



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: October 7, 2021

AGENDA ITEM # 3

Project Description

Applicant: County of San Bernardino Land Use Services Department

Community: Countywide

Location: Countywide

Project No: PMISC-2020-00010

Staff: Jerry Blum

Workshop Topic: Development Code Update Workshop #3.

Newspaper Publication Date: September 26, 2021

Report Prepared By: Jerry Blum

PROJECT DESCRIPTION

The project consists of updating Title 8 of the San Bernardino County Code (Code), including zoning maps, in order to comply and be consistent with the recently adopted Countywide Plan, Policy Plan. Although the majority of the Code standards and provisions will remain intact and carry over from the current code, the project proposes an ordinance that will repeal Title 8 in its entirety and adopt a new Title 8 as a replacement. The new Code will be reorganized, include a new zoning classification system, zone map, and include provisions to bring the Code into compliance with new state laws and Policy Plan goals and policies (i.e., environmental justice, land use compatibility, hazards avoidance, environmental protection, etc.).

BACKGROUND

On October 27, 2020, the Board of Supervisors adopted the Countywide Plan, a comprehensive update of the County's General Plan (2007). A new component of the Countywide Plan is the Business Plan which provides overarching and ongoing guidance for existing County processes (i.e., budget, goals and objectives, performance measures, decision making, etc.). The Business Plan consists of a policy-based governance element and an action-oriented implementation plan, as well as two new implementation tools: (1) a tracking and feedback system, and (2) a fiscal analysis model. Combined, these sections and tools provide clarity and transparency for the public regarding County governance while ensuring the Countywide Plan remains meaningful and current.

The Implementation Plan component lays out approximately 90 implementation actions that the County must address over the next three to five years in order to ensure the goals and policies of the Countywide Plan are carried out. There are 31 actions identified in the

Implementation Plan that are focused on the update to the Code in order to make it consistent with the Countywide Plan. Although many implementation actions are being addressed in the comprehensive update of the Code, many will take months or multiple years to complete and bring forward for review and approval.

The goals for the Code update are to create consistency and connection between the Countywide Plan and the Code; to reorganize the Code to make it more streamlined and user friendly for decision makers, staff and the public; to update the land development and use applications and the process by which they are reviewed and approved; and to create clarity, consistency and certainty in the Code provisions so that staff and stakeholders have a clear understanding that the Code requirements are consistent with the goals and policies set forth in the Countywide Plan and are required in order to achieve the purpose of fiscal, environmental, and public services sustainability.

OVERVIEW

This is the third workshop of the Planning Commission to review and comment on the update of the Code and will cover the following topics:

- Review of issues brought up at Workshop #2, held on July 22, 2021
- Review of Zone classifications and definitions for each
- Presentation of new interactive Zone Map
- Discussion of Special Study Areas

REVIEW OF ISSUES FROM WORKSHOP #1

During the Planning Commission workshop on July 22, 2021, questions were raised by Commissioners and the public regarding the Environmental Justice Focus Area (EJFA) notification and outreach standards. Exhibit A provides a revised table explaining the EJFA notification and outreach requirements for various types of applications. Staff will review this revised table at the workshop.

ANALYSIS

Zone Classifications

The County is migrating to a two-map system for identifying the highest and best use of land within the County's authority and specifying the development and use standards applicable to each parcel of land. The land use category (designation) for property in the unincorporated County area is shown on Land Use Map (LU-1) on the Countywide Plan website in the Land Use Element section of the Policy Plan. The Zoning Map will take the zones established in Division 4 – Zoning and Land Use and use them to implement the policy provisions of each land use category. Exhibit B to this report lists the land use categories adopted in the Policy Plan and lists the proposed zones which implement each designation. Exhibit B also provides the draft definitions for each zone listed. The definitions are important as they provide direction to county decision makers for determining the appropriate zone classification to apply to a particular parcel or area in order to accomplish the policies of the Countywide Plan and ensure compatibility with surrounding properties and the safety of residents, employees and visitors to our communities.

New Zoning Map

Staff will present the partial, preliminary draft of the Zone Map at the workshop. The Zone Map will be presented on the web map that will be available to decision makers, staff and the public upon adoption. Significant changes to the existing General Plan / Zoning Districts Map include the following:

1. In general, with the expansion of the number of zones in the two industrial land use designations (Limited Industrial and General Industrial) staff reviewed all of the industrial land use designated properties to determine the best zone to be applied. In doing so, staff used the draft definitions for the four industrial zones and the policies contained in the Policy Plan regarding compatibility, hazard prevention, and locational criteria. As an example, in the Chino sphere of influence, there is a large area designated Limited Industrial and the current district is Community Industrial. In reviewing the area, staff noticed that the northerly portion of the industrial area narrowed considerably and is located adjacent to an older residential neighborhood. Staff therefore is recommending that the larger, southerly parcels retain their Community Industrial zone, but the northerly parcels should be zoned Industrial Business Park to allow for greater compatibility and safety for the residents in the residential area.
2. The reduction of land zoned Planned Development (PD). In reviewing the Planned Development district, staff found that many of the PDs had been approved for small lot subdivisions that never came to fruition and that many of the PDs were really filed as a means to not comply with the County's standard development code regulations. Staff believes that the County should limit the use of PDs to small lot subdivisions that propose the conservation of open space as part of the project and for mixed use (commercial with residential component) projects on small to medium sized projects. For projects involving large land holdings and for projects of special significance with mixed use components (commercial, residential, industrial, open space, recreational, etc.), staff believes that a Specific Plan is the most appropriate implementation tool.
3. Mining projects have been located in a number of zone districts over the years, including industrial, open space, floodway, resource conservation, and rural living with a conditional use permit and reclamation plan. With the new zoning map, staff is recommending a new zone entitled "Mining Operations" be created which would be applied to multiple land use designations including General Industrial, Resource/Land Management and Public Facility. A Conditional Use Permit and reclamation plan would still be required.
4. Zone changes for specific areas of the County include:
 - a. Valley Region –
 - i. Changed Rural Commercial to General Commercial
 - ii. Changed Special Development – Commercial (SD Comm) to Service Commercial in the area adjacent to the Fontana Speedway.

- b. Mountain Region –
 - i. Changed Rural Commercial to General Commercial.
 - ii. Special Development (SD) is now a land use designation and implemented by the Planned Development and the Specific Plan. Therefore, in the Mountain Region, SD-Residential was changed to reflect actual lot sizes existing today in those areas or to be consistent with the land use designation of the land (i.e.: Rural Living, Very Low Density Residential, Low Density Residential, etc.) and SD-Commercial was changed to General or Neighborhood Commercial.
 - iii. In Lake Arrowhead, the Rural Commercial is being changed to either General Commercial or Neighborhood Commercial.
 - iv. Around Crest Forest, the areas that were designated as Special Development Residential and have been developed with private campgrounds is being changed to Rural Living to accommodate both residential and the campgrounds.
- c. Desert Regions –
 - i. The major change in the Desert Regions was the introduction of the Mining Operation (MO) zone to coincide with existing mines and the boundaries set forth in the Conditional Use Permit and Reclamation Plan approving the mining facility.
 - ii. Except for commercial properties in a sphere of influence or in a community center district, most of the Rural Commercial districts were changed to Rural Desert Commercial and the Special Development Residential was eliminated and replaced by appropriate zoning.
 - iii. The Lake Havasu area was changed to remove most of the Special Development designations and replaced by a mix of appropriate residential and commercial zones.
 - iv. Removed excess commercial areas (vacant) and changed to Rural Living or Resource Conservation, as determined by the land use designation.

Special Study Areas

There are three areas of the County which will require additional study and outreach in order to determine the most appropriate land use and zoning of the area. For this reason, staff is recommending that a map of these areas be included as a Special Study Areas map which will maintain the current land use category and zone district until such time as the study is completed for the area and adopted by the Board. These areas include:

1. Mojave River Corridor. The current zoning districts for properties along the Mojave River which are in, or partially in, the flood hazard overlay (Federal Emergency Management Agency flood rate maps) include properties which are privately owned and split-zoned Floodway (FW) and another zone district such as Rural Living, Resource Conservation, Agriculture, Community or Regional Industrial, Single Residential, Open Space, etc. Some of the land is owned by the County (flood control) and is properly designated Public Facility with a zoning of FW. However, staff believes that privately owned land should not be zoned FW as it is not owned by the County or other governmental or quasi-governmental agency responsible for

carrying out flood control. The FW zone is now intended to be placed on land that is owned by a public flood control agency or which has been granted an easement over the property. For those lands which do not meet that criteria staff would propose changing the FW zone back to the original (current) zone of the remainder of the property so as not to have split zoning any longer. These properties would still be in the flood hazard area and be controlled via the FEMA process and the County regulations for developing within the floodway.

2. Trona Community. Trona has historically been a mining and mining company town. Over the years, the land uses within the Trona community have become blurred, with very heavy industrial and mining uses co-existing next to residential uses. Mining operations have been expanded and have included manufacturing components to the mining operations that have not been documented well. Staff would like to have the opportunity to investigate the pattern of industrial, mining, residential, commercial and tourist uses and create a more definitive and cohesive land use / zoning pattern that will benefit all those involved with this area.
3. Forest Falls. The Forest Falls community is comprised of an assortment of lot sizes and uses. The community is in an area of steep hillsides and hazardous conditions (high fire hazard, landslides, etc.) and only one roadway serving the entire community. Many of the residential homes were constructed years ago and have small lots which do not conform to current County lot size standards. Much of the area was therefore designated Special Development – Residential (SD-Res). The new land use designation for this area, based on density of development, was changed to Medium Density, Low Density Residential, or Rural Residential. Because of the many issues involved with lot sizes, non-conforming properties and uses, and hazardous conditions, staff is recommending that further analysis in conjunction with local, community meetings take place in order to recommend a solution to these long-standing problems.

ENVIRONMENTAL DETERMINATION

The workshop is an informational meeting not subject to the California Environmental Quality Act (CEQA).

ATTACHMENTS

EXHIBIT A: Revised EJFA Notification and Outreach Table (Draft)

EXHIBIT B: Land Use Designations and Proposed Zone Definitions (Draft)

EXHIBIT A

Revised EJFA Notification and Outreach Table (Draft)

EXHIBIT A: EJFA Outreach Standards

Category	Potential Impact Level	CUP Applicability – (See Land Use Matrix for identification of Category for each CUP)	Development Plan – Major and Minor Applicability	Notification Area	Outreach Plan Required?	Outreach Meetings Required?
I Project is within or adjacent to EJFA	Low	CUPs with little or no ability to have a potential negative environmental impact on the residents of the EJFA. These projects would be subject to standard processing procedures for CUPs that do not require an EIR or HRA.	<ul style="list-style-type: none"> Commercial < 30,000 s.f. Industrial < 40,000 s.f. 	Standard – based on parcel size: <ul style="list-style-type: none"> <= 20 ac. = 300 foot radius (1/16 mile) 20-160 ac. = 700 foot radius 160+ ac. = 1,300 foot radius (1/4 mile) 	No	No
IIA Project is in or within 1,000 ft of EJFA	Low to Moderate	CUPs for uses that may have certain potential negative environmental or operational impacts (noise, dust, odors, operating hours, truck traffic, etc.) on the surrounding EJFA, not requiring an EIR.	<ul style="list-style-type: none"> Commercial 30,000 – 80,000 s.f. Industrial 40,000 – 80,000 s.f. 	<ul style="list-style-type: none"> 1,300 feet from subject site boundaries (1/4 mile) 	No	No
IIB Project is in or within 1,000 ft of EJFA	Low to High	CUPs for uses that would have the potential for subjecting the residents of the EJFA to undesirable environmental or operational impacts such as the use of hazardous, toxic, explosive, or flammable materials in large quantities, exposure to high levels of diesel exhaust or fumes, etc. CUPs that would require an EIR or HRA are classified in this Category.	<ul style="list-style-type: none"> Commercial > 80,000 s.f. Industrial > 80,000 s.f. 	<ul style="list-style-type: none"> 2,640 feet from subject site boundaries (1/2 mile) 600 feet from any proposed truck route within or adjacent to an EJFA 	Yes	At discretion of Director*
III Zone or Land Use Designation changes in or nearby EJFA	Low to High			<ul style="list-style-type: none"> Entire EJFA boundary, not to exceed a notification distance of 1 mile 	Yes	1-2**

*= Director can determine, based on potential impacts to EJFA community, whether the project requires a community outreach meeting.

**= a minimum of one community outreach meeting is required. Based on initial review of project impacts on the EJFA community, the Director can require two community outreach meetings to properly engage the community. The Director may require additional outreach meetings if the project is significantly modified after the conclusion of the original outreach meeting(s).

EXHIBIT B

Land Use Designations and Proposed Zone Definitions (Draft)

EXHIBIT B: Land Use Designations and Proposed Zone Definitions

84.01.030 Establishment of Zones. In order to implement the San Bernardino County Policy Plan and carry out the purpose and provisions of this Development Code, the County is hereby divided into the following Zones, consistent with their Land Use Category (underlined). Note: all minimum lot sizes are calculated at a net density, after taking out all required dedications and exactions.

Rural Living Residential

RL-40 (Rural Living – 40 acre minimum lot size)

RL-20 (Rural Living – 20 acre minimum lot size)

RL-10 (Rural Living – 10 acre minimum lot size)

RL-5 (Rural Living – 5 acre minimum lot size)

RL-2.5 (Rural Living – 2.5 acre minimum lot size)

Very Low Density Residential

RE-1 (Residential Estate – 1 (one) acre minimum lot size)

RE-20K (Residential Estate – 20,000 square foot minimum lot size)

Residential Single Family

RS-14K (Residential Single Family – 14,000 square foot minimum lot size)

RS-10K (Residential Single Family – 10,000 square foot minimum lot size)

RS-7200 (Residential Single Family – 7,200 square foot minimum lot size)

Multiple Residential

RM-L (Multiple Residential – Low – 1 (one) acre minimum lot size, 6 – 11 DU/Acre)

RM-M (Multiple Residential – Medium – 1 (one) acre minimum lot size, 11.1 – 20 DU/Acre)

Commercial

CN (Neighborhood Commercial)

CG (General Commercial)

CH (Highway Commercial)

CRD (Rural Desert Commercial)

CS (Service Commercial)

Limited Industrial

IBP (Business Park)

IL (Light Industrial)

General Industrial

IR (Regional Industrial)

IH (Heavy Industrial)

MO (Mining Operation)

Resource / Land Management

AG (Agriculture)

RC (Resource Conservation)

MO (Mining Operation)

Open Space

OSP (Open Space Parks)

OSC (Open Space Conservation)

Public Facility

CIV (Civic)

FC (Flood Control)

MO (mining Operation)

Special Development

PD (Planned Development)

SP (Specific Plan)

84.01.040 Purpose of Zones

The Zones shown in Table 82-1 provides for the organization of the various zones applied to property in San Bernardino County, unincorporated lands. The Table provides a purpose for each zone and describes the intent of the zone and where it is appropriate to be located within the County's vast geographic area. In order to properly apply the zones to the various geographic areas found in the County, Table 82-1 relies on consistency with the Policy Plan's Principles, Goals, and Policies and provides context and insight into which zones are appropriate for the County's four regions (Valley, Mountain, North Desert, East Desert), communities (Community Planning Areas, Community Centers, Sphere of Influence areas) and land use types (Rural, Sub-urban, Urban). Below are descriptions of these areas to provide context when determining the appropriate location of the County's zones.

(a) *Regions* are the four identified areas described as the Valley Region, the Mountain Region, the North Desert Region, and the East Desert Region. For purposes of zoning application, the term Desert is inclusive of the North and East Desert Regions, unless otherwise noted. When a zone is shown in Table 82-1 as being appropriate for a Region, the zone is deemed to be appropriate for use within the entire

area of that Region with limitations and restrictions as noted in the individual zone definition and Development Code. When the application of a zone is shown as appropriate in a Sphere of Influence or a Community Center, then that zone should be applied to those specific areas and limited and restricted in accordance with the individual zone definition and Development Code, and not be applied elsewhere in the balance of that Region.

(b) *Sphere of Influence* areas are those unincorporated lands identified on the Land Use Map (LU-1) as being within a local jurisdiction's area to be annexed. These areas are generally suburban or rural in character in the Desert and Mountain regions, and suburban and urban in the Valley region. Land use intensity in the SOI areas is generally determined by its proximity to the incorporated jurisdiction's boundary and available infrastructure. Pursuant to the County's Policy Plan, much of the growth anticipated within the unincorporated area of the County will occur in the SOI areas where there is adequate or cost effective achievable infrastructure, services, and roadways.

(c) *Community Planning Areas* are those unincorporated lands identified on the Land Use Map (LU-1) as Community Planning Areas.

(d) *Community Centers* are those areas within the identified Community Planning Areas which provide a range of opportunities for housing, shopping, jobs, education, and social/cultural interaction within close geographical proximity to one another. The Community Center forms the nucleus for interaction by residents of the community being served by these multiple land uses. A commercial district by itself or even with surrounding homes (absent educational, social, cultural, or governmental uses) does not constitute a Community Center.

(e) *Urban* areas are found predominately in the Valley Region. Residential densities range from one to six dwelling units per acre for single family residential development and up to 20 units per acre for multiple family residential.

(f) *Suburban* areas are found in the Valley, and can be found in the Desert SOI, Desert Community Centers, and certain Mountain community centers where tracts of residential properties have been developed at density ranges of one to six dwelling units per acre of land for single family residential development and up to eleven units per acre for multiple residential.

(g) *Rural* areas are predominantly found in the Desert Regions, the Mountain Region, and to a lesser degree, in the Valley Region. Development patterns in rural areas are characterized predominantly by very low density housing development and limited amounts of low intensity commercial buildings in proximity to large natural areas or open space. Rural development often has limited infrastructure (e.g., onsite septic, onsite wells, unpaved roads, etc.).

(h) *Non-Jurisdictional Lands (NJL)* areas are lands that are, 1) under the ownership and control of the various State or federal agencies operating in San Bernardino County (military, U.S. Forest Service, Bureau of Land Management, Department of Defense, Department of Energy, etc.), or; 2) incorporated municipalities within San Bernardino County, or; 3) Tribal Lands. In non-jurisdictional land areas, the County has little or no jurisdiction over land use or zoning issues, without a Memorandum of Understanding or other legal justification indicating otherwise. The County has elected to designate a

land use for all land within the unincorporated County area. The land use designation identifies the general use of the land but does not exercise control over the land use or development of the property. Where privately-owned land is identified as being a NJL and carries with it a land use designation of Open Space, it shall be treated as RLM designated lands and have a Zone of RC (Resource Conservation), unless otherwise restricted by government regulations.

**Table 84-1
Purpose of Zones and Locational Criteria**

<p align="center">Rural Living Residential Zones / Purpose</p> <p>These zones are consistent with and implement the Rural Living Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<p>1. <u>RL-40 (Rural Living – 40 acre minimum lot size)</u> 2. <u>RL-20 (Rural Living – 20 acre minimum lot size)</u> 3. <u>RL-10 (Rural Living – 10 acre minimum lot size)</u> 4. <u>RL-5 (Rural Living – 5 acre minimum lot size)</u> 5. <u>RL-2.5 (Rural Living – 2.5 acre minimum lot size)</u></p> <p>The Rural Living (RL) Zones are intended to allow appropriate rural lifestyle development of single family residential units on large lots, at a density range of 0 to .4 dwelling units per acre, depending on the actual zone classification. These zones can accommodate limited agricultural activities and permit the keeping of large animals. It is intended that these zones will be located to protect the areas from suburban encroachment, while maintaining a harmonious relationship with adjacent land uses. Development in these zones will generally realize less requirement for infrastructure improvements with a corresponding limitation on County provided maintenance and municipal services.</p>	<ul style="list-style-type: none"> ▪ Mountain ▪ Desert 	<ul style="list-style-type: none"> ▪ Valley
<p align="center">Residential Estate Zones / Purpose</p> <p>These Zones are consistent with and implement the Very Low Density Residential Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>

<ol style="list-style-type: none"> 1. <u>RE-1 (Residential Estate – 1 (one) acre minimum lot size)</u> 2. <u>RE-20K (Residential Estate – 20,000 square foot minimum lot size)</u> <p>The Residential Estate Zones are intended to allow the development of single family dwelling units on large lots at a density range of 0 to 2.0 dwelling units per acre (depending on the Zone) within a semi-rural environment. The Very Low Density Residential Zones serve as a transition between the rural character of the Rural Residential Zones and the more suburban character of the Low Density and Medium Density Residential Zones. Non-commercial agriculture and limited animal keeping are allowed in these areas. Development in these areas will generally necessitate infrastructure improvements.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p style="text-align: center;">Residential Single Family Zones / Purpose</p> <p>These Zones are consistent with and implement the Low Density Residential Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<ol style="list-style-type: none"> 1. <u>RS-14K (Residential Single Family – 14,000 square foot minimum lot size)</u> 2. <u>RS-10K (Residential Single Family – 10,000 square feet minimum lot size)</u> 3. <u>RS-7200K (Residential Single Family – 7,200 square foot minimum lot size)</u> <p>The Residential Single Family Zones are intended to provide for the development of single family dwelling units in a more traditional, suburban environment on individual lots, at a density range of 2 to 6 dwelling units per acre. These Zones are intended to be located in closer proximity to other planned suburban land uses in the County and within the Sphere of Influence of municipalities. These Zones should be located in close proximity to arterial streets and public transit routes. Design of infrastructure and amenities should be consistent with the community where they are located or municipality’s SOI they are within. A standard level of infrastructure improvement threshold (i.e.: sewer, water, paved streets, street lights, etc.) is required for all development within the RSF Zones. Uses in these Zones are limited to those residential and accessory uses that are compatible with the neighborhood character they serve.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain community centers ▪ SOI Areas ▪ Desert community centers 	<ul style="list-style-type: none"> ▪ Desert ▪ Mountain
<p style="text-align: center;">Multiple Residential Zones / Purpose</p> <p>These Zones are consistent with and implement the Medium Density Residential Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>

<p>1. <u>RM-L (Multiple Residential – Low – 1 (one) acre minimum lot size, 6 – 11 DU/Acre)</u></p> <p>2. <u>RM-M (Multiple Residential – Medium – 1 (one) acre minimum lot size, 11 – 20 DU/Acre)</u></p> <p>The Multiple Residential Zones are intended to provide for the development of attached and detached housing types in a suburban environment, at a density range of 6 to 20 dwelling units per acre. These Zones should be located in closer proximity to community or municipal services and facilities and adjacent to or close by (one mile) major arterial streets and public transit routes. These Zones require the greatest demand for infrastructure improvements (Level 1).</p>	<ul style="list-style-type: none"> ▪ Valley ▪ SOI Areas ▪ Desert community centers ▪ Mountain community centers 	<ul style="list-style-type: none"> ▪ Desert ▪ Mountains
<p>Commercial Zones / Purpose</p> <p>These Zones are consistent with and implement the Commercial Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application in:</p>
<p>1. <u>CN (Neighborhood Commercial)</u> The Neighborhood Commercial Zone is intended to provide for the development and use of land to accommodate commercial, service convenience centers, and limited office uses in urban and suburban areas to serve local residents within a 3 to 5 mile radius. Given their potential close proximity to sensitive land uses and residential areas, the uses in this Zone and their operating hours and characteristics may be limited by ordinance or by conditions of approval for certain permits. Neighborhood Commercial is compatible with residential land uses and can be used adjacent to those uses or as buffers to other more intense non-residential land uses.</p>	<ul style="list-style-type: none"> ▪Valley ▪Mountain ▪SOI areas ▪Desert community centers 	<ul style="list-style-type: none"> ▪ Desert
<p>2. <u>CG (General Commercial)</u> The General Commercial Zone is intended to provide for the development and use of land for general and specialty stores, department and large box retail stores, general offices, service establishments, and entertainment businesses within standalone buildings or within a shopping center. The businesses within the General Commercial Zone allows for a wide range of commodities and services scaled to meet the local and regional customers to be served. General Commercial zones should be sited in suburban and urban areas of the County, along arterial streets and transportation corridors and generally within areas with full infrastructure capability. If located in close proximity to sensitive land uses, the businesses and their operating hours and characteristics may be limited by ordinance or by conditions of approval for certain permits. If located in identified tourism areas in the County, the Tourism Overlay may be applied to this Zone.</p>	<ul style="list-style-type: none"> ▪Valley ▪Mountain ▪SOI Areas ▪Desert Community Centers 	<ul style="list-style-type: none"> ▪ Desert
<p>3. <u>CH (Highway Commercial)</u> The Highway Commercial Zone is intended to provide for the development and use of land for retail and service commercial establishments normally associated with the traveling public. The Highway Commercial Zone shall be located adjacent to or in close proximity to major freeways or highways. This Zone is intended to be occupied by a relatively contiguous grouping of businesses, such as gas stations, auto</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	

<p>repair, hotels, and restaurants that provide transient services to travelers along major highways. Infrastructure improvements shall be consistent with the nature of the surrounding land area (i.e.: urban, suburban, rural).</p>		
<p>4. <u>CRD (Rural Desert Commercial)</u> The Rural Desert Commercial Zone is intended to provide for the development and use of land in the remote areas of the County’s desert regions in order to serve the traveling public, certain tourist areas, and the service needs of rural residents. This zone allows for a wide variety of activities to be conducted in desert areas that are buffered from sensitive land uses by large parcels of land. For this reason, uses and activities are permitted in direct relation to the size of lots and in recognition of adjacent land use designations. The Rural Desert Commercial Zone should be sited in rural desert areas with low concentrations of residential population, along major remote through-fares or intersections, and not within suburban areas or within any city sphere of influence. Infrastructure improvements should be consistent with the community where they are located, but generally realize minimal requirement for infrastructure improvements with a corresponding limitation on County provided maintenance and municipal services.</p>	<ul style="list-style-type: none"> ▪ Desert 	
<p>5. <u>CS (Service Commercial)</u> The Service Commercial Zone is intended to provide for the development and use of land to accommodate heavy commercial uses (including large box retailers) and industrial-serving commercial and office uses that will not adversely affect surrounding properties. Development within this Zone is typically multi-tenant in nature; however, single-tenant buildings are not precluded. Given their potential proximity to sensitive land uses, the uses in the Service Commercial Zoning District and their operating hours and characteristics may be limited by ordinance or by conditions of approval for certain permits.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ SOI areas ▪ Mountain Community Centers 	<ul style="list-style-type: none"> ▪ Desert ▪ Mountain
<p style="text-align: center;">Limited Industrial Zones / Purpose</p> <p>These Zones are consistent with and implement the Limited Industrial Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application in:</p>
<p>1. <u>IBP (Business Park)</u> The Industrial Business Park Zone is intended to provide for the development and use of land to accommodate industrial-serving commercial and office uses, heavy commercial uses (including large box retailers) and very light industrial uses that will not adversely affect surrounding properties. Development within this Zone is typically multi-tenant in nature; however, single-tenant buildings are not precluded. Given their potential proximity to sensitive land uses, the uses in the Service Commercial Zone may have their operating hours and characteristics limited by ordinance or by conditions of approval for certain permits.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ SOI Areas ▪ Desert Community Centers 	<ul style="list-style-type: none"> ▪ Desert

<p>2. <u>IC (Community Industrial)</u>. The Community Industrial Zone is intended to provide for the development and use of land to accommodate light manufacturing and assembly activities, small storage and warehousing activities and heavy commercial uses in standalone buildings or within well designed and planned industrial parks on large acreages of land. Permitted uses are expected to have little or no negative impacts on nearby sensitive land uses with regard to noise, dust, odor, vibrations, hazards, or traffic. The Community Industrial Zone should be situated in urban or suburban areas where full services, infrastructure, and direct access to major roadways are available. This Zone may be applied to rural areas only when there is a demonstrated need for a particular industrial land use that does not cause operational conflicts with sensitive land uses, is not in conflict with environmental policies, and does not result in unfunded costs for infrastructure or county services.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ SOI areas 	<ul style="list-style-type: none"> ▪ Desert community centers
<p>General Industrial Zones / Purpose</p> <p>These Zones are consistent with and implement the General Industrial Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<p>1. <u>IR (Regional Industrial)</u>. The Regional Industrial Zone is intended to provide for the development and use of land to accommodate more intense manufacturing, assembly, storage, warehousing, and other uses suitable to be located within a major industrial complex or in a single, large facility (in excess of 200,000 square feet of floor area). This Zone allows for uses which may have the potential for creating negative impacts (nuisances) from operations or processes used. For this reason, this Zone must be located away from sensitive land uses to ensure proper levels of safety and compatibility. Due to the varied nature of uses within the Regional Industrial Zone, locational factors will be tailored to the type of uses proposed. More traditional industrial uses may be situated in urban or suburban areas where full services, infrastructure, and direct access to major roadways are available. In no case shall uses in this Zone be allowed to use local, residential streets for employee, client, or truck access.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ SOI areas ▪ Desert community centers 	<ul style="list-style-type: none"> ▪ Desert
<p>2. <u>IH (Heavy Industrial)</u>. The Heavy Industrial Zone is intended to provide for the development and use of land to accommodate the most intensive industrial operations in the County. This Zone allows for uses that have the potential for creating significant impacts (nuisance and safety) on local communities and on the environment from their operations or processes used. For this reason, this Zone must be located sufficiently distant to sensitive land uses and no new zoning of land to the Heavy Industrial Zone shall be sited adjacent to any residentially zoned lot (except for the RL-10, RL20 and RL40 zones) or any lot that is zoned for a sensitive land use. This Zone should be situated in urban or suburban areas where full services, infrastructure, and direct access to major roadways are available, as long as necessary buffering can be accomplished. In no case shall uses in this Zone be allowed to use local, residential streets for employee, client, or truck access.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ SOI areas 	<ul style="list-style-type: none"> ▪ Desert ▪ Mountain

<p>3. <u>MO (Mining Operation)</u>. The Mining Operation Zone is intended to allow for the extraction and processing of mineral resources consistent with the requirements of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code Section 2710 et seq.) and State Policy for Surface Mining and Reclamation Practice (Title 14 of the California Code of Regulations, Section 3500 et seq.). This zone is applied to applicable parcels of land that are either existing permitted mining operations or for those planned for extractive operations, except for those operations where Public Resources Code Sections 2714 or 2776 are applicable. The land use designation and the zone can be changed from Resource / Land Management and Mining Operations to a designation and zone approved by the Board. When mining operations cease, the reclamation plan may also be amended to accommodate a subsequent land use allowed by the zone change.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p style="text-align: center;">Resource / Land Management Zones / Purpose</p> <p style="text-align: center;">These Zones are consistent with and implement the Resource / Land Management Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<p>1. <u>AG (Agriculture)</u>. The Agriculture Zone is intended to identify Important Farmland in the county where commercial agriculture is the primary use of the land and which allows for support uses and other limited and compatible uses and activities. This Zone should be applied to those lands which have been identified by the State as Prime Farmland, Farmland of State Importance, and Unique Farmland, have sufficient water availability, and which are physically buffered from other non-rural development, so that these lands can be protected from premature conversion and encroachment from incompatible land uses.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Desert 	<ul style="list-style-type: none"> ▪ Mountains
<p>2. <u>RC (Resource Conservation)</u>. The Resource Conservation Zone is intended to identify land in the county that has high intrinsic values based on mineral, biological, and open space resources which should be preserved and managed wisely for future use. These lands have very limited development potential because of these protected resources as well as the lack of existing and future infrastructure facilities. Uses allowed in this Zone are mixed and varied, accounting to the rural and open nature of these lands.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p>3. <u>MO (Mining Operation)</u>. The Mining Operation Zone is intended to allow for the extraction and processing of mineral resources consistent with the requirements of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code Section 2710 et seq.) and State Policy for Surface Mining and Reclamation Practice (Title 14 of the California Code of Regulations, Section 3500 et seq.). This zone is applied to applicable parcels of land that are either existing permitted mining operations or for those planned for extractive operations, except for those operations where Public</p>	<ul style="list-style-type: none"> ▪Valley ▪Mountain ▪Desert 	

<p>Resources Code Sections 2714 or 2776 are applicable. The land use designation and the zone can be changed from Resource / Land Management and Mining Operations to a designation and zone approved by the Board. When mining operations cease, the reclamation plan may also be amended to accommodate a subsequent land use allowed by the zone change.</p>		
<p style="text-align: center;">Open Space Zones / Purpose</p> <p>These Zones are consistent with and implement the Open Space Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<p>1. <u>OSP (Open Space Parks)</u>. The Open Space Parks Zone provides for the designation of County or special district owned land whose primary purpose is to provide for active and passive recreational uses, whether as Regional Parks, trails, or local parks developed under a special district.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p>2. <u>OSC (Open Space Conservation)</u>. The Open Space Conservation Zone provides for the identification of federal, State and County owned land as well as private lands that have been set aside through legal means for purposes of preserving and conserving lands in perpetuity. This Zone includes National Parks, National Monuments, National Forests, and State parks.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p style="text-align: center;">Public Facility Zones / Purpose</p> <p>These Zones are consistent with and implement the Public Facility Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<p>1. <u>CIV (Civic)</u>. The Civic Zone allows for the identification of land used for permanent public and quasi-public (i.e.: special district owned facilities) facilities, including government centers, community centers, libraries, museums, public schools, sheriff and fire stations, jails, prisons, courthouses, cemeteries, landfills, airports, etc.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p>2. <u>FC (Flood Control)</u>. The Flood Control Zone allows for the identification of publicly owned lands, or legally controlled through an easement, and used for flood control purposes, including flood control channels, retention and detention basins, buildings and related facilities.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	
<p>3. <u>MO (Mining Operation)</u>. The Mining Operation Zone is intended to allow for the extraction and processing of mineral resources consistent with the requirements of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code Section 2710 et seq.) and State Policy for Surface Mining and Reclamation Practice (Title 14 of the California Code of Regulations, Section 3500 et seq.). This zone is applied to applicable parcels of land that are either existing permitted mining operations or for those planned for extractive operations, except for those operations where Public Resources Code Sections 2714 or 2776 are applicable. The land use</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	

<p>designation and the zone can be changed from Resource / Land Management and Mining Operations to a designation and zone approved by the Board. When mining operations cease, the reclamation plan may also be amended to accommodate a subsequent land use allowed by the zone change.</p>		
<p style="text-align: center;">Special Development Zones / Purpose</p> <p>These Zones are consistent with and implement the Special Development Land Use Designation of the Policy Plan component of the Countywide Plan.</p>	<p>Zone Suitable for use in:</p>	<p>Zone Limited Application for use in:</p>
<p>1. <u>PD (Planned Development)</u>. The Planned Development Zone is intended to provide flexibility in the application of Development Code standards for proposed development under same ownership encompassing a land area of 5 acres or more. The purpose is to allow consideration of innovation in site planning and other aspects of project design and more effective design responses to site features, uses on adjoining properties, and environmental impacts than could otherwise be achieved with the strict application of the Development Code standards. The application of the Planned Development Zone must be shown to result in obvious, substantial, and significantly higher levels of development standards than would be achieved through conventional design practices and development standards. Projects are typically single land use developments (residential, commercial, industrial) but may, with accompanying General Plan Land Use Amendments, be horizontally mixed use developments.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert SOIs ▪ Desert Community Centers 	
<p>2. <u>SP (Specific Plan)</u>. The Specific Plan Zone accommodates the adoption of a Specific Plan pursuant to Government Code Sections 65450 - 65457 and this Development Code. A Specific Plan is a hybrid plan combining aspects of the Policy Plan (General Plan) and the Development Code. As such, projects may propose single use or mixed use (horizontal or vertical) development on a large parcels of land or on parcels of land with multiple ownership with a combined acreage of at least 20 acres. The SP Zone is consistent with, and implements, all land use designations of the Policy Plan component of the Countywide Plan. If mixed use, the Specific Plan must be predominantly consistent with the primary uses allowed, and with policies contained, within the Land Use Designation for the area.</p>	<ul style="list-style-type: none"> ▪ Valley ▪ Mountain ▪ Desert 	