial areas have been consolidated along State Street in the Special Development district. The SD zoning will allow a comprehensive look at proposed development so that the appearance of strip commercial or piecemeal small commercial uses can be minimized.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Muscoy Community Plan area. This build-out scenario provides the maximum build-out potential of the community plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential.

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

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density (D.U. Per Acre)	Maximum Land Use Policy Map Build-Out (D.U.'s)
Single Residential-1 (RS-1)	1,309	1.0	1,309
Single Residential-10M (RS-10M)	302	4	1,208
Special Development-Residential (SD-RES)	29	4	116
Total Residential	1,640	-	2,633
		FAR¹	SQUARE FEET²
Neighborhood Commercial (CN)	38	.30:1	496,584
General Commercial (CG)	57	.50:1	1,241,460
Service Commercial (CS)	10	.30:1	130,680
Special Development Commercial (SD-COM)	75	.50:1	1,633,500
Floodway	119	N/A	N/A
Total Non-Residential	299	-	3,502,224

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

Table 3 outlines the projected growth in the Muscoy 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 Muscoy plan area will continue to grow. This would provide a population of 9,201 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 10,138 based on the Land Use Policy Map. The number of households is projected to reach 2,091 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 2,718 households based on the Land Use Policy Map.

LAND USE



These numbers imply that the plan area will reach 77 and 91 percent of its potential household and population capacity respectively, by the year 2030.

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

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population							
General Plan	6,618	8,934	11,585	3.0%	0.9%	11,585	1.0
Households							
General Plan	1,807	2,034	2,633	1.2%	0.9%	2,633	1.0
	1991	2002		1991-2002	2002-2030		
Employment							
General Plan	129	241	299	5.8%	0.8%	5,506	0.1

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

MS2.2 GOALS AND POLICIES

Goal MS/LU 1. Retain the rural residential character of the community.

Policies

- MS/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.
- MS/LU 1.2 In recognition of the community's desire to preserve the rural character of the community, projects that propose to increase the density of residential land uses or provide additional commercial land use zones within the plan area should only be considered if the following findings can be made:
- A. That the change will be consistent with the community character. In determining consistency, the entire General Plan and all elements of the community plan shall be reviewed.
 - B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
 - C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

- MS/LU 1.3 Support agricultural uses and animal-raising activities that ensure the continuation of an important lifestyle in the community plan area by continuing to provide for increased animal densities and neighborhood oriented agricultural as permitted uses.
- MS/LU 1.4 Retain the Single-Family Residential zoning with one-acre minimum lot size (RS-1) in the majority of the community.
- MS/LU 1.5 When more intensive development is proposed adjacent to developed large lots, then the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.

Goal MS/LU 2. Ensure that commercial development within the plan area is compatible with the existing character and meets the needs of local residents and the traveling public.

- MS/ LU 2.1 Commercial development shall be compatible with the rural lifestyle and shall protect the quality of residential living.
- MS/LU 2.2 Commercial uses and commercial zoning districts within the community shall be of relatively small scale, as needed to provide goods and services to residents and travelers.
- MS/LU 2.3 Commercial land use districts shall be located on heavily-traveled streets such as Highland Avenue, Cajon Boulevard, and State Street, so that traffic is minimized through residential areas.
- MS/LU 2.4 More intensive and higher density uses, including regional-scale commercial uses, shall be located in proximity to existing infrastructure or regional arterial roads.
- MS/LU 2.5 Cajon Boulevard and Short Street shall remain the only locations to provide higher intensity General Commercial (CG) and Service Commercial (CS) as currently exists.
- MS/LU 2.6 The use of Neighborhood Commercial (CN) or Special Development-Commercial (SD-COM) shall be the primary commercial zoning districts used within the community plan boundaries on streets other than Cajon Boulevard and Short Street.
- MS/LU 2.7 Control access points on State Street by requiring development blocks of no less than 3 acres.

3 CIRCULATION AND INFRASTRUCTURE

MS3.1 INTRODUCTION

The quality of life and the rural character of the community are dependent on the services that are provided. Residents in Muscoy expect that services are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the rural character that is desired. Provisions of services in Muscoy should be commensurate with the low density development and the animal raising and agricultural lifestyle they would like to maintain. The impact of land development on services must be managed to ensure a balance between providing for population growth and maintaining the character of the community.

MS3.2 CIRCULATION – INTRODUCTION

A. Roadway System

One of the overriding issues expressed by residents of Muscoy is to maintain the rural 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.

The existing street system in Muscoy is characterized by a combination of State Highways and major County roads (see Figure 3-1, Circulation). The vast majority of trips in the plan area are made by automobile using I-215, Cajon Boulevard (also known as Route 66), and Highland Avenue (SR-30, now SR-210).

Highland Avenue is a four-lane major highway that has been designated as State Route 30 (SR-30), now referred to as SR-210. By 2007, SR-210 is scheduled to be completed through the community plan area, and Highland Avenue will remain as a frontage road.

Cajon Boulevard (US-66) is a major highway that consists of one travel lane in each direction and a two-way, left-turn lane. It is also designated as part of historic Route 66. This facility constitutes the northeastern boundary of the community plan area and travels southeasterly to California Street.

Darby Street is a two-lane secondary highway that extends east-west from June Street to California Street.

State Street is a two-lane major highway which extends north-south between Cajon Boulevard and Highland Avenue. North of Cajon Boulevard, this roadway becomes University Parkway and provides access to the California State University San Bernardino campus. University Parkway has an interchange with I-215.

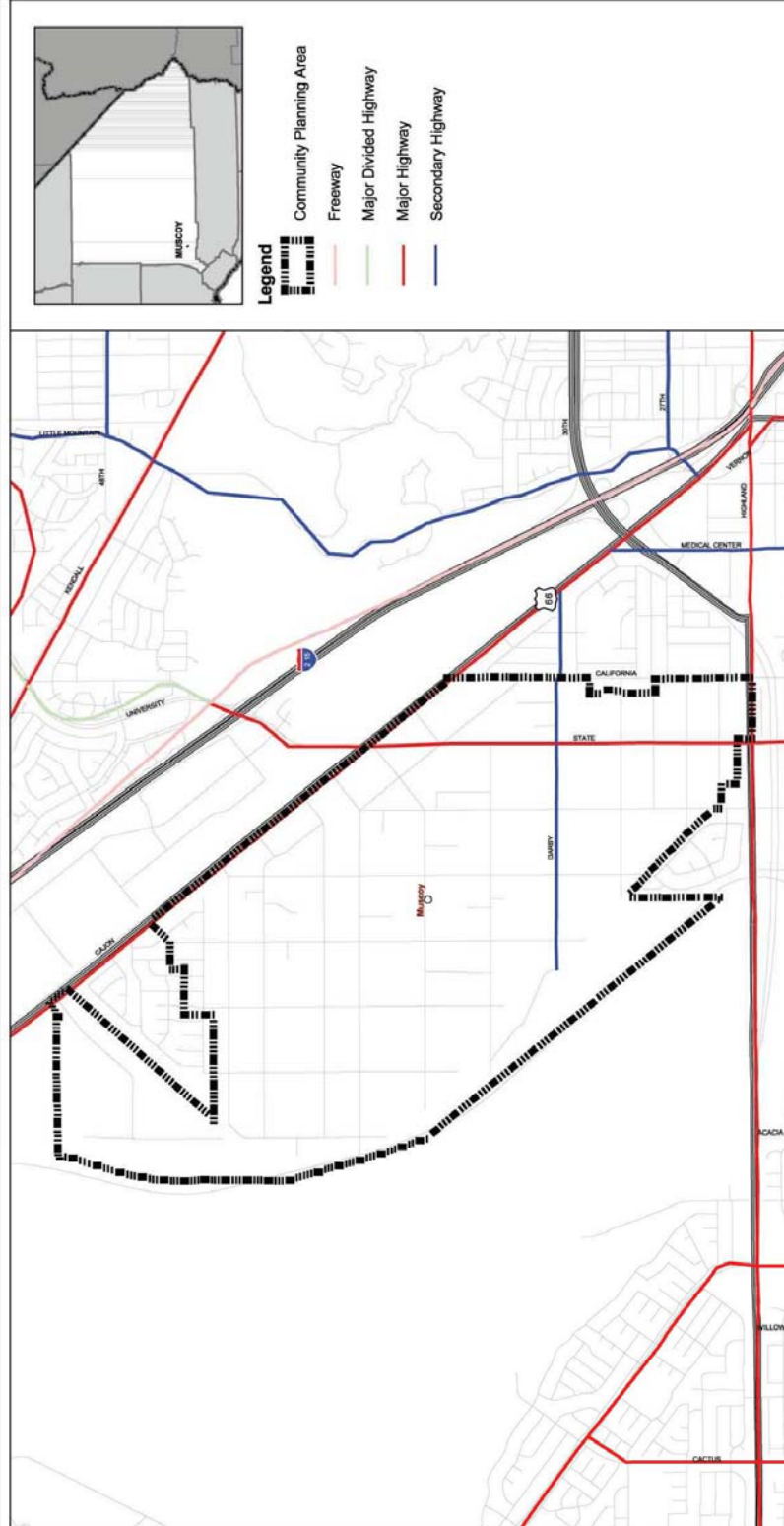
During the preparation of the community plan, residents expressed concerns regarding the widening of State Street because it would create a cut-through route between the 210 Freeway to University Parkway and traffic is expected to increase significantly. State Street is planned to be a major arterial with 104 feet of right-of-way, and will have an interchange with SR-210.

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CIRCULATION AND INFRASTRUCTURE



MUSCOY COMMUNITY PLAN



**FIGURE 3-1
CIRCULATION MAP**





CIRCULATION AND INFRASTRUCTURE

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CIRCULATION AND INFRASTRUCTURE



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 Muscoy Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the vehicle trips data was collected in 2003 and 2004. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

Table 4: Existing and Future Roadway Operating Conditions

Facility	Begin-End	Existing 2004 Operating Condition			Future 2030 Operating Conditions		
		ADT	V/C	LOS	ADT	V/C	LOS
Arterials							
Darby Street	June St – Cajon Blvd	3,200	0.237	A	6,535	0.484	B
State Street	Cajon Blvd – Darby St	11,900	0.881	F	13,070	0.968	E
	Darby St – Highland Ave	8,100	0.753	C	9,360	0.871	E
State Highways							
SR-30	Riverside Ave – California St	23,100	0.872	E	18,550	0.700	C
Federal Highways							
U.S. 66	June St – State St	10,400	0.904	E	10,535	0.390	B
	State St – Mount Vernon Ave	7,450	0.648	C	7,450	0.276	A

Source: Myer, Mohaddes Associates

As shown in Table 4, most County roads within the Community Plan area operated at acceptable Levels of Service in 2004. Darby Street and a segment of State Street operated at a LOS “A” and “C,” respectively. A LOS “A” is described as a free-flow traffic condition where drivers can maintain their desired speeds with little or no delay. A Level of Service “C” is described as reasonably free-flow traffic conditions with relatively low volumes where drivers begin to notice less freedom in selecting their speeds and a decline in freedom to maneuver. The segment of State Street between Cajon Boulevard and Darby Street did not operate at an acceptable Level of Service. This segment of State Street operated at a LOS “F” in 2004. LOS “F” is described as stop-and-go conditions where drivers experience periods where speeds can drop to zero. State Route 30 and a segment of Federal Highway 66 operated at a Level of Service “E” in 2004. LOS “E” is described as congested and possible unstable traffic conditions where drivers’ ability to maneuver is severely restricted and travel speeds are low and uniform. The other segment of Federal Highway 66 between State Street and Mount Vernon Avenue operated at a Level of Service “C” in 2004.

Future 2030 conditions for the Muscoy Community Plan area indicate that traffic conditions will, as a whole, operate at acceptable Levels of Service. Traffic conditions on State Route 30 and Federal Highway 66 are projected to improve to LOS “A”, “B” and “C”, all acceptable Levels of Service. The segment of State Street between Cajon Boulevard and Darby Street will improve from a LOS “F” to a LOS “E.” Darby Street is projected to continue to operate at an acceptable Level of Service. However, State Street between Darby Street and Highland Avenue is projected to worsen to a LOS “E.”

B. Congestion Management Program

Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) is 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 are no roadways designated as CMP facilities within the plan area, but two roadways that serve as boundaries to the community are considered CMP facilities: Cajon Boulevard between the I-215 Freeway and Highland Avenue, and Highland Avenue, between Riverside Avenue and Mt. Vernon Avenue. As determined in the 2001 update, the operation Levels of Services for these facilities are shown in Table 5. The Levels of Service (LOS) for the CMP facilities reflect a peak period measurement. Currently, Cajon Boulevard is operating at an acceptable LOS. CMP peak hour volume and LOS data was not available for Highland Avenue.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Peak Hour Volume	LOS (AM/PM)
Arterials			
Cajon Boulevard (I-215 – Highland Ave)	2	385/392	A/A
Highland Avenue (Riverside Ave – Mt. Vernon Ave)	4	NA/NA	NA

MS3.3 CIRCULATION – GOALS AND POLICIES

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

Policies

- MS/CI 1.1 Ensure that all new development proposals do not degrade Level of Service (LOS) on State Routes and Major Arterial below LOS "C" during non-peak hours or below LOS "D" during peak hours.
- MS/CI 1.2 Retain the rural character by discouraging urban-scale improvements such as sidewalks, curbs, gutters and street lighting unless needed for public health, safety and welfare.
- MS/CI 1.3 Street lighting shall be shielded downward and shall only be on well traveled roads and as necessary to meet the safety standards.
- MS/CI 1.4 Prior to improvement of State Street to its ultimate 104 foot right-of-way, the Public Works Department shall study and determine if there is a need to construct cul-de-sacs on the following roadways at their intersection with State Street:
 - A. Blake
 - B. Mallory

CIRCULATION AND INFRASTRUCTURE

- C. Porter
- D. Adams

MS/CI 1.5 Continue to work with the City of San Bernardino and SANBAG to provide needed improvements at the intersection of Cajon Boulevard, State Street, and the railroad crossing. The County shall support the construction of intersection improvements either prior to, or concurrent with, any improvements or roadway widening of State Street.¹

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

Policies

- MS/CI 2.1 Provide alternative modes of travel (i.e. pedestrian, bicycle, and equestrian trails) by using right-of-way not needed for road construction for bicycle, pedestrian and equestrian trails concurrent with road widening and improvements.
- MS/CI 2.2 Require the dedication of right-of-way for equestrian/pedestrian trails concurrent with any road widening or street improvements for streets designated in an approved trails plan.
- MS/CI 2.3 Separate equestrian/pedestrian traffic from vehicular traffic on major roadways to protect the safety of trail users.
- MS/CI 2.4 Where equestrian and multi-purpose trails are established, proper signage shall be installed for safety and directional purposes.

MS3.4 INFRASTRUCTURE – INTRODUCTION

The provision of adequate infrastructure services is essential for maintaining the health and quality of life of a community. The availability of adequate water supplies and wastewater disposal are crucial components of supporting population growth. Residents have articulated the importance of ensuring that infrastructure improvements and facilities are compatible with the character of the plan area and natural environment.

A. Local Water Service

There are two local water suppliers for the Muscoy plan area (see Figure 3-2, Water Districts): the Muscoy Mutual Water Company and the San Bernardino City Municipal Water Department. The Muscoy Mutual Water Company is privately owned and has been in existence since 1927. It is the primary provider within the Muscoy plan area. The Water Company has approximately 2,471 shareholders, with some holding multiple shares. There are 1,524 water meters in the distribution system. The Water Company also has two reservoirs for water storage. Although there are continuing upgrades being made to this system, there are no remaining shares available for additional users. All of the water provided by this company is from local groundwater through five well sites. Four of

¹ The improvements have been designed, but the State has the funding on hold as of this writing.



CIRCULATION AND INFRASTRUCTURE

these wells are located in the Cajon Basin and the fifth is located east of Cajon Creek.² According to the Mutual Water Company, the annual water production is approximately 687 million gallons (2,108 acre-feet). The boundaries of the San Bernardino City Municipal Water Company do not overlap the Muscoy Mutual Water Company's boundaries.

² Correspondence with Muscoy Mutual Water Company.

MUSCOY - COMMUNITY PLAN

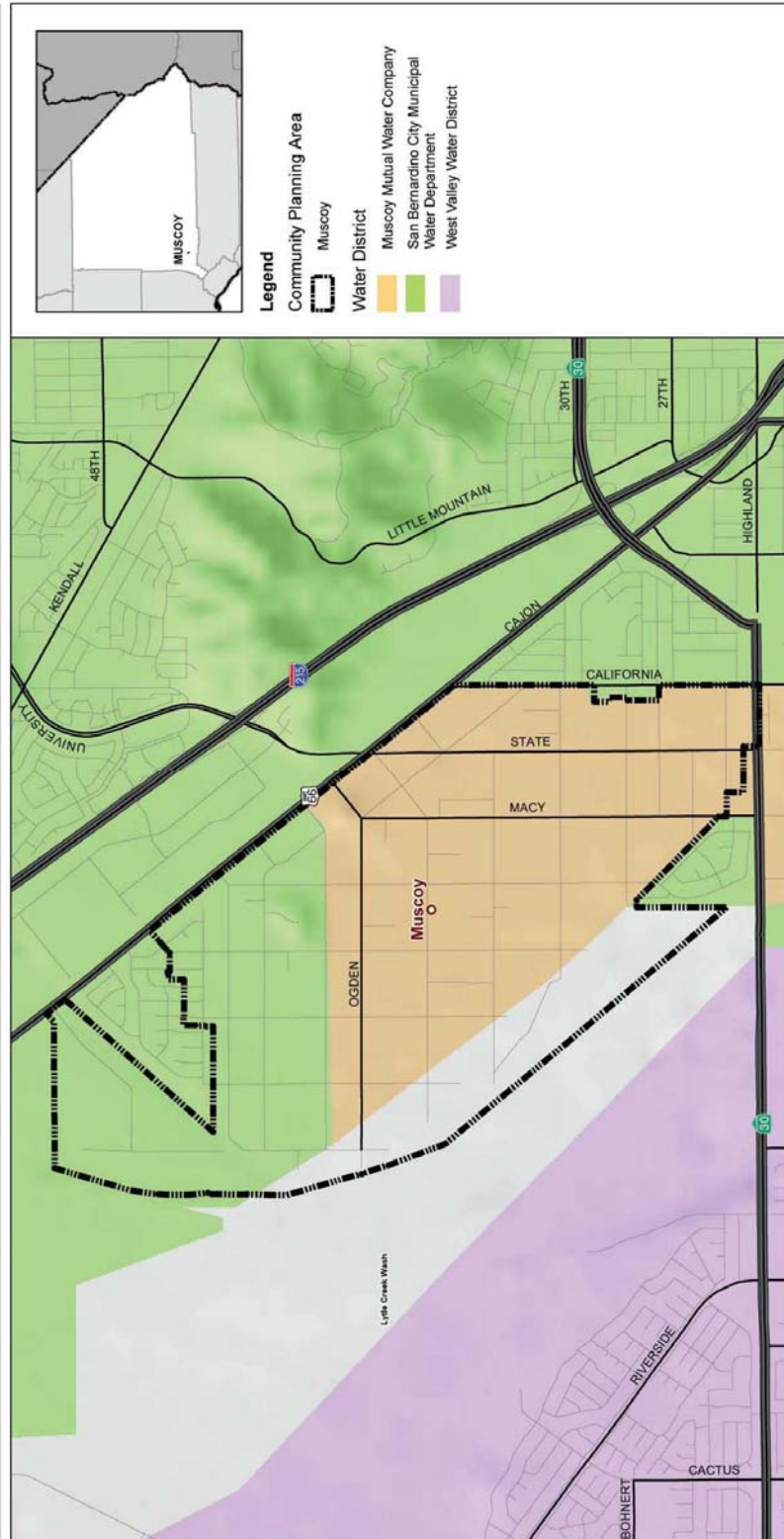


FIGURE 3-2
WATER DISTRICTS MAP



Source: County of San Bernardino, 2011 National Geographic TOPOI

0.5 0.25 0 0.5 Miles



○ Community Highway/Freeeway
— Major Road
— City Street

Legend
Community Planning Area
Muscoy

Water District

- Muscoy Mutual Water Company
- San Bernardino City Municipal Water Department
- West Valley Water District



CIRCULATION AND INFRASTRUCTURE

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CIRCULATION AND INFRASTRUCTURE



The San Bernardino City Mutual Water Department services the northern portion of the Muscoy plan area. Although the exact number of connections in this plan area is not readily available from the Department, the City of San Bernardino Municipal Water Department delivered more than 48,392.17 acre-feet (A.F.) of water to their entire service area for both commercial and residential use. The Department serves an estimated population of about 140,000 residents. The Water Department produces all of their water from 47 wells located throughout the 45-square mile service area. The Department reports that they have 90 million gallons of water storage in 30 covered reservoirs. The Department gets 100 percent of its water from an underground aquifer called the Bunker Hill Basin.³ General supply and policy information for these suppliers is presented in Table 6.

Table 6. Supply and Policy Information of Water Service Providers

Service Provider	# of Water Connections	Estimated Population Served	Estimated Annual Water Production /Use ¹	Policies Allow Service outside of boundaries	Imported Water Source	Imported Water Source amount
Muscoy Mutual Water Company	1,524	3,000	2,108 A.F.	No	NA	NA
City of San Bernardino Municipal Water Department ²	-	140,000	43,392 A.F.	No	NA	NA
^[1] Annual estimate ^[2] Data is for the entire San Bernardino M.W.D.						

--- = information not provided by purveyor/agency

NA = imported water not utilized by purveyor/agency

Those private residents who have their own on-site methods such as wells are very dependent on the amount of rainfall as their sources are recharged annually by winter rains. The yield from these sources will vary dependent on drought and/or wet year conditions. The geologic conditions in this area provide for a fairly reliable source of groundwater for the existing usage. When emergency supplies are necessary (i.e. due to pump failure, etc.) the Mutual Water Company has the option of buying water from another water purveyor.

B. Regional Water Supply

Most of the water that serves Muscoy comes from a natural underground aquifer called the Bunker Hill Groundwater Basin. The Bunker Hill basin is located at the top of the Santa Ana River Watershed and receives all the surface water runoff from the headwaters of the Santa Ana River, Mill Creek, and a portion from the Lytle Creek area. It encompasses approximately 89,600 acres. Once past the Bunker Hill Basin, the Santa Ana River continues to flow southwesterly for approximately 60 miles until it reaches the Pacific Ocean. The Bunker Hill Basin is bounded on the northwest by the San Gabriel Mountains, on the northeast by the San Bernardino Mountains, on the south by the Crafton Hills and the Badlands, and on the southwest by a low east-facing escarpment produced by the San Jacinto fault.

³ City of San Bernardino Municipal Water Department web page



CIRCULATION AND INFRASTRUCTURE

The Bunker Hill Basin was formed by ancient earthquakes that tilted huge portions of the bedrock deep under the surface of the Earth to form the sides and bottom of the basin. These bedrock formations prevent the ground water from flowing away underground to the Pacific Ocean. Rain and melting snow from the local mountains replace the water taken out of the basin, replenishing the water supply. This water percolates through the ground to be captured and stored in the aquifer. It is estimated there is as much as 1.6 trillion gallons of water in the basin.

C. Wastewater

The entire Muscoy 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. Sewer service is available in some of the adjacent portions of the City of San Bernardino.

The Muscoy Community Plan area is located within the Santa Ana River Basin and is regulated by the Santa Ana Regional Water Quality Control Board. The regulating document for this region is the Santa Ana River Basin Water Quality Control Plan.

Current regulations for a new residential development using an on-site septic tank or subsurface leaching/percolation system require a minimum lot size of one-half acre (average gross) per dwelling unit. This minimum lot size requirement does not apply to existing developments where a subsurface disposal system had been installed prior to September 7, 1989. Replacement of an existing disposal system is exempt under certain conditions.

For industrial or commercial developments proposing to utilize subsurface disposal systems, the wastewater flow for each one-half acre may not exceed 300 gallons per day. In line with these requirements, the County of San Bernardino Division of Environmental Health limits developments to two septic systems per acre.

There is one City of San Bernardino sewer main that transverses Muscoy, however, it is understood that only the local schools and a few private residences are serviced by this line.

D. Solid Waste

Residents voiced concerns with the reoccurrence of illegal dumping in their community. They explained that many people are not aware of free dump days offered at County landfills, which would allow them to avoid the dump fee. The County has recently instituted mandatory refuse collection, which is expected to reduce illegal dumping.

MS3.5 INFRASTRUCTURE – GOALS AND POLICIES

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

CIRCULATION AND INFRASTRUCTURE

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

Goal MS/CI 4. Encourage property maintenance and enhancement of community aesthetics by the promotion of water and soil conservation, recycling and proper waste disposal.

Policies

- MS/CI 4.1 Promote water and soil conservation through a variety of measures:
- A. Encourage drought tolerant landscaping in order to reduce watering needs.
 - B. Promote use of water efficient irrigation practices for all landscaped areas.
 - C. Minimize the use of turf areas in commercial landscape.
 - D. Encourage soil conservation methods for weed abatement that also limit fugitive dust.
- MS/CI 4.2 Continue to provide educational programs regarding locations, days and hours of operation, recycling, free dump days and other useful information that will keep the public informed on proper solid waste disposal.

Goal MS/CI 5. Improve and support community facilities.

Policies

- MS/CI 5.1 Consider Muscoy for a County branch library location, bookmobile stop, shared location with a school, or other facility as service needs increase and funds are available.
- MS/CI 5.2 Continue to sponsor neighborhood cleanups and support community service activities whenever possible.

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4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

[See the Conservation Element of the General Plan]

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6 OPEN SPACE

MS6.1 INTRODUCTION

There are various categories of open space. Within the plan area, agricultural and animal raising uses and large lot single-family development contribute to the feeling of openness within the community. Preservation of the area’s open space is an important issue articulated by residents of the Muscoy community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

The Muscoy Community Plan area is located approximately 3 miles from the San Bernardino National Forest boundary and is just east of the Cajon/Lytle Creek Wash. The National Forest offers many recreational opportunities such as hiking, biking, and camping. The Blake Street Park is the only public park in the community plan area. The Glen Helen Regional Park is approximately 5 miles north of the community.

B. Trails

Although there are no formal trails recognized within the Muscoy Community Plan area, the Cajon/Lytle Creek Wash is used informally as a trail area. Equestrian activities are a common recreational pastime within the community and community input, along with future growth patterns, indicates a need for continuing the development of recreational trails for pedestrian and equestrian use. The trail network should provide access to open space and recreation areas.

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.

MS6.2 GOALS AND POLICIES

Goal MS/OS 1.	Maintain the rural, open character of the community.
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Policies

MS/OS 1.1 Where possible, require that open space areas set aside within individual developments be contiguous to natural areas adjacent to the site. Isolated open space areas within

developments shall be specifically discouraged, but may be accepted if no adjacent open space areas are available.

- MS/OS 1.2 The following areas are recognized as important open space areas that provide for wildlife movement and other important linkage values. Projects shall be designed to minimize impacts to these corridors.
- A. Cajon Creek Trail and Wildlife Corridor
 - B. Devils Canyon Connector Trail
- MS/OS 1.3 Maintain large lot sizes by requiring a minimum of 1 acre in a significant portion of the community to maintain a visually open landscape.
- MS/OS 1.4 Encourage and educate the public to maintain properties in a fire-safe manner that minimizes fugitive dust.
- MS/OS 1.5 Consider design, construction and maintenance techniques in the County Flood Control District system, where technically and economically feasible, which allow the growth of habitat and the use of the flood control system by wildlife.

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

Policies

- MS/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 Muscoy community.
- MS/OS 2.2 Encourage the development of recreational facilities within the community such as swimming pools, athletic facilities and community centers.

Goal MS/OS 3. Establish a community-wide trail system.

Policies

- MS/OS 3.1 Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding. Particular attention shall be given to providing safe and convenient travel by foot and horseback and where feasible connecting the system of local trails to recreational and open areas such as local parks and Lytle Creek Wash.
- MS/OS 3.2 When an approved trails plan is developed, require dedication of trail easements as a condition of approval for all development projects consisting of 5 or more residential lots to facilitate community-wide pedestrian accessibility and to capitalize on recreation opportunities within the plan area. The trail easement shall allow unobstructed trail access and provide connections to off site trails.
- MS/OS 3.3 Ensure the safety of trail users by providing designated trail crossings on major roadways and appropriate directional and identification signage.

OPEN SPACE

MS/OS 3.4 Encourage property owners and new developments to allow access to the Cajon/Lytle Creek wash for trails.

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

M8.1 INTRODUCTION

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

A. Fire Services

Due to the generally dry nature of the Cajon Creek Wash west of Muscoy, fire hazard severity is high along the northwest border of the community plan area. Fire threat is moderate in the developed areas at the center, while it is high and very high along the outer edges.

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

There is one fire station located within the Muscoy community: Station 75 located on Macy Street, north of Darby Street (see Figure 8-2 Fire Stations). The services it provides are listed in Table 7. Other agencies providing fire protection services and/or fire related information for the Muscoy Community Plan area include the California Department of Forestry and Fire Protection (CDF).

Table 7: Fire Stations

Fire Station	Fire District/ Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of Ambulance services	Nearest Medical Facility
Station 75	Central Valley Fire Protection District, SB CFD	Community of Muscoy and Unincorporated areas of San Bernardino	Engine 75-24/7 or Brush 75-24/7, Paid Call Firefighters (PCF) Engine 1	1 Captain 24/7, 1 Engineer 24/7, 1 Firefighter 24/7	3 EMT 24/7	Ambulance Service) (provided by contract service)	San Bernardino Community Hospital

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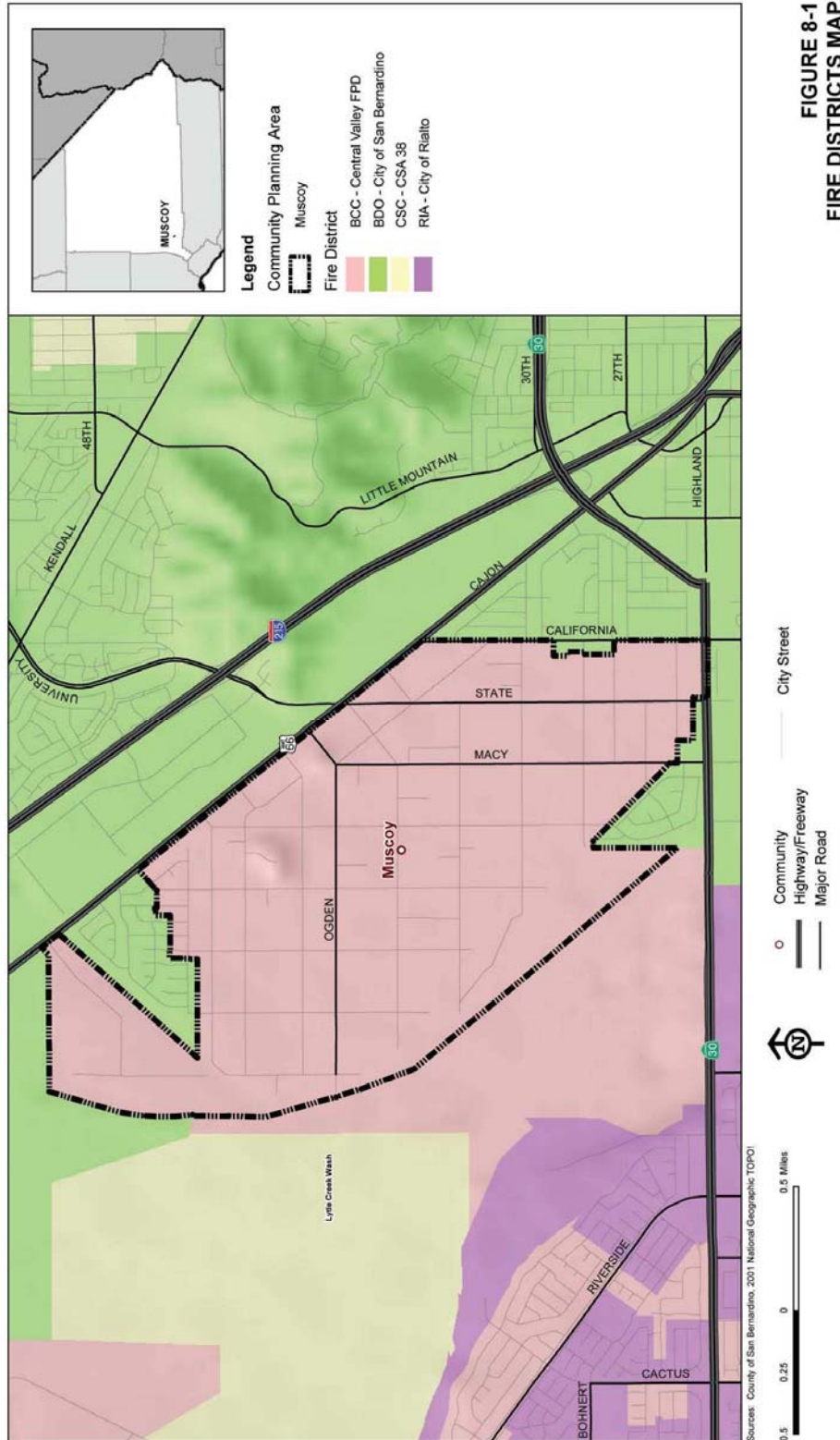


FIGURE 8-1
 FIRE DISTRICTS MAP

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MUSCOY - COMMUNITY PLAN

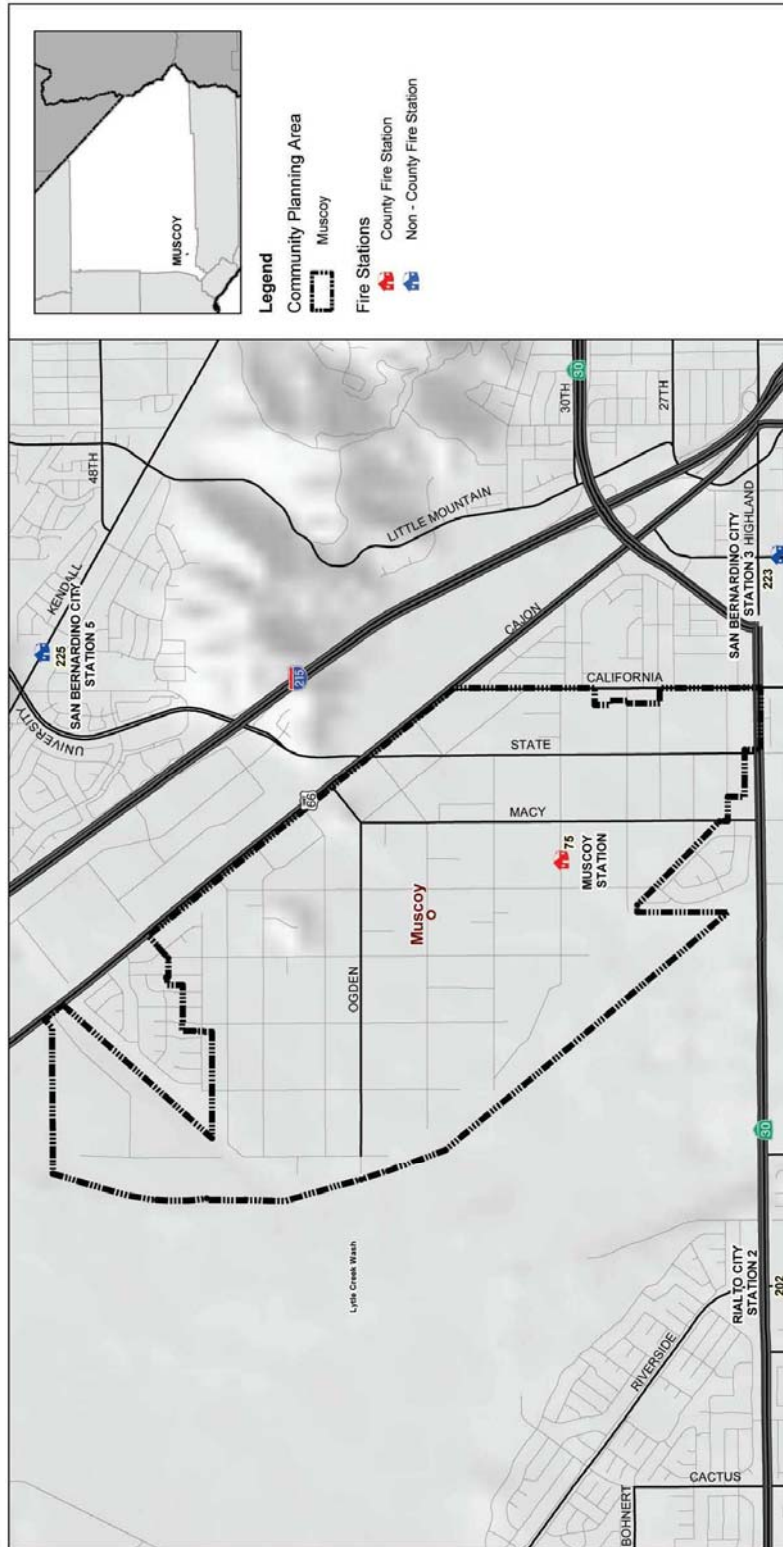


FIGURE 8-2
 FIRE STATIONS MAP

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B. Evacuation Routes

Within the plan area there are no designated evacuation routes. The I-215 Freeway and SR-210 have been designated as potential evacuation routes in the existing General Plan. Specific evacuation routes will be designated during an emergency when the need arises in accordance with the evacuation procedures contained within the County Emergency Management Plan.

C. Law Enforcement

Residents of Muscoy expressed concerns regarding the lack of adequate law and code enforcement within their community. They believe that the lack of police presence, and the slow response time when calls for police support are made, contribute to problems in the area. The nearest police station is the Communications Center Aviation Division located in Rialto, and the nearest patrol station is the Fontana Station. To combat the concerns, the residents believe that law and code enforcement services within the area should be increased.

MS8.2 GOALS AND POLICIES

Goal MS/S 1. Provide adequate fire safety measures to protect residents of the Muscoy Community Plan area.

Policies

MS/S 1.1 Work with the community and appropriate local Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.

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

Policies

MS/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 Muscoy community.

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

Policies

MS/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.

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



9 ECONOMIC DEVELOPMENT

MS9.1 INTRODUCTION

As has been repeated throughout this community plan, one of the most important goals of the Muscoy community is to protect the rural character. Muscoy is primarily a residential community. Most residents commute outside of the community plan area for work and for their shopping needs.

In input gathered from Muscoy residents, there was a desire to promote local job opportunities while also maintaining the character of the community. It will be important to ensure that future development protects and enhances the character while also responding to the need for local economic growth.

MS9.2 GOALS AND POLICIES

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

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

Policies

- MS/ED 1.1 Support commercial and light industrial developments that are of a size and scale that complement the natural setting, are compatible with surrounding development and enhances the rural residential character.
- MS/ED 1.2 Promote the expansion of home-based businesses within the plan area. This may be accomplished during the subsequent Development Code update. The County Land Use Services Department shall explore alternative provisions for home occupations that are compatible with the character 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.

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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 Muscoy 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 Muscoy 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.