
San Bernardino Countywide Plan

Land Use Background Report

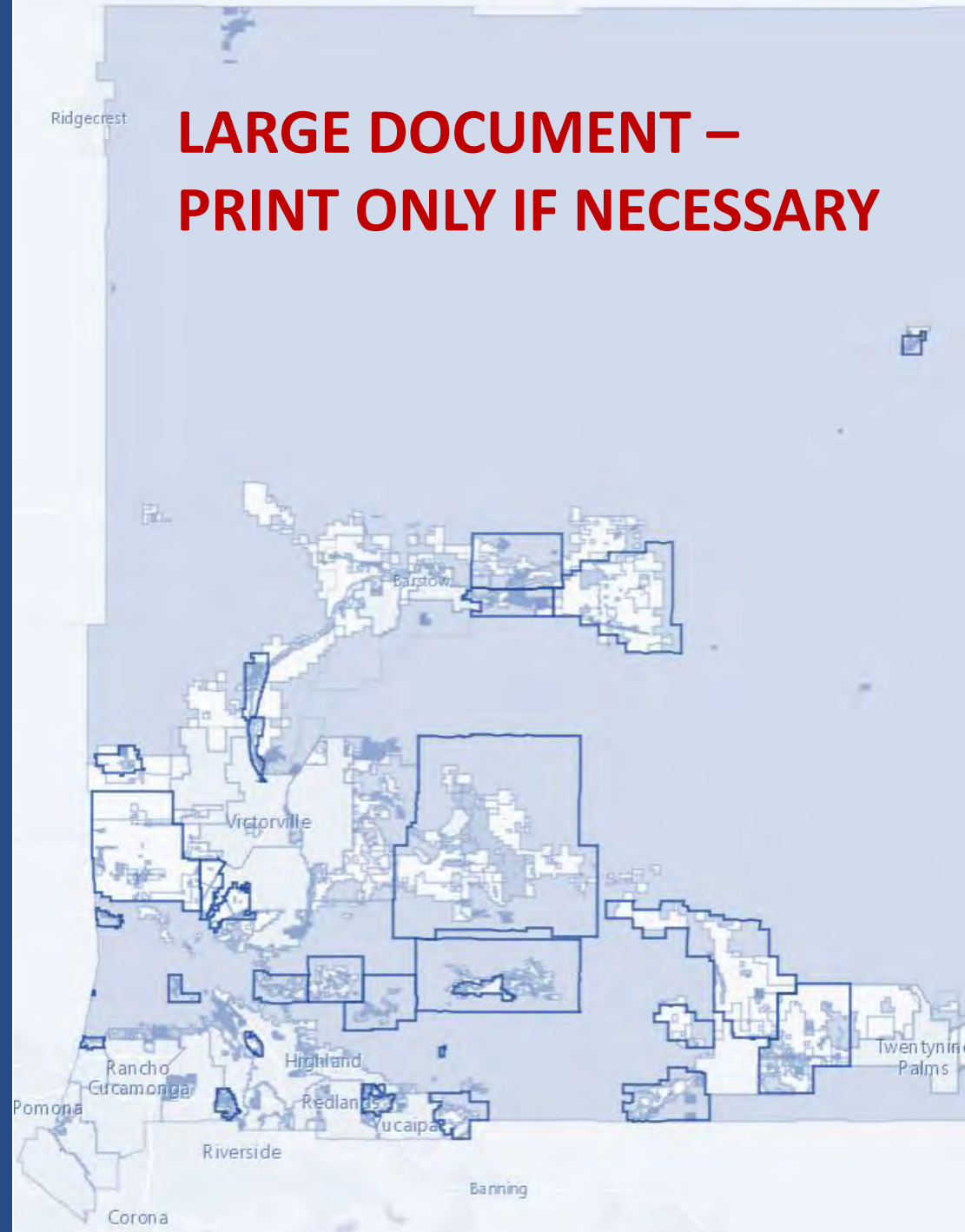
Prepared by PlaceWorks

Report Date: March 10, 2017

Data Sources: 2012 to 2016, depending
on topic



COUNTYWIDE PLAN
OUR COUNTY - OUR FUTURE



Land Use Background Report

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REPORT USE, INTENT, AND LIMITATIONS

This Background Report was prepared to inform the preparation of the Countywide Plan. This report is not intended to be continuously updated and may contain out-of-date material and information. This report reflects data and public input collected in 2016 as part of due diligence and issue identification.

This report is not intended to be comprehensive and does not address all issues that were or could have been considered and discussed during the preparation of the Countywide Plan. Additionally, many other materials (reports, data, etc.) were used in the preparation of the Countywide Plan. This report is not intended to be a compendium of all reference materials.

This report may be used to understand some of the issues considered and discussed during the preparation of the Countywide Plan, but should not be used as the sole reference for data or as confirmation of intended or desired policy direction. Final policy direction was subject to change based on additional input from the general public, stakeholders, and decision makers during regional outreach meetings, public review of the environmental impact report, and public adoption hearings.



COUNTYWIDE PLAN
OUR COUNTY - OUR FUTURE

COUNTYWIDE

SUMMARY OF PUBLIC OUTREACH

Much of the information presented in this report was generated using GIS tools for the purpose of informing the Countywide Plan effort prior to conducting public outreach. Some issues presented herein reflect public input. However, this report does not reflect all public comments related to land use.

The County initiated outreach in late 2015 with a focus on individual CPAs. Between 2015 and 2017, the County engaged over 2,100 individuals from over 80 unincorporated communities throughout the county's four regions. The outreach consisted of over 70 meetings in over 30 different locations, along with in-person and online surveys (total of 910 survey responses).

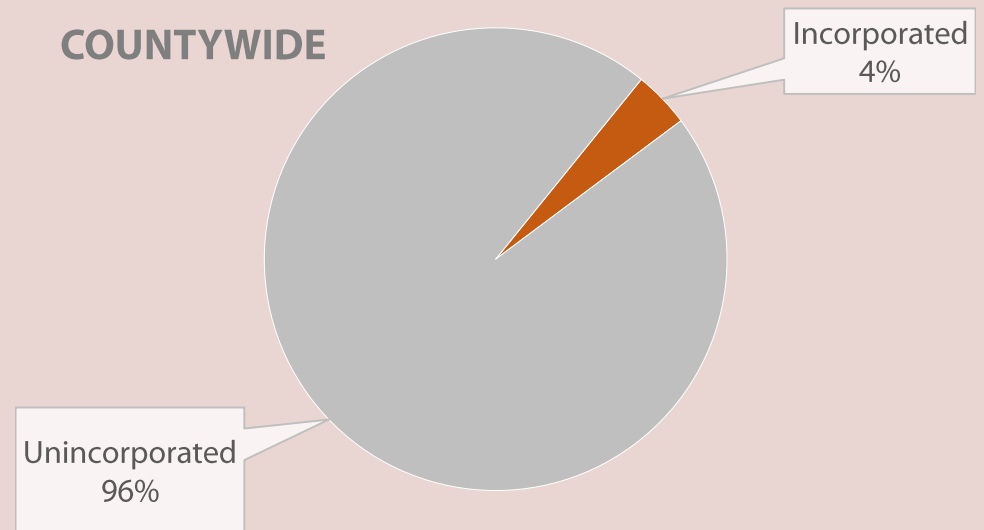
Meetings in Muscoy and Bloomington were also conducted with bilingual materials and in-person translation assistance. The County also convened multiple meetings with the community in Bloomington to discuss concerns about the logistics industry.

Geographic Breakdown

(Regional & Incorporated Boundaries
as of 2016)

COUNTYWIDE INCORPORATED & UNINCORPORATED AREAS

- Only 4% of the land in the county falls within incorporated jurisdictions
- 96 % of the land area in the county is unincorporated.



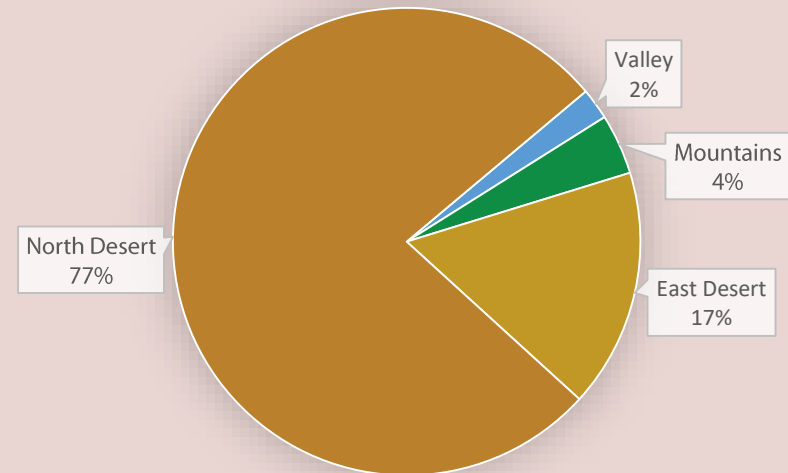
	<i>Acres</i>	<i>Square Miles</i>
Incorporated	505,296	790
Unincorporated	12,265,682	19,165
Total	12,770,979	19,955

COUNTYWIDE REGIONAL BREAKDOWN

INCORPORATED
&
UNINCORPORATED

- More than three quarters of land falls in the North Desert Region.
- The Remaining land area is broken down as follows:
 - East Desert - 17% of total
 - Mountain - 4% of total
 - Valley - 2% of total

COUNTYWIDE



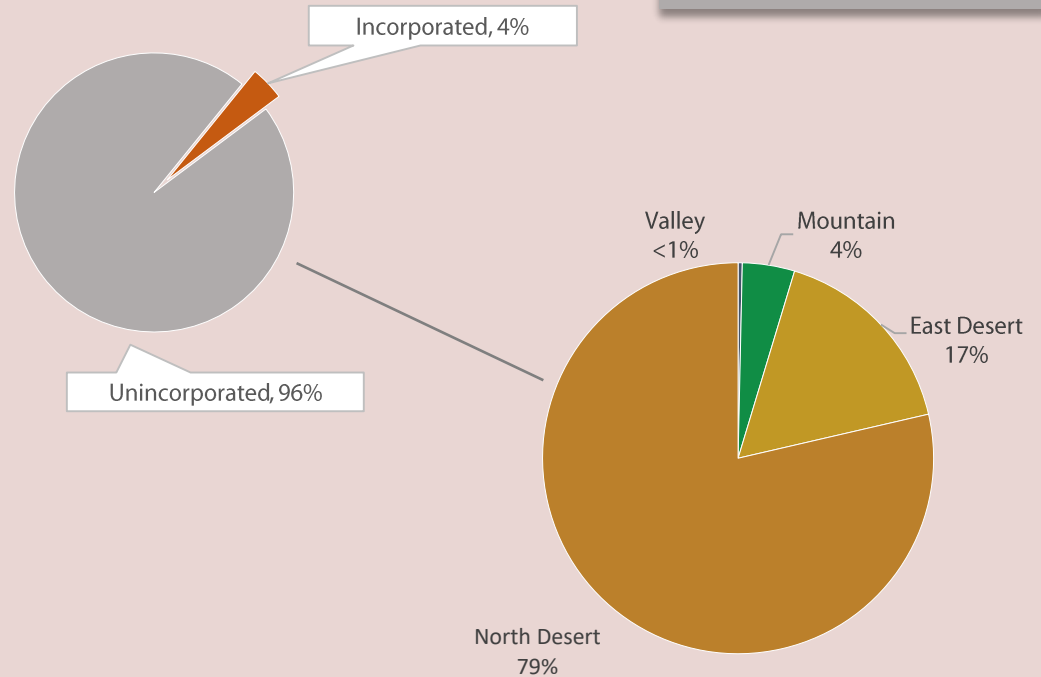
	Acres	Square Miles
Valley	277,574	434
Mountain	533,675	834
North Desert	9,849,215	15,389
East Desert	2,110,515	3,298
Total	12,770,979	19,955

REGIONAL BREAKDOWN UNINCORPORATED LAND

UNINCORPORATED

- The North Desert comprises nearly 80% of the Unincorporated areas.
- The Valley houses only 66 square miles of unincorporated land (<1% of the unincorporated area).

COUNTYWIDE



UNINCORPORATED LAND

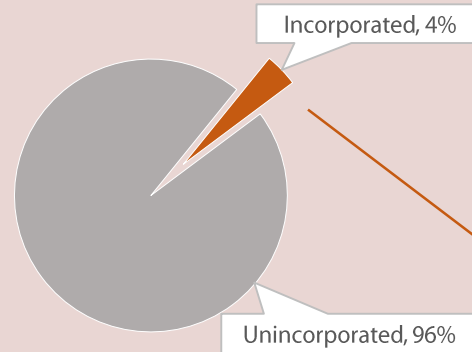
	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Valley	42,484	66	<1%
Mountain	530,048	828	4%
North Desert	9,642,978	15,067	79%
East Desert	2,050,172	3,203	17%
Total	12,265,682	19,165	100%

REGIONAL BREAKDOWN INCORPORATED LAND

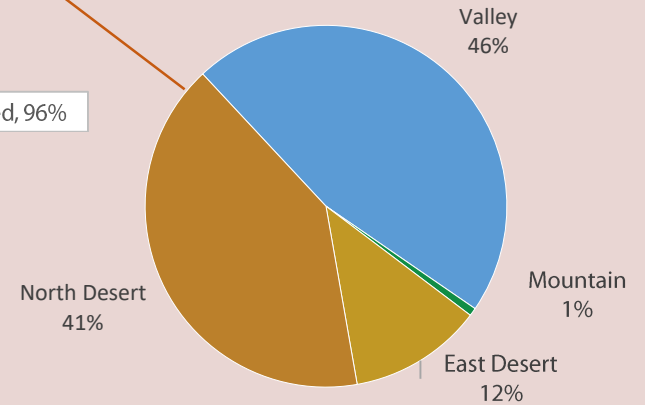
INCORPORATED

- Nearly half of the incorporated land falls in the Valley Region.
- The North Desert is home to 41% of incorporated land
- The East Desert houses 12% of incorporated areas
- The Mountain contains only 6 square miles (1%) of the incorporated land in the county.

COUNTYWIDE



INCORPORATED LAND



	Acres	Square Miles	Percent
Valley	235,090	367	47%
Mountain	3,627	6	1%
North Desert	206,236	322	41%
East Desert	60,343	94	12%
Total	505,296	790	100%

Land Ownership

(2015 County Assessor Data)

COUNTYWIDE LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED

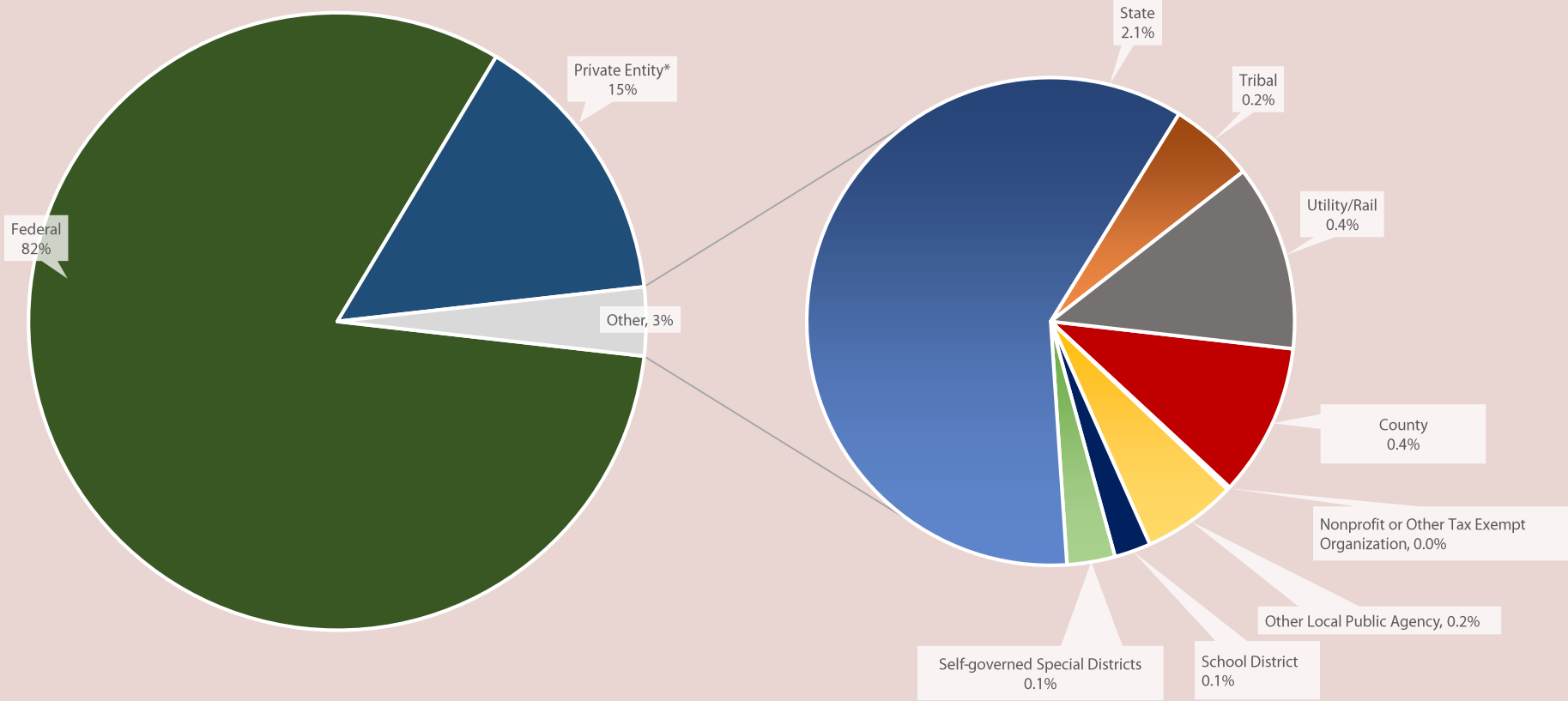
- 82% of total land area is federally owned.
- 15% of total land area is privately owned.
- Only 3% of the total land area is owned by other tax-exempt entities.

<i>Owner</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Federal	10,447,673	16,324	82%
Private Entity*	1,865,600	2,915	15%
State	274,077	428	2%
Utility/Rail	56,425	88	<1%
County	46,261	72	<1%
Other Local Public Agency	28,537	45	<1%
Tribal	25,859	40	<1%
Self-governed Special Districts	14,581	23	<1%
School District	11,033	17	<1%
Nonprofit or Other Tax Exempt Organization	933	1	<1%
Total	12,770,979	19,955	100%

source: Assessor Parcel Data (2015), tax exempt status
Countywide (both incorporated and unincorporated areas)

COUNTYWIDE LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (both incorporated and unincorporated areas)

COUNTYWIDE LAND OWNERSHIP

UNINCORPORATED

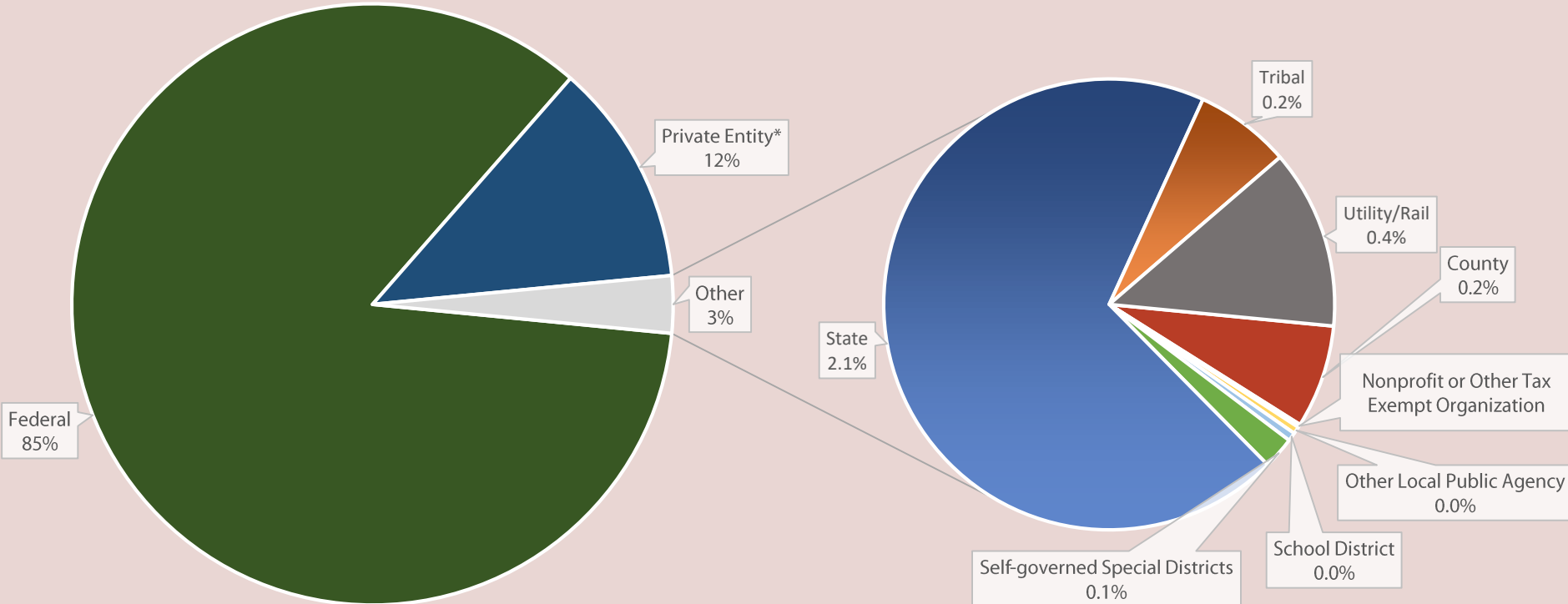
- 85% of unincorporated land area is federally owned.
- 12% of unincorporated land area is not tax-exempt.
- Only 3% of the unincorporated land area is owned other tax-exempt entities.

<i>Owner</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Federal	10,414,869	16,273	85%
Private Entity*	1,473,875	2,303	12%
State	260,928	408	2%
Utility/Rail	48,464	76	<1%
County	27,931	44	<1%
Tribal	25,837	40	<1%
Self-governed Special Districts	8,669	14	<1%
School District	2,311	4	<1%
Other Local Public Agency	1,944	3	<1%
Nonprofit or Other Tax Exempt Organization	855	1	<1%
Total	12,265,682	19,165	100%

source: Assessor Parcel Data (2015), tax exempt status
Countywide (unincorporated areas)

COUNTYWIDE LAND OWNERSHIP

UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (unincorporated areas)

COUNTYWIDE LAND OWNERSHIP

INCORPORATED

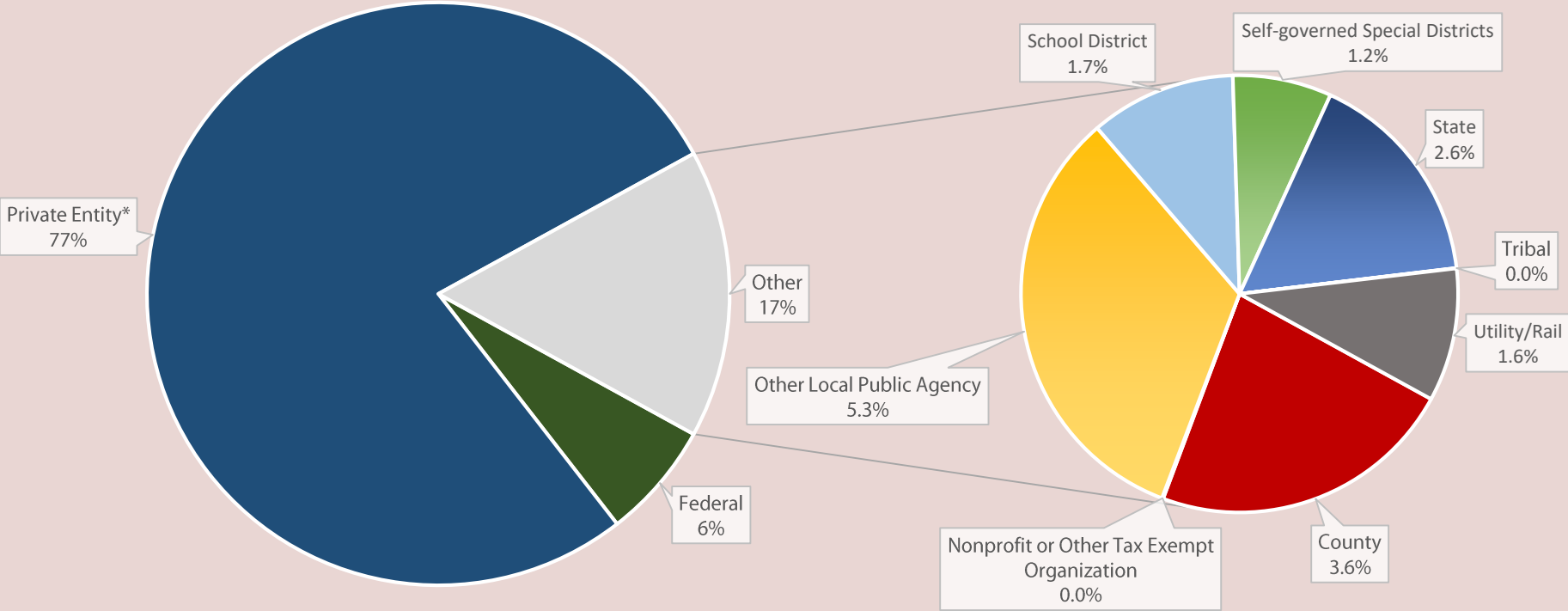
- 78% of incorporated land area is privately owned (not tax-exempt).
- Only 6% of incorporated land is federally owned.
- 16% of incorporated land is owned by other tax-exempt entities.

<i>Owner</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Private Entity*	391,726	612	78%
Federal	32,804	51	6%
Other Local Public Agency	26,594	42	5%
County	18,330	29	4%
State	13,149	21	3%
School District	8,721	14	2%
Utility/Rail	7,960	12	2%
Self-governed Special Districts	5,913	9	1%
Nonprofit or Other Tax Exempt Organization	77	<1	<1%
Tribal	22	<1	<1%
Total	505,296	790	100%

source: Assessor Parcel Data (2015), tax exempt status Countywide (incorporated areas)

COUNTYWIDE LAND OWNERSHIP

INCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (incorporated areas)

VALLEY REGION LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED

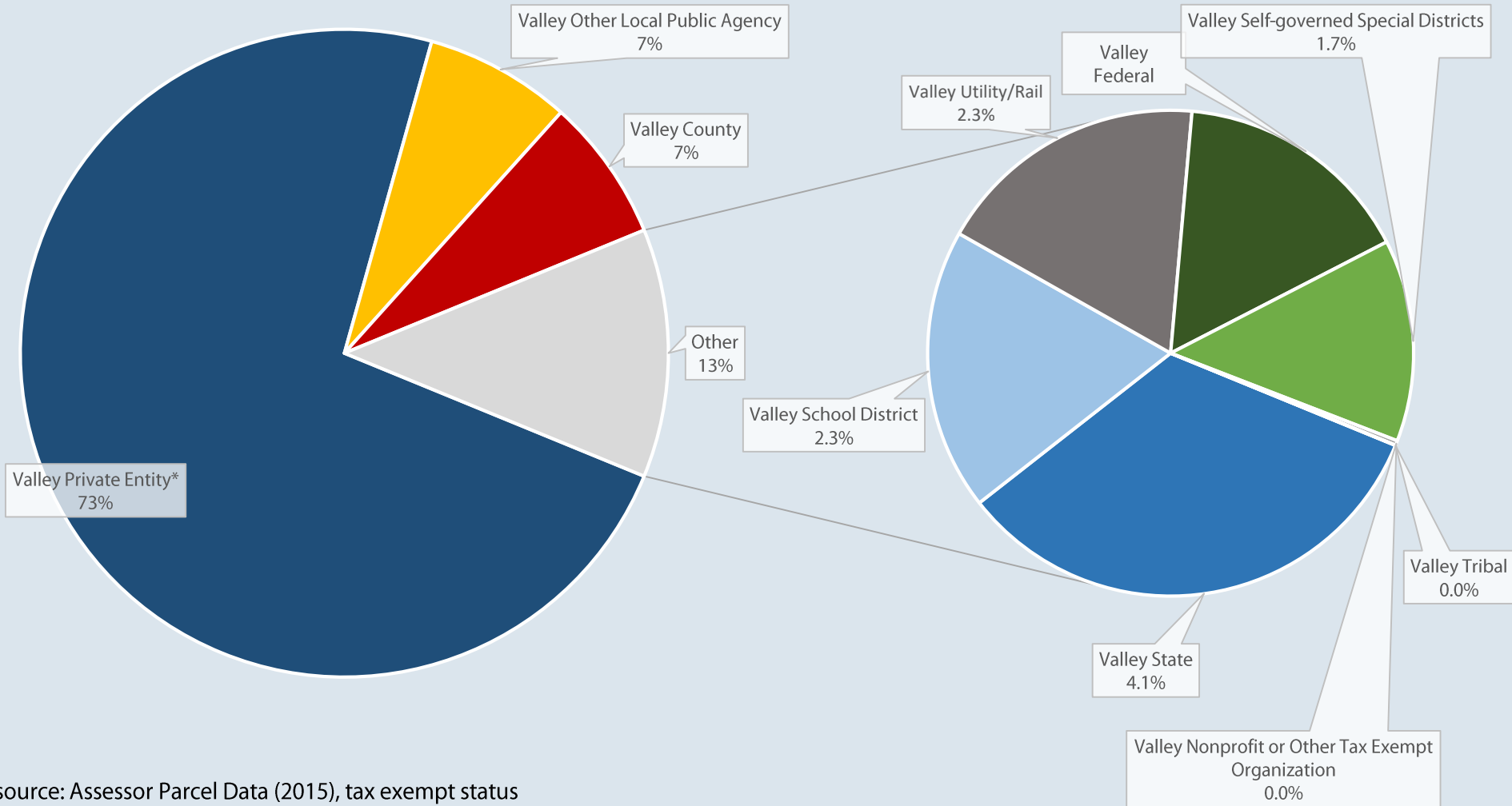
- 73% of Valley land area is not tax-exempt.
- Only 2% of Valley land is Federally owned.
- Local Public Agencies and the County each own 7% of land area (14% combined).

Owner	Acres	Square Miles	Percent
Private Entity*	203,036	317	73%
Other Local Public Agency	20,287	32	7%
County	19,827	31	7%
State	11,438	18	4%
School District	6,459	10	2%
Utility/Rail	6,271	10	2%
Federal	5,515	9	2%
Self-governed Special Districts	4,629	7	2%
Nonprofit or Other Tax Exempt Organization	107	<1	<1%
Tribal	5	<1	<1%
Total	277,574	434	100%

source: Assessor Parcel Data (2015), tax exempt status

VALLEY REGION LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status

VALLEY REGION LAND OWNERSHIP

UNINCORPORATED

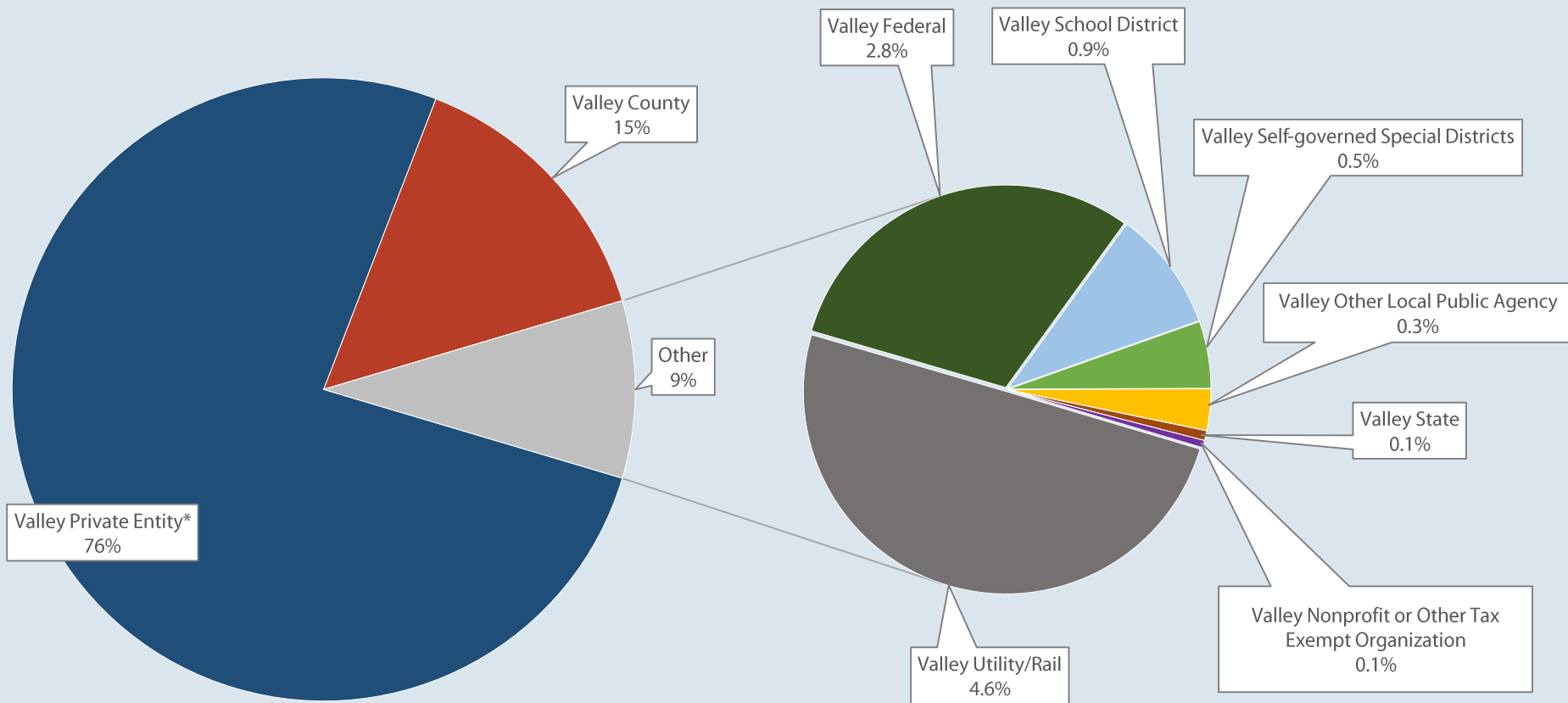
- 85% of unincorporated land area is Federally owned.
- 12% of unincorporated land area is not tax-exempt.
- Only 3% of the unincorporated land area is owned by a group that is neither Federal nor not tax-exempt.

Owner	Acres	Square Miles	Percent
Private Entity*	32,404	51	76%
County	6,173	10	15%
Utility/Rail	1,950	3	5%
Federal	1,189	2	3%
School District	376	1	1%
Self-governed Special Districts	209	<1	<1%
Other Local Public Agency Nonprofit or Other Tax Exempt Organization	129 30	<1 <1	<1% <1%
State	23	<1	<1%
Tribal	--	--	--
Total	42,484	66	100%

source: Assessor Parcel Data (2015), tax exempt status

VALLEY REGION LAND OWNERSHIP

UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (unincorporated areas)

VALLEY REGION LAND OWNERSHIP

INCORPORATED

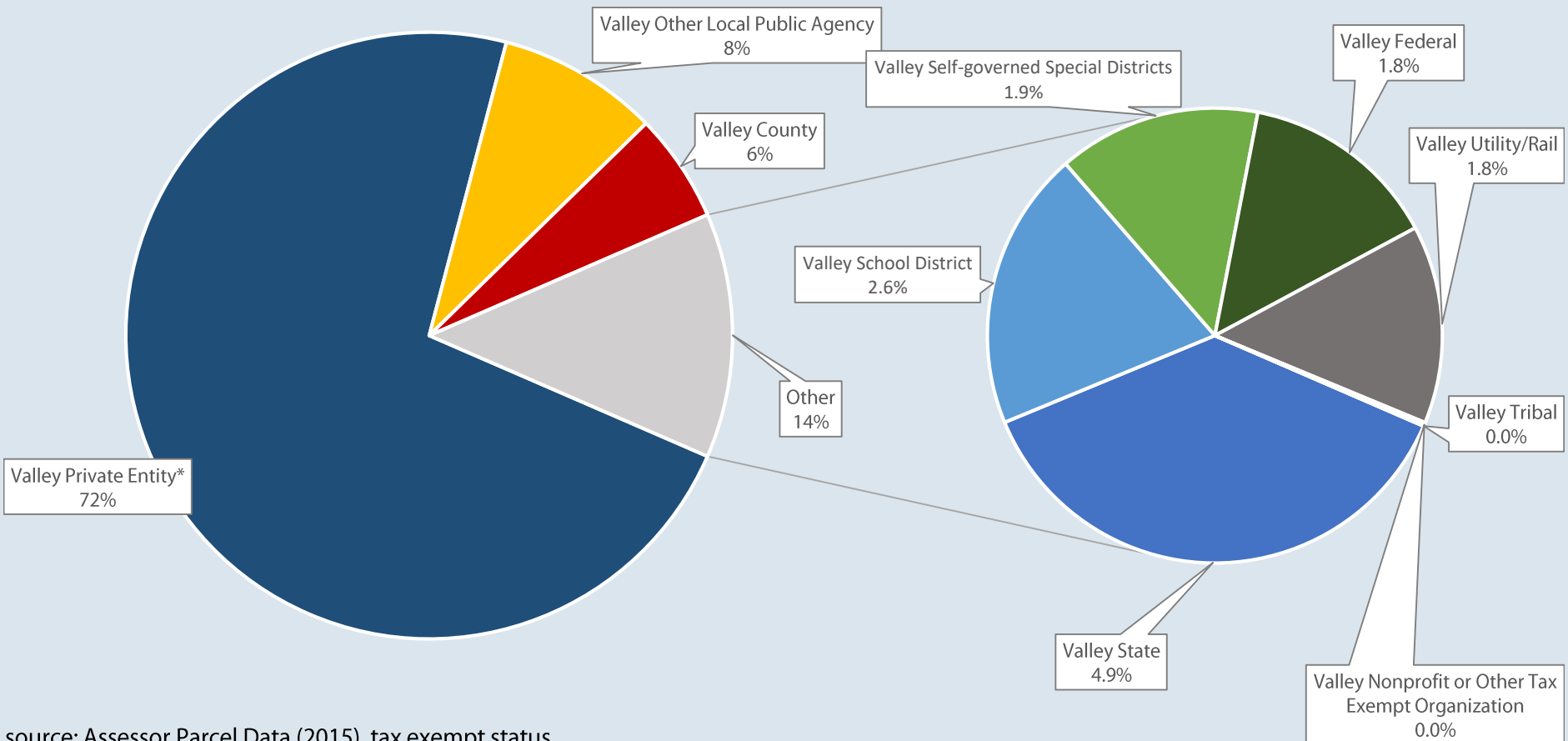
- 73% of incorporated land in the Valley is privately owned.
- Only 2% federally owned.
- 9% of incorporated land in the Valley is owned by local public agencies.
- The County owns 6% of the incorporated land in the Valley.

Owner	Acres	Square Miles	Percent
Private Entity*	170,632	267	73%
Other Local Public Agency	20,157	31	9%
County	13,654	21	6%
State	11,415	18	5%
School District	6,083	10	3%
Self-governed Special Districts	4,420	7	2%
Federal	4,326	7	2%
Utility/Rail	4,321	7	2%
Nonprofit or Other Tax Exempt Organization	77	<1	<1%
Tribal	5	<1	<1%
Total	235,090	367	100%

source: Assessor Parcel Data (2015), tax exempt status

VALLEY REGION LAND OWNERSHIP

INCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (incorporated areas)

MOUNTAIN REGION LAND OWNERSHIP

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&
UNINCORPORATED

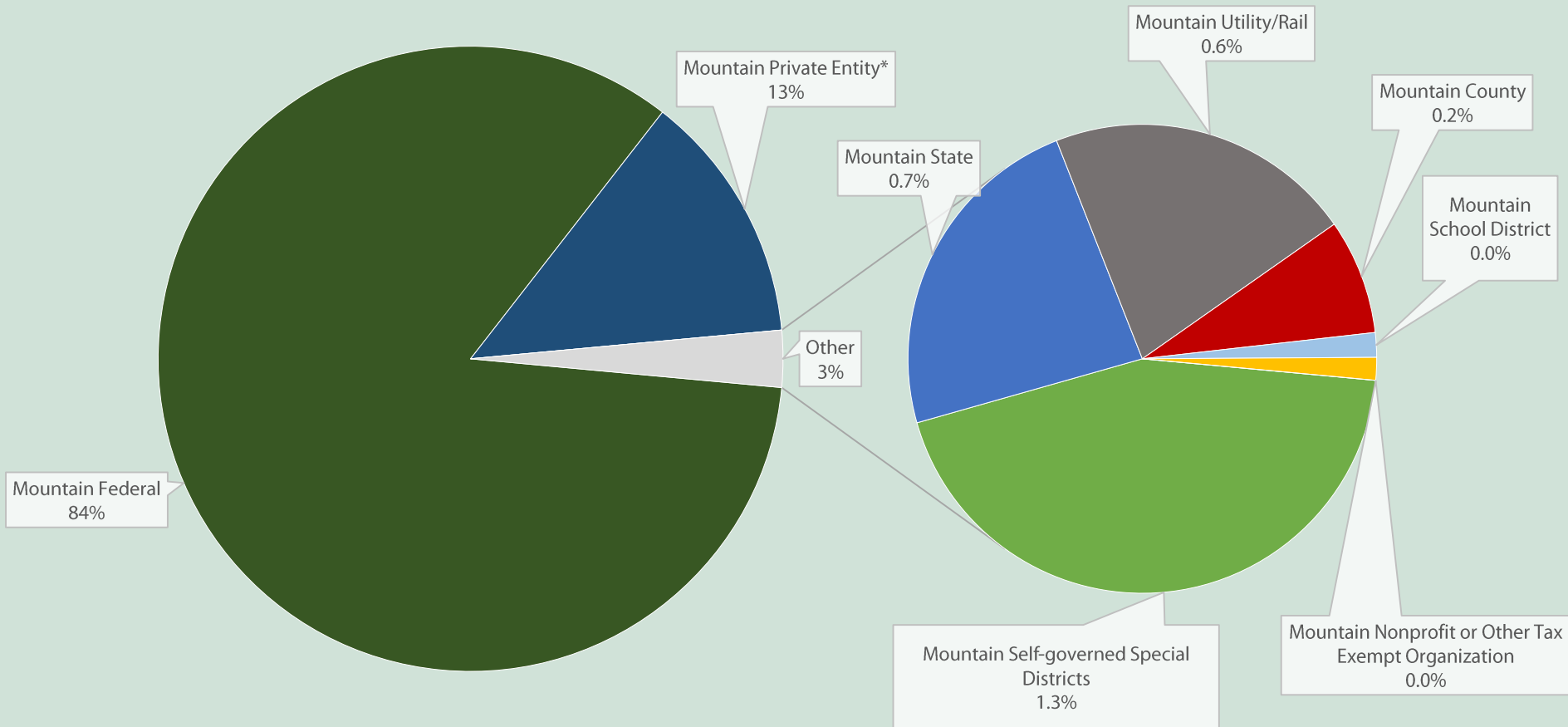
- 84% of Mountain land area is Federal.
- 13% of Mountain land is Not Tax-exempt.
- Only 3% of Mountain land is owned by another entity.

<i>Owner</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Federal	448,615	701	84%
Private Entity*	69,398	108	13%
Self-governed Special Districts	6,912	11	1%
State	3,671	6	1%
Utility/Rail	3,326	5	1%
County	1,243	2	<1%
School District	266	<1	<1%
Other Local Public Agency	245	<1	<1%
Nonprofit or Other Tax Exempt Organization	--	--	--
Tribal	--	--	--
Total	533,675	834	100%

source: Assessor Parcel Data (2015), tax exempt status

MOUNTAIN REGION LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status

MOUNTAIN REGION LAND OWNERSHIP

UNINCORPORATED

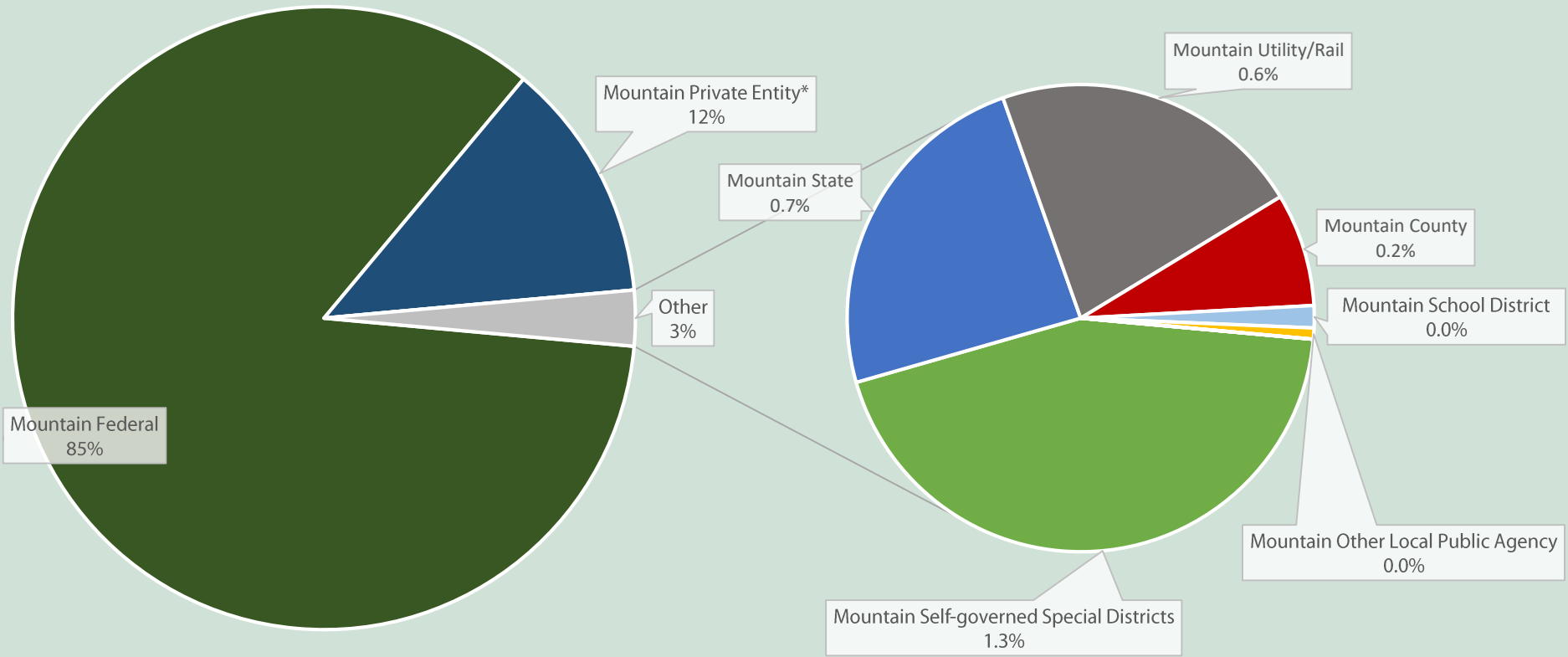
- 85% of unincorporated Mountain area is Federally owned.
- 12% of unincorporated Mountain area is not tax-exempt.
- Only 3% of the unincorporated land area is owned by a group that is neither Federal nor not tax- exempt.

Owner	Acres	Square Miles	Percent
Federal	448,575	701	85%
Private Entity*	66,201	103	12%
Self-governed Special Districts	6,738	11	1%
State	3,670	6	1%
Utility/Rail	3,316	5	1%
County	1,195	2	<1%
School District	235	<1	<1%
Other Local Public Agency	117	<1	<1%
Nonprofit or Other Tax Exempt Organization	--	--	--
Tribal	--	--	--
Total	530,048	828	100%

source: Assessor Parcel Data (2015), tax exempt status

MOUNTAIN REGION LAND OWNERSHIP

UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (unincorporated areas)

MOUNTAIN REGION LAND OWNERSHIP

INCORPORATED

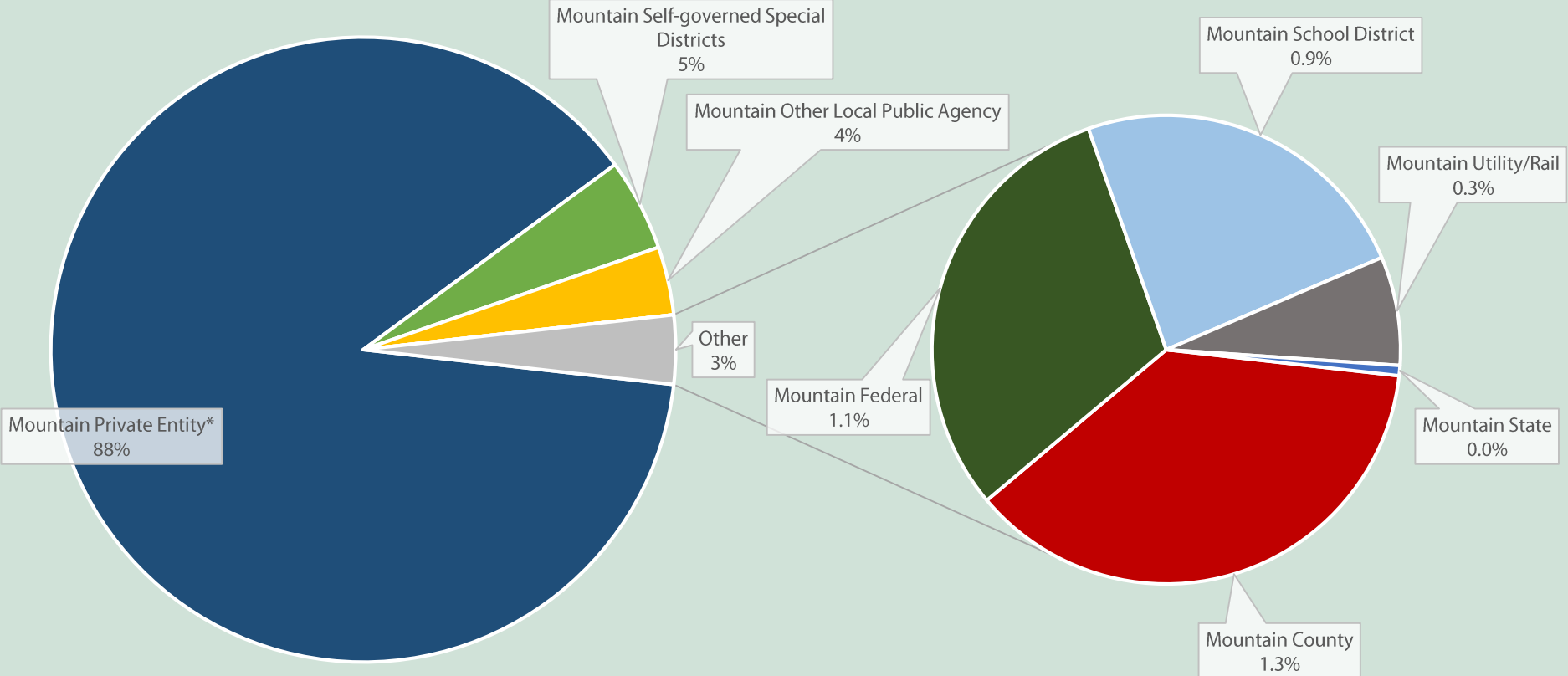
- 88% of incorporated land in the Mountain region is not tax-exempt.
- Only 2% Federally owned.
- 9% of incorporated land in the Mountain region is owned by local public agencies.
- The County owns 6% of the incorporated land in the Mountain region.

Owner	Acres	Square Miles	Percent
Private Entity*	3,197	5	88%
Self-governed Special Districts	173	<1	5%
Other Local Public Agency	128	<1	4%
County	48	<1	1%
Federal	40	<1	1%
School District	31	<1	1%
Utility/Rail	10	<1	<1%
State	1	<1	<1%
Nonprofit or Other Tax Exempt Organization	--	--	--
Tribal	--	--	--
Total	3,627	6	100%

source: Assessor Parcel Data (2015), tax exempt status

MOUNTAIN REGION LAND OWNERSHIP

INCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (incorporated areas)

NORTH DESERT REGION LAND OWNERSHIP

INCORPORATED
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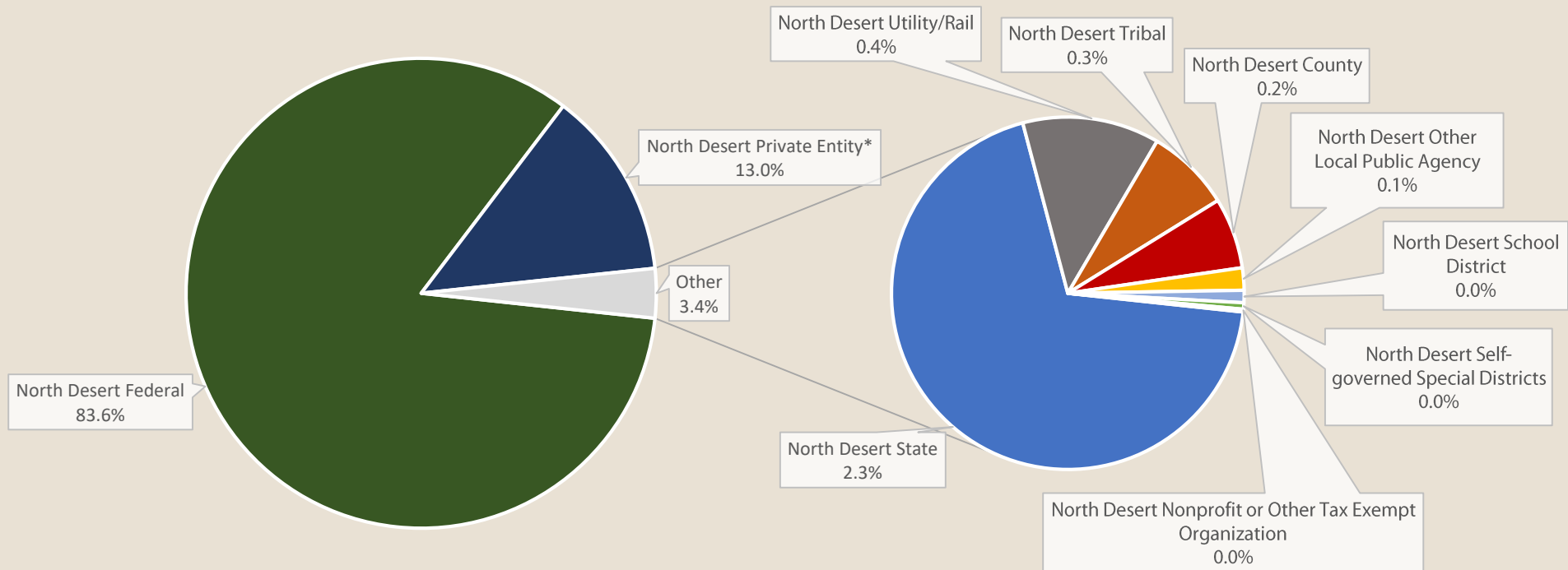
- 83% of East Desert land area is Federal.
- 15% of East Desert land is Not Tax-exempt.
- Only 2% of East Desert land is owned by another entity.

Owner	Acres	Square Miles	Percent
Federal	8,236,947	12,870	84%
Private Entity*	1,277,841	1,997	13%
State	231,380	362	2%
Utility/Rail	42,019	66	<1%
Tribal	25,854	40	<1%
County	21,746	34	<1%
Other Local Public Agency	6,849	11	<1%
School District	3,775	6	<1%
Self-governed Special Districts	1,981	3	<1%
Nonprofit or Other Tax Exempt Organization	822	1	<1%
Total	9,849,215	15,389	100%

source: Assessor Parcel Data (2015), tax exempt status

NORTH DESERT REGION LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED



NORTH DESERT REGION LAND OWNERSHIP

UNINCORPORATED

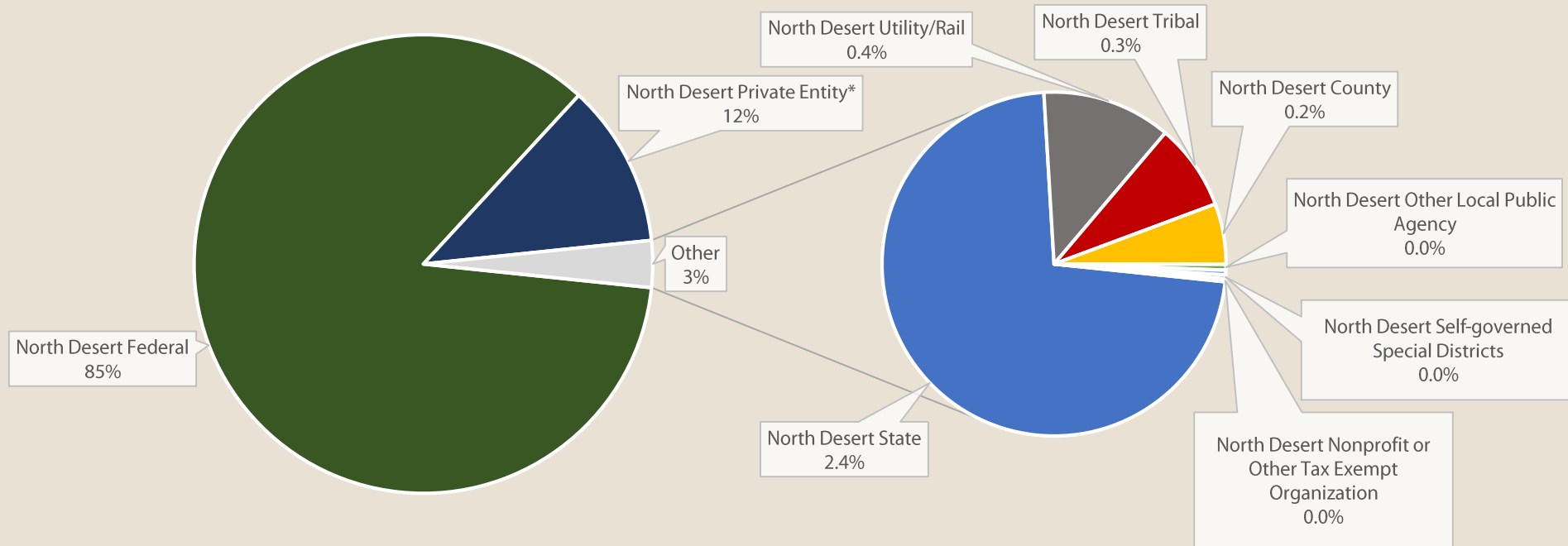
- 85% of unincorporated North Desert is Federally owned.
- 12% of unincorporated North Desert area is privately held.
- Only 3% of the unincorporated land is owned by another entity.

Owner	Acres	Square Miles	Percent
Federal	8,215,817	12,837	85%
Private Entity*	1,109,546	1,734	12%
State	229,972	359	2%
Utility/Rail	38,568	60	<1%
Tribal	25,837	40	<1%
County	18,121	28	<1%
Other Local Public Agency	1,697	3	<1%
School District	1,433	2	<1%
Self-governed Special Districts	1,165	2	<1%
Nonprofit or Other Tax Exempt Organization	822	1	<1%
Total	9,642,978	15,067	100%

source: Assessor Parcel Data (2015), tax exempt status

NORTH DESERT REGION LAND OWNERSHIP

UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (unincorporated areas)

NORTH DESERT REGION LAND OWNERSHIP

INCORPORATED

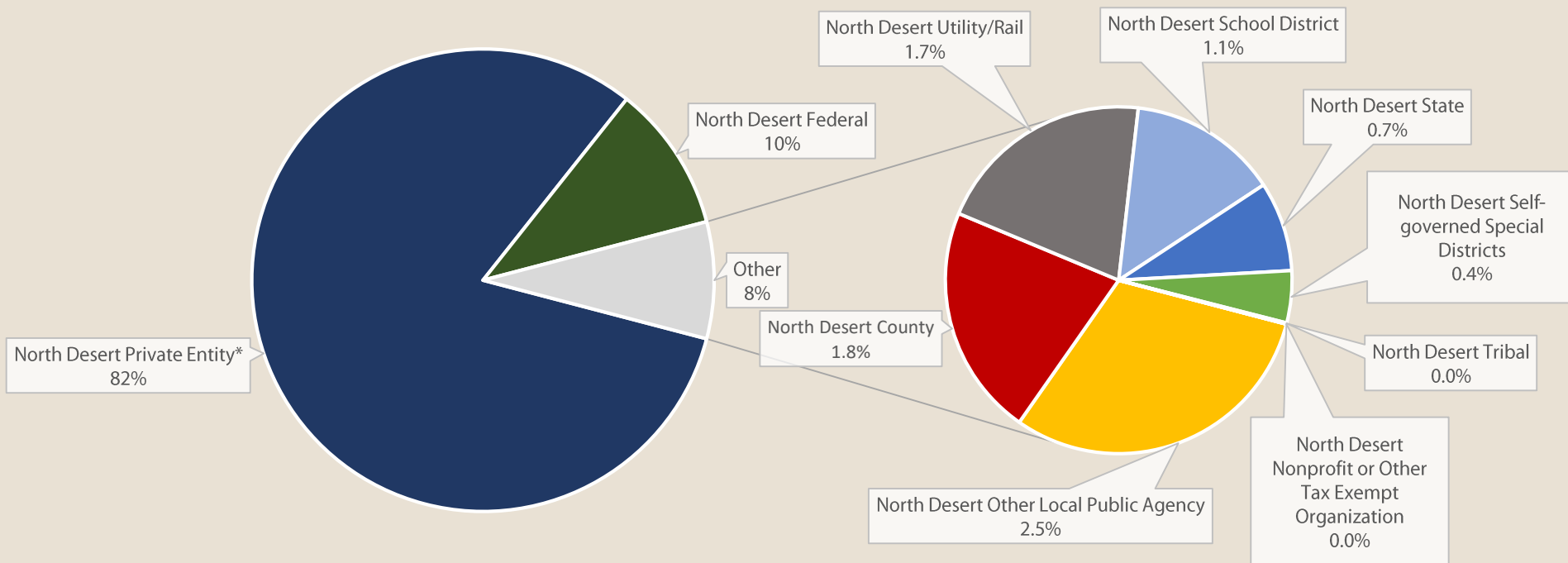
- 82% of incorporated land in the North Desert is privately held.
- 10% of incorporated land is Federally owned.
- 8% of the incorporated land in the North Desert is owned by another entity.

Owner	Acres	Square Miles	Percent
Private Entity*	168,294	263	82%
Federal	21,130	33	10%
Other Local Public Agency	5,152	8	2%
County	3,625	6	2%
Utility/Rail	3,451	5	2%
School District	2,341	4	1%
State	1,408	2	1%
Self-governed Special Districts	816	1	<1%
Tribal	18	<1	<1%
Nonprofit or Other Tax Exempt Organization	1	<1	<1%
Total	206,236	322	100%

source: Assessor Parcel Data (2015), tax exempt status

NORTH DESERT REGION LAND OWNERSHIP

INCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (incorporated areas)

EAST DESERT REGION LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED

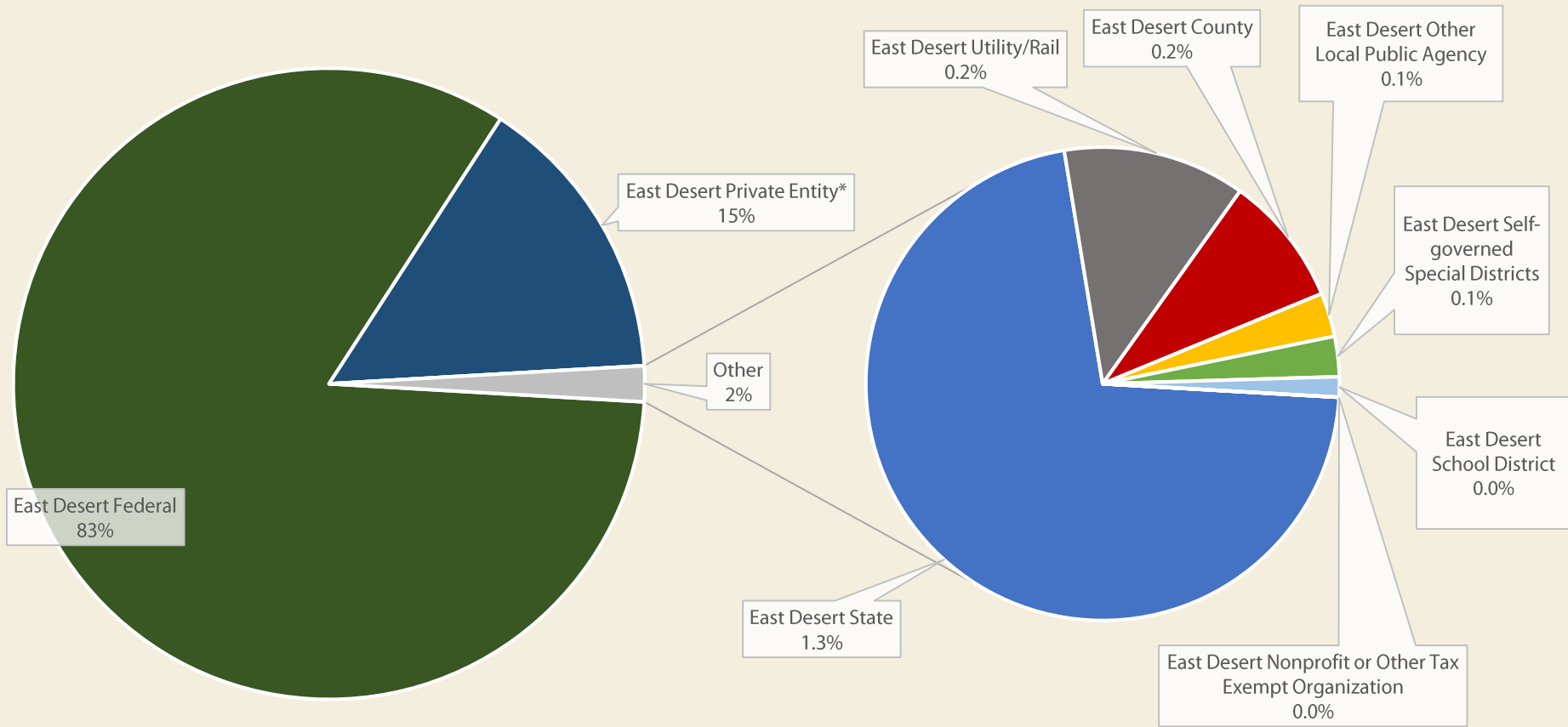
- 84% of East Desert land area is Federal.
- 13% of East Desert land is Privately held.
- Only 3% of East Desert land is owned by another type of entity.

Owner	Acres	Square Miles	Percent
Federal	8,236,947	12,870	84%
Private Entity*	1,277,841	1,997	13%
State	231,380	362	2%
Utility/Rail	42,019	66	<1%
Tribal	25,854	40	<1%
County	21,746	34	<1%
Other Local Public Agency	6,849	11	<1%
School District	3,775	6	<1%
Self-governed Special Districts	1,981	3	<1%
Nonprofit or Other Tax Exempt Organization	822	1	<1%
Total	2,110,515	3,298	100%

source: Assessor Parcel Data (2015), tax exempt status

EAST DESERT REGION LAND OWNERSHIP

INCORPORATED
&
UNINCORPORATED



EAST DESERT REGION LAND OWNERSHIP

UNINCORPORATED

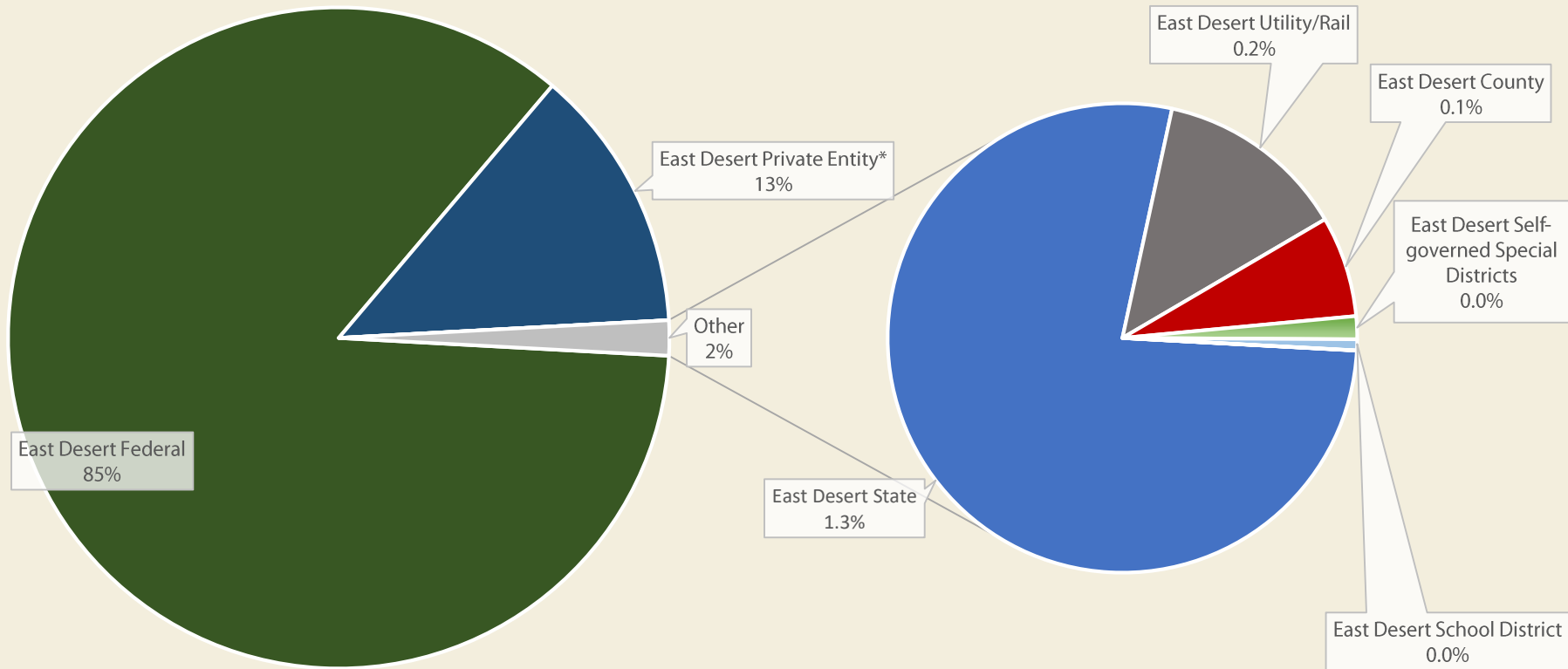
- 85% of unincorporated East Desert area is Federally owned.
- 13% of unincorporated East Desert area is not tax-exempt.
- Only 2% of the unincorporated land area is owned by a group that is neither Federal nor not tax-exempt.

Owner	Acres	Square Miles	Percent
Federal	1,749,288	2,733	85%
Private Entity*	265,723	415	13%
State	27,264	43	1%
Utility/Rail	4,629	7	<1%
County	2,442	4	<1%
Self-governed Special Districts	556	1	<1%
School District	267	<1	<1%
Nonprofit or Other Tax Exempt Organization	3	<1	<1%
Tribal	---	---	---
Other Local Public Agency	---	---	---
Total	2,050,172	3,203	100%

source: Assessor Parcel Data (2015), tax exempt status

EAST DESERT REGION LAND OWNERSHIP

UNINCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (unincorporated areas)

EAST DESERT REGION LAND OWNERSHIP

INCORPORATED

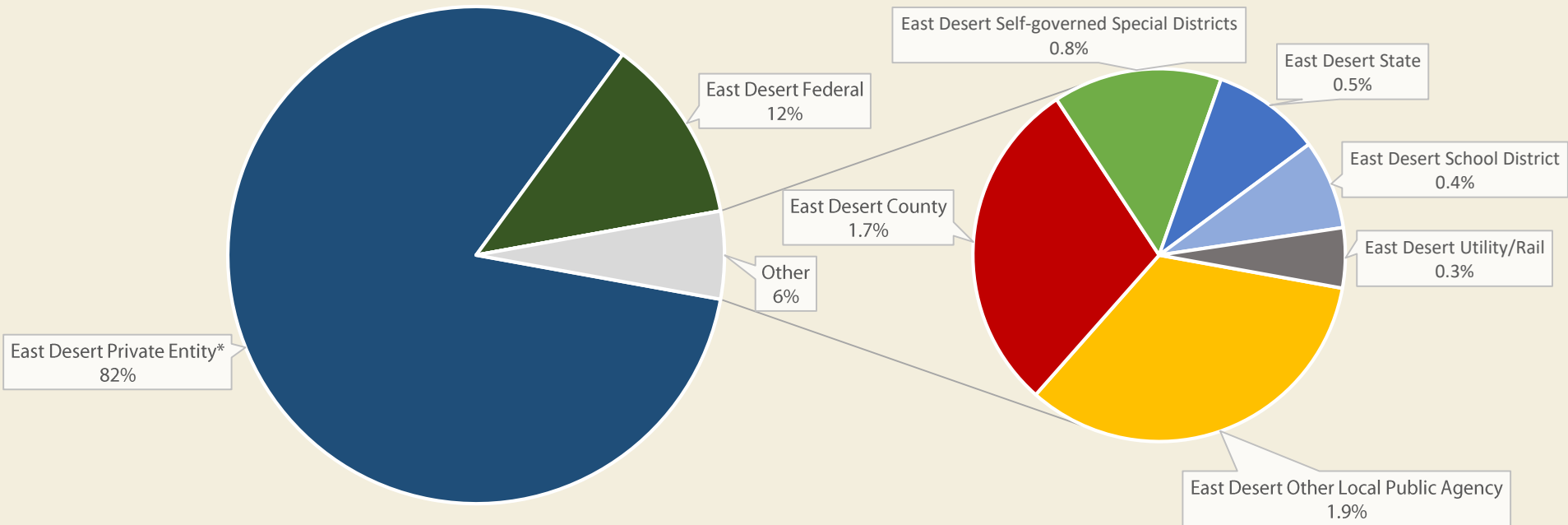
- 82% of incorporated land in the East Desert is not tax-exempt.
- 12% Federally owned.
- 6% of the land in the East Desert is owned by another entity.

Owner	Acres	Square Miles	Percent
Private Entity*	49,603	78	82%
Federal	7,307	11	12%
Other Local Public Agency	1,156	2	2%
County	1,002	2	2%
Self-governed Special Districts	504	1	1%
State	325	1	1%
School District	267	0	<1%
Utility/Rail	179	0	<1%
Nonprofit or Other Tax Exempt Organization	---	---	---
Tribal	---	---	---
Total	60,343	94	100%

source: Assessor Parcel Data (2015), tax exempt status

EAST DESERT REGION LAND OWNERSHIP

INCORPORATED



source: Assessor Parcel Data (2015), tax exempt status
Countywide (incorporated areas)

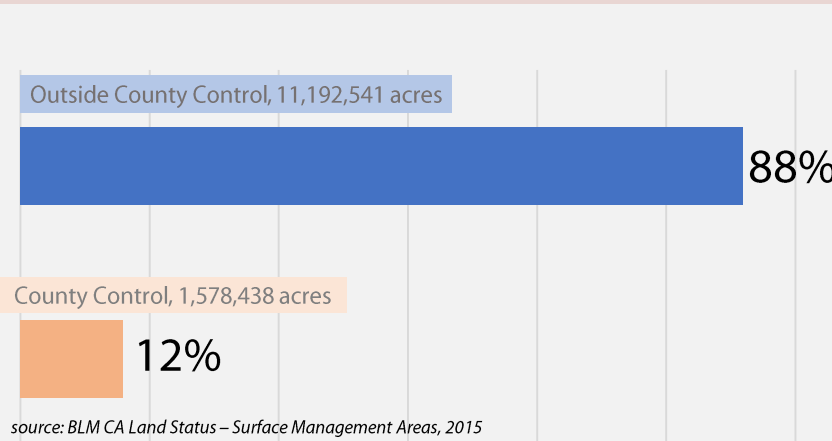
LAND OWNERSHIP SUMMARY

		Valley			Mountain			North Desert			East Desert			Total		
Ownership		inc.	uninc.	total	inc.	uninc.	total	inc.	uninc.	total	inc.	uninc.	total	inc.	uninc.	total
County	ac.	13,654	6,173	19,827	48	1,195	1,243	3,625	18,121	21,746	1,002	2,442	3,444	18,330	27,931	46,261
	% of land by ownership in region	6%	15%	7%	<1%	<1%	<1%	2%	<1%	<1%	2%	<1%	<1%	4%	<1%	<1%
Federal	ac.	4,326	1,189	5,515	40	448,575	448,615	21,130	8,215,817	8,236,947	7,307	1,749,288	1,756,596	32,804	10,414,869	10,447,673
	percent of land by owner in region	2%	3%	2%	<1%	85%	84%	10%	85%	84%	12%	85%	83%	6%	85%	82%
Nonprofit or Other Tax Exempt Organization		77	30	107	--	--	--	1	822	822	--	3	3	77	855	933
	percent of land by owner in region	<1%	<1%	<1%				<1%	<1%	<1%		<1%	<1%	<1%	<1%	<1%
Other Local Public Agency	ac.	20,157	129	20,287	128	117	245	5,152	1,697	6,849	1,156	--	1,156	26,594	1,944	28,537
	percent of land by owner in region	9%	<1%	7%	4%	<1%	<1%	2%	<1%	<1%	2%		<1%	5%	<1%	<1%
School District	ac.	6,083	376	6,459	31	235	266	2,341	1,433	3,775	267	267	533	8,721	2,311	11,033
	percent of land by owner in region	3%	<1%	2%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	2%	<1%	<1%
Self-governed Special Districts	ac.	4,420	209	4,629	173	6,738	6,912	816	1,165	1,981	504	556	1,060	5,913	8,669	14,581
	percent of land by owner in region	2%	<1%	2%	5%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%
State	ac.	114,15	23	114,38	1	3,670	3,671	1,408	229,972	231,380	325	27,264	27,589	13,149	260,928	274,077
	percent of land by owner in region	5%	<1%	4%	<1%	<1%	<1%	<1%	2%	2%	<1%	<1%	<1%	3%	2%	2%
Tribal	ac.	5	--	5	--	--	--	18	25,837	25,854	--	--	--	22	25,837	25,859
	percent of land by owner in region	<1%		<1%				<1%	<1%	<1%				<1%	<1%	<1%
Utility/Rail	ac.	4,321	1,950	6,271	10	3,316	3,326	3,451	38,568	42,019	179	4,629	4,808	7,960	48,464	56,425
	percent of land by owner in region	2%	5%	2%	<1%	<1%	<1%	2%	<1%	<1%	<1%	<1%	<1%	2%	<1%	<1%
Not Tax-Exempt*	ac.	170,632	32,404	203,036	3,197	66,201	69,398	168,294	1,109,546	1,277,841	49,603	265,723	315,326	391,726	1,473,875	1,865,600
	percent of land by owner in region	73%	76%	73%	88%	12%	13%	82%	12%	13%	82%	13%	15%	78%	12%	15%
Total	ac.	235,090	42,484	277,574	3,627	530,048	533,675	206,236	9,642,978	9,849,215	60,343	2,050,172	2,110,515	505,296	12,265,682	12,770,979
	percent of land by owner in region	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Land Administration

(Bureau of Land Management
CA Land Status – Surface
Management Areas, 2015)

COUNTYWIDE LAND ADMINISTRATION



County Control

99.9% Privately-Administered Land (unincorporated).

<1% Local Government Land (unincorporated).

100% Total County Control

12% of total land

Outside County Control

93% Federally Administered Land

- 52% Bureau of Land Management (BLM)
- 20% Military & Department of Defense (DOD)
- 16% National Parks Service (NPS)
- 4% U.S. Forest Service (USFS)
- <1% Bureau of Indian Affairs (BIA)
- <1% Bureau of Reclamation (USBR)
- <1% U.S. Fish and Wildlife Service (USFWS)

4% Other Incorporated Land

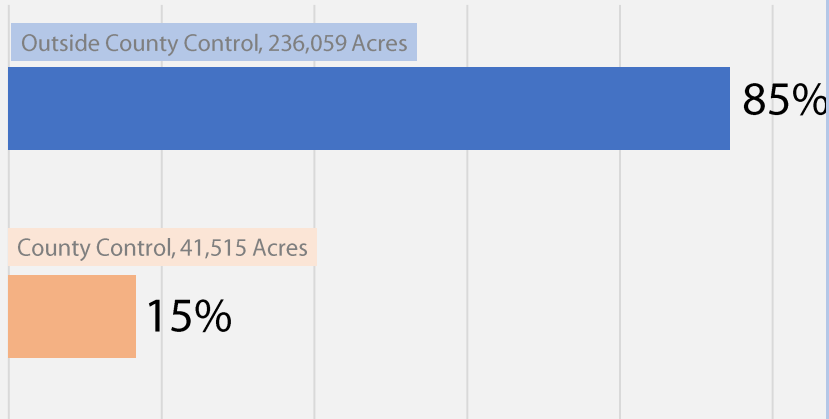
- 4% Privately-Administered Land (incorporated)
- <1% Local Government Land (incorporated)

2% State Land

100% Total Outside County Control

88% of total land

VALLEY REGION LAND ADMINISTRATION



source: BLM CA Land Status – Surface Management Areas, 2015

County Control

100% Privately-Administered Land (unincorporated).

100% Total County Control (VALLEY)

15% of VALLEY land

Outside County Control

93% Other Incorporated Land

93% Privately-Administered Land (incorporated)

<1% Local Government Land (incorporated)

5% State Land

1% Federally Administered Land

<1% Bureau of Land Management (BLM)

<1% Military & Department of Defense (DOD)

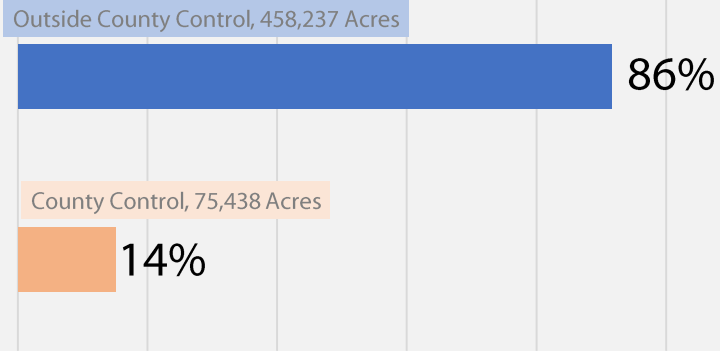
<1% U.S. Forest Service (USFS)

<1% Bureau of Indian Affairs (BIA)

100% Total Outside County Control (VALLEY)

85% of VALLEY land

MOUNTAIN REGION LAND ADMINISTRATION



source: BLM CA Land Status – Surface Management Areas, 2015

County Control

99.9% Privately-Administered Land (unincorporated).

<1% Local Government Land (unincorporated).

100% Total County Control (MOUNTAIN)

14% of Mountain land

Outside County Control

98% Federally Administered Land

98% U.S. Forest Service (USFS)

<1% Bureau of Land Management (BLM)

<1% Military & Department of Defense (DOD)

<1% Bureau of Indian Affairs (BIA)

<1% Other Incorporated Land

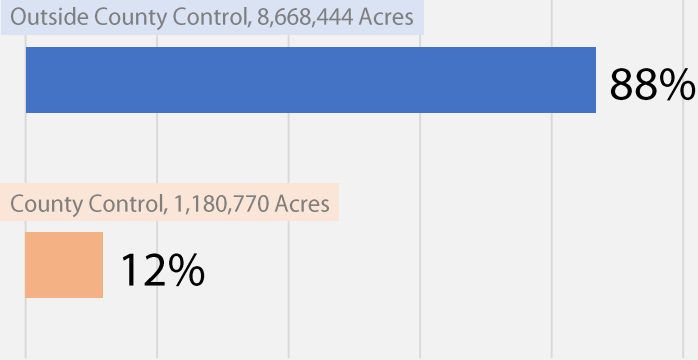
<1% Privately-Administered Land (incorporated)

<1% State Land

100% Total Outside County Control (MOUNTAIN)

86% of Mountain land

NORTH DESERT LAND ADMINISTRATION



source: BLM CA Land Status – Surface Management Areas, 2015

County Control

99.9% Privately-Administered Land (unincorporated).

<1% Local Government Land (unincorporated).

100% Total County Control (NORTH DESERT)

12% of NORTH DESERT land

Outside County Control

95% Federally Administered Land

- 57% Bureau of Land Management (BLM)
- 20% National Parks Service (NPS)
- 17% Military & Department of Defense (DOD)
- <1% U.S. Forest Service (USFS)
- <1% Bureau of Indian Affairs (BIA)
- <1% Bureau of Reclamation (USBR)
- <1% U.S. Fish and Wildlife Service (USFWS)

2% Other Incorporated Land

- 2% Privately-Administered Land (incorporated)
- <1% Local Government Land (incorporated)

2% State Land

100% Total Outside County Control (NORTH DESERT)

88% of NORTH DESERT land

EAST DESERT REGION LAND ADMINISTRATION

Outside County Control, 1,829,800 Acres

87%

County Control, 280,715 Acres

13%

source: BLM CA Land Status – Surface Management Areas, 2015

County Control

99.9% Privately-Administered Land (unincorporated).

<1% Local Government Land (unincorporated).

100% Total County Control (EAST DESERT)

13% of EAST DESERT land

Outside County Control

95% Federally Administered Land

48% Bureau of Land Management (BLM)

41% Military & Department of Defense (DOD)

7% National Parks Service (NPS)

<1% U.S. Forest Service (USFS)

<1% Bureau of Indian Affairs (BIA)

3% Other Incorporated Land

3% Privately-Administered Land (incorporated)

2% State Land

100% Total Outside County Control (EAST DESERT)

87% of EAST DESERT land

LAND ADMINISTRATION SUMMARY

	Valley			Mountain			North Desert			East Desert			COUNTYWIDE			
	Incorporated	Unincorporated	total	Incorporated	Unincorporated	total	Incorporated	Unincorporated	total	Incorporated	Unincorporated	total	Incorporated	Unincorporated	total	
Administration																
County Control	ac.	--	41515	41515	--	75,438	75,438	--	1,180,770	1,180,770	--	280,715	280,715	--	1,578,438	1,578,438
	percent of land by admin in region	--	98%	15%	--	14%	14%	--	12%	12%	--	14%	13%	<1%	13%	12%
Private Entity	ac.	--	41515	41515	--	75,433	75,433	--	1,180,143	1,180,143	--	280,715	280,715	--	1,577,806	1,577,806
	percent of land by admin in region	--	98%	15%	--	14%	14%	--	12%	12%	--	14%	13%	--	13%	12%
Local Government	ac.	--	--	--	--	5	5	--	627	627	--	<1	<1	--	632	632
	percent of land by admin in region	--	--	--	--	<1%	<1%	--	<1%	<1%	--	<1%	<1%	--	<1%	<1%
Outside County Control	ac.	235,090	969	236,059	3,627	454,610	458,237	206,236	8,462,208	8,668,444	60,343	1,769,457	1,829,800	505,296	10,687,244	11,192,541
	percent of land by admin in region	100%	2%	85%	100%	86%	86%	100%	88%	88%	100%	88%	87%	100%	87%	88%
Bureau of Land Management	ac.	1018	--	1018	--	646	646	12,886	4,945,039	4,957,925	4,368	87,1041	87,5409	18,273	5,816,726	5,834,998
	percent of land by admin in region	<1%	--	<1%	--	<1%	<1%	6%	5%	50%	7%	42%	4%	4%	47%	46%
Private Entity	ac.	219,689	--	219,689	3,582	--	3,582	187,157	--	187,157	53,003	--	53,003	463,431	--	463,431
	percent of land by admin in region	93%	--	79%	99%	--	<1%	91%	--	2%	88%	--	3%	92%	--	4%
National Park Service	ac.	--	--	--	--	--	--	--	1,722,080	1,722,080	83	120,372	120,456	83	1,842,452	1,842,536
	percent of land by admin in region	--	--	--	--	--	--	--	18%	17%	<1%	6%	6%	<1%	15%	14%
Marine Corps Installations	ac.	--	--	--	--	--	--	4,115	4,573	8,688	2,266	745,537	747,803	6,381	750,110	756,491
	percent of land by admin in region	--	--	--	--	--	--	2%	<1%	<1%	4%	36%	35%	1%	6%	6%
Army Installations	ac.	--	--	--	--	--	--	--	755,385	755,385	--	--	--	--	755,385	755,385
	percent of land by admin in region	--	--	--	--	--	--	--	8%	8%	--	--	--	--	6%	6%
Navy Installations	ac.	--	--	--	--	--	--	--	577,384	577,384	--	--	--	--	577,384	577,384
	percent of land by admin in region	--	--	--	--	--	--	--	6%	6%	--	--	--	--	5%	5%
U.S. Forest Service	ac.	524	969	1493	45	449,639	449,683	--	17,201	17,201	--	676	676	569	468,485	469,054
	percent of land by admin in region	<1%	2%	<1%	1%	85%	84%	--	<1%	<1%	--	<1%	<1%	<1%	4%	4%
State Lands	ac.	10,846	--	10,846	--	3,390	3,390	820	215,307	216,127	460	31830	32,291	12,126	250,527	262,653
	percent of land by admin in region	5%	--	4%	--	<1%	<1%	<1%	2%	2%	<1%	2%	2%	2%	2%	2%
Department of Defense	ac.	2,178	--	2,178	--	299	299	758	10,452	11,210	--	--	--	2,936	10,751	11,687
	percent of land by admin in region	<1%	--	<1%	--	<1%	<1%	<1%	<1%	<1%	--	--	--	<1%	<1%	<1%
Bureau of Indian Affairs	ac.	167	--	167	--	637	637	35	61624	61658	162	--	162	364	62,260	62,624
	percent of land by admin in region	<1%	--	<1%	--	<1%	<1%	<1%	<1%	<1%	<1%	--	<1%	<1%	<1%	<1%
Air Force Installations	ac.	--	--	--	--	--	--	--	43,623	43,623	--	--	--	--	43,623	43,623
	percent of land by admin in region	--	--	--	--	--	--	--	<1%	<1%	--	--	--	--	<1%	<1%
Bureau of Reclamation	ac.	--	--	--	--	--	--	430	4,586	5,016	--	--	--	430	4,586	5,016
	percent of land by admin in region	--	--	--	--	--	--	<1%	<1%	<1%	--	--	--	<1%	<1%	<1%
U.S. Fish & Wildlife Service	ac.	--	--	--	--	--	--	10	4,955	4,965	--	--	--	10	4,955	4,965
	percent of land by admin in region	--	--	--	--	--	--	<1%	<1%	<1%	--	--	--	<1%	<1%	<1%
Local Government	ac.	668	--	668	--	--	--	25	--	25	--	--	--	693	--	693
	percent of land by admin in region	<1%	--	<1%	--	--	--	<1%	--	<1%	--	--	--	<1%	--	<1%
Total	ac.	235,090	42,484	277,574	3,627	530,048	533,675	206,236	9,642,978	9,849,215	60,343	2,050,172	2,110,515	505,296	12,265,682	12,770,979
	percent of land by admin in region	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Land Use Districts

(Current County Zoning)

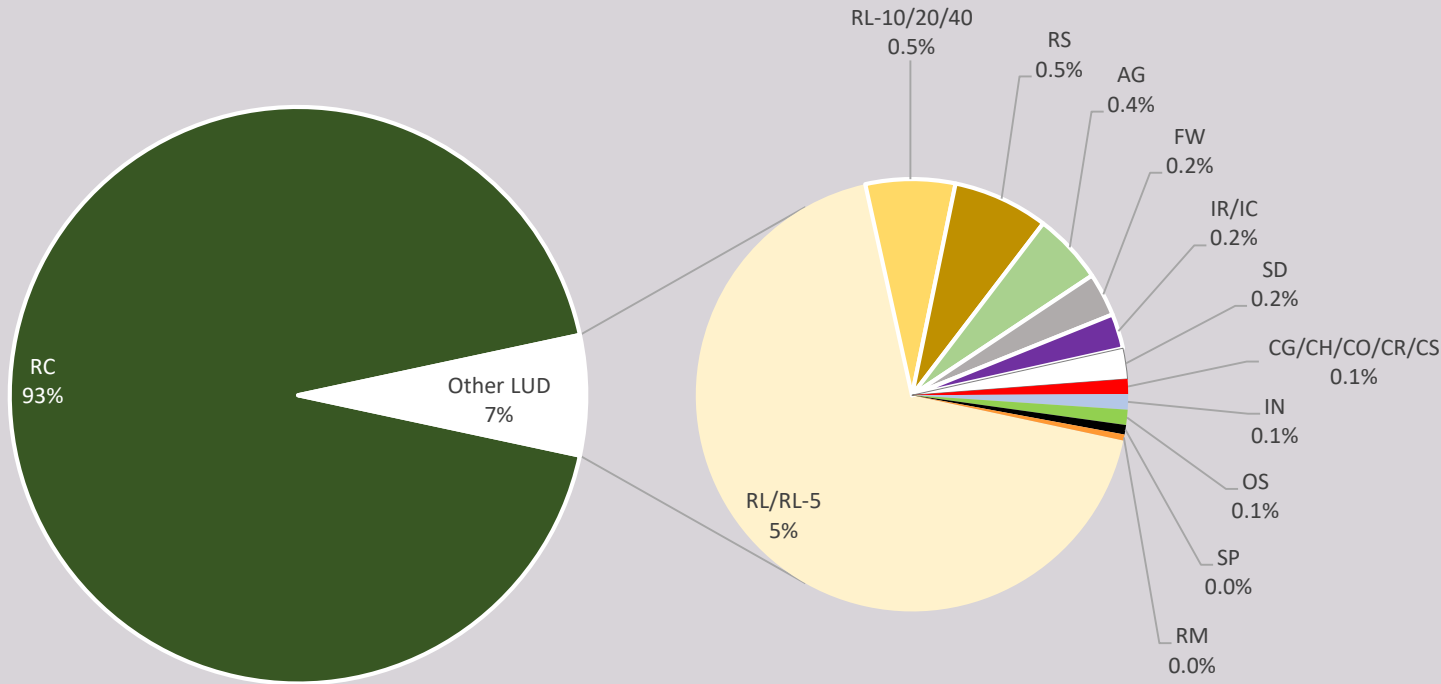
LAND USE DISTRICT LEGEND

Symbol	Full Name	General Category
AG/AG-20/40/80/160	Agriculture (10/20/40/80/160 ac min)	Agriculture
CG	General Commercial	Commercial
CH	Highway Commercial	
CN	Neighborhood Commercial	
CO	Office Commercial	
CR	Rural Commercial	
CS	Service Commercial	
FW	Floodway	Floodway
IC	Community Industrial	Industrial
IN	Institutional	
IR	Regional Industrial	
OS	Open Space	Open Space
RC	Resource Conservation	Resource Conservation
RL/RL-5	Rural Living (2.5/5 ac min)	Rural Living
RL-10/20/40	Rural Living (10/20/40 ac min)	
RM	Multiple Residential	Multiple Residential
RS	Single Residential	Single Residential
RS-1	Single Residential (1 ac min)	
RS-10M	Single Residential (10k sf min)	
RS-14M	Single Residential (14k sf min)	
RS-20M	Single Residential (20k sf min)	
SD	Special Development	Special Development
SP	Specific Plan	Specific Plan

LAND USE SUMMARY BY LAND USE DISTRICT

UNINCORPORATED COUNTY

UNINCORPORATED LUDS

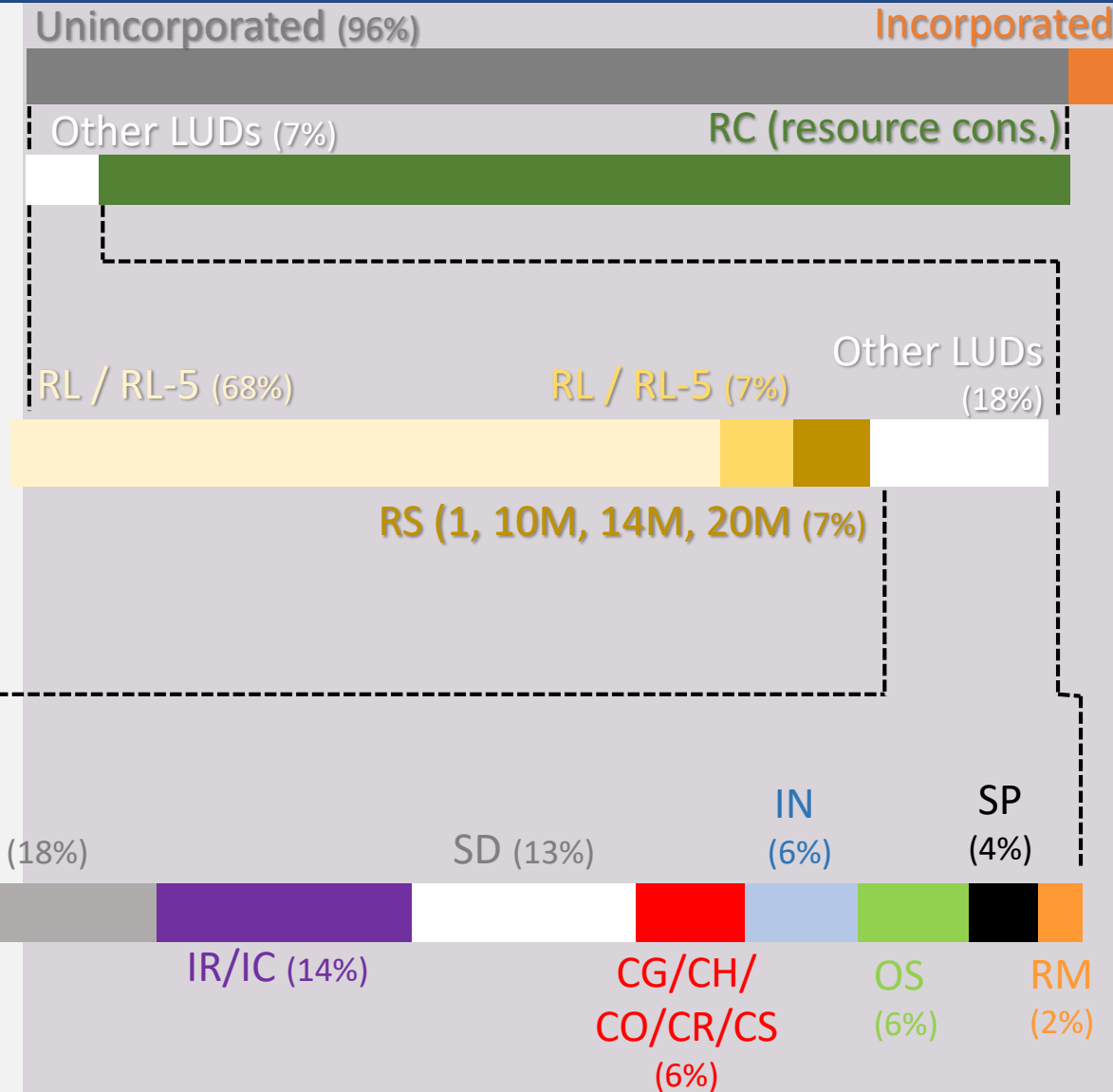


source: County, 2015

LAND USE SUMMARY BY LAND USE DISTRICT

UNINCORPORATED COUNTY

- 93% uninc. county is RC
- Of the 7% that is NOT RC:
 - 75% is Rural Living
 - 7% is Single Residential
 - 18% is another LUD



RESOURCE CONSERVATION (RC) LUD

UNINCORPORATED COUNTY

11,441,233 acres

93% Uninc. county

- Largest category in uninc. county
- 93% outside county control
 - Military bases
 - National forests
 - National monuments
 - Wilderness areas
 - BLM land
 - Tribal areas

UNINCORP. RC
(11,411,233 ac. total)

93% of all uninc. land is designated RC

COUNTY CONTROL
(834,011 ac. of uninc.)

7% of uninc. RC is County controlled

OUTSIDE COUNTY CONTROL
(10,607,222 ac. of uninc.)

93% of RC is outside of County control

RESIDENTIAL LAND USE DISTRICTS

UNINCORPORATED COUNTY

**679,276 acres
(1,061 sq mi)**

6% of uninc. county

- 91% Rural Living
 - Max 0.4 du/ac
 - Primary land use pattern
2.5- to 5-acre lots
- 8% Single Residential
 - Half (4%) 1-acre min
- 1% Multiple Residential

Land Use District	Acres	Sq Mi	Percent
RL/RL-5 Rural Living (2.5-5 ac min)	561,527	877	83%
RL-10/20/40 Rural Living (10-40 ac min)	55,214	86	8%
RS Single Residential	14,533	23	2%
RS-1 Single Residential (1 ac min)	25,673	40	4%
RS-10M Single Residential (10K min)	4,815	8	1%
RS-14M Single Residential (14K min)	10,375	16	2%
RS-20M Single Residential (20K min)	3,463	5	1%
RM Multiple Residential	3,677	6	1%
Residential Total	679,276	1,061	100%

Note: area excludes ROW

COMMERCIAL LAND USE DISTRICTS

UNINCORPORATED COUNTY

9,965 acres

(16 sq mi)

0.1% of uninc. county

- Roughly half (46%) Rural Commercial (likely to go up based on CPC input)
- Table does not include commercial uses in Specific/Area Plans

Land Use District	Acres	Sq Mi	Percent
CG General Commercial	2,330	4	23%
CH Highway Commercial	1,538	2	15%
CN Neigh. Commercial	788	1	8%
CO Office Commercial	132	<1	1%
CR Rural Commercial	4,633	7	46%
CS Service Commercial	543	1	5%
Commercial Total	9,965	16	100%

Note: area excludes ROW

INDUSTRIAL LAND USE DISTRICTS

UNINCORPORATED COUNTY

21,441 acres

(34 sq mi)

0.2% of uninc. county

- 83% acreage in North Desert
- Table does not include Specific Plans
 - Agua Mansa SP
 - Kaiser Commerce Ctr
 - Desert Gateway (Victorville SOI)
- Need for policy on phasing of industrial in North Desert (orderly growth for roads/infra)

Land Use District	Acres	Sq Mi	Percent
IC Community Industrial	5,214	8	24%
IR Regional Industrial	16,227	25	76%
Industrial Total	21,441	34	100%

Note: area excludes ROW

OTHER LAND USE DISTRICTS

UNINCORPORATED COUNTY

Other LUDs each comprise <0.5% of uninc. county

- SD designations are primarily residential developments
- IN (Institutional) uses include transportation, communication & utilities
- OS (Open Space) is primarily recreational facilities

source: County, 2015

Land Use District	Acres	Square Miles	Percent of Total Unincorporated
AG	43,480	68	0.4%
Valley	915	1	2%
Mountains	309	0	1%
East Desert	7,202	11	17%
North Desert	35,054	55	81%
FW	26,742	42	0.2%
Valley	3,602	6	13%
Mountains	7,642	12	29%
East Desert	951	1	4%
North Desert	14,547	23	54%
IN	9,500	15	0.1%
Valley	810	1	9%
Mountains	648	1	7%
East Desert	1,510	2	16%
North Desert	6,531	10	69%
OS	9,363	15	0.1%
Valley	1,216	2	13%
Mountains	670	1	7%
East Desert	2,309	4	25%
North Desert	5,167	8	55%
SD	18,859	29	0.2%
Valley	6,111	10	32%
Mountains	4,613	7	24%
East Desert	1,705	3	9%
North Desert	6,430	10	34%
SP	5,824	9	<0.1%
Valley	4,387	7	75%
North Desert	1,438	2	25%

Note: area excludes ROW

Regions

(SANBAG 2012 Existing Land Use
& 2015 County Zoning)

UNINCORPORATED COUNTYWIDE LAND USE SUMMARY

EXISTING LAND USES

- 96% undeveloped

CURRENT LUD

- 93% Resource Con
- 6% Rural Living
- 14% Special Devt
- 10% Specific Plan

POPULATION GROWTH

UNINCORPORATED MOUNTAIN

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	323,961	139,012	97,662	52,297
2040 Projected Demographics	373,725	156,109	119,532	90,953
DELTA	49,764	17,097	21,870	38,656

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

UNINCORPORATED COUNTYWIDE LAND USE SUMMARY

UNDEVELOPED LAND

- Most undeveloped land is far away from populated areas
- Of 11.8 mil ac of total undeveloped land, 1.3 mil is under county control (11% undeveloped land)
 - 993,000 ac (77%) North Desert
 - 224,000 ac (18%) East Desert
 - 48,000 ac (4%) Mountain
 - 16,000 ac (1%) Valley

ALL UNINCORP
(12.3 mil total ac)

96% of all uninc. land is undeveloped (11.8 mil ac)

COUNTY CONTROL
(1.6 mil ac. of uninc.)

81% uninc. County-controlled land is undeveloped (1.3 mil ac)

OUTSIDE
COUNTY CONTROL
(10.7 mil ac of uninc.)

99% uninc. land outside County control is undeveloped (10.5 mil ac)

UNINCORPORATED COUNTYWIDE LAND USE

Existing Land Use SANBAG	Current Land Use District San Bernardino County (LUD)																				Total Acres	Percent of Countywide Total		
	Countywide																							
	AG	CG	CH	CO	CR	CS	FW	IC	IN	IR	OS	RC	RL/RL-5	RL-10/20/40	RM	RS	RS-1	RS-10M	RS-14M	RS-20M	SD	SP		
Agriculture/Ranches	6,607	16			20	29	204	30	17	1402		11542	14,615	1728	68	105	352	14	8	18	1850	57	38,783	0.3%
Commercial and Services		426	250	1	192	64	27	35	3	5		2,980	488	0.1	11	31	5	2	10	3	646	3	5,184	0.0%
Education		1							944		7	492	240		36	46	81		41	14	40		1942	0.0%
General Office																0.2							0.2	0.0%
Industrial	19	70	13		217	76	72	905	18	5,988		60,221	2,059	41	19	46	90	6		104	416	169	71,550	1%
Military Installations			2						639			66,101	142										66,885	1%
Mixed Commercial and Industrial		1											4								2		7	0.0%
Mixed Residential					4											1							5	0.0%
Mixed Residential and Commercial			0.1																				0.1	0.0%
Mobile Homes and Trailer Parks		32			29	1		6				164	162		158	57	17	1		13	23		664	0.0%
Multi-Family Residential		44			9	6		2	34	12		391	31		243	15	5	1	12	9	66		881	0.0%
Open Space and Recreation	4	15		4	66	3	14		246		1,453	5,040	221	419	107	261	8	93	181	61	361	26	8,583	0.1%
Public/Quasi-Public Facilities	19	53	3	8	13	31	53	11	189	4	97	475	466	60	65	126	39	63	161	14	125	897	2,923	0.0%
Rural Residential	3,530	250	97	20	573	89	181	218	170	124	5	10,477	90,191	1989	457	1,263	5,269	534	750	424	1,026	35	17,673	1%
Single Family Residential	935	215	10	38	82	69	171	239	40	4	6	4,509	10,012	80	1,133	7,560	6,128	1,566	6,272	1,387	553	165	41,163	0.3%
Transportation, Communications, and Utilities	1,265	68	167	3	255	23	8,229	318	3,975	2,124	987	40,021	10,899	1,257	85	408	438	61	214	40	255	432	71,521	1%
Under Construction		1											37		3	6	5	24			83		158	0.0%
Water	10	7					6,971				38	225	36			195			164		0.4		7,646	0.1%
ROW	69	12	92	3	32	2	27	35	35	16	12	1,701	1,603	43	14	158	74	74	25	3	38	28	4,097	0.0%
Undeveloped	3,1022	1,119	904	55	3,141	150	10,793	3,415	3,240	6,547	6,757	11,236,895	430,318	49,598	1,279	4,255	13,162	2,374	2,539	1,272	13,374	3,022	118,252,330	96%
Total Acres	43,480	2,330	1,538	132	4,633	543	26,742	5,214	9,500	16,227	9,363	11,441,233	561,527	55,214	3,677	14,533	25,673	4,815	10,375	3,463	18,859	5,824	12,264,895	100%
Percent of Regional Total	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.1%	0.1%	0.1%	93%	5%	0.5%	0.0%	0.1%	0.2%	0.0%	0.1%	0.0%	0.2%	0.0%	100%	

UNINCORPORATED VALLEY REGION

LAND USE SUMMARY

EXISTING LAND USES

- 40% undeveloped
- 23% single family res
- 12% trans/comm/utilities

POPULATION GROWTH

UNINCORPORATED VALLEY

	POP	HU	HH	EMP
2014 Existing Demographics	142,817	37,095	34,215	32,552
2040 Projected Demographics	156,599	41,026	39,335	49,850
DELTA	13,782	3,931	5,120	17,298

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

CURRENT LUD

- 28% Single Family Res
- 17% Rural Living
- 14% Special Devt
- 10% Specific Plan

KEY LAND USE ISSUES

- 780 ac. (>60%) of land designated as RM is existing single family

UNINCORPORATED VALLEY REGION LAND USE

Existing Land Use SANBAG	Current Land Use District San Bernardino County (LUD)		Valley																				Total Acres	Percent of Regional Total		
	AG	CG	CH	CO	CR	CS	FW	IC	IN	IR	OS	RC	RL/RL-5	RL-10/20/40	RM	RS	RS-1	RS-10M	RS-14M	RS-20M	SD	SP				
Agriculture/Ranches	283	11						24	11	92		24	109	350	56	61	324	13	8	18	151	57	2,694	6%		
Commercial and Services		102		1		22		5					1		3	10	1	2		3	604	3	757	2%		
Education									192						17	46	62				14	18		350	1%	
General Office																										
Industrial		54				59		623		1,168		185	3		17	38	77	4			103	395	1,169	3,896	9%	
Military Installations																										
Mixed Commercial and Industrial			1																					10	0.0%	
Mixed Residential																	1							0.5	0.0%	
Mixed Residential and Commercial																										
Mobile Homes and Trailer Parks		19				1		6					11		93	41	6				2			179	0.4%	
Multi-Family Residential		10				5		1	1	10					100	10	4				9	32		181	0.4%	
Open Space and Recreation		2							17			14			5	6	2				2	19	26	91	0.2%	
Public/Quasi-Public Facilities		11				0.2		9	58				21		17	47	27	7	9	13	11	897		1,127	3%	
Rural Residential	79	5				3	10		1				334	122	10	35	122				6	97	35	859	2%	
Single Family Residential	11	69		1		46	6	228	0.2	4		33	401	21	760	3,246	2,593	545	521	1010	219	155		9,867	23%	
Transportation, Communications, and Utilities	6	16				5	2,869	55	25	529	255	327	235	1	20	76	102	40	54	25	49	432		5,119	12%	
Under Construction		1											26		3	1						83		113	0.3%	
Water	10																							10	0.0%	
ROW	0.1	1					5	12		0.1			0.3	1		4	4				3	4	28		63	0.1%
Undeveloped	526	114				24	712	80	506	202	961	1,440	1,514	2,768	85	684	1,057	36	90	199	4,429	1,585		17,013	40%	
Total Acres	915	414		2		165	3,602	1,044	810	2,004	1216	2,023	3,655	3,264	1,185	4,307	4,381	646	683	1,507	6,111	4,387		42,322	100%	
Percent of Regional Total	2%	1%		0.0%		0.4%	9%	2%	2%	5%	3%	5%	9%	8%	3%	10%	10%	2%	2%	4%	14%	10%		100%		

UNINCORPORATED MOUNTAIN REGION

LAND USE SUMMARY

EXISTING LAND USES

- 93% undeveloped
- 2% single family res

CURRENT LUD

- 91% Resource Con
- 4% Rural Living
- 3% Single Family Res

POPULATION GROWTH

UNINCORPORATED MOUNTAIN

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	60,111	45,599	22,126	7,715
2040 Projected Demographics	65,873	47,716	24,841	9,352
DELTA	5,762	2,116	2,715	1,637

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

UNINCORPORATED MOUNTAIN REGION

LAND USE

Existing Land Use SANBAG	Current Land Use District San Bernardino County (LUD)		Mountain																	Total Acres	Percent of Regional Total					
	AG	CG	CH	CO	CR	CS	FW	IC	IN	IR	OS	RC	RL/RL-5	RL-10/20/40	RM	RS	RS-1	RS-10M	RS-14M			RS-20M	SD	SP		
Agriculture/Ranches	37											14	590	167	6		13							827	0.2%	
Commercial and Services		171		1		24	1	7	3			2,711	6	0.1	3	19	3		8			6		2,971	1%	
Education		1								145		33			19		19		17			22		255	0.0%	
General Office																0.2								0.2	0.0%	
Industrial		0.4				13		19	4			973	17	5		5	5				1	1		1,046	0.2%	
Military Installations																										
Mixed Commercial and Industrial																										
Mixed Residential																										
Mixed Residential and Commercial																										
Mobile Homes and Trailer Parks		5											1		36	6	2					23		74	0.0%	
Multi-Family Residential		1				1			4						63	3	0.5		9			14		94	0.0%	
Open Space and Recreation	4	1		4		3	14		31		54	2,253	134	178	3	4	7	1	164			269		3,124	1%	
Public/Quasi-Public Facilities		13		6		4	53	1	30			153	57	6	25	39	8	1	138	1	114			651	0.1%	
Rural Residential	10	17				2			0.5			840	2,572	185	36	1,073	133	13	75	82	206			5,300	2%	
Single Family Residential		86		37		23	8	11	2			648	419	20	270	2,369	634	768	5,134	292	327			11,045	2%	
Transportation, Communications, and Utilities	1	17				12	36	3	325		180	2,902	90	99	19	166	98	9	129	13	40			4,138	1%	
Under Construction																4		24							28	0.0%
Water		7					6,730				38	225	10			10			164			0.4		7,184	1%	
ROW		4		1		0.1	11		8			525	64	7	6	152	5	26	11			14		836	0.2%	
Undeveloped	257	61		4		14	789	47	95		398	469,244	4,783	8,646	142	1,611	1,261	105	1,036	311	3,576			492,380	93%	
Total Acres	309	385		53		96	7,642	88	648		670	480,522	8,751	9,312	627	5,461	2,238	953	6,884	700	4,613			529,953	100%	
Percent of Regional Total	0.1%	0.1%		0.0%		0.0%	1%	0.0%	0.1%		0.1%	9%	2%	2%	0.1%	1%	0.4%	0.2%	1%	0.1%	1%			100%		

UNINCORPORATED NORTH DESERT LAND USE SUMMARY

EXISTING LAND USES

- 97% undeveloped

CURRENT LUD

- 94% Resource Con
- 4% Rural Living

POPULATION GROWTH

UNINCORPORATED NORTH DESERT

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	95,580	40,404	30,886	9,587
2040 Projected Demographics	119,334	48,737	41,816	26,890
DELTA	23,754	8,333	10,930	17,302

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

UNINCORPORATED NORTH DESERT LAND USE

Existing Land Use SANBAG	Current Land Use District San Bernardino County (LUD)																				Total Acres	Percent of Regional Total		
	North Desert																							
	AG	CG	CH	CO	CR	CS	FW	IC	IN	IR	OS	RC	RL/RL-5	RL-10/20/40	RM	RS	RS-1	RS-10M	RS-14M	RS-20M	SD	SP		
Agriculture/Ranches	5,123				16	24	204	6	6	1310		11,503	12,052	10,556		44	12				1,698		33,054	0.3%
Commercial and Services		101	250		192	6	26	23		5		269	463		0.3	2		1	2		33		1,373	0.0%
Education									551		7	459	240						24				1,281	0.0%
General Office																								
Industrial	19	6	13		217	3	72	257	13	4,718		30,330	1,972	36	2	3	6	2			20		37,690	0.4%
Military Installations			2						639			61,931	25										62,598	1%
Mixed Commercial and Industrial													4								2		6	0.0%
Mixed Residential						4																	4	0.0%
Mixed Residential and Commercial			0.1																				0.1	0.0%
Mobile Homes and Trailer Parks		3			29							164	98		19	9	9	1					332	0.0%
Multi-Family Residential		5			9				30	3		391	26		41	3		1	3		21		532	0.0%
Open Space and Recreation		11			66				3		1,399	2,426	51	241	32	252		6	17		72		4,576	0.0%
Public/Quasi-Public Facilities	19	26	3		13	27			33	4	97	320	291	54	11	38	3	13	7	1			960	0.0%
Rural Residential	3,441	193	97	1	484	57	114	209	51	124		8,252	51,730	16,111	306	135	4,781	312	129	219	214		72,460	1%
Single Family Residential	924	57	10		77		158		38		6	3,828	8,456	1,157	16	1,654	2,459	48	378	84	7		18,219	0.2%
Transportation, Communications, and Utilities	1,201	24	167		255	5	5,199	236	2,695	1,593	552	35,348	10,019	1,157	41	160	226	13	31	2	165		59,089	1%
Under Construction													9			0.4	5						14	0.0%
Water							241						25			185							450	0.0%
ROW	69	1	92	0.2	32		10	23	26	16	12	1,130	1,096	30	6	3	60	40	14				2,661	0.0%
Undeveloped	24,258	696	904	9	2,984	43	8,523	2,931	2,445	6,278	3,094	8,952,689	288,411	34,468	521	1,773	9,405	983	600	576	4,197	1,438	9,347,225	97%
Total Acres	35,054	1,122	1,538	10	4,379	165	14,547	3,684	6,531	14,052	5,167	9,109,041	374,969	38,672	994	4,261	16,966	1,419	1,205	881	6,430	1,438	9,642,525	100%
Percent of Regional Total	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.1%	0.1%	0.1%	94%	4%	0.4%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.1%	0.0%	100%	

UNINCORPORATED EAST DESERT REGION LAND USE SUMMARY

EXISTING LAND USES

- 96% undeveloped
- 2% rural residential

CURRENT LUD

- 90% Resource Con
- 8% Rural Living

POPULATION GROWTH

UNINCORPORATED EAST DESERT

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	25,453	15,914	10,435	2,443
2040 Projected Demographics	31,920	18,631	13,540	4,862
DELTA	6,466	2,717	3,105	2,419

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

UNINCORPORATED EAST DESERT REGION LAND USE

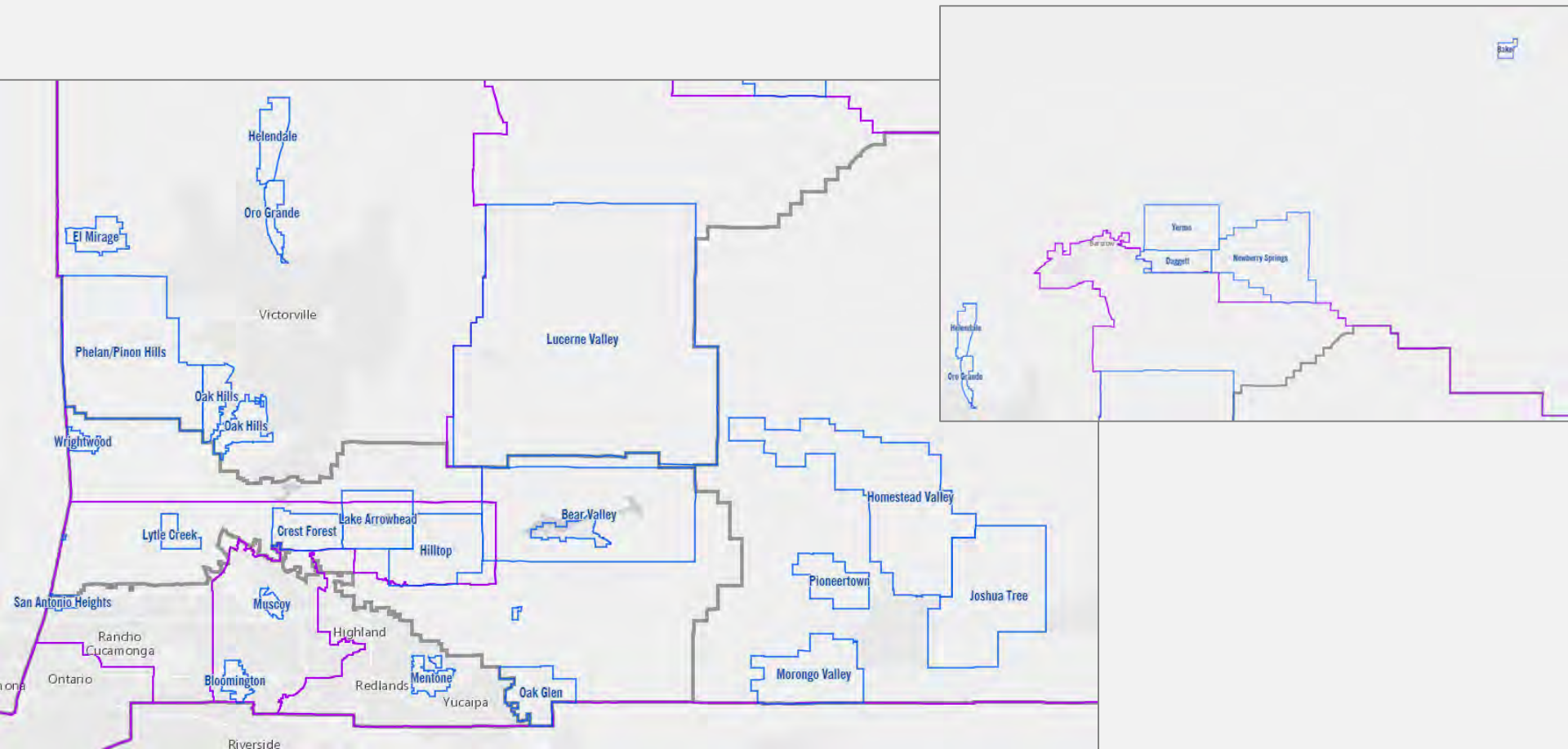
Existing Land Use SANBAG	Current Land Use District San Bernardino County (LUD)																				Total Acres	Percent of Regional Total			
	East Desert																								
	AG	CG	CH	CO	CR	CS	FW	IC	IN	IR	OS	RC	RL/RL-5	RL-10/20/40	RM	RS	RS-1	RS-10M	RS-14M	RS-20M	SD	SP			
Agriculture/Ranches	164	5			4	5							863	155	6		3	1				1		2,208	0.1%
Commercial and Services		51				13		1					9		4		1					3		82	0.0%
Education									56															56	0.0%
General Office																									
Industrial		10						5		102		28,732	66		0.2	0.2	1	0.3						28,913	1%
Military Installations												4,170	117											4,288	0.2%
Mixed Commercial and Industrial																									
Mixed Residential																									
Mixed Residential and Commercial																									
Mobile Homes and Trailer Parks		6											52		11							10		79	0.0%
Multi-Family Residential		29						1					4		39									74	0.0%
Open Space and Recreation									106			347	36		67			86			60			792	0.0%
Public/Quasi-Public Facilities		2		2				1	13			2	98		12	1	1	42	7					186	0.0%
Rural Residential		35		20	89	27	56	9	117		5	1,385	35,555	70	105	20	183	204	546	118	509			39,053	2%
Single Family Residential		4		0.3	5			0.3					736	20	87	291	442	206	238	1				2,031	0.1%
Transportation, Communications, and Utilities		56	12		3		1	124	24	929	2	1,444	556		6	5	12	0.1	0.1	0.5				3,174	0.2%
Under Construction													2						1					3	0.0%
Water													1											1	0.0%
ROW		6		1		2	0.4					45	443	5	1		5	8				20		537	0.0%
Undeveloped	5,981	248		41	157	69	770	356	194	68	2,304	1,813,522	135,611	3,716	531	186	1,439	1,250	813	185	1,172			1,968,612	96%
Total Acres	7,202	409		67	254	117	951	398	1,510	171	2,309	1,849,647	174,151	3,966	871	504	2,088	1,797	1,603	374	1,705			2,050,095	100%
Percent of Regional Total	0.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	90%	8%	0.2%	0.0%	0.0%	0.1%	0.1%	0.1%	0.0%	0.1%			100%	

Community Planning Areas

(SANBAG 2012 Existing Land Use, 2014
American Community Survey, 2015
County Zoning, 2015 BLM Land Status -
Surface Management Areas, & 2016 RTP)

CPAS

1,350 sq. miles (7%) of the total unincorporated County falls within 27 designated CPAs



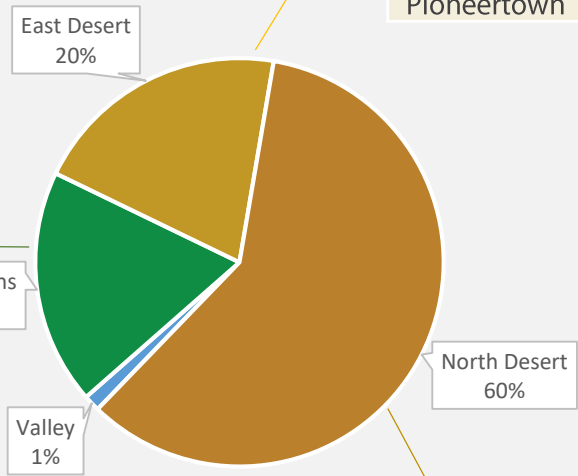
CPAS

REGIONAL BREAKDOWN

	Acres	Square Miles	Percent
Valley	11,320	17.69	1%
Mountain	161,480	252.31	19%
East Desert	177,690	277.64	21%
North Desert	515,607	805.64	60%
Total	866,098	1,353.28	100%

	Acres	Square Miles	Percent
East Desert	177,690	277.64	100%
Homestead Valley	78,644	122.88	44%
Joshua Tree	58,596	91.56	33%
Morongo Valley	27,389	42.80	15%
Pioneertown	13,061	20.41	7%

	Acres	Square Miles	Percent
Mountain	161,480	252.31	100%
Angelus Oaks	392	0.61	<1%
Bear Valley	86,999	135.94	54%
Crest Forest	11,222	17.53	7%
Hilltop	24,683	38.57	15%
Lake Arrowhead	18,216	28.46	11%
Lytle Creek	3,902	6.10	2%
Mt Baldy	59	0.09	<1%
Oak Glen	13,717	21.43	8%
Wrightwood	2,292	3.58	1%



	Acres	Square Miles	Percent
North Desert	515,607	805.64	100%
Baker	2,530	3.95	<1%
Daggett	16,911	26.42	3%
El Mirage	7,111	11.11	1%
Helendale	8,495	13.27	2%
Lucerne Valley	277,017	432.84	54%
Newberry Springs	72,215	112.84	14%
Oak Hills	14,649	22.89	3%
Oro Grande	4,413	6.90	1%
Phelan/Pinon	74,563	116.51	14%
Yermo	37,702	58.91	7%

	Acres	Square Miles	Percent
Valley	11,320	17.69	100%
Bloomington	3,302	5.16	29%
Mentone	4,702	7.35	42%
Muscoy	1,791	2.80	16%
San Antonio Heights	1,526	2.38	13%

EXISTING LAND USE

ALL CPAs

COUNTYWIDE

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
182,068	91,725	59,425	20,237

2014 ACS

Of land in the CPAs:

- 81% undeveloped
- 9% rural residential
- 10% Other:
 - 3% single family res
 - 2% ag/ranches
 - 2% trans/comm/utilities
 - 3% all others

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	19,747	30.85	2%
Commercial and Services	3,684	5.76	<1%
Education	1,152	1.80	<1%
General Office	--	--	--
Industrial	6,137	9.59	1%
Military Installations	2,039	3.19	<1%
Mixed Commercial and Industrial	4	0.01	<1%
Mixed Residential	1	<0.01	<1%
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	349	0.54	<1%
Multi-Family Residential	306	0.48	<1%
Open Space and Recreation	2,281	3.56	<1%
Public/Quasi-Public Facilities	1,211	1.89	<1%
Rural Residential	80,115	125.18	9%
Single Family Residential	24,045	37.57	3%
Transportation, Communications, and Utilities	13,696	21.40	2%
Under Construction	61	0.10	<1%
Water	3,966	6.20	<1%
ROW	1,846	2.88	<1%
Undeveloped	705,457	1,102.28	81%
Total	866,098	1,353.28	100%

CURRENT LAND USE DISTRICTS

ALL CPAs

COUNTYWIDE

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
204,242	99,711	69,585	37,424

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

Of land in the CPAs:

- 47% Resource Cons
- 40% Rural Living
- 4% Single Family Res
- 3% Agriculture
- 2% Floodway

Current LUD	Acres	Square Miles	Percent
AG	29,671	46.36	3%
CG	1,916	2.99	<1%
CH	808	1.26	<1%
CN	597	0.93	<1%
CO	132	0.21	<1%
CR	1,454	2.27	<1%
CS	461	0.72	<1%
FW	13,519	21.12	2%
IC	3,537	5.53	<1%
IN	5,655	8.84	1%
IR	5,634	8.80	1%
OS	2,891	4.52	<1%
RC	410,999	642.19	47%
RL/RL-5	319,744	499.60	37%
RL-10/20/40	23,019	35.97	3%
RM	2,508	3.92	<1%
RS	9,150	14.30	1%
RS-1	10,077	15.75	1%
RS-10M	4,565	7.13	1%
RS-14M	9,557	14.93	1%
RS-20M	2,273	3.55	<1%
SD	7,908	12.36	1%
SP	21	0.03	<1%
Total	866,098	1,353.28	100%

SUMMARY

ALL CPAs

POPULATION GROWTH

ALL CPAs

	POP	HU	HH	EMP
2014 Existing Demographics	182,068	91,725	59,425	20,237
2040 Projected Demographics	204,242	99,711	69,585	37,424
DELTA	22,174	7,986	10,159	17,187

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

ALL CPAs

	Acres	Sq. Miles	Percent
Private Entity	474,021	740.66	55%
Bureau of Land Management	238,201	372.19	28%
U.S. Forest Service	132,994	207.80	15%
State Lands	14,474	22.62	2%
Marine Corps Installations	2,841	4.44	<1%
Department of Defense	2,596	4.06	<1%
Local Government	544	0.85	<1%
National Park Service	428	0.67	<1%
TOTAL	866,098	1,353.28	100%

Bureau of Land Management Data

EXISTING LAND USE

ALL VALLEY CPAs

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
52,461	13,715	12,312	5,254

2014 ACS

Of land in the Valley's CPAs:

- 40% single family res
- 25% undeveloped
- 15% ag/ranches

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	1,716	2.68	15%
Commercial and Services	111	0.17	1%
Education	220	0.34	2%
General Office	--	--	--
Industrial	486	0.76	4%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	1	<0.01	<1%
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	97	0.15	1%
Multi-Family Residential	61	0.10	1%
Open Space and Recreation	41	0.06	<1%
Public/Quasi-Public Facilities	132	0.21	1%
Rural Residential	331	0.52	3%
Single Family Residential	4,477	7.00	40%
Transportation, Communications, and Utilities	793	1.24	7%
Under Construction	21	0.03	<1%
Water	--	--	--
ROW	24	0.04	<1%
Undeveloped	2,809	4.39	25%
Total	11,320	17.69	100%

	Acres	Square Miles	Percent
Bloomington	3,302	5.16	29%
Mentone	4,702	7.35	42%
Muscoy	1,791	2.80	16%
San Antonio Heights	1,526	2.38	13%
VALLEY TOTAL	11,320	17.69	100%

CURRENT LAND USE DISTRICTS

ALL VALLEY CPAs

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
59,099	14,830	13,242	8,478

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

Of land in the Valley's CPAs:

- 46% Single Family Res
- 26% Rural Living
- 7% Industrial
- 4% Resource Cons
- 3% Commercial
- 2% Agriculture

	Acres	Square Miles	Percent
Bloomington	3,302	5.16	29%
Mentone	4,702	7.35	42%
Muscoy	1,791	2.80	16%
San Antonio Heights	1,526	2.38	13%
VALLEY TOTAL	11,320	17.69	100%

Current LUD	Acres	Square Miles	Percent
AG	241	0.38	2%
CG	252	0.39	2%
CH	--	--	--
CN	54	0.08	<1%
CO	2	<0.01	<1%
CR	--	--	--
CS	118	0.18	1%
FW	224	0.35	2%
IC	313	0.49	3%
IN	293	0.46	3%
IR	413	0.65	4%
OS	--	--	--
RC	484	0.76	4%
RL/RL-5	1,915	2.99	17%
RL-10/20/40	1,084	1.69	10%
RM	275	0.43	2%
RS	1,378	2.15	12%
RS-1	2,094	3.27	18%
RS-10M	402	0.63	4%
RS-14M	683	1.07	6%
RS-20M	663	1.04	6%
SD	411	0.64	4%
SP	21	0.03	<1%
Total	11,320	17.69	100%

SUMMARY

ALL VALLEY CPAs

POPULATION GROWTH

ALL VALLEY CPAs

	POP	HU	HH	EMP
2014 Existing Demographics	52,461	13,715	12,312	5,254
2040 Projected Demographics	59,099	14,830	13,242	8,478
DELTA	6,638	1,115	930	3,224

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

ALL VALLEY CPAs

	Acres	Sq. Miles	Percent
Private Entity	11,320	17.69	100%
TOTAL	11,320	17.69	100%

Bureau of Land Management Data

LAND USE ISSUES

- Most urbanized region
- Most intense development pressure
- Industrial versus residential development
- Viability of agricultural uses

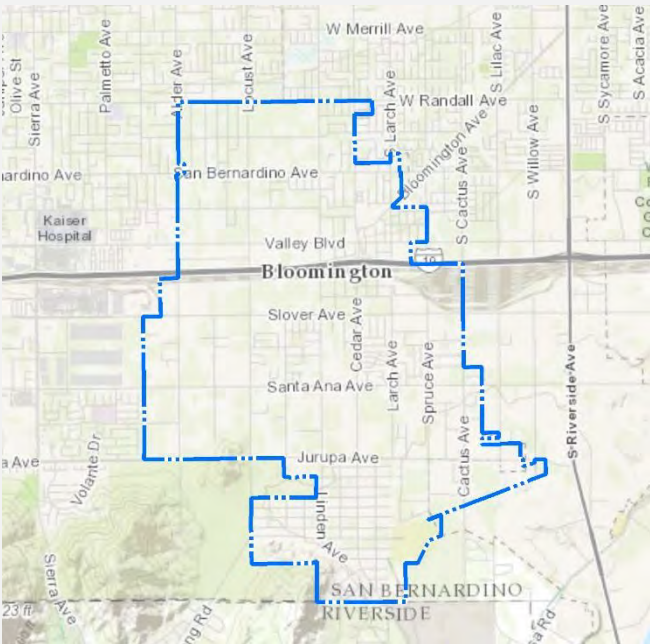
EXISTING LAND USE BLOOMINGTON CPA

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
26,953	6,213	5,847	2,815
<small>2014 ACS</small>			

- 57% single family res
- 16% undeveloped
- 8% industrial



Existing Land Use

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	88	0.14	3%
Commercial and Services	67	0.11	2%
Education	119	0.19	4%
General Office	--	--	--
Industrial	261	0.41	8%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	49	0.08	1%
Multi-Family Residential	29	0.05	1%
Open Space and Recreation	18	0.03	1%
Public/Quasi-Public Facilities	104	0.16	3%
Rural Residential	--	--	--
Single Family Residential	1,881	2.94	57%
Transportation, Communications, and Utilities	186	0.29	6%
Under Construction	--	--	--
Water	--	--	--
ROW	17	0.03	1%
Undeveloped	481	0.75	15%
Total	3,302	5.16	100%

CURRENT LAND USE DISTRICTS

BLOOMINGTON CPA

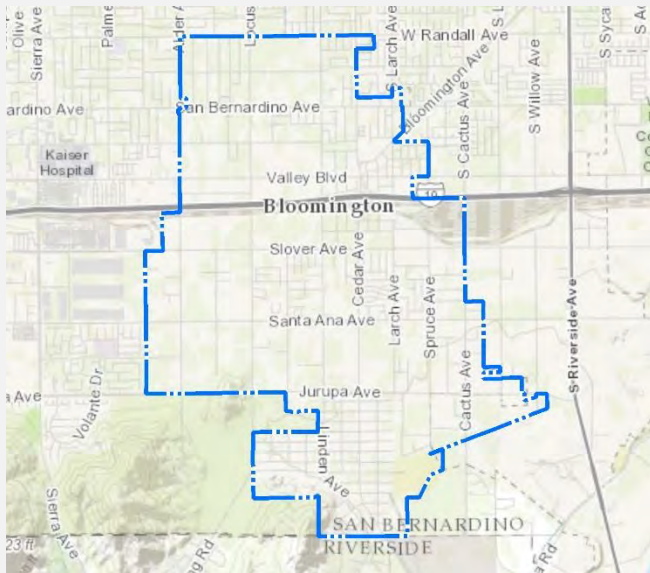
VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
28,586	6,574	6,190	3,744

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 68% Single Family Res
- 12% Industrial
- 7% Commercial
- 6% Institutional



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	148	0.23	4%
CH	--	--	--
CN	7	0.01	<1%
CO	--	--	--
CR	--	--	--
CS	108	0.17	3%
FW	--	--	--
IC	221	0.34	7%
IN	200	0.31	6%
IR	170	0.27	5%
OS	--	--	--
RC	--	--	--
RL/RL-5	33	0.05	1%
RL-10/20/40	30	0.05	1%
RM	66	0.10	2%
RS	826	1.29	25%
RS-1	908	1.42	27%
RS-10M	7	0.01	<1%
RS-14M	13	0.02	<1%
RS-20M	544	0.85	16%
SD	--	--	--
SP	21	0.03	1%
Total	3,302	5.16	100%

SUMMARY

BLOOMINGTON CPA

POPULATION GROWTH

BLOOMINGTON CPA

	POP	HU	HH	EMP
2014 Existing Demographics	26,953	6,213	5,847	2,815
2040 Projected Demographics	28,586	6,574	6,190	3,744
DELTA	1,633	361	343	929

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

BLOOMINGTON CPA

	Acres	Sq. Miles	Percent
Private Entity	3,302	5.16	100%
TOTAL	3,302	5.16	100%

Bureau of Land Management Data

LAND USE ISSUES

- Industrial development in neighborhoods and adjacent to schools
- Existing residential remains in the area designated for industrial use South of I-10
- Valley Corridor Specific Plan to be adopted in early 2017

EXISTING LAND USE MENTONE CPA

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
9,865	3,466	2,800	1,565

2014 ACS

- 34% ag/ranches
- 29% undeveloped
- 17% single family res



Existing Land Use

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	1,582	2.47	34%
Commercial and Services	19	0.03	<1%
Education	70	0.11	1%
General Office	--	--	--
Industrial	127	0.20	3%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	1	<0.01	<1%
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	43	0.07	1%
Multi-Family Residential	30	0.05	1%
Open Space and Recreation	8	0.01	<1%
Public/Quasi-Public Facilities	10	0.02	<1%
Rural Residential	284	0.44	6%
Single Family Residential	788	1.23	17%
Transportation, Communications, and Utilities	376	0.59	8%
Under Construction	19	0.03	<1%
Water	--	--	--
ROW	2	<0.01	<1%
Undeveloped	1,342	2.10	29%
Total	4,702	7.35	100%

CURRENT LAND USE DISTRICTS

MENTONE CPA

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
14,111	4,026	3,219	3,291

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 58% Rural Living
- 15% Single Family Res
- 7% Industrial
- 5% Agricultural



Current LUD	Acres	Square Miles	Percent
AG	241	0.38	5%
CG	56	0.09	1%
CH	--	--	--
CN	16	0.03	<1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	73	0.11	2%
IC	92	0.14	2%
IN	70	0.11	1%
IR	243	0.38	5%
OS	--	--	--
RC	63	0.10	1%
RL/RL-5	1,713	2.68	36%
RL-10/20/40	1,054	1.65	22%
RM	209	0.33	4%
RS	553	0.86	12%
RS-1	20	0.03	<1%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	118	0.19	3%
SD	181	0.28	4%
SP	--	--	--
Total	4,702	7.35	100%

SUMMARY

MENTONE CPA

POPULATION GROWTH

MENTONE CPA

	POP	HU	HH	EMP
2014 Existing Demographics	9,865	3,466	2,800	1,565
2040 Projected Demographics	14,111	4,026	3,219	3,291
DELTA	4,245	561	418	1,726

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

LAND USE ISSUES

- Development pressure
- Preserving viability of agricultural lands
- Lack of public spaces

PRIMARY LAND ADMINISTRATION

MENTONE CPA

	Acres	Sq. Miles	Percent
Private Entity	4,702	7.35	100%
TOTAL	4,702	7.35	100%

Bureau of Land Management Data

EXISTING LAND USE

MUSCOY CPA

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
12,386	2,671	2,471	617

2014 ACS

- 66% single family res
- 21% undeveloped
- 4% trans/comm/utilities



Existing Land Use

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	29	0.05	2%
Commercial and Services	19	0.03	1%
Education	31	0.05	2%
General Office	--	--	--
Industrial	14	0.02	1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	5	0.01	<1%
Multi-Family Residential	2	<0.01	<1%
Open Space and Recreation	1	<0.01	<1%
Public/Quasi-Public Facilities	9	0.01	<1%
Rural Residential	46	0.07	3%
Single Family Residential	1,188	1.86	66%
Transportation, Communications, and Utilities	72	0.11	4%
Under Construction	--	--	--
Water	--	--	--
ROW	6	0.01	<1%
Undeveloped	369	0.58	21%
Total	1,791	2.80	100%

CURRENT LAND USE DISTRICTS

MUSCOY CPA

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
12,845	2,762	2,557	743

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 80% Single Family Res
- 8% Floodway
- 6% Special Devt
- 5% Commercial



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	47	0.07	3%
CH	--	--	--
CN	26	0.04	1%
CO	--	--	--
CR	--	--	--
CS	9	0.01	1%
FW	151	0.24	8%
IC	--	--	--
IN	23	0.04	1%
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	--	--	--
RS	--	--	--
RS-1	1,166	1.82	65%
RS-10M	263	0.41	15%
RS-14M	--	--	--
RS-20M	--	--	--
SD	105	0.16	6%
SP	--	--	--
Total	1,791	2.80	100%

SUMMARY

MUSCOY CPA

POPULATION GROWTH

MUSCOY CPA

	POP	HU	HH	EMP
2014 Existing Demographics	12,386	2,671	2,471	617
2040 Projected Demographics	12,845	2,762	2,557	743
DELTA	459	90	86	126

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

MUSCOY CPA

	Acres	Sq. Miles	Percent
Private Entity	1,791	2.80	100%
TOTAL	1,791	2.80	100%

Bureau of Land Management Data

LAND USE ISSUES

- Desire for large lots
- Encourage small scale commercial uses
- Adjacent to urban development and resources

EXISTING LAND USE

SAN ANTONIO HEIGHTS CPA

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
3,256	1,365	1,194	258

2014 ACS

- 41% single family res
- 40% undeveloped
- 10% trans/com/utilities



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	16	0.03	1%
Commercial and Services	5	0.01	<1%
Education	--	--	--
General Office	--	--	--
Industrial	84	0.13	6%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	14	0.02	1%
Public/Quasi-Public Facilities	9	0.01	1%
Rural Residential	--	--	--
Single Family Residential	619	0.97	41%
Transportation, Communications, and Utilities	159	0.25	10%
Under Construction	2	<0.01	<1%
Water	--	--	--
ROW	--	--	--
Undeveloped	617	0.96	40%
Total	1,526	2.38	100%

CURRENT LAND USE DISTRICTS

SAN ANTONIO HEIGHTS CPA

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
3,557	1,469	1,276	701

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 61% Single Family Res
- 28% Resource Cons
- 11% Rural Living



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	5	0.01	<1%
CO	2	<0.01	<1%
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	422	0.66	28%
RL/RL-5	170	0.26	11%
RL-10/20/40	--	--	--
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	132	0.21	9%
RS-14M	670	1.05	44%
RS-20M	--	--	--
SD	126	0.20	8%
SP	--	--	--
Total	1,526	2.38	100%

SUMMARY

SAN ANTONIO HEIGHTS CPA

POPULATION GROWTH

SAN ANTONIO HEIGHTS CPA

	POP	HU	HH	EMP
2014 Existing Demographics	3,256	1,365	1,194	258
2040 Projected Demographics	3,557	1,469	1,276	701
DELTA	301	103	82	443

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

LAND USE ISSUES

- Almost builtout
- Hillside development

PRIMARY LAND ADMINISTRATION

SAN ANTONIO HEIGHTS CPA

	Acres	Sq. Miles	Percent
Private Entity	1,526	2.38	100%
TOTAL	1,526	2.38	100%

Bureau of Land Management Data

EXISTING LAND USE

ALL MOUNTAIN CPAS

MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
57,558	43,989	21,151	6,938

2014 ACS

Of land in the Mountain CPAs:

- 85% undeveloped
- 7% single family res

	Acres	Square Miles	Percent
Angelus Oaks	392	0.61	<1%
Bear Valley	86,999	135.94	54%
Crest Forest	11,222	17.53	7%
Hilltop	24,683	38.57	15%
Lake Arrowhead	18,216	28.46	11%
Lytle Creek	3,902	6.10	2%
Mt Baldy	59	0.09	<1%
Oak Glen	13,717	21.43	8%
Wrightwood	2,292	3.58	1%
Mountain TOTAL	161,480	252.31	100%

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	519	0.81	<1%
Commercial and Services	2,968	4.64	2%
Education	255	0.40	<1%
General Office	--	--	--
Industrial	65	0.10	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	74	0.11	<1%
Multi-Family Residential	94	0.15	<1%
Open Space and Recreation	1,282	2.00	1%
Public/Quasi-Public Facilities	519	0.81	<1%
Rural Residential	3,353	5.24	2%
Single Family Residential	10,530	16.45	7%
Transportation, Communications, and Utilities	1,228	1.92	1%
Under Construction	28	0.04	<1%
Water	3,700	5.78	2%
ROW	298	0.47	<1%
Undeveloped	136,568	213.39	85%
Total	161,480	252.31	100%

CURRENT LAND USE DISTRICTS

ALL MOUNTAIN CPAS

MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
62,239	45,713	22,805	7,627

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

Of land in the Mountain CPAs:

- 75% Resource Cons
- 10% Rural Living
- 10% Single Family Res

	Acres	Square Miles	Percent
Angelus Oaks	392	0.61	<1%
Bear Valley	86,999	135.94	54%
Crest Forest	11,222	17.53	7%
Hilltop	24,683	38.57	15%
Lake Arrowhead	18,216	28.46	11%
Lytle Creek	3,902	6.10	2%
Mt Baldy	59	0.09	<1%
Oak Glen	13,717	21.43	8%
Wrightwood	2,292	3.58	1%
Mountain TOTAL	161,480	252.31	100%

Current LUD	Acres	Square Miles	Percent
AG	309	0.48	<1%
CG	360	0.56	<1%
CH	--	--	--
CN	91	0.14	<1%
CO	53	0.08	<1%
CR	--	--	--
CS	96	0.15	<1%
FW	4,345	6.79	3%
IC	88	0.14	<1%
IN	638	1.00	<1%
IR	--	--	--
OS	50	0.08	<1%
RC	121,641	190.06	75%
RL/RL-5	5,768	9.01	4%
RL-10/20/40	9,080	14.19	6%
RM	514	0.80	<1%
RS	5,434	8.49	3%
RS-1	1,789	2.80	1%
RS-10M	953	1.49	1%
RS-14M	6,884	10.76	4%
RS-20M	637	1.00	<1%
SD	2,752	4.30	2%
SP	--	--	--
Total	161,480	252.31	100%

SUMMARY

ALL MOUNTAIN CPAs

POPULATION GROWTH

ALL MOUNTAIN CPAs

	POP	HU	HH	EMP
2014 Existing Demographics	57,558	43,989	21,151	6,938
2040 Projected Demographics	62,239	45,713	22,805	7,627
DELTA	4,681	1,723	1,654	689

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

ALL MOUNTAIN CPAs

	Acres	Sq. Miles	Percent
U.S. Forest Service	117,707	183.92	73%
Private Entity	42,827	66.92	27%
Bureau of Land Management	646	1.01	<1%
State Lands	296	0.46	<1%
Local Government	5	0.01	<1%
TOTAL	161,480	252.31	100%

Bureau of Land Management Data

LAND USE ISSUES

- Lack of land use control (federal administration)
- Hillside development
- Lack of storage and light industrial uses
- Tourist-oriented uses versus uses/services for residents
- Short term rentals taking away year-round rental housing

POP	HU	HH	EMP
420	267	117	3

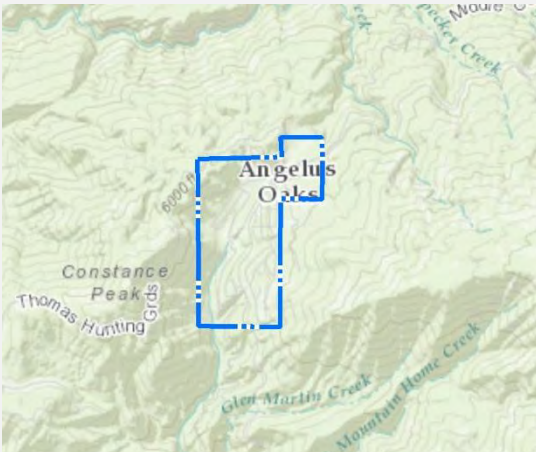
2014 ACS

EXISTING LAND USE

ANGELUS OAKS CPA

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	--	--	--
Commercial and Services	2	<0.01	<1%
Education	4	0.01	1%
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	1	<0.01	<1%
Rural Residential	140	0.22	36%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	4	0.01	1%
Under Construction	--	--	--
Water	--	--	--
ROW	57	0.09	14%
Undeveloped	185	0.29	47%
Total	392	0.61	100%

- 47% undeveloped
- 36% rural residential
- 14% right of way



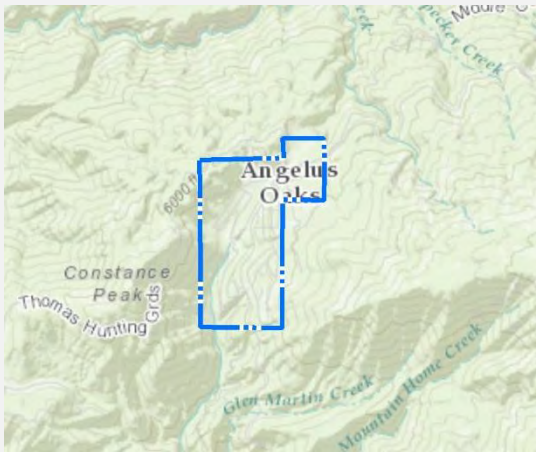
POP	HU	HH	EMP
669	353	196	4

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

CURRENT LAND USE DISTRICTS

ANGELUS OAKS CPA

- 50% Single Family Res
- 36% Special Dev
- 12% Resource Cons



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	7	0.01	2%
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	47	0.07	12%
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	--	--	--
RS	198	0.31	50%
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	140	0.22	36%
SP	--	--	--
Total	392	0.61	100%

SUMMARY

ANGELUS OAKS CPA

POPULATION GROWTH

ANGELUS OAKS CPA

	POP	HU	HH	EMP
2014 Existing Demographics	420	267	117	3
2040 Projected Demographics	669	353	196	4
DELTA	249	85	79	1

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

LAND USE ISSUES

- Hillside development
- Limited commercial/service uses

PRIMARY LAND ADMINISTRATION

ANGELUS OAKS CPA

	Acres	Sq. Miles	Percent
Private Entity	332	0.52	85%
U.S. Forest Service	60	0.09	15%
TOTAL	392	0.61	100%

Bureau of Land Management Data

EXISTING LAND USE

BEAR VALLEY CPA

MOUNTAIN

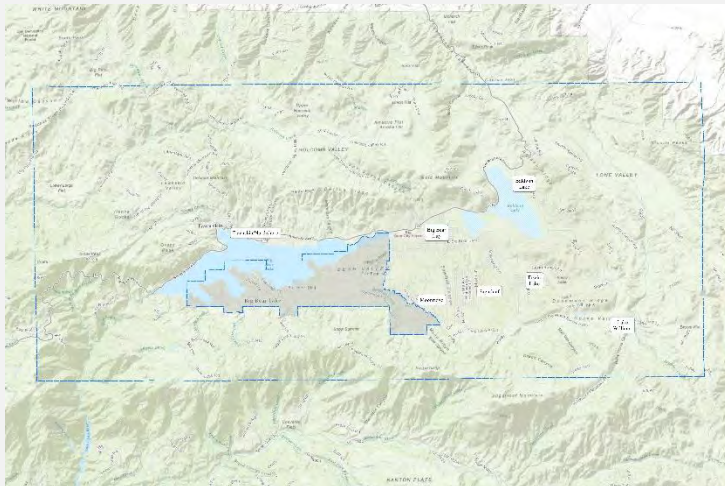
2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
16,871	14,236	6,216	1,072

2014 ACS

- 88% undeveloped
- 4% single family res
- 3% commercial/svcs
- 3% water

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	47	0.07	<1%
Commercial and Services	2,770	4.33	3%
Education	80	0.13	<1%
General Office	--	--	--
Industrial	37	0.06	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	28	0.04	<1%
Multi-Family Residential	5	0.01	<1%
Open Space and Recreation	333	0.52	<1%
Public/Quasi-Public Facilities	132	0.21	<1%
Rural Residential	949	1.48	1%
Single Family Residential	3,217	5.03	4%
Transportation, Communications, and Utilities	393	0.61	<1%
Under Construction	28	0.04	<1%
Water	2,677	4.18	3%
ROW	132	0.21	<1%
Undeveloped	76,171	119.02	88%
Total	86,999	135.94	100%



CURRENT LAND USE DISTRICTS

BEAR VALLEY CPA

MOUNTAIN

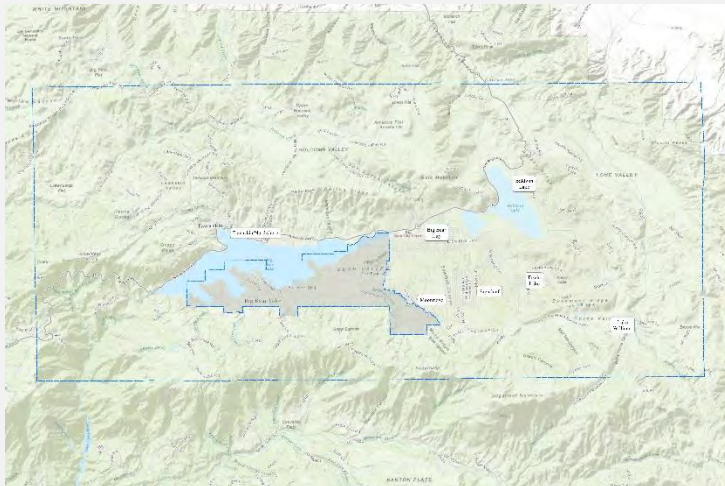
2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
18,944	15,035	6,996	1,157

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 86% Resource Cons
- 5% Single Family Res
- 4% Floodway
- 4% Rural Living

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	121	0.19	<1%
CH	--	--	--
CN	9	0.01	<1%
CO	--	--	--
CR	--	--	--
CS	31	0.05	<1%
FW	3,564	5.57	4%
IC	22	0.03	<1%
IN	344	0.54	<1%
IR	--	--	--
OS	--	--	--
RC	75,069	117.30	86%
RL/RL-5	1,000	1.56	1%
RL-10/20/40	2,299	3.59	3%
RM	80	0.12	<1%
RS	2,721	4.25	3%
RS-1	811	1.27	1%
RS-10M	103	0.16	<1%
RS-14M	--	--	--
RS-20M	539	0.84	1%
SD	285	0.44	<1%
SP	--	--	--
Total	86,999	135.94	100%



SUMMARY

BEAR VALLEY CPA

POPULATION GROWTH

BEAR VALLEY CPA

	POP	HU	HH	EMP
2014 Existing Demographics	16,871	14,236	6,216	1,072
2040 Projected Demographics	18,944	15,035	6,996	1,157
DELTA	2,072	799	780	85

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

BEAR VALLEY CPA

	Acres	Sq. Miles	Percent
U.S. Forest Service	74,078	115.75	85%
Private Entity	12,195	19.06	14%
Bureau of Land Management	646	1.01	1%
State Lands	80	0.12	0%
TOTAL	86,999	135.94	100%

Bureau of Land Management Data

LAND USE ISSUES

- Lack of land use control
- Short term rentals causing a lack of year-round rental housing
- Lack of storage and light industrial uses
- Tourist-oriented uses versus uses/services for residents
- Airport compatibility

EXISTING LAND USE

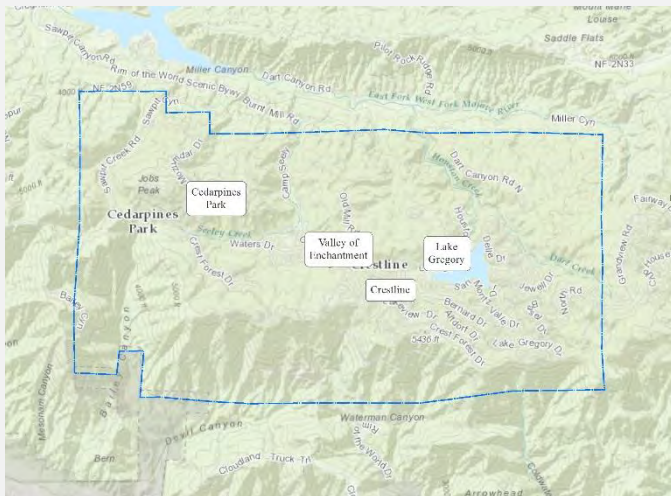
CREST FOREST CPA

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
10,896	7,797	4,456	1,100

2014 ACS

- 74% undeveloped
- 18% single family res
- 3% rural residential
- 2% trans/comm/utilities



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	16	0.02	<1%
Commercial and Services	30	0.05	<1%
Education	22	0.03	<1%
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	18	0.03	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	56	0.09	0%
Public/Quasi-Public Facilities	112	0.18	1%
Rural Residential	372	0.58	3%
Single Family Residential	2,024	3.16	18%
Transportation, Communications, and Utilities	187	0.29	2%
Under Construction	--	--	--
Water	118	0.18	1%
ROW	16	0.02	<1%
Undeveloped	8,249	12.89	74%
Total	11,222	17.53	100%

CURRENT LAND USE DISTRICTS

CREST FOREST CPA

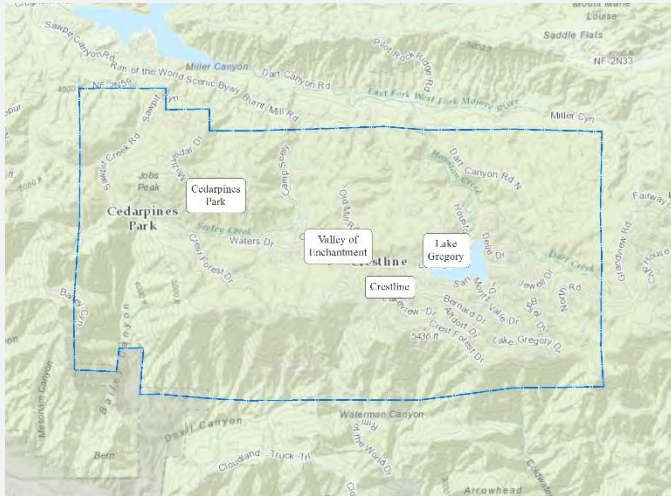
MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
11,125	7,883	4,537	1,185

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 54% Resource Cons
- 21% Single Family Res
- 18% Rural Living
- 3% Special Devt



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	57	0.09	1%
CH	--	--	--
CN	4	0.01	<1%
CO	12	0.02	<1%
CR	--	--	--
CS	16	0.02	<1%
FW	80	0.13	1%
IC	4	0.01	<1%
IN	60	0.09	1%
IR	--	--	--
OS	49	0.08	<1%
RC	6,108	9.54	54%
RL/RL-5	2,034	3.18	18%
RL-10/20/40	--	--	--
RM	57	0.09	1%
RS	--	--	--
RS-1	388	0.61	3%
RS-10M	--	--	--
RS-14M	2,041	3.19	18%
RS-20M	--	--	--
SD	311	0.49	3%
SP	--	--	--
Total	11,222	17.53	100%

SUMMARY

CREST FOREST CPA

POPULATION GROWTH

CREST FOREST CPA

	POP	HU	HH	EMP
2014 Existing Demographics	10,896	7,797	4,456	1,100
2040 Projected Demographics	11,125	7,883	4,537	1,185
DELTA	229	85	81	85

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

CREST FOREST CPA

	Acres	Sq. Miles	Percent
U.S. Forest Service	6,341	9.91	57%
Private Entity	4,841	7.56	43%
State Lands	40	0.06	<1%
TOTAL	11,222	17.53	100%

Bureau of Land Management Data

LAND USE ISSUES

- Hillside development
- Shallow lots for commercial and service uses
- Short term rentals causing a lack of year-round rental housing

EXISTING LAND USE

HILLTOP CPA

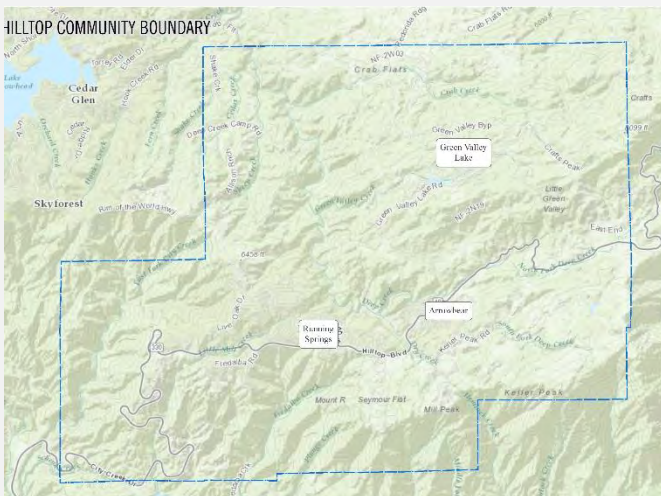
MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
6,881	5,497	2,448	657

2014 ACS

- 91% undeveloped
- 6% single family res
- 1% open space/rec



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	--	--	--
Commercial and Services	28	0.04	<1%
Education	59	0.09	<1%
General Office	--	--	--
Industrial	7	0.01	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	1	<0.01	<1%
Open Space and Recreation	167	0.26	1%
Public/Quasi-Public Facilities	41	0.06	<1%
Rural Residential	79	0.12	<1%
Single Family Residential	1,571	2.45	6%
Transportation, Communications, and Utilities	39	0.06	<1%
Under Construction	--	--	--
Water	26	0.04	<1%
ROW	92	0.14	<1%
Undeveloped	22,573	35.27	91%
Total	24,683	38.57	100%

CURRENT LAND USE DISTRICTS

HILLTOP CPA

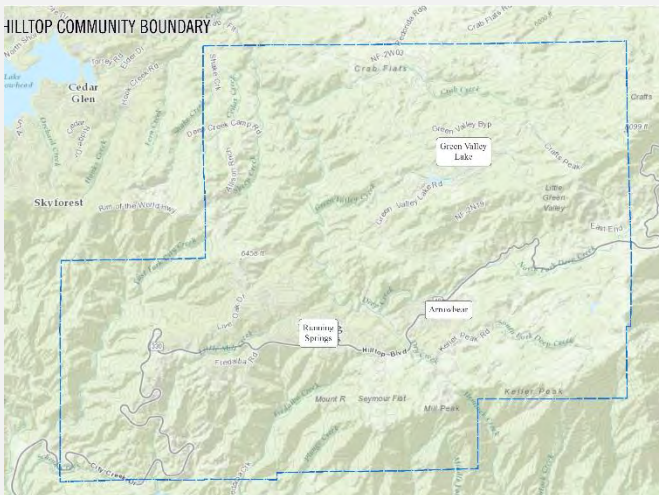
MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
7,528	5,735	2,672	895

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 86% Resource Cons
- 6% Special Devt
- 5% Single Family Res
- 2% Rural Living



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	40	0.06	<1%
CH	--	--	--
CN	27	0.04	<1%
CO	19	0.03	<1%
CR	--	--	--
CS	5	0.01	<1%
FW	18	0.03	<1%
IC	22	0.03	<1%
IN	29	0.04	<1%
IR	--	--	--
OS	--	--	--
RC	21,266	33.23	86%
RL/RL-5	258	0.40	1%
RL-10/20/40	124	0.19	1%
RM	27	0.04	<1%
RS	498	0.78	2%
RS-1	121	0.19	<1%
RS-10M	683	1.07	3%
RS-14M	--	--	--
RS-20M	25	0.04	<1%
SD	1,518	2.37	6%
SP	--	--	--
Total	24,683	38.57	100%

POPULATION GROWTH

HILLTOP CPA

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	6,881	5,497	2,448	657
2040 Projected Demographics	7,528	5,735	2,672	895
DELTA	647	238	224	238

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

HILLTOP CPA

	<i>Acres</i>	<i>Sq. Miles</i>	<i>Percent</i>
U.S. Forest Service	19,175	29.96	78%
Private Entity	5,508	8.61	22%
TOTAL	24,683	38.57	100%

Bureau of Land Management Data

LAND USE ISSUES

- Lack of land use control
- Hillside development
- Lack of storage and light industrial uses
- Tourist-oriented uses versus uses/services for residents

EXISTING LAND USE LAKE ARROWHEAD CPA

MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
15,695	12,469	5,331	3,393

2014 ACS

- 69% undeveloped
- 20% single family res
- 5% water
- 2% open space/rec



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	--	--	--
Commercial and Services	84	0.13	<1%
Education	83	0.13	<1%
General Office	--	--	--
Industrial	2	0.00	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	23	0.04	<1%
Multi-Family Residential	88	0.14	<1%
Open Space and Recreation	307	0.48	2%
Public/Quasi-Public Facilities	163	0.25	1%
Rural Residential	95	0.15	1%
Single Family Residential	3,662	5.72	20%
Transportation, Communications, and Utilities	233	0.36	1%
Under Construction	--	--	--
Water	878	1.37	5%
ROW	--	--	--
Undeveloped	12,599	19.69	69%
Total	18,216	28.46	100%

CURRENT LAND USE DISTRICTS

LAKE ARROWHEAD CPA

MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
16,512	12,734	5,582	3,544

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 61% Resource Cons
- 29% Single Family Res
- 4% Floodway
- 2% Special Devt



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	90	0.14	<1%
CH	--	--	--
CN	37	0.06	<1%
CO	22	0.03	<1%
CR	--	--	--
CS	40	0.06	<1%
FW	682	1.07	4%
IC	39	0.06	<1%
IN	200	0.31	1%
IR	--	--	--
OS	--	--	--
RC	11,132	17.39	61%
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	268	0.42	1%
RS	21	0.03	<1%
RS-1	406	0.63	2%
RS-10M	83	0.13	<1%
RS-14M	4,843	7.57	27%
RS-20M	73	0.11	<1%
SD	280	0.44	2%
SP	--	--	--
Total	18,216	28.46	100%

SUMMARY

LAKE ARROWHEAD CPA

POPULATION GROWTH

LAKE ARROWHEAD CPA

	POP	HU	HH	EMP
2014 Existing Demographics	15,695	12,469	5,331	3,393
2040 Projected Demographics	16,512	12,734	5,582	3,544
DELTA	817	265	251	151

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

LAKE ARROWHEAD CPA

	Acres	Sq. Miles	Percent
U.S. Forest Service	9,957	15.56	55%
Private Entity	8,077	12.62	44%
State Lands	177	0.28	1%
Local Government	5	0.01	<1%
TOTAL	18,216	28.46	100%

Bureau of Land Management Data

LAND USE ISSUES

- Hillside development
- Shallow lots for commercial and service uses
- Short term rentals causing a lack of year-round rental housing

CURRENT LAND USE DISTRICTS

LYTLE CREEK CPA

MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
1,302	589	478	116

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 85% Resource Cons
- 9% Rural Living
- 5% Single Family Res



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	10	0.02	<1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	3,324	5.19	85%
RL/RL-5	286	0.45	7%
RL-10/20/40	92	0.14	2%
RM	--	--	--
RS	128	0.20	3%
RS-1	63	0.10	2%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	3,902	6.10	100%

SUMMARY

LYTLE CREEK CPA

POPULATION GROWTH

LYTLE CREEK CPA

	POP	HU	HH	EMP
2014 Existing Demographics	1,101	511	404	15
2040 Projected Demographics	1,302	589	478	116
DELTA	201	78	74	100

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

LAND USE ISSUES

- Lack of land use control
- Shallow lots

PRIMARY LAND ADMINISTRATION

LYTLE CREEK CPA

	Acres	Sq. Miles	Percent
U.S. Forest Service	3,094	4.84	79%
Private Entity	807	1.26	21%
TOTAL	3,902	6.10	100%

Bureau of Land Management Data

EXISTING LAND USE

MT BALDY CPA

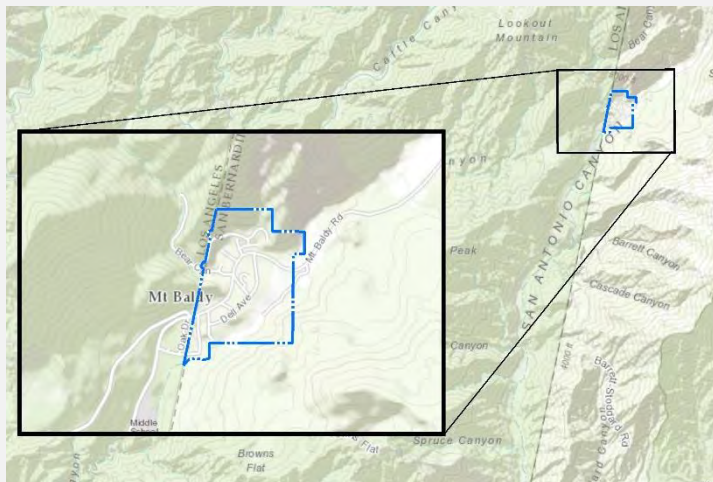
MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
162	81	69	19

2014 ACS

- 51% rural residential
- 30% undeveloped
- 14% trans/comm/utilities
- 4% commercial/svcs



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	--	--	--
Commercial and Services	3	<0.01	4%
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	1	<0.01	1%
Rural Residential	30	0.05	51%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	8	0.01	14%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	18	0.03	30%
Total	59	0.09	100%

CURRENT LAND USE DISTRICTS

MT BALDY CPA

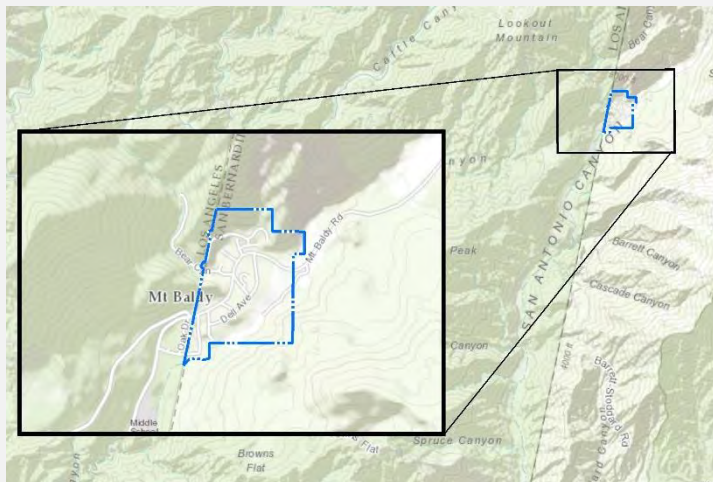
MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
335	158	142	19

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 100% Special Devt



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	59	0.09	100%
SP	--	--	--
Total	59	0.09	100%

SUMMARY

MT. BALDY CPA

POPULATION GROWTH

MT. BALDY CPA

	POP	HU	HH	EMP
2014 Existing Demographics	162	81	69	19
2040 Projected Demographics	335	158	142	19
DELTA	173	77	73	0

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

LAND USE ISSUES

- Hillside development
- Limited commercial uses and services

PRIMARY LAND ADMINISTRATION

MT. BALDY CPA

	Acres	Sq. Miles	Percent
Private Entity	56	0.09	95%
U.S. Forest Service	3	0.00	5%
TOTAL	59	0.09	100%

Bureau of Land Management Data

EXISTING LAND USE

OAK GLEN CPA

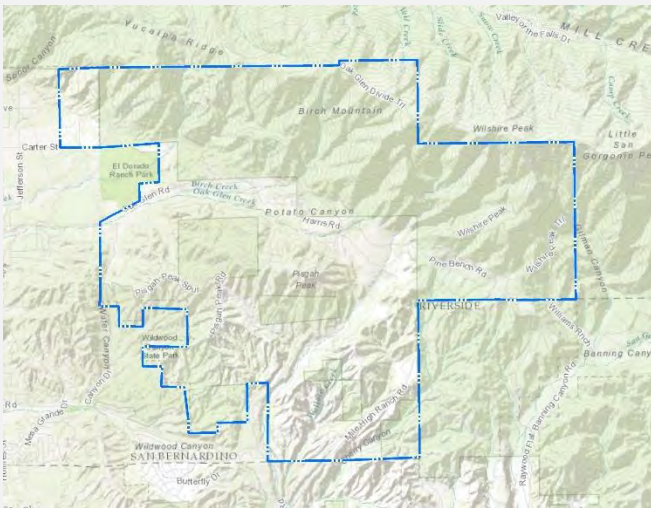
MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
648	243	222	227

2014 ACS

- 89% undeveloped
- 6% rural residential
- 3% ag/ranches



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	453	0.71	3%
Commercial and Services	29	0.04	<1%
Education	--	--	--
General Office	--	--	--
Industrial	5	0.01	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	130	0.20	1%
Public/Quasi-Public Facilities	30	0.05	<1%
Rural Residential	784	1.23	6%
Single Family Residential	8	0.01	<1%
Transportation, Communications, and Utilities	138	0.21	1%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	12,140	18.97	89%
Total	13,717	21.43	100%

CURRENT LAND USE DISTRICTS

OAK GLEN CPA

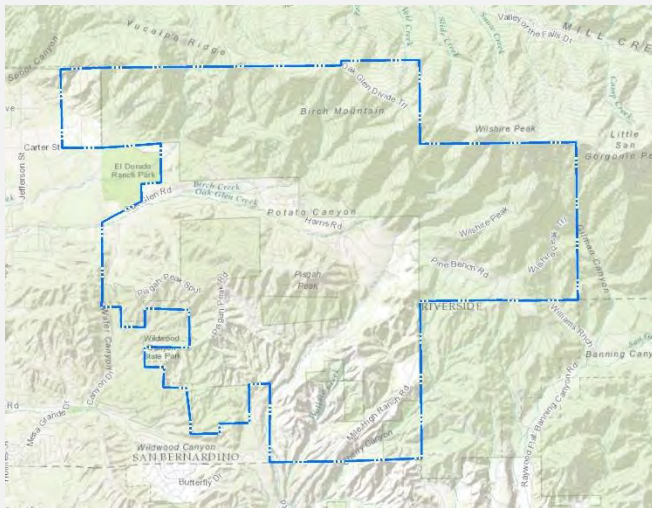
MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
754	267	244	243

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 64% Rural Living
- 34% Resource Cons
- 2% Agricultural



Current LUD	Acres	Square Miles	Percent
AG	309	0.48	2%
CG	36	0.06	<1%
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	5	0.01	<1%
IR	--	--	--
OS	1	<0.01	<1%
RC	4,611	7.20	34%
RL/RL-5	2,190	3.42	16%
RL-10/20/40	6,565	10.26	48%
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	13,717	21.43	100%

SUMMARY

OAK GLEN CPA

POPULATION GROWTH

OAK GLEN CPA

	POP	HU	HH	EMP
2014 Existing Demographics	648	243	222	227
2040 Projected Demographics	754	267	244	243
DELTA	106	23	22	16

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

OAK GLEN CPA

	Acres	Sq. Miles	Percent
Private Entity	8,732	13.64	64%
U.S. Forest Service	4,984	7.79	36%
TOTAL	13,717	21.43	100%

Bureau of Land Management Data

LAND USE ISSUES

- Agriculture preservation
- Concerns related to increased tourism (noise, light, traffic, etc.)

EXISTING LAND USE

WRIGHTWOOD CPA

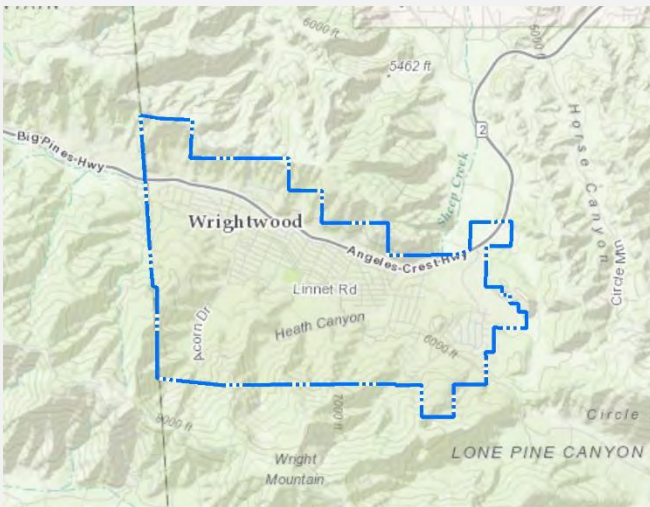
MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
4,884	2,888	1,889	451

2014 ACS

- 58% undeveloped
- 32% rural residential
- 6% trans/comm/utilities
- 2% single family res



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	1	<0.01	1%
Commercial and Services	23	0.04	1%
Education	7	0.01	0%
General Office	--	--	--
Industrial	2	<0.01	1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	2	<0.01	1%
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	23	0.04	1%
Rural Residential	724	1.13	32%
Single Family Residential	48	0.08	2%
Transportation, Communications, and Utilities	127	0.20	6%
Under Construction	--	--	--
Water	--	--	--
ROW	2	<0.01	1%
Undeveloped	1,333	2.08	58%
Total	2,292	3.58	100%

CURRENT LAND USE DISTRICTS

WRIGHTWOOD CPA

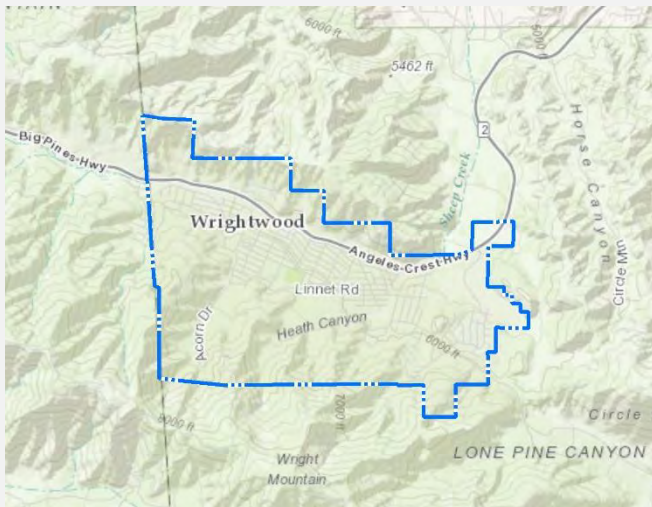
MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
5,071	2,960	1,957	464

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 86% Single Family Res
- 7% Special Devt
- 4% Resource Cons
- 4% Multi-Family



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	9	0.01	<1%
CH	--	--	--
CN	3	<0.01	<1%
CO	--	--	--
CR	--	--	--
CS	4	0.01	<1%
FW	1	<0.01	<1%
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	84	0.13	4%
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	82	0.13	4%
RS	1,868	2.92	82%
RS-1	--	--	--
RS-10M	83	0.13	4%
RS-14M	--	--	--
RS-20M	--	--	--
SD	158	0.25	7%
SP	--	--	--
Total	2,292	3.58	100%

SUMMARY

WRIGHTWOOD CPA

POPULATION GROWTH

WRIGHTWOOD CPA

	POP	HU	HH	EMP
2014 Existing Demographics	4,884	2,888	1,889	451
2040 Projected Demographics	5,071	2,960	1,957	464
DELTA	187	72	68	12

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

LAND USE ISSUES

- Limited commercial service/medical uses
- Need more snow play areas

PRIMARY LAND ADMINISTRATION

WRIGHTWOOD CPA

	Acres	Sq. Miles	Percent
Private Entity	2,277	3.56	99%
U.S. Forest Service	14	0.02	1%
TOTAL	2,292	3.58	100%

Bureau of Land Management Data

EXISTING LAND USE

ALL NORTH DESERT CPAS

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
51,057	21,528	16,885	5,644

2014 ACS

Of land in the North Desert's CPAs:

- 82% undeveloped
- 9% rural residential
- 3% ag/ranches

	Acres	Square Miles	Percent
Baker	2,530	3.95	<1%
Daggett	16,911	26.42	3%
El Mirage	7,111	11.11	1%
Helendale	8,495	13.27	2%
Lucerne Valley	277,017	432.84	54%
Newberry Springs	72,215	112.84	14%
Oak Hills	14,649	22.89	3%
Oro Grande	4,413	6.90	1%
Phelan/Pinon	74,563	116.51	14%
Yermo	37,702	58.91	7%
NORTH DESERT TOTAL	515,607	805.64	100%

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	17,166	26.82	3%
Commercial and Services	532	0.83	<1%
Education	621	0.97	<1%
General Office	--	--	--
Industrial	5,528	8.64	1%
Military Installations	2,039	3.19	<1%
Mixed Commercial and Industrial	4	0.01	<1%
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	109	0.17	<1%
Multi-Family Residential	77	0.12	<1%
Open Space and Recreation	448	0.70	<1%
Public/Quasi-Public Facilities	384	0.60	<1%
Rural Residential	47,358	74.00	9%
Single Family Residential	7,108	11.11	1%
Transportation, Communications, and Utilities	10,580	16.53	2%
Under Construction	9	0.01	<1%
Water	265	0.41	<1%
ROW	1,035	1.62	<1%
Undeveloped	422,342	659.91	82%
Total	515,607	805.64	100%

CURRENT LAND USE DISTRICTS

ALL NORTH DESERT CPAS

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
61,662	25,041	20,212	14,837

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

Of land in the North Desert's CPAs:

- 45% Resource Cons
- 42% Rural Living
- 6% Agriculture

	Acres	Square Miles	Percent
Baker	2,530	3.95	<1%
Daggett	16,911	26.42	3%
El Mirage	7,111	11.11	1%
Helendale	8,495	13.27	2%
Lucerne Valley	277,017	432.84	54%
Newberry Springs	72,215	112.84	14%
Oak Hills	14,649	22.89	3%
Oro Grande	4,413	6.90	1%
Phelan/Pinon	74,563	116.51	14%
Yermo	37,702	58.91	7%
NORTH DESERT TOTAL	515,607	805.64	100%

Current LUD	Acres	Square Miles	Percent
AG	29,121	45.50	6%
CG	895	1.40	<1%
CH	808	1.26	<1%
CN	375	0.59	<1%
CO	10	0.02	<1%
CR	1,202	1.88	<1%
CS	164	0.26	<1%
FW	8,825	13.79	2%
IC	2,738	4.28	1%
IN	3,516	5.49	1%
IR	5,221	8.16	1%
OS	533	0.83	<1%
RC	231,495	361.71	45%
RL/RL-5	207,086	323.57	40%
RL-10/20/40	11,390	17.80	2%
RM	848	1.33	<1%
RS	1,833	2.86	<1%
RS-1	4,107	6.42	1%
RS-10M	1,413	2.21	<1%
RS-14M	388	0.61	<1%
RS-20M	599	0.94	<1%
SD	3,040	4.75	1%
SP	--	--	--
Total	515,607	805.64	100%

SUMMARY

ALL NORTH DESERT CPAs

POPULATION GROWTH

ALL NORTH DESERT CPAS

	POP	HU	HH	EMP
2014 Existing Demographics	51,057	21,528	16,885	5,644
2040 Projected Demographics	61,662	25,041	20,212	14,837
DELTA	10,605	3,513	3,327	9,193

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

ALL NORTH DESERT CPAS

	Acres	Sq. Miles	Percent
Private Entity	304,488	475.76	59%
Bureau of Land Management	177,878	277.93	34%
U.S. Forest Service	15,287	23.89	3%
State Lands	11,707	18.29	2%
Marine Corps Installations	2,685	4.20	1%
Department of Defense	2,596	4.06	1%
Local Government	539	0.84	<1%
National Park Service	428	0.67	<1%
TOTAL	515,607	805.64	100%

Bureau of Land Management Data

LAND USE ISSUES

- Growth pressure
- Desire for limited or specific types of growth
- Maintain desert character
- Preserve natural open spaces
- Military use compatibility

EXISTING LAND USE

BAKER CPA

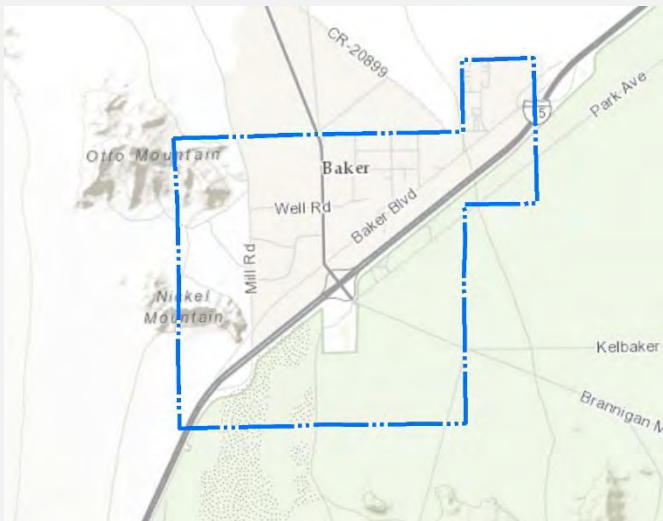
NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
656	278	176	386

2014 ACS

- 78% undeveloped
- 7% commercial/svcs
- 6% industrial
- 2% rural residential
- 2% education



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	--	--	--
Commercial and Services	177	0.28	7%
Education	47	0.07	2%
General Office	--	--	--
Industrial	154	0.24	6%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	33	0.05	1%
Open Space and Recreation	35	0.06	1%
Public/Quasi-Public Facilities	18	0.03	1%
Rural Residential	57	0.09	2%
Single Family Residential	35	0.05	1%
Transportation, Communications, and Utilities	11	0.02	<1%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	1,964	3.07	78%
Total	2,530	3.95	100%

CURRENT LAND USE DISTRICTS

BAKER CPA

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
684	286	183	641

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 59% Resource Cons
- 21% Commercial
- 8% Single Family Res
- 5% Institutional
- 3% Industrial
- 2% Rural Living



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	300	0.47	12%
CN	--	--	--
CO	--	--	--
CR	231	0.36	9%
CS	--	--	--
FW	26	0.04	1%
IC	76	0.12	3%
IN	133	0.21	5%
IR	5	0.01	<1%
OS	--	--	--
RC	1,483	2.32	59%
RL/RL-5	61	0.10	2%
RL-10/20/40	--	--	--
RM	3	<0.01	<1%
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	213	0.33	8%
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	2,530	3.95	100%

SUMMARY

BAKER CPA

POPULATION GROWTH

BAKER CPA

	POP	HU	HH	EMP
2014 Existing Demographics	656	278	176	386
2040 Projected Demographics	684	286	183	641
DELTA	28	8	8	254

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

BAKER CPA

	Acres	Sq. Miles	Percent
Private Entity	1,641	2.56	65%
Bureau of Land Management	462	0.72	18%
National Park Service	428	0.67	17%
TOTAL	2,530	3.95	100%

Bureau of Land Management Data

LAND USE ISSUES

- Between urban southern California and urban Nevada
- Prominently tourist-oriented uses
- Increase commercial uses and services for residents
- Improve housing options

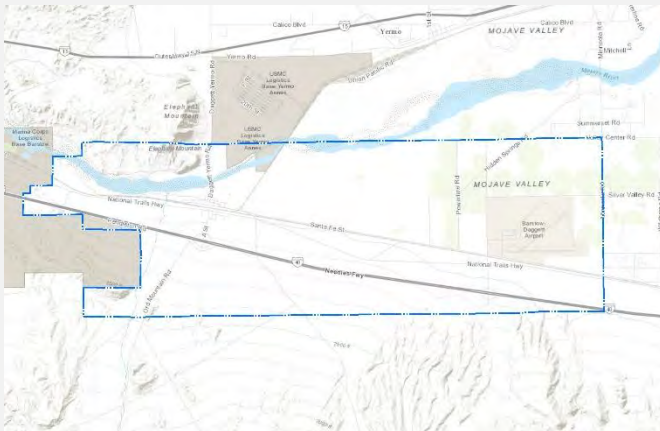
EXISTING LAND USE DAGGETT CPA

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
618	268	190	123

2014 ACS

- 58% undeveloped
- 19% ag/ranches
- 19% trans/comm/utilities
- 2% rural residential



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	3,257	5.09	19%
Commercial and Services	2	<0.01	<1%
Education	10	0.02	<1%
General Office	--	--	--
Industrial	16	0.03	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	3	<0.01	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	1	<0.01	<1%
Public/Quasi-Public Facilities	31	0.05	<1%
Rural Residential	406	0.63	2%
Single Family Residential	1	<0.01	<1%
Transportation, Communications, and Utilities	3,226	5.04	19%
Under Construction	--	--	--
Water	--	--	--
ROW	154	0.24	1%
Undeveloped	9,804	15.32	58%
Total	16,911	26.42	100%

CURRENT LAND USE DISTRICTS

DAGGETT CPA

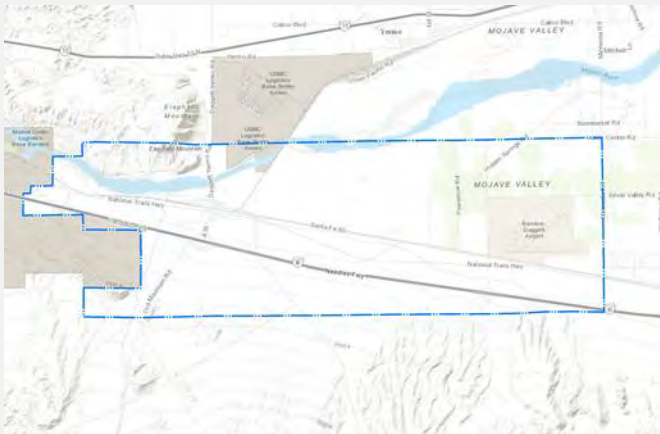
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
660	285	208	1,120

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 52% Resource Cons
- 17% Industrial
- 16% Rural Living
- 7% Institutional
- 5% Floodway
- 2% Agricultural



Current LUD	Acres	Square Miles	Percent
AG	276	0.43	2%
CG	--	--	--
CH	191	0.30	1%
CN	--	--	--
CO	--	--	--
CR	35	0.05	<1%
CS	--	--	--
FW	774	1.21	5%
IC	--	--	--
IN	1,188	1.86	7%
IR	2,835	4.43	17%
OS	--	--	--
RC	8,863	13.85	52%
RL/RL-5	2,709	4.23	16%
RL-10/20/40	--	--	--
RM	4	0.01	<1%
RS	--	--	--
RS-1	--	--	--
RS-10M	36	0.06	<1%
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	16,911	26.42	100%

SUMMARY

DAGGETT CPA

POPULATION GROWTH

DAGGETT CPA

	POP	HU	HH	EMP
2014 Existing Demographics	618	268	190	123
2040 Projected Demographics	660	285	208	1,120
DELTA	42	17	18	997

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

DAGGETT CPA

	Acres	Sq. Miles	Percent
Private Entity	12,276	19.18	73%
Bureau of Land Management	4,295	6.71	25%
Marine Corps Installations	205	0.32	1%
State Lands	135	0.21	1%
TOTAL	16,911	26.42	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain desert character
- Encourage commercial development
- Need additional community services and facilities
- Military use compatibility

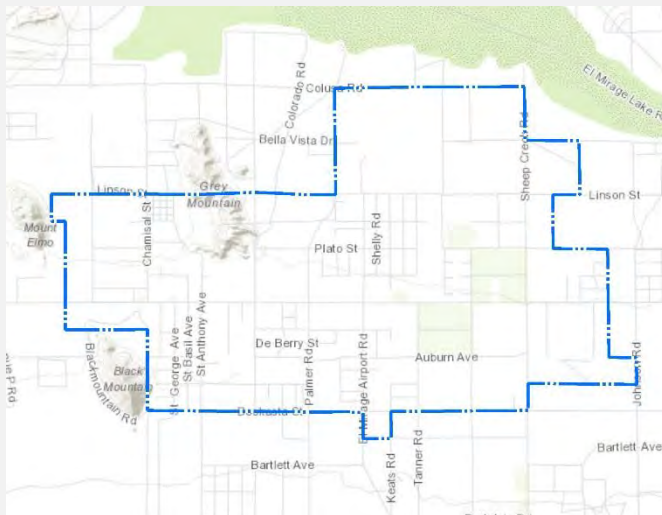
EXISTING LAND USE EL MIRAGE CPA

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
288	140	101	432

2014 ACS

- 62% undeveloped
- 15% rural residential
- 13% ag/ranches
- 9% military



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	956	1.49	13%
Commercial and Services	--	--	--
Education	9	0.01	<1%
General Office	--	--	--
Industrial	16	0.02	<1%
Military Installations	639	1.00	9%
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	--	--	--
Rural Residential	1,058	1.65	15%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	--	--	--
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	4,434	6.93	62%
Total	7,111	11.11	100%

CURRENT LAND USE DISTRICTS

EL MIRAGE CPA

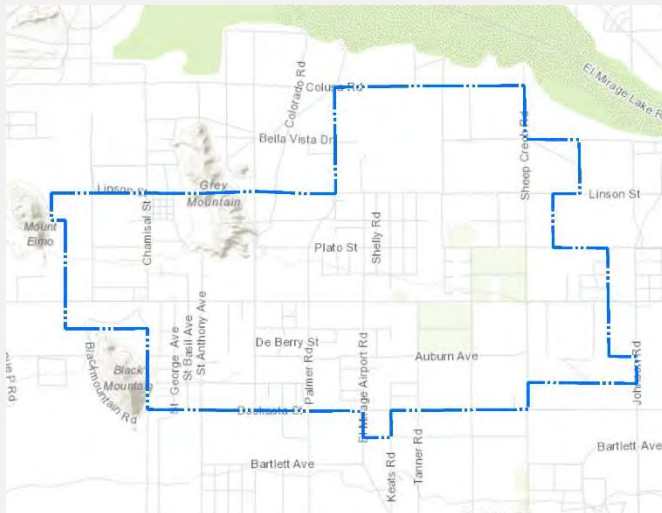
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
580	245	201	499

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 75% Rural Living
- 9% Institutional
- 9% Agricultural
- 5% Resource Cons
- 2% Industrial



Current LUD	Acres	Square Miles	Percent
AG	651	1.02	9%
CG	--	--	--
CH	--	--	--
CN	10	0.02	<1%
CO	--	--	--
CR	7	0.01	<1%
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	653	1.02	9%
IR	122	0.19	2%
OS	--	--	--
RC	333	0.52	5%
RL/RL-5	5,259	8.22	74%
RL-10/20/40	75	0.12	1%
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	7,111	11.11	100%

SUMMARY

EL MIRAGE CPA

POPULATION GROWTH

EL MIRAGE CPA

	POP	HU	HH	EMP
2014 Existing Demographics	288	140	101	432
2040 Projected Demographics	580	245	201	499
DELTA	292	105	100	67

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

EL MIRAGE CPA

	Acres	Sq. Miles	Percent
Private Entity	7,111	11.11	100%
TOTAL	7,111	11.11	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain rural character
- Encourage job creating/tax base uses
- Need additional community services and facilities
- Leverage OHV recreational use for community gain

EXISTING LAND USE HELENDALE CPA

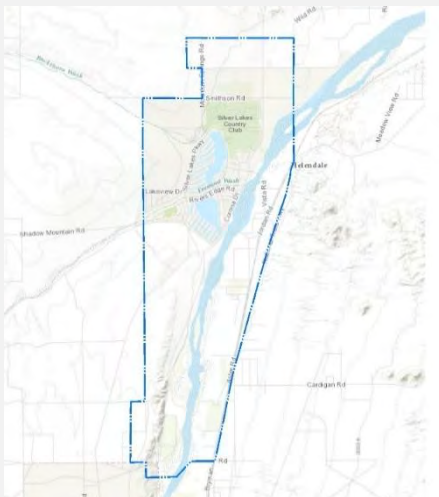
NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
5,955	2,871	2,129	502

2014 ACS

- 57% undeveloped
- 14% ag/ranches
- 11% trans/comm/utilities
- 7% single family res



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	1,188	1.86	14%
Commercial and Services	18	0.03	<1%
Education	30	0.05	<1%
General Office	--	--	--
Industrial	16	0.03	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	25	0.04	<1%
Open Space and Recreation	303	0.47	4%
Public/Quasi-Public Facilities	14	0.02	<1%
Rural Residential	320	0.50	4%
Single Family Residential	584	0.91	7%
Transportation, Communications, and Utilities	911	1.42	11%
Under Construction	--	--	--
Water	241	0.38	3%
ROW	11	0.02	<1%
Undeveloped	4,834	7.55	57%
Total	8,495	13.27	100%

CURRENT LAND USE DISTRICTS

HELENDALE CPA

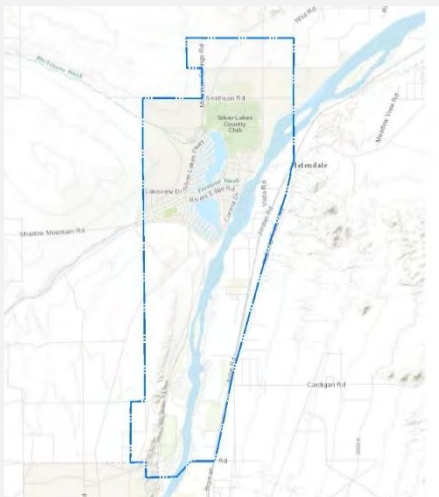
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
7,469	3,470	2,700	1,163

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 58% Rural Living
- 17% Single Family Res
- 15% Floodway
- 5% Resource Cons



Current LUD	Acres	Square Miles	Percent
AG	127	0.20	1%
CG	4	0.01	<1%
CH	--	--	--
CN	41	0.06	<1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	1,269	1.98	15%
IC	102	0.16	1%
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	443	0.69	5%
RL/RL-5	4,714	7.37	55%
RL-10/20/40	228	0.36	3%
RM	92	0.14	1%
RS	1,373	2.15	16%
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	103	0.16	1%
SD	--	--	--
SP	--	--	--
Total	8,495	13.27	100%

SUMMARY

HELENDALE CPA

POPULATION GROWTH

HELENDALE CPA

	POP	HU	HH	EMP
2014 Existing Demographics	5,955	2,871	2,129	502
2040 Projected Demographics	7,469	3,470	2,700	1,163
DELTA	1,514	599	570	662

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

HELENDALE CPA

	Acres	Sq. Miles	Percent
Private Entity	8,172	12.77	96%
Bureau of Land Management	323	0.50	4%
TOTAL	8,495	13.27	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain local control over land use
- Maintain suburban desert character
- Encourage orderly development with adequate services
- Desire for more recreational and educational facilities

EXISTING LAND USE

LUCERNE VALLEY CPA

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
7,663	3,665	2,481	669

2014 ACS

- 92% undeveloped
- 4% rural residential
- 2% ag/ranches



<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	5,572	8.71	2%
Commercial and Services	56	0.09	<1%
Education	127	0.20	<1%
General Office	--	--	--
Industrial	3,362	5.25	1%
Military Installations	--	--	--
Mixed Commercial and Industrial	4	0.01	<1%
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	22	0.03	<1%
Multi-Family Residential	5	0.01	<1%
Open Space and Recreation	13	0.02	<1%
Public/Quasi-Public Facilities	50	0.08	<1%
Rural Residential	10,785	16.85	4%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	1,671	2.61	1%
Under Construction	--	--	--
Water	--	--	--
ROW	467	0.73	<1%
Undeveloped	254,883	398.25	92%
Total	277,017	432.84	100%

CURRENT LAND USE DISTRICTS

LUCERNE VALLEY CPA

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
10,036	4,418	3,208	2,741

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 65% Resource Cons
- 22% Rural Living
- 8% Agricultural



Current LUD	Acres	Square Miles	Percent
AG	22,831	35.67	8%
CG	--	--	--
CH	34	0.05	<1%
CN	16	0.02	<1%
CO	1	0.00	<1%
CR	508	0.79	<1%
CS	--	--	--
FW	5,148	8.04	2%
IC	841	1.31	<1%
IN	135	0.21	<1%
IR	1,152	1.80	<1%
OS	--	--	--
RC	180,246	281.63	65%
RL/RL-5	56,255	87.90	20%
RL-10/20/40	5,322	8.32	2%
RM	85	0.13	<1%
RS	185	0.29	<1%
RS-1	789	1.23	<1%
RS-10M	1,287	2.01	<1%
RS-14M	140	0.22	<1%
RS-20M	238	0.37	<1%
SD	1,806	2.82	1%
SP	--	--	--
Total	277,017	432.84	100%

SUMMARY

LUCERNE VALLEY CPA

POPULATION GROWTH

LUCERNE VALLEY CPA

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	7,663	3,665	2,481	669
2040 Projected Demographics	10,036	4,418	3,208	2,741
DELTA	2,373	754	727	2,072

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

LUCERNE VALLEY CPA

	<i>Acres</i>	<i>Sq. Miles</i>	<i>Percent</i>
Bureau of Land Management	140,789	219.98	51%
Private Entity	110,159	172.12	40%
U.S. Forest Service	15,287	23.89	6%
State Lands	10,141	15.85	4%
Marine Corps Installations	640	1.00	0%
TOTAL	277,017	432.84	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain rural desert character
- Protect natural environment
- Encourage local-serving, limited scale commercial development
- Need additional community services and facilities

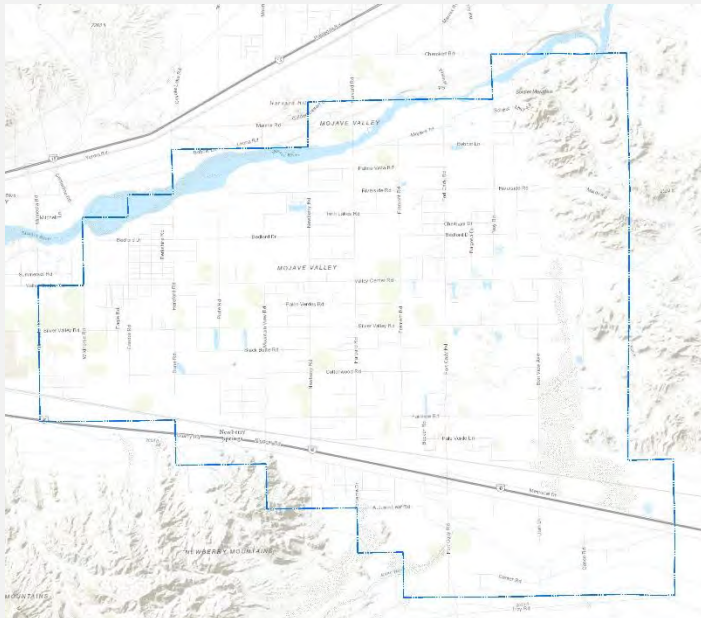
EXISTING LAND USE NEWBERRY SPRINGS CPA

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
1,924	1,202	766	171

2014 ACS

- 77% undeveloped
- 12% rural residential
- 7% ag/ranches



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	5,200	8.13	7%
Commercial and Services	134	0.21	<1%
Education	19	0.03	<1%
General Office	--	--	--
Industrial	832	1.30	1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	5	0.01	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	6	0.01	<1%
Public/Quasi-Public Facilities	192	0.30	<1%
Rural Residential	8,833	13.80	12%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	1,174	1.83	2%
Under Construction	--	--	--
Water	--	--	--
ROW	181	0.28	<1%
Undeveloped	55,639	86.94	77%
Total	72,215	112.84	100%

CURRENT LAND USE DISTRICTS

NEWBERRY SPRINGS CPA

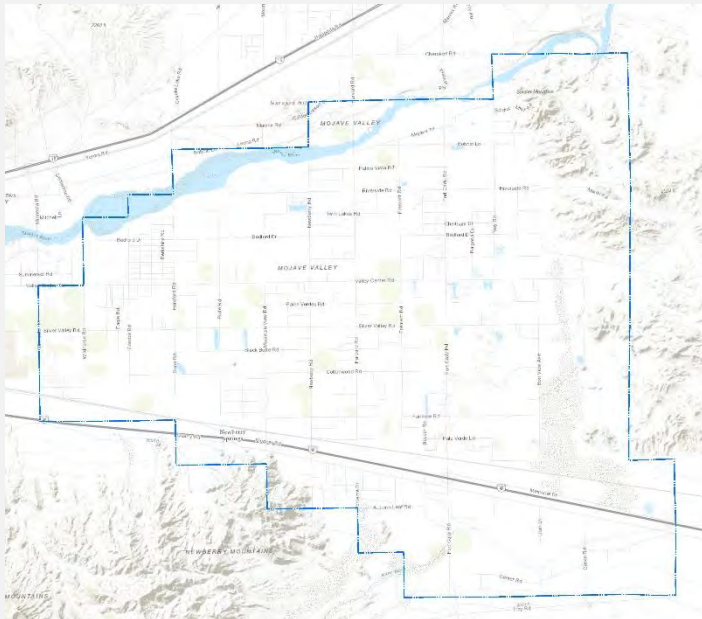
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
2,808	1,547	1,094	527

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 71% Rural Living
- 23% Resource Cons
- 4% Agricultural



Current LUD	Acres	Square Miles	Percent
AG	3,175	4.96	4%
CG	258	0.40	<1%
CH	66	0.10	<1%
CN	150	0.24	<1%
CO	--	--	--
CR	42	0.07	<1%
CS	--	--	--
FW	--	--	--
IC	116	0.18	<1%
IN	5	0.01	<1%
IR	--	--	--
OS	--	--	--
RC	16,431	25.67	23%
RL/RL-5	49,838	77.87	69%
RL-10/20/40	1,584	2.48	2%
RM	288	0.45	<1%
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	258	0.40	<1%
SD	5	0.01	<1%
SP	--	--	--
Total	72,215	112.84	100%

SUMMARY

NEWBERRY SPRINGS CPA

POPULATION GROWTH

NEWBERRY SPRINGS CPA

	POP	HU	HH	EMP
2014 Existing Demographics	1,924	1,202	766	171
2040 Projected Demographics	2,808	1,547	1,094	527
DELTA	884	345	328	357

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

NEWBERRY SPRINGS CPA

	Acres	Sq. Miles	Percent
Private Entity	55,453	86.65	77%
Bureau of Land Management	15,540	24.28	22%
Department of Defense	619	0.97	1%
State Lands	603	0.94	1%
TOTAL	72,215	112.84	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain rural desert character
- Protect natural environment
- Encourage small, local business development
- Need additional community services and facilities
- Agricultural use viability

EXISTING LAND USE

OAK HILLS CPA

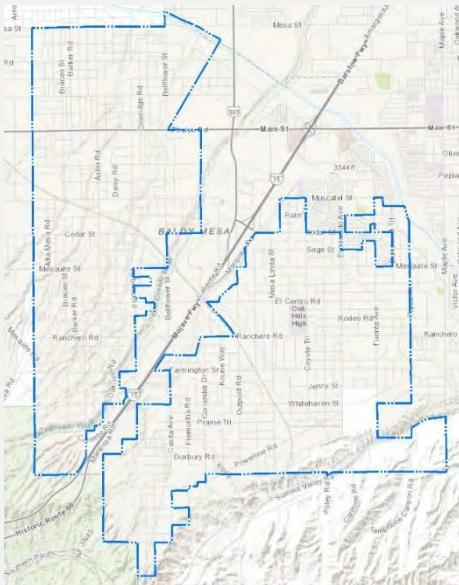
NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
9,418	3,219	2,813	446

2014 ACS

- 43% undeveloped
- 41% single family res
- 10% rural residential
- 5% trans/comm/utilities



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	--	--	--
Commercial and Services	6	0.01	<1%
Education	74	0.11	1%
General Office	--	--	--
Industrial	11	0.02	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	5	0.01	<1%
Open Space and Recreation	5	0.01	<1%
Public/Quasi-Public Facilities	2	0.00	<1%
Rural Residential	1,411	2.20	10%
Single Family Residential	6,023	9.41	41%
Transportation, Communications, and Utilities	744	1.16	5%
Under Construction	4	0.01	<1%
Water	--	--	--
ROW	21	0.03	<1%
Undeveloped	6,345	9.91	43%
Total	14,649	22.89	100%

CURRENT LAND USE DISTRICTS

OAK HILLS CPA

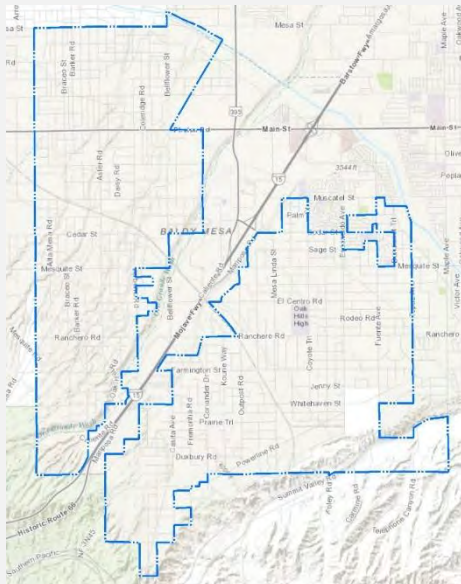
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
10,007	3,409	2,994	555

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 83% Rural Living
- 7% Institutional
- 5% Single Family Res
- 2% Resource Cons
- 2% Floodway



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	82	0.13	1%
CH	--	--	--
CN	55	0.09	<1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	279	0.44	2%
IC	55	0.09	<1%
IN	955	1.49	7%
IR	--	--	--
OS	--	--	--
RC	284	0.44	2%
RL/RL-5	12,113	18.93	83%
RL-10/20/40	1	<0.01	<1%
RM	--	--	--
RS	249	0.39	2%
RS-1	496	0.78	3%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	80	0.12	1%
SP	--	--	--
Total	14,649	22.89	100%

SUMMARY

OAK HILLS CPA

POPULATION GROWTH

OAK HILLS CPA

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	9,418	3,219	2,813	446
2040 Projected Demographics	10,007	3,409	2,994	555
DELTA	589	190	181	108

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

OAK HILLS CPA

	<i>Acres</i>	<i>Sq. Miles</i>	<i>Percent</i>
Private Entity	14,453	22.58	99%
Bureau of Land Management	196	0.31	1%
TOTAL	14,649	22.89	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain desert character
- Protect open spaces
- Increase small housing opportunities

CURRENT LAND USE DISTRICTS

ORO GRANDE CPA

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
1,516	417	166	639

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 47% Rural Living
- 37% Agricultural
- 8% Floodway
- 6% Industrial



Current LUD	Acres	Square Miles	Percent
AG	1,626	2.54	37%
CG	--	--	--
CH	--	--	--
CN	31	0.05	1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	364	0.57	8%
IC	7	0.01	<1%
IN	--	--	--
IR	277	0.43	6%
OS	--	--	--
RC	--	--	--
RL/RL-5	1,213	1.89	27%
RL-10/20/40	863	1.35	20%
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	32	0.05	1%
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	4,413	6.90	100%

SUMMARY

ORO GRANDE CPA

POPULATION GROWTH

ORO GRANDE CPA

	POP	HU	HH	EMP
2014 Existing Demographics	606	275	128	470
2040 Projected Demographics	1,516	417	166	639
DELTA	910	142	39	168

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

LAND USE ISSUES

- Preserve community character
- Improve local services

PRIMARY LAND ADMINISTRATION

ORO GRANDE CPA

	Acres	Sq. Miles	Percent
Private Entity	4,413	6.90	100%
TOTAL	4,413	6.90	100%

Bureau of Land Management Data

EXISTING LAND USE PHELAN/PINON CPA

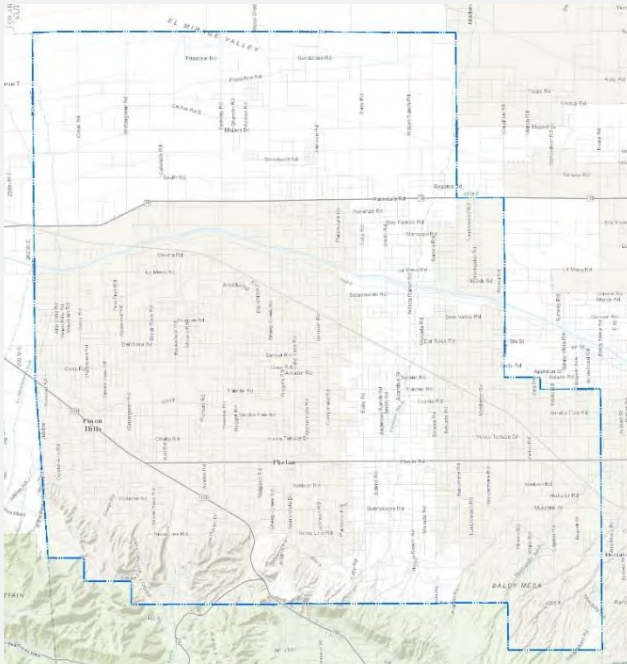
NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
22,259	8,837	7,593	2,246

2014 ACS

- 68% undeveloped
- 28% rural residential
- 2% trans/comm/utilities



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	244	0.38	<1%
Commercial and Services	51	0.08	<1%
Education	180	0.28	<1%
General Office	--	--	--
Industrial	51	0.08	<1%
Military Installations	25	0.04	<1%
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	10	0.02	<1%
Multi-Family Residential	6	0.01	<1%
Open Space and Recreation	9	0.01	<1%
Public/Quasi-Public Facilities	73	0.11	<1%
Rural Residential	21,223	33.16	28%
Single Family Residential	379	0.59	1%
Transportation, Communications, and Utilities	1,191	1.86	2%
Under Construction	5	0.01	<1%
Water	--	--	--
ROW	119	0.19	<1%
Undeveloped	50,998	79.69	68%
Total	74,563	116.51	100%

CURRENT LAND USE DISTRICTS

PHELAN/PINON CPA

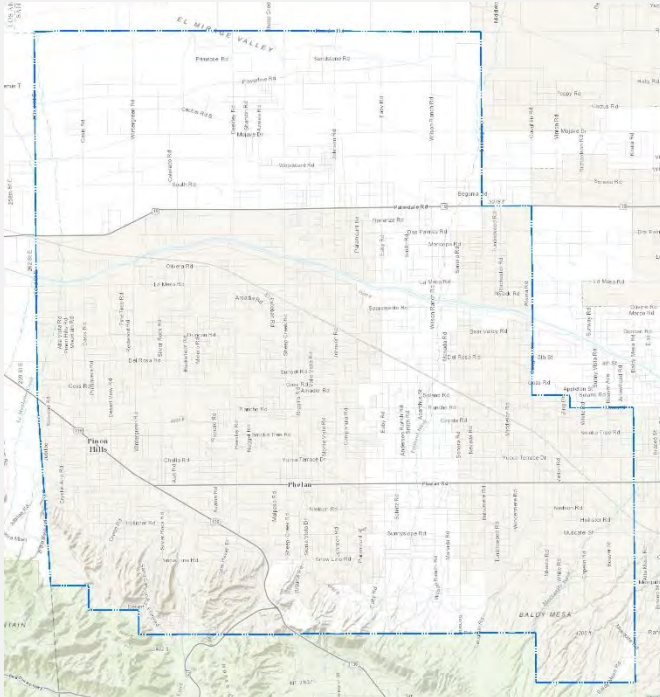
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
25,922	10,088	8,852	4,985

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 92% Rural Living
- 4% Single Family Res
- 2% Special Devt



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	551	0.86	1%
CH	--	--	--
CN	73	0.11	<1%
CO	9	0.01	<1%
CR	--	--	--
CS	164	0.26	<1%
FW	--	--	--
IC	735	1.15	1%
IN	300	0.47	<1%
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	68,352	106.80	92%
RL-10/20/40	--	--	--
RM	375	0.59	1%
RS	--	--	--
RS-1	2,822	4.41	4%
RS-10M	--	--	--
RS-14M	35	0.05	<1%
RS-20M	--	--	--
SD	1,149	1.79	2%
SP	--	--	--
Total	74,563	116.51	100%

SUMMARY

PHELAN/PINON CPA

POPULATION GROWTH

PHELAN/PINON CPA

	<i>POP</i>	<i>HU</i>	<i>HH</i>	<i>EMP</i>
2014 Existing Demographics	22,259	8,837	7,593	2,246
2040 Projected Demographics	25,922	10,088	8,852	4,985
DELTA	3,663	1,251	1,259	2,740

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

PHELAN/PINON CPA

	<i>Acres</i>	<i>Sq. Miles</i>	<i>Percent</i>
Private Entity	74,476	116.37	100%
Bureau of Land Management	88	0.14	0%
TOTAL	74,563	116.51	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain rural desert character
- Encourage property maintenance/beautification
- Encourage small business development
- Increase recreational facilities and programs
- Compatibility with agriculture and animal keeping
- Compatibility with OHV recreational uses

EXISTING LAND USE

YERMO CPA

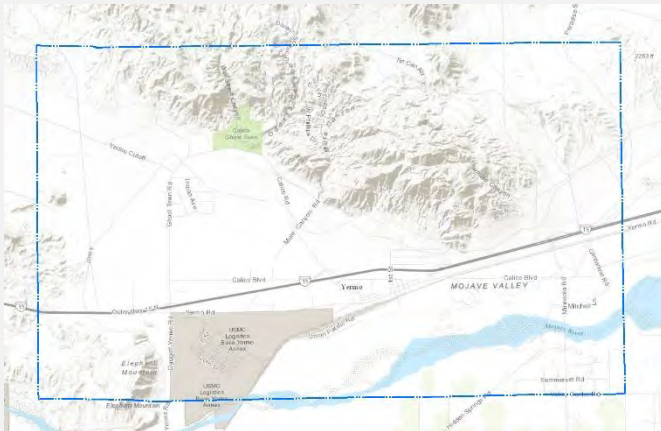
NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
1,671	772	508	199

2014 ACS

- 82% undeveloped
- 7% rural residential
- 4% trans/comm/utilities
- 4% military
- 2% industrial



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	291	0.45	1%
Commercial and Services	87	0.14	<1%
Education	58	0.09	<1%
General Office	--	--	--
Industrial	740	1.16	2%
Military Installations	1,375	2.15	4%
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	69	0.11	<1%
Multi-Family Residential	2	0.00	<1%
Open Space and Recreation	64	0.10	<1%
Public/Quasi-Public Facilities	3	0.01	<1%
Rural Residential	2,666	4.17	7%
Single Family Residential	87	0.14	<1%
Transportation, Communications, and Utilities	1,451	2.27	4%
Under Construction	--	--	--
Water	25	0.04	<1%
ROW	39	0.06	<1%
Undeveloped	30,746	48.04	82%
Total	37,702	58.91	100%

CURRENT LAND USE DISTRICTS

YERMO CPA

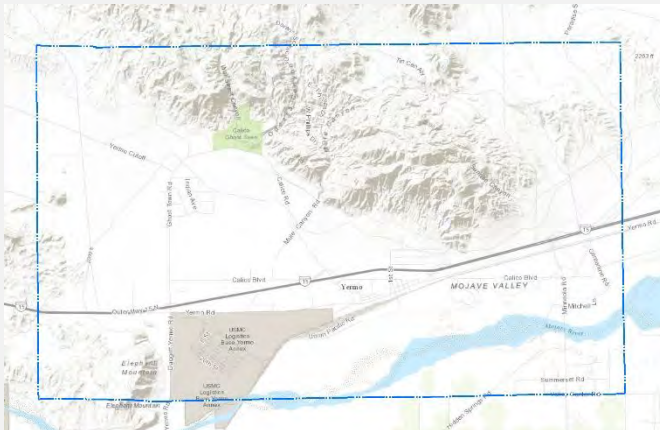
NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
1,980	875	604	1,967

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 62% Resource Cons
- 26% Rural Living
- 4% Industrial
- 3% Floodway



Current LUD	Acres	Square Miles	Percent
AG	436	0.68	1%
CG	--	--	--
CH	217	0.34	1%
CN	--	--	--
CO	--	--	--
CR	379	0.59	1%
CS	--	--	--
FW	965	1.51	3%
IC	806	1.26	2%
IN	146	0.23	0%
IR	830	1.30	2%
OS	533	0.83	1%
RC	23,413	36.58	62%
RL/RL-5	6,574	10.27	17%
RL-10/20/40	3,316	5.18	9%
RM	2	0.00	0%
RS	26	0.04	0%
RS-1	--	--	--
RS-10M	59	0.09	0%
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	37,702	58.91	100%

SUMMARY

YERMO CPA

POPULATION GROWTH

YERMO CPAS

	POP	HU	HH	EMP
2014 Existing Demographics	1,671	772	508	199
2040 Projected Demographics	1,980	875	604	1,967
DELTA	309	102	96	1,768

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

YERMO CPAS

	Acres	Sq. Miles	Percent
Private Entity	16,334	25.52	43%
Bureau of Land Management	16,185	25.29	43%
Department of Defense	1,977	3.09	5%
Marine Corps Installations	1,840	2.87	5%
State Lands	828	1.29	2%
TOTAL	37,702	58.91	100%

Bureau of Land Management Data

LAND USE ISSUES

- Leverage I-15 access
- Encourage local business development
- Enhance community character through art
- Improve property/community maintenance
- Increase recreational facilities and programs

EXISTING LAND USE ALL EAST DESERT CPAS

EAST DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
21,040	12,505	8,672	2,401

2014 ACS

Of land in the East Desert's CPAs:

- 81% undeveloped
- 16% rural residential

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	345	0.54	<1%
Commercial and Services	74	0.11	<1%
Education	56	0.09	<1%
General Office	--	--	--
Industrial	58	0.09	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	69	0.11	<1%
Multi-Family Residential	74	0.12	<1%
Open Space and Recreation	510	0.80	<1%
Public/Quasi-Public Facilities	176	0.28	<1%
Rural Residential	29,073	45.43	16%
Single Family Residential	1,930	3.02	1%
Transportation, Communications, and Utilities	1,094	1.71	1%
Under Construction	3	<0.01	<1%
Water	1	<0.01	<1%
ROW	489	0.76	<1%
Undeveloped	143,738	224.59	81%
Total	177,690	277.64	100%

	Acres	Square Miles	Percent
Homestead Valley	78,644	122.88	44%
Joshua Tree	58,596	91.56	33%
Morongo Valley	27,389	42.80	15%
Pioneertown	13,061	20.41	7%
East Desert TOTAL	177,690	277.64	100%

CURRENT LAND USE DISTRICTS

ALL EAST DESERT CPAS

EAST DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
25,548	14,404	10,548	3,416

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

Of land in the East Desert's CPAs:

- 60% Rural Living
- 32% Resource Cons
- 3% Single Family Res

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	409	0.64	<1%
CH	--	--	--
CN	77	0.12	<1%
CO	67	0.10	<1%
CR	252	0.39	<1%
CS	83	0.13	<1%
FW	124	0.19	<1%
IC	398	0.62	<1%
IN	1,208	1.89	1%
IR	--	--	--
OS	2,309	3.61	1%
RC	57,379	89.65	32%
RL/RL-5	104,976	164.02	59%
RL-10/20/40	1,465	2.29	1%
RM	871	1.36	<1%
RS	504	0.79	<1%
RS-1	2,088	3.26	1%
RS-10M	1,797	2.81	1%
RS-14M	1,603	2.50	1%
RS-20M	374	0.59	<1%
SD	1,705	2.66	1%
SP	--	--	--
Total	177,690	277.64	100%

	Acres	Square Miles	Percent
Homestead Valley	78,644	122.88	44%
Joshua Tree	58,596	91.56	33%
Morongo Valley	27,389	42.80	15%
Pioneertown	13,061	20.41	7%
East Desert TOTAL	177,690	277.64	100%

SUMMARY

ALL EAST DESERT CPAs

POPULATION GROWTH

ALL EAST DESERT CPAS

	POP	HU	HH	EMP
2014 Existing Demographics	21,040	12,505	8,672	2,401
2040 Projected Demographics	25,548	14,404	10,548	3,416
DELTA	4,508	1,899	1,876	1,016

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

ALL EAST DESERT CPAS

	Acres	Sq. Miles	Percent
Private Entity	115,386	180.29	65%
Bureau of Land Management	59,677	93.25	34%
State Lands	2,471	3.86	1%
Marine Corps Installations	156	0.24	<1%
TOTAL	177,690	277.64	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain desert character
- Protect natural open spaces
- Encourage property maintenance
- Encourage small/local business development
- Increase recreational facilities and programs
- Influx of short term rentals reducing rental housing options

EXISTING LAND USE

HOMESTEAD VALLEY CPA

EAST DESERT

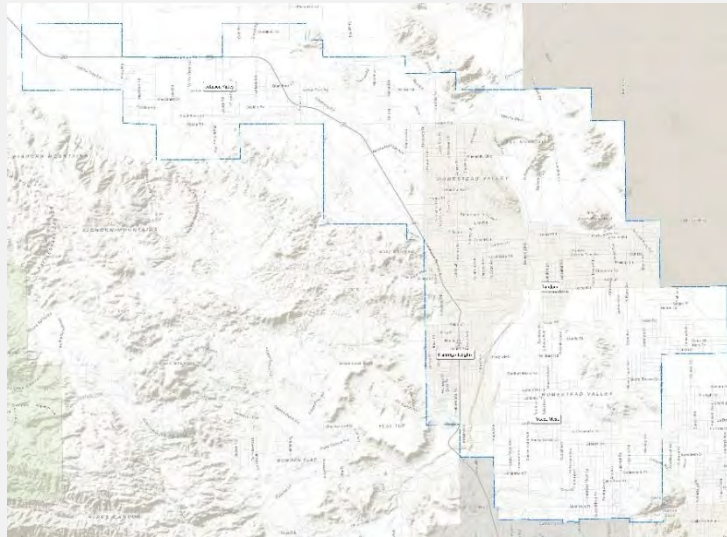
2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
7,531	4,939	2,983	465

2014 ACS

- 79% undeveloped
- 20% rural residential

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	88	0.14	<1%
Commercial and Services	--	--	--
Education	18	0.03	<1%
General Office	--	--	--
Industrial	5	0.01	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	34	0.05	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	11	0.02	<1%
Rural Residential	15,742	24.60	20%
Single Family Residential	41	0.06	<1%
Transportation, Communications, and Utilities	541	0.85	1%
Under Construction	2	<0.01	<1%
Water	--	--	--
ROW	294	0.46	<1%
Undeveloped	61,866	96.67	79%
Total	78,644	122.88	100%



CURRENT LAND USE DISTRICTS

HOMESTEAD VALLEY CPA

EAST DESERT

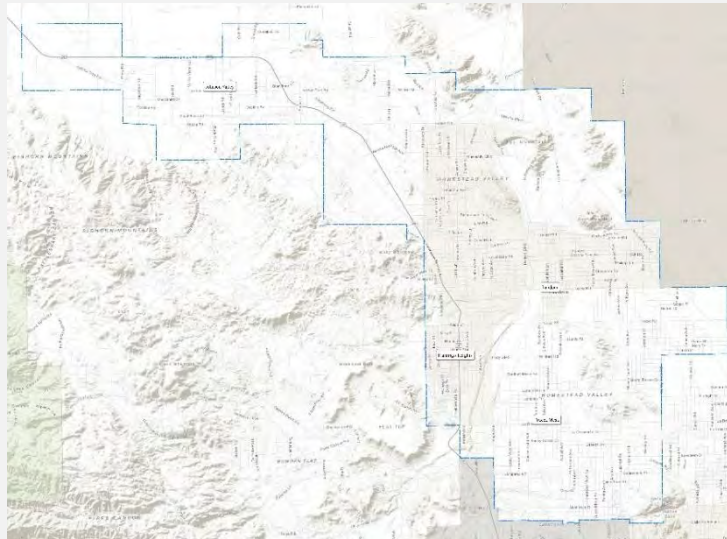
2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
8,955	5,524	3,548	752

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 67% Rural Living
- 30% Resource

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	5	0.01	<1%
CH	--	--	--
CN	21	0.03	<1%
CO	--	--	--
CR	252	0.39	<1%
CS	8	0.01	<1%
FW	--	--	--
IC	--	--	--
IN	679	1.06	1%
IR	--	--	--
OS	--	--	--
RC	23,489	36.70	30%
RL/RL-5	51,858	81.03	66%
RL-10/20/40	702	1.10	1%
RM	--	--	--
RS	--	--	--
RS-1	161	0.25	<1%
RS-10M	--	--	--
RS-14M	811	1.27	1%
RS-20M	--	--	--
SD	658	1.03	1%
SP	--	--	--
Total	78,644	122.88	100%



SUMMARY

HOMESTEAD VALLEY CPA

POPULATION GROWTH

HOMESTEAD VALLEY CPA

	POP	HU	HH	EMP
2014 Existing Demographics	7,531	4,939	2,983	465
2040 Projected Demographics	8,955	5,524	3,548	752
DELTA	1,423	585	565	288

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

HOMESTEAD VALLEY CPA

	Acres	Sq. Miles	Percent
Private Entity	44,177	69.03	56%
Bureau of Land Management	31,840	49.75	40%
State Lands	2,471	3.86	3%
Marine Corps Installations	156	0.24	0%
TOTAL	78,644	122.88	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain rural desert character
- Protect natural resources
- Encourage small/local business development
- Lack of rental housing caused by increase in short term rentals

EXISTING LAND USE

JOSHUA TREE CPA

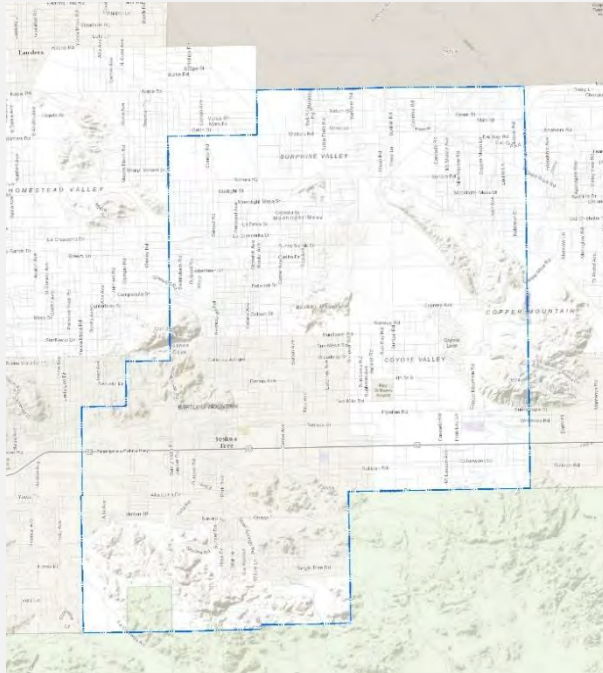
EAST DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
9,617	5,397	3,954	1,642

2014 ACS

- 82% undeveloped
- 14% rural residential
- 2% single family res



Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	221	0.35	<1%
Commercial and Services	40	0.06	<1%
Education	30	0.05	<1%
General Office	--	--	--
Industrial	42	0.07	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	23	0.04	<1%
Multi-Family Residential	74	0.12	<1%
Open Space and Recreation	204	0.32	<1%
Public/Quasi-Public Facilities	163	0.25	<1%
Rural Residential	8,171	12.77	14%
Single Family Residential	1,244	1.94	2%
Transportation, Communications, and Utilities	355	0.55	1%
Under Construction	--	--	--
Water	--	--	--
ROW	60	0.09	<1%
Undeveloped	47,969	74.95	82%
Total	58,596	91.56	100%

CURRENT LAND USE DISTRICTS

JOSHUA TREE CPA

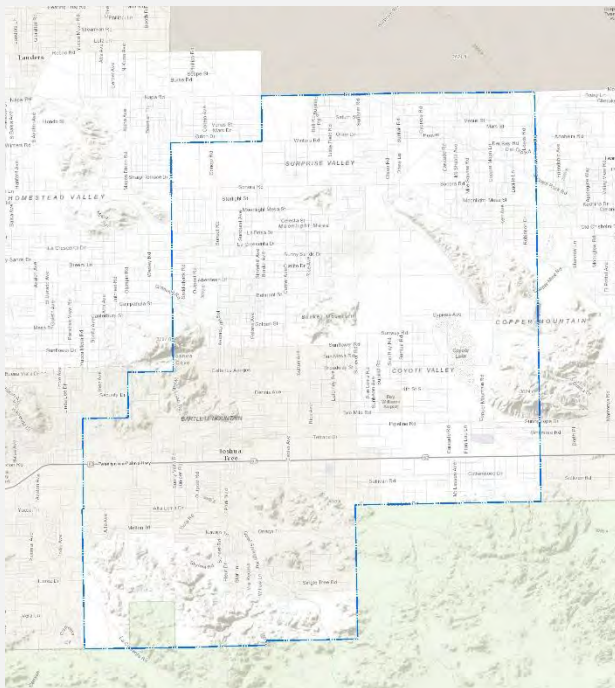
EAST DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
12,215	6,484	5,048	2,233

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 66% Rural Living
- 21% Resource Cons
- 7% Single Family Res



Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	297	0.46	1%
CH	--	--	--
CN	33	0.05	<1%
CO	59	0.09	<1%
CR	--	--	--
CS	75	0.12	<1%
FW	124	0.19	<1%
IC	343	0.54	1%
IN	265	0.41	<1%
IR	--	--	--
OS	605	0.95	1%
RC	12,509	19.55	21%
RL/RL-5	38,319	59.87	65%
RL-10/20/40	492	0.77	1%
RM	767	1.20	1%
RS	489	0.76	1%
RS-1	1,709	2.67	3%
RS-10M	1,233	1.93	2%
RS-14M	669	1.05	1%
RS-20M	287	0.45	<1%
SD	321	0.50	1%
SP	--	--	--
Total	58,596	91.56	100%

SUMMARY

JOSHUA TREE CPA

POPULATION GROWTH

JOSHUA TREE CPA

	POP	HU	HH	EMP
2014 Existing Demographics	9,617	5,397	3,954	1,642
2040 Projected Demographics	12,215	6,484	5,048	2,233
DELTA	2,598	1,087	1,094	591

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

JOSHUA TREE CPA

	Acres	Sq. Miles	Percent
Private Entity	48,570	75.89	83%
Bureau of Land Management	10,026	15.67	17%
TOTAL	58,596	91.56	100%

Bureau of Land Management Data

LAND USE ISSUES

- Gateway to Joshua Tree National Park
- Maintain desert character
- Protect natural resources
- Encourage small/local business development
- Desire to prohibit big box development
- Lack of rental housing caused by increase in short term rentals

EXISTING LAND USE MORONGO VALLEY CPA

EAST DESERT

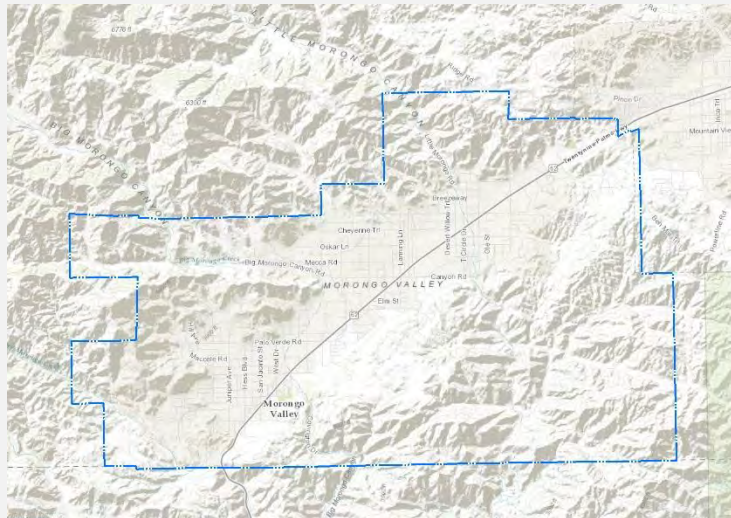
2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
3,758	2,107	1,678	276

2014 ACS

- 83% undeveloped
- 13% rural residential
- 2% single family res

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	27	0.04	<1%
Commercial and Services	30	0.05	<1%
Education	9	0.01	<1%
General Office	--	--	--
Industrial	10	0.02	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	12	0.02	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	306	0.48	1%
Public/Quasi-Public Facilities	2	<0.01	<1%
Rural Residential	3,424	5.35	13%
Single Family Residential	639	1.00	2%
Transportation, Communications, and Utilities	198	0.31	1%
Under Construction	1	<0.01	<1%
Water	1	<0.01	<1%
ROW	41	0.06	<1%
Undeveloped	22,689	35.45	83%
Total	27,389	42.80	100%



CURRENT LAND USE DISTRICTS

MORONGO VALLEY CPA

EAST DESERT

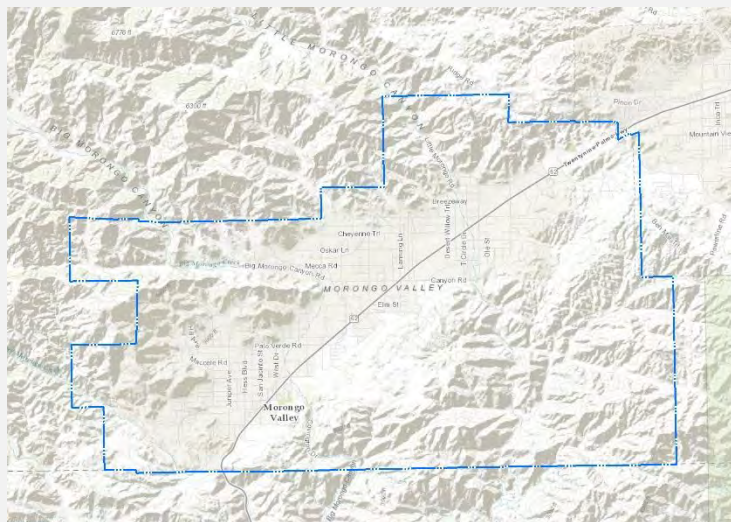
2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
4,151	2,294	1,856	385

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 62% Resource Cons
- 26% Rural Living
- 6% Open Space
- 3% Single Family Res

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	101	0.16	<1%
CH	--	--	--
CN	23	0.04	<1%
CO	8	0.01	<1%
CR	--	--	--
CS	1	<0.01	<1%
FW	--	--	--
IC	56	0.09	<1%
IN	264	0.41	1%
IR	--	--	--
OS	1,704	2.66	6%
RC	16,966	26.51	62%
RL/RL-5	6,912	10.80	25%
RL-10/20/40	272	0.42	1%
RM	99	0.16	<1%
RS	--	--	--
RS-1	218	0.34	1%
RS-10M	554	0.87	2%
RS-14M	123	0.19	<1%
RS-20M	88	0.14	<1%
SD	--	--	--
SP	--	--	--
Total	27,389	42.80	100%



SUMMARY

MORONGO VALLEY CPA

POPULATION GROWTH

MORONGO VALLEY CPA

	POP	HU	HH	EMP
2014 Existing Demographics	3,758	2,107	1,678	276
2040 Projected Demographics	4,151	2,294	1,856	385
DELTA	393	186	177	109

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

MORONGO VALLEY CPA

	Acres	Sq. Miles	Percent
Bureau of Land Management	17,286	27.01	63%
Private Entity	10,103	15.79	37%
TOTAL	27,389	42.80	100%

Bureau of Land Management Data

LAND USE ISSUES

- Maintain rural desert character
- Protect natural resources
- Encourage property maintenance/beautification
- Encourage small/local business development
- OHV use compatibility

EXISTING LAND USE

PIONEERTOWN CPA

EAST DESERT

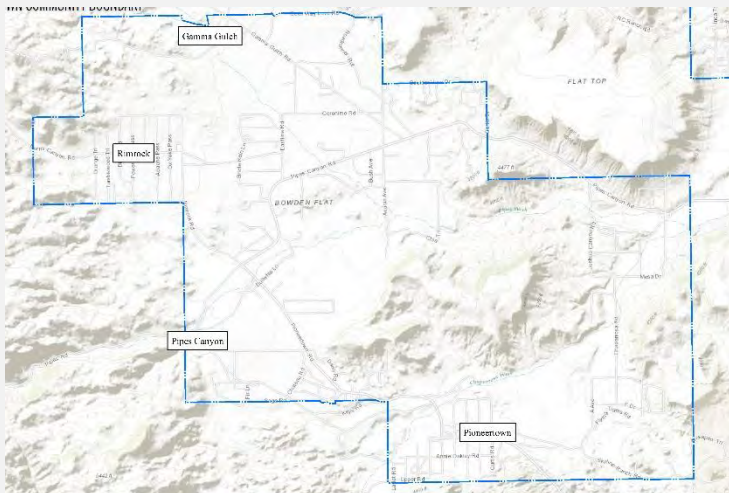
2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
134	61	57	18

2014 ACS

- 86% undeveloped
- 13% rural residential
- 1% right of way

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	9	0.01	<1%
Commercial and Services	3	0.01	<1%
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	--	--	--
Rural Residential	1,736	2.71	13%
Single Family Residential	5	0.01	<1%
Transportation, Communications, and Utilities	--	--	--
Under Construction	--	--	--
Water	--	--	--
ROW	94	0.15	1%
Undeveloped	11,213	17.52	86%
Total	13,061	20.41	100%



CURRENT LAND USE DISTRICTS

PIONEERTOWN CPA

EAST DESERT

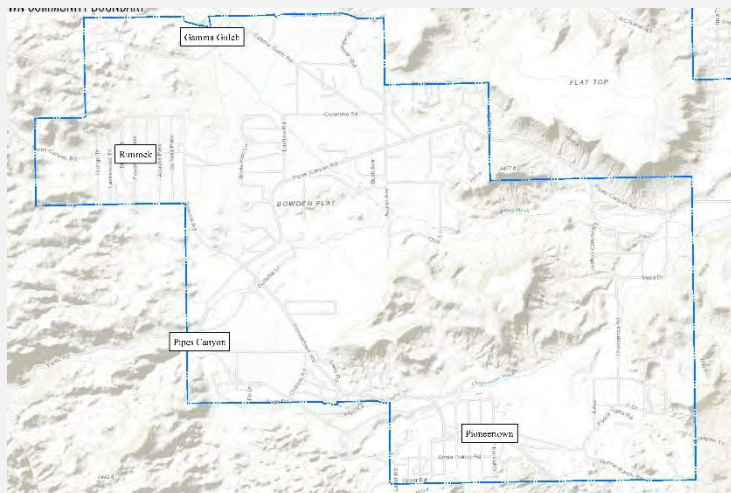
2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
228	102	96	46

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 60% Rural Living
- 34% Resource Cons
- 6% Special Devt

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	6	0.01	<1%
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	4,415	6.90	34%
RL/RL-5	7,886	12.32	60%
RL-10/20/40	--	--	--
RM	4	0.01	<1%
RS	15	0.02	<1%
RS-1	--	--	--
RS-10M	10	0.02	<1%
RS-14M	--	--	--
RS-20M	--	--	--
SD	725	1.13	6%
SP	--	--	--
Total	13,061	20.41	100%



SUMMARY

PIONEERTOWN CPA

POPULATION GROWTH*

PIONEERTOWN CPA

	POP	HU	HH	EMP
2014 Existing Demographics	134	61	57	18
2040 Projected Demographics	228	102	96	46
DELTA	94	41	39	28

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks)

*Population Growth statistics for Pioneertown is based on a smaller community footprint

PRIMARY LAND ADMINISTRATION

PIONEERTOWN CPA

	Acres	Sq. Miles	Percent
Private Entity	12,535	19.59	96%
Bureau of Land Management	525	0.82	4%
TOTAL	13,061	20.41	100%

Bureau of Land Management Data

LAND USE ISSUES

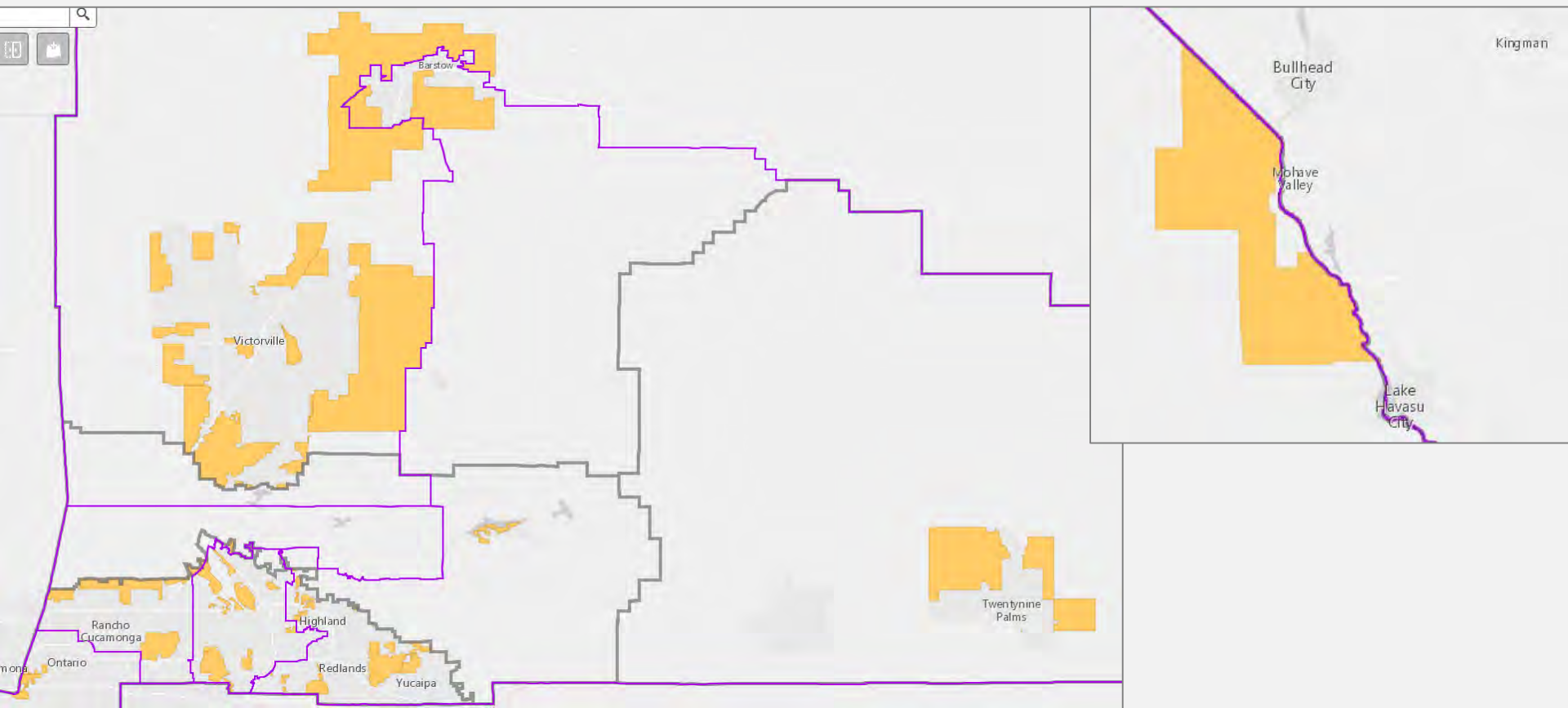
- Maintain western and rural character
- Desire to prohibit big box development
- Improve tourist amenities
- Lack of rental housing caused by increase in short term rentals
- Protect natural resources

Unincorporated Spheres of Influence

(SANBAG 2012 Existing Land Use, 2014
American Community Survey, 2015
County Zoning, 2015 BLM Land Status -
Surface Management Areas, & 2016 RTP)

SPHERES OF INFLUENCE IN THE UNINCORPORATED COUNTY

- 1012 sq. miles (5%) of the total unincorporated County falls within the sphere of influence (SOI) of one of 20 municipalities.



EXISTING LAND USE

CHINO UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
6,450	1,867	1,701	1,511

2014 ACS

- 59% single family res
- 21% ag/ranches
- 7% industrial
- 6% undeveloped
- 2% education
- 2% trans/comm/utilities

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	300	0.47	21%
Commercial and Services	15	0.02	1%
Education	32	0.05	2%
General Office	--	--	--
Industrial	93	0.15	7%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	3	<0.01	<1%
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	11	0.02	1%
Rural Residential	--	--	--
Single Family Residential	835	1.31	59%
Transportation, Communications, and Utilities	31	0.05	2%
Under Construction	--	--	--
Water	--	--	--
ROW	6	0.01	<1%
Undeveloped	83	0.13	6%
Total	1,409	2.20	100%

CURRENT LAND USE DISTRICTS

CHINO UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
7,343	2,121	1,922	2,239

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 93% Single Family Res
- 5% Industrial
- 2% Commercial

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	29	0.05	2%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	51	0.08	4%
IN	18	0.03	1%
IR	14	0.02	1%
OS	--	--	--
RC	--	--	--
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	1	<0.01	<1%
RS	79	0.12	6%
RS-1	588	0.92	42%
RS-10M	37	0.06	3%
RS-14M	--	--	--
RS-20M	592	0.92	42%
SD	--	--	--
SP	--	--	--
Total	1,409	2.20	100%

SUMMARY

CHINO UNINCORPORATED SOI

POPULATION GROWTH

CHINO UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	6,450	1,867	1,701	1,511
2040 Projected Demographics	7,343	2,121	1,922	2,239
DELTA	893	254	221	728

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

CHINO UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	1,409	2.20	100%
TOTAL	1,409	2.20	100%

Bureau of Land Management Data

LAND USE ISSUES

- North SOI: land uses are generally consistent
- South SOI: Chino planning for a mix of higher residential densities and commercial along Riverside Drive

Generalized Land Use Characteristics			
Location	City	County	Notes
South SOI	Multiple	RS	City allows higher densities; MF and MU
Riverside Dr	MU	Multiple	City allows MF where County allows RS and CN

EXISTING LAND USE

COLTON UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
3,200	885	819	76

2014 ACS

- 47% industrial
- 28% single family res
- 13% undeveloped
- 10% trans/comm/utilities
- 1% ag/ranches

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	17	0.03	1%
Commercial and Services	3	<0.01	<1%
Education	--	--	--
General Office	--	--	--
Industrial	521	0.81	47%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	3	<0.01	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	--	--	--
Rural Residential	--	--	--
Single Family Residential	314	0.49	28%
Transportation, Communications, and Utilities	108	0.17	10%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	148	0.23	13%
Total	1,114	1.74	100%

CURRENT LAND USE DISTRICTS

COLTON UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
3,350	933	860	390

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 53% Specific Plan
- 44% Single Family Res
- 1% Rural Living
- 1% Commercial

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	13	0.02	1%
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	16	0.03	1%
RL-10/20/40	--	--	--
RM	4	0.01	<1%
RS	162	0.25	15%
RS-1	324	0.51	29%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	594	0.93	53%
Total	1,114	1.74	100%

SUMMARY

COLTON UNINCORPORATED SOI

POPULATION GROWTH

COLTON UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	3,200	885	819	76
2040 Projected Demographics	3,350	933	860	390
DELTA	150	48	41	315

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

COLTON UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	1,114	1.74	100%
TOTAL	1,114	1.74	100%

Bureau of Land Management Data

LAND USE ISSUES

- West SOI: largely consistent
- Central SOI: Colton planning for commercial and MF
- East SOI: Reche Canyon SP plans for higher density residential and commercial

Generalized Land Use Characteristics			
Location	City	County	Notes
West	RS/CG	CG/RM	2 parcels; different uses
Central	Multiple	RL	City allows different use and higher density; C and MF
East	SP	RS	City's Reche Canyon SP allows estates to 15 units/ac, some C

EXISTING LAND USE

FONTANA UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
31,062	6,443	5,880	13,721

2014 ACS

- 38% industrial
- 26% single family res
- 15% undeveloped
- 10% commercial/svcs
- 6% trans/comm/utilities

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	19	0.03	<1%
Commercial and Services	539	0.84	10%
Education	65	0.10	1%
General Office	--	--	--
Industrial	1,981	3.10	38%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	33	0.05	1%
Multi-Family Residential	60	0.09	1%
Open Space and Recreation	22	0.03	<1%
Public/Quasi-Public Facilities	10	0.02	<1%
Rural Residential	32	0.05	1%
Single Family Residential	1,366	2.13	26%
Transportation, Communications, and Utilities	340	0.53	6%
Under Construction	--	--	--
Water	--	--	--
ROW	3	<0.01	<1%
Undeveloped	786	1.23	15%
Total	5,255	8.21	100%

CURRENT LAND USE DISTRICTS FONTANA UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
34,964	7,343	6,641	17,102

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 34% Industrial
- 26% Special Devt
- 25% Single Family Res
- 9% Specific Plan
- 5% Multi-Family

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	41	0.06	1%
CH	--	--	--
CN	5	0.01	<1%
CO	--	--	--
CR	--	--	--
CS	5	0.01	<1%
FW	29	0.05	1%
IC	451	0.70	9%
IN	13	0.02	<1%
IR	1,305	2.04	25%
OS	--	--	--
RC	1	<0.01	<1%
RL/RL-5	38	0.06	1%
RL-10/20/40	--	--	--
RM	263	0.41	5%
RS	1,222	1.91	23%
RS-1	80	0.13	2%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	1	<0.01	<1%
SD	1,346	2.10	26%
SP	454	0.71	9%
Total	5,255	8.21	100%

SUMMARY

FONTANA UNINCORPORATED SOI

POPULATION GROWTH

FONTANA UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	31,062	6,443	5,880	13,721
2040 Projected Demographics	34,964	7,343	6,641	17,102
DELTA	3,902	900	762	3,381

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

FONTANA UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	5,252	8.21	100%
U.S. Forest Service	4	0.01	0%
TOTAL	5,255	8.21	100%

Bureau of Land Management Data

LAND USE ISSUES

- North SOI: largely consistent
- West SOI: Fontana planning for SF and light industrial while the County allowing MF; Fontana identifies large parcel for OS while County plans it as industrial

Generalized Land Use Characteristics

Location	City	County	Notes
West	OS	I	Large open space parcels designated for Industrial use by the County

EXISTING LAND USE HIGHLAND UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
0	0	0	0

2014 ACS

- 100% undeveloped

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	--	--	--
Commercial and Services	--	--	--
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	--	--	--
Rural Residential	--	--	--
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	--	--	--
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	146	0.23	100%
Total	146	0.23	100%

CURRENT LAND USE DISTRICTS HIGHLAND UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
0	0	0	0

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 100% Resource Cons

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	146	0.23	100%
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	146	0.23	100%

SUMMARY

HIGHLAND UNINCORPORATED SOI

POPULATION GROWTH

HIGHLAND UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	0	0	0	0
2040 Projected Demographics	0	0	0	0
DELTA	0	0	0	0

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

HIGHLAND UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	116	0.18	79%
U.S. Forest Service	31	0.05	21%
TOTAL	146	0.23	100%

Bureau of Land Management Data

LAND USE ISSUES

- No issues; SOI area represents owners who seek to receive service from the City in the future; very low density mountain area

EXISTING LAND USE

LOMA LINDA UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
169	58	62	6

2014 ACS

- 76% undeveloped
- 12% ag/ranches
- 4% rural residential
- 3% single family res
- 3% trans/comm/utilities

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	212	0.33	12%
Commercial and Services	1	<0.01	<1%
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	4	0.01	<1%
Rural Residential	79	0.12	4%
Single Family Residential	60	0.09	3%
Transportation, Communications, and Utilities	51	0.08	3%
Under Construction	--	--	--
Water	10	0.02	1%
ROW	--	--	--
Undeveloped	1,353	2.11	76%
Total	1,770	2.77	100%

CURRENT LAND USE DISTRICTS

LOMA LINDA UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
509	212	195	141

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 58% Rural Living
- 38% Agricultural
- 4% Multi-Family

Current LUD	Acres	Square Miles	Percent
AG	673	1.05	38%
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	6	0.01	<1%
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	297	0.46	17%
RL-10/20/40	725	1.13	41%
RM	68	0.11	4%
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	1,770	2.77	100%

SUMMARY

LOMA LINDA UNINCORPORATED SOI

POPULATION GROWTH

LOMA LINDA UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	169	58	62	6
2040 Projected Demographics	509	212	195	141
DELTA	340	155	134	134

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

LOMA LINDA UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	1,770	2.77	100%
TOTAL	1,770	2.77	100%

Bureau of Land Management Data

LAND USE ISSUES

- North and south of Baron Road: generally inconsistent in either type or density of land uses

Generalized Land Use Characteristics

Location	City	County	Notes
n/o Barton Rd	BP	Multiple	County allows RM and I
s/o Barton Rd	Multiple	RL	City allows RS, C, and PF

EXISTING LAND USE

MONTCLAIR UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
9,754	2,377	1,784	2,509

2014 ACS

- 56% single family res
- 10% mobile hms/tr prks
- 9% industrial
- 7% trans/comm/utilities
- 5% undeveloped
- 5% ag/ranches
- 4% commercial/svcs

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	25	0.04	5%
Commercial and Services	19	0.03	4%
Education	9	0.01	2%
General Office	--	--	--
Industrial	45	0.07	9%
Military Installations	--	--	--
Mixed Commercial and Industrial	1	<0.01	<1%
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	47	0.07	10%
Multi-Family Residential	15	0.02	3%
Open Space and Recreation	4	0.01	1%
Public/Quasi-Public Facilities	9	0.01	2%
Rural Residential	--	--	--
Single Family Residential	265	0.41	56%
Transportation, Communications, and Utilities	7	0.01	1%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	25	0.04	5%
Total	469	0.73	100%

CURRENT LAND USE DISTRICTS

MONTCLAIR UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
10,528	2,534	1,894	2,984

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 53% Single Family Res
- 30% Industrial
- 15% Commercial
- 2% Institutional

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	36	0.06	8%
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	31	0.05	7%
FW	--	--	--
IC	143	0.22	30%
IN	9	0.01	2%
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	--	--	--
RL-10/20/40	--	--	--
RM	--	--	--
RS	158	0.25	34%
RS-1	47	0.07	10%
RS-10M	10	0.02	2%
RS-14M	--	--	--
RS-20M	35	0.05	7%
SD	--	--	--
SP	--	--	--
Total	469	0.73	100%

SUMMARY

MONTCLAIR UNINCORPORATED SOI

POPULATION GROWTH

MONTCLAIR UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	9,754	2,377	1,784	2,509
2040 Projected Demographics	10,528	2,534	1,894	2,984
DELTA	775	157	110	475

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

MONTCLAIR UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	469	0.73	100%
TOTAL	469	0.73	100%

Bureau of Land Management Data

LAND USE ISSUES

- Generally consistent
- Scattered differences of uses and densities

Generalized Land Use Characteristics

Location	City	County	Notes
West	MF	I	Inconsistent uses
Central & Phillips Ave.	Multiple	Multiple	City allows PF and RS, County allows C and RS
Southwest	C	RS	Inconsistent uses

EXISTING LAND USE

RANCHO CUCAMONGA UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
560	190	187	0

2014 ACS

- 76% undeveloped
- 20% trans/comm/utilities
- 2% rural residential
- 2% single family res

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	--	--	--
Commercial and Services	--	--	--
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	6	0.01	<1%
Rural Residential	115	0.18	2%
Single Family Residential	94	0.15	2%
Transportation, Communications, and Utilities	1,196	1.87	20%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	4,520	7.06	76%
Total	5,930	9.27	100%

CURRENT LUD

RANCHO CUCAMONGA UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
2,390	691	664	2

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 45% Special Devt
- 21% Open Space
- 18% Floodway
- 11% Rural Living
- 3% Single Family Res

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	1,087	1.70	18%
IC	--	--	--
IN	19	0.03	<1%
IR	--	--	--
OS	1,216	1.90	21%
RC	68	0.11	1%
RL/RL-5	173	0.27	3%
RL-10/20/40	503	0.79	8%
RM	--	--	--
RS	--	--	--
RS-1	179	0.28	3%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	2,685	4.20	45%
SP	--	--	--
Total	5,930	9.27	100%

SUMMARY

RANCHO CUCAMONGA UNINCORPORATED SOI

POPULATION GROWTH

RANCHO CUCAMONGA UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	560	190	187	0
2040 Projected Demographics	2,390	691	664	2
DELTA	1,831	501	477	2

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

RANCHO CUCAMONGA UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	5,848	9.14	99%
U.S. Forest Service	82	0.13	1%
TOTAL	5,930	9.27	100%

Bureau of Land Management Data

LAND USE ISSUES

- North Eastern Sphere Annexation Request pending (4,115 ac)
- 1992 Etiwanda North Specific Plan (3,450 ac)
- North Etiwanda Preserve (CSA 120; 1,203 ac)

Generalized Land Use Characteristics			
Location	City	County	Notes
North	OS	SD-Res	Special District Residential
Waterways	PF	RS	Flood control and utility corridors

EXISTING LAND USE REDLANDS UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
10,271	3,635	2,939	1,590

2014 ACS

- 38% undeveloped
- 27% ag/ranches
- 16% single family res
- 7% rural residential
- 6% trans/comm/utilities
- 2% industrial

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	1,642	2.57	27%
Commercial and Services	19	0.03	<1%
Education	70	0.11	1%
General Office	--	--	--
Industrial	127	0.20	2%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	1	<0.01	<1%
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	43	0.07	1%
Multi-Family Residential	30	0.05	<1%
Open Space and Recreation	8	0.01	<1%
Public/Quasi-Public Facilities	10	0.02	<1%
Rural Residential	399	0.62	7%
Single Family Residential	1,005	1.57	16%
Transportation, Communications, and Utilities	385	0.60	6%
Under Construction	28	0.04	<1%
Water	--	--	--
ROW	2	<0.01	<1%
Undeveloped	2,338	3.65	38%
Total	6,107	9.54	100%

CURRENT LAND USE DISTRICTS

REDLANDS UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
14,908	4,321	3,472	3,316

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 53% Rural Living
- 19% Single Family Res
- 11% Special Devt
- 6% Industrial
- 4% Agricultural
- 3% Multi-Family

Current LUD	Acres	Square Miles	Percent
AG	241	0.38	4%
CG	56	0.09	1%
CH	--	--	--
CN	16	0.03	0%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	73	0.11	1%
IC	93	0.15	2%
IN	70	0.11	1%
IR	243	0.38	4%
OS	--	--	--
RC	63	0.10	1%
RL/RL-5	2,117	3.31	35%
RL-10/20/40	1,124	1.76	18%
RM	209	0.33	3%
RS	801	1.25	13%
RS-1	218	0.34	4%
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	121	0.19	2%
SD	662	1.03	11%
SP	--	--	--
Total	6,107	9.54	100%

SUMMARY

REDLANDS UNINCORPORATED SOI

POPULATION GROWTH

REDLANDS UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	10,271	3,635	2,939	1,590
2040 Projected Demographics	14,908	4,321	3,472	3,316
DELTA	4,638	686	533	1,726

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

REDLANDS UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	6,107	9.54	100%
TOTAL	6,107	9.54	100%

Bureau of Land Management Data

LAND USE ISSUES

- Multiple areas with conflicting land uses

Generalized Land Use Characteristics

Location	City	County	Notes
Mentone Blvd.	PF	Multiple	County allows RS, C, and I
East	Multiple	RS	City allows PF and OS
South of Mill Creek Rd.	Multiple	Multiple	<ul style="list-style-type: none"> County - RS; City - RC, RM, and PF County - RL; City - RS County - C; City - RM
South SOI	RC	SD-Res	County allows Special District Residential

EXISTING LAND USE

RIALTO UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
34,182	8,092	7,309	6,028

2014 ACS

- 35% single family res
- 23% undeveloped
- 23% trans/comm/utilities
- 9% industrial
- 2% ag/ranches
- 2% educational
- 2% public/quasi-public facilities

Existing Land Use	Acres	Square Miles	Percent
Agriculture/Ranches	145	0.23	2%
Commercial and Services	69	0.11	1%
Education	110	0.17	2%
General Office	--	--	--
Industrial	589	0.92	9%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	49	0.08	1%
Multi-Family Residential	29	0.05	<1%
Open Space and Recreation	18	0.03	<1%
Public/Quasi-Public Facilities	106	0.17	2%
Rural Residential	--	--	--
Single Family Residential	2,237	3.50	35%
Transportation, Communications, and Utilities	1,469	2.30	23%
Under Construction	37	0.06	1%
Water	--	--	--
ROW	18	0.03	<1%
Undeveloped	1,425	2.23	23%
Total	6,302	9.85	100%

CURRENT LAND USE DISTRICTS

RIALTO UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
37,818	8,975	8,190	7,639

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 42% Single Family Res
- 20% Floodway
- 10% Specific Plan
- 8% Special Devt
- 20% Other:
 - 7% Industrial
 - 4% Commercial
 - 4% Resource Cons
 - 3% Institutional
 - 1% Multi-Family
 - 1% Rural Living

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	148	0.23	2%
CH	--	--	--
CN	7	0.01	<1%
CO	--	--	--
CR	--	--	--
CS	108	0.17	2%
FW	1,241	1.94	20%
IC	221	0.34	4%
IN	191	0.30	3%
IR	170	0.27	3%
OS	--	--	--
RC	251	0.39	4%
RL/RL-5	45	0.07	1%
RL-10/20/40	30	0.05	<1%
RM	66	0.10	1%
RS	758	1.19	12%
RS-1	923	1.44	15%
RS-10M	204	0.32	3%
RS-14M	13	0.02	<1%
RS-20M	741	1.16	12%
SD	524	0.82	8%
SP	659	1.03	10%
Total	6,302	9.85	100%

SUMMARY

RIALTO UNINCORPORATED SOI

POPULATION GROWTH

RIALTO UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	34,182	8,092	7,309	6,028
2040 Projected Demographics	37,818	8,975	8,190	7,639
DELTA	3,636	883	881	1,612

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

RIALTO UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	6,285	9.82	100%
U.S. Forest Service	17	0.03	<1%
TOTAL	6,302	9.85	100%

Bureau of Land Management Data

LAND USE ISSUES

- Valley Corridor Specific Plan
- Residential and industrial conflicts
- Bloomington planning changes forthcoming

Location	Generalized Land Use Characteristics		
	City	County	Notes
Valley Blvd	IL/GC	VCSP	Coordination with Rialto during preparation of the SP, including implementation steps to ensure adequate infrastructure is planned
Placeholder			Pending CP changes
North SOI	SP	SD-RES	Area north of Glen Helen SP

EXISTING LAND USE

SAN BERNARDINO UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
42,694	11,749	9,426	3,657

2014 ACS

- 53% single family res
- 32% undeveloped
- 6% trans/comm/utilities
- 3% industrial

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	39	0.06	1%
Commercial and Services	30	0.05	1%
Education	38	0.06	1%
General Office	--	--	--
Industrial	147	0.23	3%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	23	0.04	<1%
Multi-Family Residential	49	0.08	1%
Open Space and Recreation	3	<0.01	<1%
Public/Quasi-Public Facilities	39	0.06	1%
Rural Residential	67	0.11	1%
Single Family Residential	2,517	3.93	53%
Transportation, Communications, and Utilities	267	0.42	6%
Under Construction	--	--	--
Water	--	--	--
ROW	6	0.01	<1%
Undeveloped	1,531	2.39	32%
Total	4,756	7.43	100%

CURRENT LAND USE DISTRICTS

SAN BERNARDINO UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
46,604	12,337	9,863	5,334

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 47% Single Family Res
- 16% Resource Cons
- 12% Multi-Family
- 10% Specific Plan
- 15% Other:
 - 4% Rural Living
 - 4% Commercial
 - 3% Floodway
 - 2% Industrial
 - 2% Special Devt

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	83	0.13	2%
CH	--	--	--
CN	78	0.12	2%
CO	--	--	--
CR	--	--	--
CS	20	0.03	<1%
FW	159	0.25	3%
IC	79	0.12	2%
IN	23	0.04	<1%
IR	--	--	--
OS	--	--	--
RC	755	1.18	16%
RL/RL-5	176	0.27	4%
RL-10/20/40	--	--	--
RM	574	0.90	12%
RS	776	1.21	16%
RS-1	1,188	1.86	25%
RS-10M	263	0.41	6%
RS-14M	--	--	--
RS-20M	--	--	--
SD	105	0.16	2%
SP	478	0.75	10%
Total	4,756	7.43	100%

SUMMARY

SAN BERNARDINO UNINCORPORATED SOI

POPULATION GROWTH

SAN BERNARDINO UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	42,694	11,749	9,426	3,657
2040 Projected Demographics	46,604	12,337	9,863	5,334
DELTA	3,909	588	437	1,677

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

SAN BERNARDINO UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	4,253	6.65	89%
U.S. Forest Service	504	0.79	11%
TOTAL	4,756	7.43	100%

Bureau of Land Management Data

KEY LAND USE ISSUES

- Scattered areas of conflicting land uses; substantial differences between residential, commercial, and industrial plans

Generalized Land Use Characteristics			
Location	City	County	Notes
Muscoy	I	RS	Area near Vulcan Mining, separated from other neighborhoods by channel
Muscoy	Multiple	Multiple	County allows C, RL, SD, and FW while City plans for RS and RM
e/o Waterman Ave	Multiple	Multiple	County allows CN, CS, and IC while City plans for RS, RM, and PF

EXISTING LAND USE UPLAND UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
3,208	1,353	1,182	258

2014 ACS

- 41% single family res
- 41% undeveloped
- 10% trans/comm/utilities
- 6% industrial

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	16	0.03	1%
Commercial and Services	5	0.01	<1%
Education	--	--	--
General Office	--	--	--
Industrial	84	0.13	6%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	7	0.01	<1%
Public/Quasi-Public Facilities	9	0.01	1%
Rural Residential	--	--	--
Single Family Residential	619	0.97	41%
Transportation, Communications, and Utilities	157	0.25	10%
Under Construction	2	<0.01	<1%
Water	--	--	--
ROW	--	--	--
Undeveloped	616	0.96	41%
Total	1,517	2.37	100%

CURRENT LAND USE DISTRICTS

UPLAND UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
3,557	1,469	1,276	701

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 53% Single Family Res
- 27% Resource Cons
- 11% Rural Living
- 8% Special Devt

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	5	0.01	<1%
CO	2	<0.01	<1%
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	412	0.64	27%
RL/RL-5	170	0.26	11%
RL-10/20/40	--	--	--
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	132	0.21	9%
RS-14M	670	1.05	44%
RS-20M	--	--	--
SD	126	0.20	8%
SP	--	--	--
Total	1,517	2.37	100%

SUMMARY

UPLAND UNINCORPORATED SOI

POPULATION GROWTH

UPLAND UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	3,208	1,353	1,182	258
2040 Projected Demographics	3,557	1,469	1,276	701
DELTA	349	116	94	443

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

UPLAND UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	1,517	2.37	100%
TOTAL	1,517	2.37	100%

Bureau of Land Management Data

LAND USE ISSUES

- No issues: land uses are generally consistent

EXISTING LAND USE

YUCAIPA UNINCORPORATED SOI

VALLEY

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
5	1	1	0

2014 ACS

- 97% undeveloped

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	--	--	--
Commercial and Services	--	--	--
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	21	0.03	1%
Rural Residential	20	0.03	1%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	8	0.01	1%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	1,611	2.52	97%
Total	1,660	2.59	100%

CURRENT LAND USE DISTRICTS

YUCAIPA UNINCORPORATED SOI

VALLEY

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
44	11	10	0

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 65% Rural Living
- 28% Institutional
- 7% Single Family Res

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	466	0.73	28%
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	211	0.33	13%
RL-10/20/40	865	1.35	52%
RM	--	--	--
RS	118	0.19	7%
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	1,660	2.59	100%

SUMMARY

YUCAIPA UNINCORPORATED SOI

POPULATION GROWTH

YUCAIPA UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	5	1	1	0
2040 Projected Demographics	44	11	10	0
DELTA	39	9	9	0

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

YUCAIPA UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	1,640	2.56	99%
U.S. Forest Service	21	0.03	1%
TOTAL	1,660	2.59	100%

Bureau of Land Management Data

LAND USE ISSUES

- Large parcels where County assumes rural residential while Yucaipa identifies land for open space

Generalized Land Use Characteristics			
Location	City	County	Notes
North of Mill Creek Rd.	OS	RL	Residential density is low (RL-10)

EXISTING LAND USE

BIG BEAR UNINCORPORATED SOI

MOUNTAIN

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
0	0	0	0

2014 ACS

- 90% water
- 10% undeveloped

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	--	--	--
Commercial and Services	--	--	--
Education	--	--	--
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	5	0.01	<1%
Public/Quasi-Public Facilities	--	--	--
Rural Residential	--	--	--
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	--	--	--
Under Construction	--	--	--
Water	2,354	3.68	90%
ROW	--	--	--
Undeveloped	270	0.42	10%
Total	2,630	4.11	100%

CURRENT LAND USE DISTRICTS

BIG BEAR UNINCORPORATED SOI

MOUNTAIN

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
72	29	27	1

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 90% Floodway
- 10% Rural Living

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	2,361	3.69	90%
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	--	--	--
RL/RL-5	--	--	--
RL-10/20/40	268	0.42	10%
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	2,630	4.11	100%

SUMMARY

BIG BEAR UNINCORPORATED SOI

POPULATION GROWTH

BIG BEAR UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	0	0	0	0
2040 Projected Demographics	72	29	27	1
DELTA	72	29	27	1

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

BIG BEAR UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	2,630	4.11	100%
TOTAL	2,630	4.11	100%

Bureau of Land Management Data

LAND USE ISSUES

- No issues; land planning is generally consistent
- Airport is not within the City's SOI

EXISTING LAND USE

ADELANTO UNINCORPORATED SOI

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
174	66	51	62

2014 ACS

- 94% undeveloped
- 3% rural residential

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	83	0.13	1%
Commercial and Services	--	--	--
Education	63	0.10	1%
General Office	--	--	--
Industrial	--	--	--
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	--	--	--
Public/Quasi-Public Facilities	--	--	--
Rural Residential	366	0.57	3%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	146	0.23	1%
Under Construction	--	--	--
Water	--	--	--
ROW	--	--	--
Undeveloped	10,714	16.74	94%
Total	11,372	17.77	100%

CURRENT LAND USE DISTRICTS

ADELANTO UNINCORPORATED SOI

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
413	151	158	171

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 80% Rural Living
- 20% Resource Cons

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	--	--	--
IR	--	--	--
OS	--	--	--
RC	2,286	3.57	20%
RL/RL-5	8,404	13.13	74%
RL-10/20/40	681	1.06	6%
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	11,372	17.77	100%

SUMMARY

ADELANTO UNINCORPORATED SOI

POPULATION GROWTH

ADELANTO UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	174	66	51	62
2040 Projected Demographics	413	151	158	171
DELTA	239	85	107	109

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

ADELANTO UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	10,722	16.75	94%
Bureau of Land Management	650	1.01	6%
TOTAL	11,372	17.77	100%

Bureau of Land Management Data

LAND USE ISSUES

- City of Adelanto is within Victorville’s SOI as buffer to airport
- General Plan update data not available through SANBAG

Generalized Land Use Characteristics			
Location	City	County	Notes
Northwest	DL	RC	City allows Desert Living residential (higher density than allowed in RC)
Southwest	Multiple	RL	City allows RS, C, PF, and I
North	ADD	RL	City Airport Development District (PF)

EXISTING LAND USE

APPLE VALLEY UNINCORPORATED SOI

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
8,152	3,601	2,708	313

2014 ACS

- 87% undeveloped
- 7% rural residential
- 4% single family res

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	287	0.45	<1%
Commercial and Services	20	0.03	<1%
Education	12	0.02	<1%
General Office	--	--	--
Industrial	457	0.71	1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	9	0.01	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	184	0.29	<1%
Public/Quasi-Public Facilities	109	0.17	<1%
Rural Residential	5,378	8.40	7%
Single Family Residential	2,855	4.46	4%
Transportation, Communications, and Utilities	638	1.00	1%
Under Construction	5	0.01	<1%
Water	--	--	--
ROW	220	0.34	<1%
Undeveloped	66,449	103.83	87%
Total	76,623	119.72	100%

CURRENT LAND USE DISTRICTS

APPLE VALLEY UNINCORPORATED SOI

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
12,889	5,290	4,366	1,447

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 45% Rural Living
- 42% Resource Cons
- 5% Single Family Res

Current LUD	Acres	Square Miles	Percent
AG	1,908	2.98	2%
CG	93	0.15	<1%
CH	--	--	--
CN	42	0.07	<1%
CO	--	--	--
CR	10	0.02	<1%
CS	--	--	--
FW	708	1.11	1%
IC	249	0.39	<1%
IN	3	0.01	<1%
IR	1,083	1.69	1%
OS	97	0.15	<1%
RC	32,476	50.74	42%
RL/RL-5	24,523	38.32	32%
RL-10/20/40	9,752	15.24	13%
RM	--	--	--
RS	18	0.03	<1%
RS-1	3,842	6.00	5%
RS-10M	--	--	--
RS-14M	38	0.06	<1%
RS-20M	240	0.37	<1%
SD	103	0.16	<1%
SP	1,438	2.25	2%
Total	76,623	119.72	100%

SUMMARY

APPLE VALLEY UNINCORPORATED SOI

POPULATION GROWTH

APPLE VALLEY UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	8,152	3,601	2,708	313
2040 Projected Demographics	12,889	5,290	4,366	1,447
DELTA	4,738	1,689	1,658	1,134

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

APPLE VALLEY UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	45,911	71.74	60%
Bureau of Land Management	30,622	47.85	40%
State Lands	90	0.14	<1%
TOTAL	76,623	119.72	100%

Bureau of Land Management Data

LAND USE ISSUES

- Northwest SOI: County planning for rural residential while Apple Valley is planning for a variety of commercial, industrial, and MF uses
- Apple Valley MSHCP underway (town, SOI, and other uninc. areas)

Generalized Land Use Characteristics			
Location	Town	County	Notes
Northwest SOI	Multiple	RL	City allows C, I, and MF while the County focuses on very low density rural residential (RL/RL-5)
North	I	RC	City allows I
East	RC	RL	Large parcels

EXISTING LAND USE

BARSTOW UNINCORPORATED SOI

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
11,395	4,521	2,858	839

2014 ACS

- 84% undeveloped
- 5% rural residential
- 4% ag/ranches
- 4% trans/comm/utilities
- 2% single family res

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	4,314	6.74	4%
Commercial and Services	61	0.09	<1%
Education	64	0.10	<1%
General Office	--	--	--
Industrial	154	0.24	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	4	0.01	<1%
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	41	0.06	<1%
Multi-Family Residential	23	0.04	<1%
Open Space and Recreation	14	0.02	<1%
Public/Quasi-Public Facilities	66	0.10	<1%
Rural Residential	4,994	7.80	5%
Single Family Residential	1,535	2.40	2%
Transportation, Communications, and Utilities	4,257	6.65	4%
Under Construction	--	--	--
Water	--	--	--
ROW	186	0.29	<1%
Undeveloped	83,687	130.76	84%
Total	99,400	155.31	100%

CURRENT LAND USE DISTRICTS

BARSTOW UNINCORPORATED SOI

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
16,629	5,944	4,119	1,798

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 36% Rural Living
- 57% Resource Cons
- 3% Floodway

Current LUD	Acres	Square Miles	Percent
AG	810	1.27	1%
CG	38	0.06	<1%
CH	42	0.07	<1%
CN	26	0.04	<1%
CO	--	--	--
CR	157	0.24	<1%
CS	--	--	--
FW	3,032	4.74	3%
IC	62	0.10	<1%
IN	638	1.00	1%
IR	423	0.66	<1%
OS	--	--	--
RC	57,051	89.14	57%
RL/RL-5	31,413	49.08	32%
RL-10/20/40	3,616	5.65	4%
RM	20	0.03	<1%
RS	299	0.47	<1%
RS-1	1,084	1.69	1%
RS-10M	5	0.01	<1%
RS-14M	404	0.63	<1%
RS-20M	43	0.07	<1%
SD	235	0.37	<1%
SP	--	--	--
Total	99,400	155.31	100%

SUMMARY

BARSTOW UNINCORPORATED SOI

POPULATION GROWTH

BARSTOW UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	11,395	4,521	2,858	839
2040 Projected Demographics	16,629	5,944	4,119	1,798
DELTA	5,235	1,424	1,261	959

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

BARSTOW UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	62,860	98.22	63%
Bureau of Land Management	34,210	53.45	34%
Department of Defense	2,255	3.52	2%
State Lands	41	0.06	<1%
Local Government	35	0.05	<1%
TOTAL	99,400	155.31	100%

Bureau of Land Management Data

LAND USE ISSUES

- General Plan update data not available through SANBAG
- Barstow’s Diverse Use category allows for a variety of uses compared to Rural Residential planning of County

Generalized Land Use Characteristics			
Location	City	County	Notes
SOI	Multiple	Multiple	City has a “Diverse Use” category allowing C, I, and MF County primarily allows RC and RL

EXISTING LAND USE

HESPERIA UNINCORPORATED SOI

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
9,988	3,444	3,010	497

2014 ACS

- 61% undeveloped
- 22% single family res
- 9% rural residential
- 6% trans/comm/utilities

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	244	0.38	1%
Commercial and Services	6	0.01	<1%
Education	74	0.11	<1%
General Office	--	--	--
Industrial	11	0.02	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	5	0.01	<1%
Open Space and Recreation	103	0.16	<1%
Public/Quasi-Public Facilities	2	0.00	<1%
Rural Residential	2,481	3.88	9%
Single Family Residential	6,058	9.47	22%
Transportation, Communications, and Utilities	1,599	2.50	6%
Under Construction	4	0.01	<1%
Water	--	--	--
ROW	25	0.04	<1%
Undeveloped	16,509	25.80	61%
Total	27,120	42.38	100%

CURRENT LAND USE DISTRICTS

HESPERIA UNINCORPORATED SOI

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
10,843	3,741	3,300	632

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 52% Rural Living
- 25% Single Family Res
- 8% Resource Cons
- 6% Open Space
- 4% Institutional
- 2% Floodway

Current LUD	Acres	Square Miles	Percent
AG	141	0.22	1%
CG	86	0.13	<1%
CH	--	--	--
CN	59	0.09	<1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	505	0.79	2%
IC	377	0.59	1%
IN	1,045	1.63	4%
IR	--	--	--
OS	1,582	2.47	6%
RC	2,055	3.21	8%
RL/RL-5	13,253	20.71	49%
RL-10/20/40	913	1.43	3%
RM	65	0.10	<1%
RS	633	0.99	2%
RS-1	6,265	9.79	23%
RS-10M	--	--	--
RS-14M	63	0.10	<1%
RS-20M	--	--	--
SD	80	0.12	<1%
SP	--	--	--
Total	27,120	42.38	100%

SUMMARY

HESPERIA UNINCORPORATED SOI

POPULATION GROWTH

HESPERIA UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	9,988	3,444	3,010	497
2040 Projected Demographics	10,843	3,741	3,300	632
DELTA	855	298	290	135

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

HESPERIA UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	23,527	36.76	87%
Bureau of Land Management	1,850	2.89	7%
Department of Defense	1,582	2.47	6%
U.S. Forest Service	125	0.20	<1%
State Lands	37	0.06	<1%
TOTAL	27,120	42.38	100%

Bureau of Land Management Data

LAND USE ISSUES

- County planning broader range and intensity of uses in many scattered pockets

Generalized Land Use Characteristics			
Location	City	County	Notes
Scattered	RR	RS	Large lots
West	Multiple	Multiple	Variety of commercial, public facility, and residential plans in conflict

EXISTING LAND USE NEEDLES UNINCORPORATED SOI

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
36	25	16	0

2014 ACS

- 98% undeveloped

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	4,686	7.32	1%
Commercial and Services	--	--	--
Education	--	--	--
General Office	--	--	--
Industrial	20	0.03	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	--	--	--
Open Space and Recreation	761	1.19	<1%
Public/Quasi-Public Facilities	114	0.18	<1%
Rural Residential	258	0.40	<1%
Single Family Residential	2	0.00	<1%
Transportation, Communications, and Utilities	1,360	2.12	<1%
Under Construction	--	--	--
Water	--	--	--
ROW	12	0.02	<1%
Undeveloped	325,719	508.94	98%
Total	332,932	520.21	100%

CURRENT LAND USE DISTRICTS NEEDLES UNINCORPORATED SOI

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
39	26	18	64

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 99% Resource Cons

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	--	--	--
IC	--	--	--
IN	1,084	1.69	<1%
IR	--	--	--
OS	2,385	3.73	1%
RC	329,031	514.11	99%
RL/RL-5	431	0.67	<1%
RL-10/20/40	--	--	--
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	332,932	520.21	100%

SUMMARY

NEEDLES UNINCORPORATED SOI

POPULATION GROWTH

NEEDLES UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	36	25	16	0
2040 Projected Demographics	39	26	18	64
DELTA	2	1	2	64

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrap Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

NEEDLES UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Bureau of Land Management	278,000	434.38	84%
Private Entity	32,862	51.35	10%
State Lands	9,539	14.90	3%
Bureau of Indian Affairs	7,739	12.09	2%
U.S. Fish & Wildlife Service	4,015	6.27	1%
Bureau of Reclamation	745	1.16	<1%
Local Government	33	0.05	<1%
TOTAL	332,932	520.21	100%

Bureau of Land Management Data

LAND USE ISSUES

- No consistency issues; SOI consists largely of federal lands

EXISTING LAND USE

VICTORVILLE UNINCORPORATED SOI

NORTH DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
15,811	5,981	4,785	782

2014 ACS

- 72% undeveloped
- 9% single family res
- 9% rural living
- 4% trans/comm/utilities
- 4% open space/rec

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	4	0.01	<1%
Commercial and Services	5	0.01	<1%
Education	11	0.02	<1%
General Office	--	--	--
Industrial	13	0.02	<1%
Military Installations	--	--	--
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	--	--	--
Multi-Family Residential	6	0.01	<1%
Open Space and Recreation	740	1.16	4%
Public/Quasi-Public Facilities	5	0.01	<1%
Rural Residential	1,727	2.70	9%
Single Family Residential	1,745	2.73	9%
Transportation, Communications, and Utilities	853	1.33	4%
Under Construction	--	--	--
Water	185	0.29	1%
ROW	68	0.11	<1%
Undeveloped	14,006	21.88	72%
Total	19,368	30.26	100%

CURRENT LAND USE DISTRICTS VICTORVILLE UNINCORPORATED SOI

NORTH DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
17,079	6,367	5,264	1,035

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 44% Resource Cons
- 30% Rural Living
- 19% Single Family Res
- 4% Institutional
- 3% Open Space

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	49	0.08	<1%
CH	--	--	--
CN	7	0.01	<1%
CO	--	--	--
CR	--	--	--
CS	--	--	--
FW	142	0.22	1%
IC	7	0.01	<1%
IN	696	1.09	4%
IR	33	0.05	<1%
OS	552	0.86	3%
RC	8,549	13.36	44%
RL/RL-5	5,732	8.96	30%
RL-10/20/40	--	--	--
RM	38	0.06	<1%
RS	1,087	1.70	6%
RS-1	2,165	3.38	11%
RS-10M	--	--	--
RS-14M	312	0.49	2%
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	19,368	30.26	100%

SUMMARY

VICTORVILLE UNINCORPORATED SOI

POPULATION GROWTH

VICTORVILLE UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	15,811	5,981	4,785	782
2040 Projected Demographics	17,079	6,367	5,264	1,035
DELTA	1,268	386	479	253

2014 ACS
2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrop Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

VICTORVILLE UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	14,063	21.97	73%
Bureau of Land Management	4,754	7.43	25%
State Lands	551	0.86	3%
TOTAL	19,368	30.26	100%

Bureau of Land Management Data

LAND USE ISSUES

- Desert Gateway Specific Plan
- City of Adelanto is within Victorville's SOI as buffer to airport

Generalized Land Use Characteristics			
Location	City	County	Notes
Adelanto	ADD	RL	Airport Development District, along with commercial and some SF
South of Oro Grande	Multiple	RL	City allows OS and I
Interstate 15	SP	RC, PF	Desert Gateway Specific Plan planning for a substantial amount of residential, commercial, and industrial, centered around high speed rail and other transit

EXISTING LAND USE

TWENTYNINE PALMS UNINCORPORATED SOI

EAST DESERT

2014 EXISTING DEMOGRAPHICS

POP	HU	HH	EMP
1,958	1,502	795	32

2014 ACS

- 81% undeveloped
- 15% rural living
- 2% trans/comm/utilities

<i>Existing Land Use</i>	<i>Acres</i>	<i>Square Miles</i>	<i>Percent</i>
Agriculture/Ranches	301	0.47	1%
Commercial and Services	--	--	--
Education	--	--	--
General Office	--	--	--
Industrial	26	0.04	<1%
Military Installations	117	0.18	<1%
Mixed Commercial and Industrial	--	--	--
Mixed Residential	--	--	--
Mixed Residential and Commercial	--	--	--
Mobile Homes and Trailer Parks	10	0.02	<1%
Multi-Family Residential	--	--	--
Open Space and Recreation	81	0.13	<1%
Public/Quasi-Public Facilities	--	--	--
Rural Residential	6,399	10.00	15%
Single Family Residential	--	--	--
Transportation, Communications, and Utilities	941	1.47	2%
Under Construction	--	--	--
Water	--	--	--
ROW	7	0.01	<1%
Undeveloped	33,871	52.92	81%
Total	41,754	65.24	100%

CURRENT LAND USE DISTRICTS

TWENTYNINE PALMS UNINCORPORATED SOI

EAST DESERT

2040 PROJECTED DEMOGRAPHICS

POP	HU	HH	EMP
3,235	2,028	1,277	43

(2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthorpe Analytics & PlaceWorks))

- 74% Rural Living
- 25% Resource Cons

Current LUD	Acres	Square Miles	Percent
AG	--	--	--
CG	--	--	--
CH	--	--	--
CN	--	--	--
CO	--	--	--
CR	--	--	--
CS	10	0.02	<1%
FW	79	0.12	<1%
IC	--	--	--
IN	303	0.47	1%
IR	--	--	--
OS	--	--	--
RC	10,409	16.26	25%
RL/RL-5	29,983	46.85	72%
RL-10/20/40	970	1.52	2%
RM	--	--	--
RS	--	--	--
RS-1	--	--	--
RS-10M	--	--	--
RS-14M	--	--	--
RS-20M	--	--	--
SD	--	--	--
SP	--	--	--
Total	41,754	65.24	100%

SUMMARY

TWENTYNINE PALMS UNINCORPORATED SOI

POPULATION GROWTH

TWENTYNINE PALMS UNINCORPORATED SOI

	POP	HU	HH	EMP
2014 Existing Demographics	1,958	1,502	795	32
2040 Projected Demographics	3,235	2,028	1,277	43
DELTA	1,276	525	482	11

2014 ACS

2016-2040 RTP/SCS Local Plan Stitch (with adjustments by Calthrop Analytics & PlaceWorks)

PRIMARY LAND ADMINISTRATION

TWENTYNINE PALMS UNINCORPORATED SOI

	Acres	Sq. Miles	Percent
Private Entity	26,947	42.11	65%
Bureau of Land Management	13,029	20.36	31%
Marine Corps Installations	1,778	2.78	4%
TOTAL	41,754	65.24	100%

Bureau of Land Management Data

LAND USE ISSUES

- Military compatibility
- Land use generally consistent

LAND USE DATA SOURCES

Data Name	Description	Original Source	Transformations by
TAX_STATUS	Assessor	Assessor	
CALC_AC	Original parcel acreage calculated by software	PlaceWorks	
region	County Region	County	PlaceWorks
citySOI	City SOI (includes city)	County	PlaceWorks
cityName	City	County	PlaceWorks
commPlan	CPA	County	PlaceWorks
c_zone_sym	Current zoning - generalized for symbolization	County	PlaceWorks
exlu_genrl	PW - SANBAG Existing Land Use 2012 - generalized	SANBAG	PlaceWorks
tax23_type	PW - For Tax_Status 2 or 3, owner type generalized	Assessor	PlaceWorks
SNBGGP2LUD	SANBAG GP translated to county LUD categories	SANBAG	PlaceWorks
unincorpSOI	Parcels within SOI, outside of city limits	PlaceWorks	PlaceWorks
unincorprtd	U = unincorporated or I = Incorporated	PlaceWorks	PlaceWorks
BLM	BLM CA Land Status - Surface Management Areas, 2015	BLM Land Agency gdb	BLM Land Agency gdb
Jurisd_detl	Jurisdiction Detailed	PlaceWorks	PlaceWorks

Specific / Area Plans

(County Land Use)

SPECIFIC/AREA PLANS

- 5 specific plans adopted by County
- 1 area plan adopted by County
- 1 specific plan adopted by Victorville
- 1 specific plan adopted by City of Rialto

AGUA MANSA INDUSTRIAL CORRIDOR SPECIFIC PLAN

Adopted: 1986
(revised 2017)

KAISER COMMERCE CENTER SPECIFIC PLAN

Adopted: 1999
(revised 2007)

GLEN HELEN SPECIFIC PLAN

Adopted: 2005
(revised 2015)

HACIENDA AT FAIRVIEW VALLEY SPECIFIC PLAN

Adopted: 2014

VALLEY CORRIDOR SPECIFIC PLAN

Adopted: 2017

EAST VALLEY AREA PLAN

Adopted: 1989
(revised 2008)

DESERT GATEWAY SPECIFIC PLAN (VICTORVILLE CITY/SOI)

Adopted: 2010

LYTLE CREEK RANCH SPECIFIC PLAN (RIALTO CITY/SOI)

Adopted: 2012

SPECIFIC/AREA PLANS

AGUA MANSA INDUSTRIAL CORRIDOR SPECIFIC PLAN

Adopted | JULY 1986 // Revised | 2017

- Spans unincorporated San Bernardino & Riverside counties and the cities of Colton & Rialto
- 4,285 total acres | 952 acres in unincorporated SBC
- Master plan for economic development, including:
 - Attraction of large employee-intensive industry targeting low and moderate income individuals

SPECIFIC/AREA PLANS

KAISER COMMERCE CENTER SPECIFIC PLAN

Adopted | APR 1999 // Revised | JAN 2007

- Unincorporated Fontana SOI
- 468 acres
- Convert former steel mill from derelict site to productive land, including:
 - Industrial / Transportation Economy
 - Employment Opportunities
 - Area near the California Speedway

SPECIFIC/AREA PLANS

GLEN HELEN SPECIFIC PLAN

Adopted | NOV 2005 // Revised | JAN 2015

- uninc. portions of San Bernardino and Rialto SOIs
- 3,400 acres
- 15-20 year vision for Glen Helen as a regional entertainment and recreation destination serving:
 - Local residents
 - Traveling public
 - Outdoor recreation enthusiasts
- Overlaps with Lytle Creek Ranch Specific Plan (adopted by Rialto 2012 and supersedes GH SP in the Sycamore Flats planning sub-area)

SPECIFIC/AREA PLANS

HACIENDA AT FAIRVIEW VALLEY SPECIFIC PLAN

Adopted | FEB 2014

- Unincorporated Apple Valley SOI
- 1,557 acres
- Master-planned residential resort-like community:
 - Active adult residences
 - Equestrian lifestyle residences
- Unbuilt as of 2016
- Either HOA/CSA/CFD responsible for maintenance, including sewage collection/treatment

SPECIFIC/AREA PLANS

VALLEY CORRIDOR SPECIFIC PLAN

Adopted | FEB 2017

- Unincorporated Rialto SOI and Bloomington CP
- 355 acres, along a 1.25 mile stretch of Valley Blvd.
- Plan for a vibrant and healthy community corridor:
 - Employment and retail opportunities in a walkable, safe, and attractive environment
 - Wide range of housing options and pedestrian-oriented activity centers
 - Employment spaces for small businesses and a range of office and light industrial to grow community capital

SPECIFIC/AREA PLANS

EAST VALLEY AREA PLAN

Adopted | SEP 1989 // Revised | AUG 2008

- Unincorporated County surrounded by Redlands
 - 1,100 acres; “Donut Hole”; part of IVDA RDA project area
- General Commercial, Regional Industrial, and mixed uses under Special Development
- Tax sharing agreement
 - 2003 No. 03-0856 apportionment of sales and use tax revenue (90% to City through 2028 or until annexation)
 - City provides sewage collection/treatment, water service, law enforcement; County contracts with City for fire/ems

SPECIFIC/AREA PLANS

DESERT GATEWAY SPECIFIC PLAN (VICTORVILLE)

Adopted | FEB 2010 *only by the City of Victorville*

- City of Victorville and Unincorporated SOI; within former Victor Valley RDA
- 10,203 acres, along I-15 (majority in uninc. SOI; City intends to annex) ; 83K pop / 45-65K jobs at buildout
- Plan for TOD residential/commercial oriented on Desert Xpress high-speed rail line (LA to Las Vegas):
 - 26,100 units (16,800 SF; 3,800 MF; 5,500 mixed-use)
 - 283 acres commercial
 - 510 acres mixed use (185 ac village center, 325 ac town center)
 - 1,085 acres industrial (222 ac BP, 838 ac light indus, 25 ac heavy indus)

SPECIFIC/AREA PLANS

LYTLE CREEK RANCH SPECIFIC PLAN (RIALTO)

Adopted | JUL 2012 *only by the City of Rialto*

- City of Rialto and uninc. SOI; intention to annex all areas
 - Removal from County CSA GH-70 fire/sewer
 - Annexation #170, approved May 2016, included only Neighborhoods 2 and 3 of the SP; Neighborhoods 1 and 4 were not included due to unresolved service delivery issues related to fire and sewer (LAFCO indicated future development of 1 and 4 to be through the County)
 - Neighborhood 1 overlaps with and will supersede the Glen Helen Specific Plan (Sycamore Flats planning sub-area / GCC & C-T-S zoning)

- 2,447 acres along I-15; 676 acres remain in uninc. county (Neigh 1 - 417 ac, Neigh 4 - 259 ac)
 - 8,407 units at densities of 2-5 to 25-35 du/ac, family and active adult
 - 95.6 ac village commercial
 - 829 ac preserved as open space, 296 ac for open space, parks, golf

**Former
Redevelopment Areas**
(County Land Use)

FORMER REDEVELOPMENT AREAS

- 5 redevelopment areas
- 2012 RDA dissolution
- Successor agencies oversee distribution of housing funds and bond repayment
- 2018 – one single oversight committee run out of the County (could include County and city/town members) for the entire county (over all successor agencies, including those in cities)

**INLAND VALLEY
DEVELOPMENT AGENCY**
EST. 1990

14,000 acres

**VICTOR VALLEY ECONOMIC
DEVELOPMENT AUTHORITY**
EST. 1993

60,000 acres

SAN SERVAINE RDA
EST. 1995

3,495 acres

MISSION BLVD RDA
EST. 2003

404 acres

CEDAR GLEN RDA
EST. 2004

837 acres

REDEVELOPMENT AREAS

INLAND VALLEY DEVELOPMENT AGENCY

- IVDA owns land, and maintains land use authority over portions of its territory
- Includes the East Valley Area Plan (“Donut hole”):
 - Subject to sales and use tax sharing agreement between County and City of Redlands

Established | 1990

Regional joint powers authority IVDA

Cities of Colton, Loma Linda, and San Bernardino and the County

- Approx. 14,000 total acres*
- Administered by IVDA Board

Reuse of Norton Air Force base and surrounding area, including:

- Comprehensive military base reuse and development of safe sustainable public airport
- Community & economic revitalization

REDEVELOPMENT AREAS

VICTOR VALLEY ECONOMIC DEVELOPMENT AUTHORITY

- Territory includes So-Cal Logistics Airport (SCLA)
- Will continue to be an important hub of logistics and economic development

Established | 1993

- Joint project with the Cities of Adelanto, Hesperia, Victorville, and the Town of Apple Valley
 - 60,000 total acres | 16,000 acres in unincorporated SBC*
 - Administered by the City of Victorville
- Provided economic development for the former George Air Force Base

REDEVELOPMENT AREAS

SAN SEVAINE REDEVELOPMENT PROJECT

- Mostly built out area around the California Speedway

Established | 1995

- Unincorporated Fontana SOI
 - 3,495 acres after 2004 & 2005 annexations*
- Revitalize the site of the former Kaiser Steel Plant
 - California Speedway and Industrial Center
 - Kaiser Commerce Center Specific Plan

REDEVELOPMENT AREAS

MISSION BLVD JOINT REDEVELOPMENT PROJECT AREA

- City of Montclair successor agency, which oversees economic development

Established | 2003

- Joint project with the City of Montclair and County
 - 404 Acres*
 - Administered by the City of Montclair
- Rehabilitate Mission Blvd by eliminating blight, and improving public facilities and infrastructure

REDEVELOPMENT AREAS

CEDAR GLEN DISASTER RECOVERY PROJECT AREA

- Project aimed at rebuilding infrastructure destroyed by fire
- Funds for community rebuilding reallocated after RDA dissolution

Established | 2004

- Established by County for disaster relief near Lake Arrowhead
 - 827 acres*
 - Administered by the County
- Assisted with rebuilding the community destroyed by the 2003 Old Fire (including 345 homes)

Military

*(Sonoran Institute, *Evaluating Encroachment Pressures on the Military Mission in the California Desert Region*, 12.23.16 Draft)*

MILITARY LAND USE COUNTYWIDE

KEY ISSUES

Development adjacent to military facilities could impede operations

Bases need maneuvering acreage and airspace

MILITARY EFFORTS AGAINST ENCROACHMENT

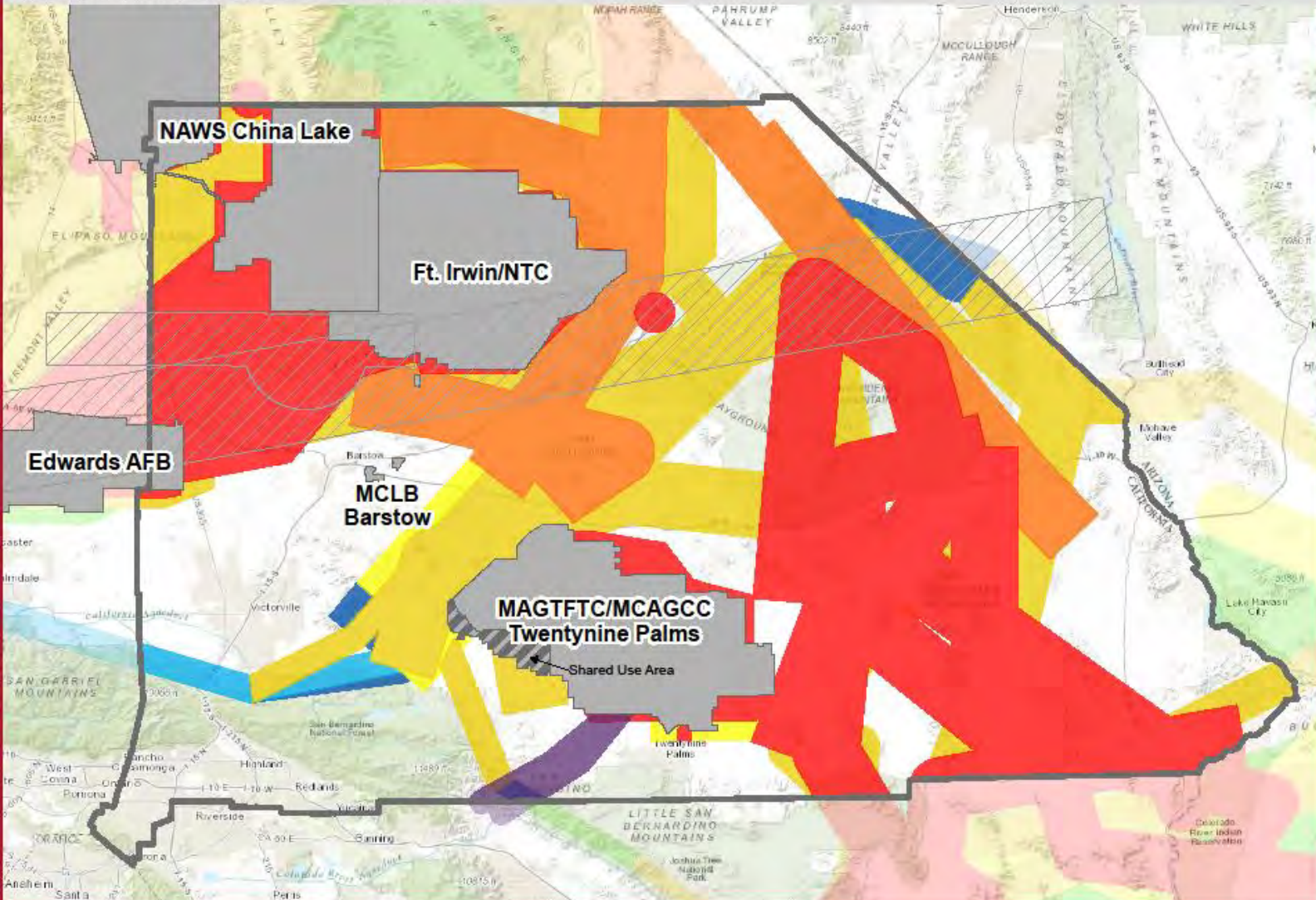
- Permanent protection of public lands adjacent to bases;
- Permanent conservation of private lands adjacent to bases;
- Military Training Routes to preserve airspace; and
- Management of endangered and threatened species.

MILITARY CONTROLLED LAND COUNTYWIDE

MILITARY

FACILITY	DESCRIPTION
China Lake	Naval Air Weapons Station
Edwards AFB	Air Force Base
Fort Irwin	National Training Center
MCAGCC	Marine Corps Air Ground Combat Center
MCLB Barstow	Marine Corps Logistics Base

San Bernardino County Military Element Planning Map - DRAFT



Airspace Floor Elevation:

- Surface
- 100'
- 200'
- 500'
- 1000'
- 1500'
- Over 1500'

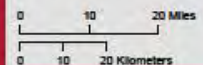
*Individual airspace layers with floors above 1500' are shown within layers in the Individual Components folder

- Helicopter Route Buffer
- Supersonic Corridor
- San Bernardino County
- Military Installations and Ranges

Detailed information available: Map layers may be toggled on and off using the layers function to the left of your PDF viewer

Disclaimer: Map is for planning purposes only and does not eliminate other requirements for military review.

January 2017
 Source: DISDI, MCAGCC, AVDAFIF 2016, NAVFAC Esri Data and Maps 2014, Esri Basemap 2016

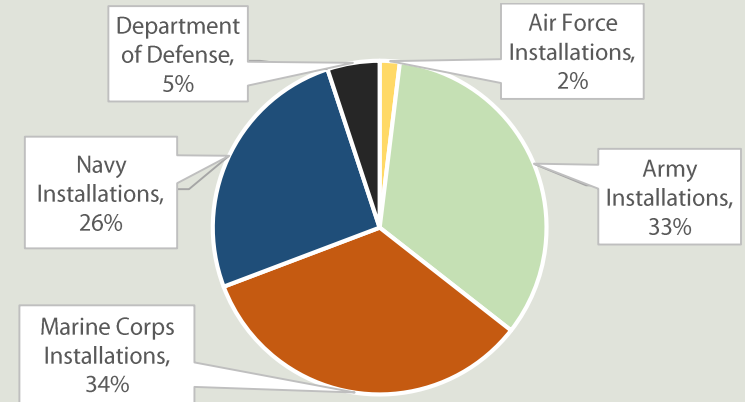


MILITARY LAND USE COUNTYWIDE

LAND UNDER MILITARY/DOD CONTROL COUNTYWIDE (INCORPORATED & UNINCORPORATED)

	Acres	Sq. Miles	Percent
Air Force Installations	43,623	68	2%
Army Installations	755,385	1,180	34%
Marine Corps Installations	756,491	1,182	34%
Navy Installations	577,384	902	26%
Department of Defense	113,687	178	5%
TOTAL	2,246,571	3,510	100%

Bureau of Land Management Data



MILITARY FACILITIES & EMPLOYEES COUNTYWIDE

FACILITY	DESCRIPTION	EMPLOYMENT
China Lake	Naval Air Weapons Station	620 active duty military, 4,166 civilian employees, and 1,743 contract employees
Edwards AFB	Air Force Base	11,200 federal, civilian, and contract personnel
Fort Irwin	National Training Center	4,658 baseline population of permanent soldiers and 881 army civilians
MCAGCC	Marine Corps Air Ground Combat Center	Approximately 2,000 civilian employees, approximately 12,000 Active Duty Military, approximately 400 contractors
MCLB Barstow	Marine Corps Logistics Base Barstow	Unknown at this time

SOURCES OF ENCROACHMENT OVERVIEW

1. Urban/ development pressures
2. Renewable energy development
3. Transmission lines
4. Extractive industries
5. Recreation
6. Natural resource management



Aerial view of Fort Irwin National Training Center

ENCROACHMENT TYPES

DEFINITIONS

<i>ENCROACHMENT TYPE</i>	<i>DEFINITION</i>
Direct	An action's impacts will impair a facility or its mission
Indirect	Likely results from an action will impose a greater burden on a facility through increased oversight, regulation, and/or cost
Perceived	Perceived encroachment: An action that may trigger an increased level of scrutiny or the perception of impairment to a facility

SOURCE OF ENCROACHMENT

URBAN / DEVELOPMENT PRESSURE

KEY ISSUES

- Public complaints are catalogued and used as a metric for viability
- Land with development potential are considered an encroachment pressure, even if no projects are proposed
- Light, dust, and noise pollution can impact military operations
- Potential to fragment wildlife habitat
- Water needs for military use vs civilian use
- Communications infrastructure that can interfere with military electronics
- Urbanized uses near military installations can raise concerns from the community or military leaders

SOURCE OF ENCROACHMENT

URBAN / DEVELOPMENT PRESSURE

<i>FACILITY</i>	<i>ENCROACHMENTTYPE</i>	<i>NOTES</i>
China Lake	Indirect	Water supply concern
Edwards AFB	Indirect	Victorville growth
Fort Irwin	No encroachment	
MCAGCC	Indirect	Twenty-nine Palms, Joshua Tree, Yucca Valley

SOURCE OF ENCROACHMENT RENEWABLE ENERGY DEVELOPMENT

KEY ISSUES

- Vertical wind and solar towers can impact airspace
- Potential for electromagnetic interference
- Potential to disturb wildlife habitat
- Solar and wind projects may increase scrutiny of the viability of military installations and operations
- When properly cited, low-laying solar projects can act as a buffer between communities and military facilities

SOURCE OF ENCROACHMENT RENEWABLE ENERGY DEVELOPMENT

<i>FACILITY</i>	<i>ENCROACHMENTTYPE</i>	<i>NOTES</i>
China Lake	No encroachment	
Edwards AFB	Indirect	Biological connectivity
Fort Irwin	No encroachment	
MCAGCC	Direct	Solar impacts to biological connectivity, wind Impacts to Military Training Routes

SOURCE OF ENCROACHMENT ELECTRICAL TRANSMISSION LINES

KEY ISSUES

Vertical obstructions can impact flights or the ability to move ground equipment

Electromagnetic interference with communications

Potential to fragment wildlife corridors



Transmission Lines

SOURCE OF ENCROACHMENT ELECTRICAL TRANSMISSION LINES

<i>FACILITY</i>	<i>ENCROACHMENTTYPE</i>	<i>NOTES</i>
China Lake	Indirect	Corridors on west and south
Edwards AFB	Indirect	Special Use Airspace and Military Training Routes
Fort Irwin	Indirect	Along I-15 and Hwy 395
MCAGCC	Indirect	Several existing, potential for new lines to the north, ecological sensitivity

SOURCE OF ENCROACHMENT

EXTRACTIVE INDUSTRIES

KEY ISSUES

Dust, light, and noise pollution can impair the military mission and degrade valuable habitat

Negative impacts to wildlife habitat

Intensely disturbing industries can raise the level of scrutiny on nearby military installations



Salt Spring Gold Mine
<http://mojavedesert.net/desert-fever/salt-spring.html>

General Recommendation:
Evaluate the withdrawal of public lands from new mining exploration.

SOURCE OF ENCROACHMENT

EXTRACTIVE INDUSTRIES

<i>FACILITY</i>	<i>ENCROACHMENTTYPE</i>	<i>NOTES</i>
China Lake	Indirect	Significant mining activity south
Edwards AFB	Indirect	Mining activity north
Fort Irwin	Indirect	Significant mining activity south, west, and east
MCAGCC	Indirect	Significant mining activity east and west

SOURCE OF ENCROACHMENT RECREATION

KEY ISSUES

Potential for Off-Highway Vehicle (OHV*) users to stray into military operation areas

Poorly managed OHV* areas can fragment habitat

OHV* use around installations can create the impression that there are security risks

*OHV are designed for driving over rugged terrain



OHV

General Recommendation:
Manage wildlife corridors as buffers to reduce the impact of recreational activities

SOURCE OF ENCROACHMENT RECREATION

<i>FACILITY</i>	<i>ENCROACHMENTTYPE</i>	<i>NOTES</i>
China Lake	Indirect	OHV* south
Edwards AFB	Indirect	OHV* BLM Special Recreation Management Areas
Fort Irwin	Indirect	OHV* west, southeast, northeast
MCAGCC	Direct	Johnson Valley OHV* Shared Use area conflict

*OHV are Off-Highway Vehicles designed for driving over rugged terrain

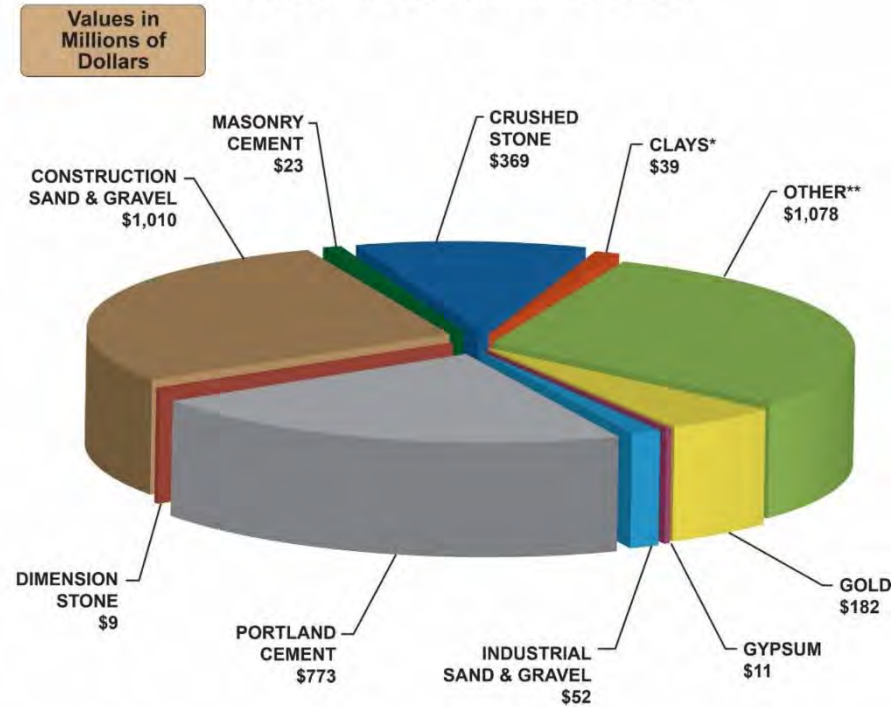
Mineral Resources

(California Geologic Survey, USGS,
County of San Bernardino Land Use Services)

MINERAL RESOURCES IN CALIFORNIA*

CALIFORNIA NON-FUEL MINERAL PRODUCTION 2014

Total Value \$3.5 Billion



*Clays include bentonite, kaolin, common, and montmorillonite (fullers earth)

**Other includes boron, diatomite, feldspar, gemstones, lime, magnesium compounds, perlite, pumice, pumicite, rare earth elements, salt, silver, soda ash, sodium sulfate and zeolites

***Data from the California Geological Survey

Information modified from preliminary unpublished U.S. Geological Survey (USGS) data and subject to change; official USGS final 2014 data will be published in the California Chapter of the USGS Minerals Yearbook, Area Reports: Domestic 2014 Volume II

- \$3.5 bil in CA
(6th in nation, 4.5% US total)
- Top 5 nonfuel minerals:
construction sand & gravel, Portland cement, boron, crushed stone, gold
- CA only state for boron, asbestos, and rare-earth metal (lanthanum, cerium, neodymium, samarium, europium, and gadolinium)

IN SAN BERNARDINO COUNTY SUMMARY

- Approximately 95 active mines
 - Largest cement producer in CA (Portland Cement Co)
 - Largest rare earth mine in North America (Mountain Pass, owned by Molycorp before bankruptcy; currently closed due to low global prices --- competition with China/Australia)
 - 964 avg monthly jobs 2015 (700-1,000 jobs on an annual avg 2003-2015); \$77 mil annual payroll; \$1,535 avg weekly pay*



Photo: Molycorp rare-earth mine and processing facilities (Mountain Pass, 2010, source: AlanM1, CC 3.0)

KEY REGULATIONS SUMMARY

- **Surface Mining and Reclamation Act (SMARA)**
 - Ensure continual supply of mineral resources while minimizing negative impacts to public health, property, and environment
 - Establishes mineral lands inventory (mineral resources zones/MRZs)

- **Mining/Reclamation Plan required by SMARA/County**
 - Consistent with State law, General Plan, and County Dev Code (88.03)
 - Approval by both the County (as the SMARA lead agency) and the California Department of Conservation, Office of Mine Reclamation
 - Info: max depth of extraction, reclamation land use, method of reclamation and rehabilitation of streambed channels/streambanks, final slope stability, compaction
 - Performance standards: revegetation, drainage/erosion control, reclamation of agricultural land, stream/surface/groundwater protection, topsoil salvage
 - Reclamation plans only apply to the mining extraction area, and are not required to cover the industrialized processing area; consider adding County requirement

- **California Environmental Quality Act (CEQA)**
 - Threshold of significant impact on mineral resources: projects that result in the loss of availability of a known resource of value (statewide, regional, or local)

AGGREGATE SUPPLY SUMMARY

- Nearly all CA regions have less than 50 years supply of aggregate (construction sand/gravel)*
 - San Bernardino P-C Region: 11 to 20 years of supply remaining (50 year demand 992 mil tons vs 241 mil tons of permitted reserves)
 - 4 regions have less than 10 years, including western San Diego County and San Fernando Valley-Saugus Newhall
 - Cost increases as transport distance increases: doubles for every 30 miles transported**; increased travel increases construction costs and environmental impacts

- Conservation efforts can restrict access; balance habitat & land preservation with mineral extraction

* California Department of Conservation, Map Sheet 52, Aggregate Sustainability in California, 2012

** Steve Bledsoe, California Construction and Industrial Materials Association (2007)

PROHIBITED AREAS

AREAS WITHDRAWN FROM NEW MINERAL ENTRY

- National parks
- National forests
- National preserves
- National monuments
- Tribal lands
- Military facilities
- Wilderness areas
- Wild/scenic river areas (none in San Bernardino County)
- Most wildlife protection areas (such as wildlife refuges)
- Most reclamation projects

COMPATIBILITY & CONCERNS

SUMMARY

➤ Land use compatibility

- Mineral extraction/processing are intense uses that are generally incompatible with residential/commercial development
- Existing activities: minimize impacts to and from existing mining operations and processing plants through land use buffers
- Future activities: avoid “coming to” or “moving to the nuisance” and prevent incompatibility problems by clearly delineating where mining activity may be permitted and where conventional development cannot
- Mining activity occurs on land primarily controlled the Resource Conservation (RC) district
 - RC allows for a wide range of uses and some are not compatible with mining
 - RC does not currently provide a clear picture of where mining can/should go
 - Mining also permitted in RL, SD, AG, and FW districts
 - Consider an MRZ overlay (where some uses are compatible and others are not allowed); and e.g., don’t allow mining in RL unless through MRZ overlay

COMPATIBILITY & CONCERNS

SUMMARY

- Land competition in urbanizing areas
 - Land with potential mining claims or designated by MRZs can compete with conventional development in populated areas
 - Valley: largely urbanized and issues are primarily about compatibility with existing mining operations
 - North Desert: population growth pressures in incorporated areas creating competition for land and compatibility issues
 - Mountain and East Desert: minimal population growth pressures

- Volatile industry subject to short/long term market conditions
 - Value of mining claims can be low for many years and then surge, turning infeasible prospects into highly profitable operations
 - Mining operations can start, stop, stagnate, or reopen after years
 - Difficult to know which areas and resources will be valuable now or in the future (or will no longer be valuable)
 - Can take years to activate a new mining operation due to regulations and public opposition

COMPATIBILITY & CONCERNS

SUMMARY

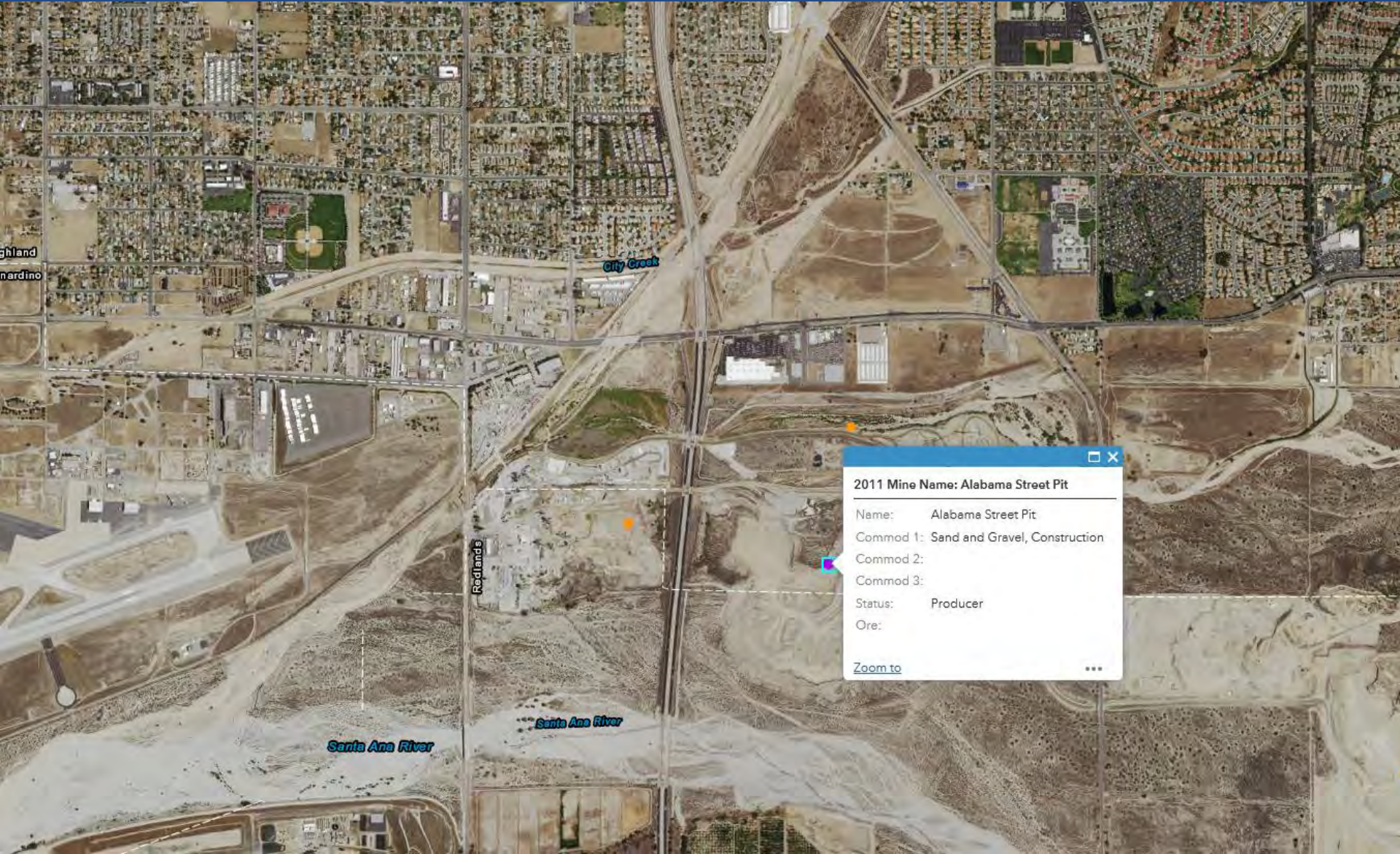
➤ Mining waste must be handled carefully

- At mining source and processing plant
- E.g., residual soil, rock, liquid, vegetation, mill tailings, and equipment
- Water and wind can deposit mining waste in nearby areas

➤ Environmental concerns

- Resources: surface and groundwater contamination, disturbance of biological or cultural resources
- Operational: noise, dust, and truck-traffic in populated areas

EXAMPLE OF EXISTING OPERATIONS ALABAMA STREET PIT IN THE CITY OF HIGHLAND



2011 Mine Name: Alabama Street Pit

Name: Alabama Street Pit

Commod 1: Sand and Gravel, Construction

Commod 2:

Commod 3:

Status: Producer

Ore:

Zoom to



EXISTING/FUTURE MINING

COMPETITION BETWEEN MINERAL RESOURCES & URBANIZED GROWTH

Legend

SBCO_mines_160817

- Mine
- Producer

MRZ_2 - MRZ_2_web

- COMPOSITE

MRZ_3 - MRZ_3_web

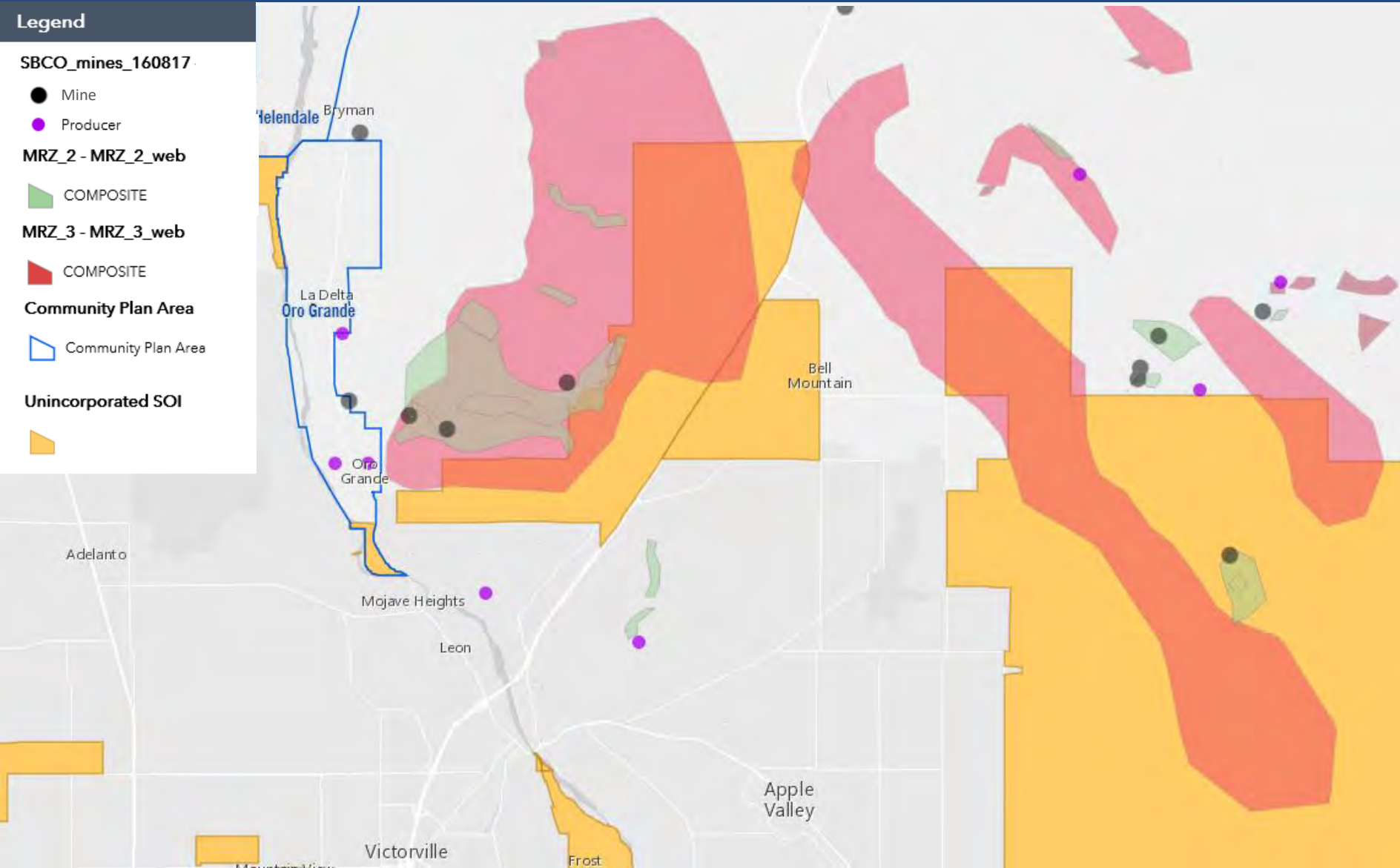
- COMPOSITE

Community Plan Area

- ▭ Community Plan Area

Unincorporated SOI

-



Agriculture

(2015 FMMP, Williamson Act, County LUDs; &
SANBAG 2012 Existing Land Use)

AGRICULTURAL LAND USES SUMMARY

KEY ISSUES

- Important farmland* should be preserved for current and/or future productive agriculture
- Important farmland within incompatible land use districts is at-risk of being converted to non-agricultural uses
- The vast majority of the important farmland in the unincorporated county is not under a Williamson Act contract
- Commercial ag uses a lot of water and RL designated lands (which permit crop production), can lead to an unchecked and unaccounted spread

AGRICULTURAL LAND USES

PERMITTED USES

KEY ISSUES

- Agriculture historically default permitted use in all designations, leading to a pattern of commercial ag throughout county (not just AG/RL)
- Commercial ag includes: crop production, horticulture, orchard, vineyard, and livestock operations
- Current permitting conditions
 - Crop production, livestock operations permitted in RC, AG, FW, RL, and SD-RES
 - Accessory crop production permitted in RL, RS, RM (min parcel size 10,000 sf; sales facility ≤ 200 sf, sales period no more than 72 hours per month)
 - Ag supportive uses permitted in RL, CR, CG, CS, IC, IR, and all SD
 - Consider allowing personal ag in all residential uses but commercial ag only in AG/RC/FW; possibly apply AA Overlay (or adjust overlay to small-scale only)

FARMLAND CONSERVATION PROGRAMS SUMMARY

Two Farmland Conservation Programs shape the agricultural landscape in the unincorporated county:

➤ **FMMP** (Farmland Mapping and Monitoring Program)

- Created in 1982 to inventory State farmland and provide categorical definitions
- Documents the amount of *Prime Farmland* threatened
- Based on existing land use and soil quality

➤ **WILLIAMSON ACT**

- Enacted in 1965 to protect farmland, preserve open space, & promote efficient urban growth patterns
- Voluntary enrollment grants lower property tax assessment for entering a contract that restricts land use to agriculture /open space on specific parcels

FMMP SUMMARY

FMMP

- Rates Agricultural Land by
 - Soil Quality
 - Irrigation Status
- Produces Maps & Statistical Data
 - Updated every 2 years
 - Based on GIS, aerial imagery, public review, field verification
- Ratings determine Ag. Impacts in CEQA

FARMLAND CATEGORIES:

FMMP CATEGORY		
P	Prime Farmland	Analysis included: <i>required for CEQA</i>
S	Farmland of State Importance	
U	Unique Farmland	
L	Farmland of Local Importance	Analysis included: <i>Not required for CEQA</i>
D	Urban & Built-up Land	Analysis Not included
G	Grazing Land	
X	Other Land	
Z	Area Not Mapped	

FMMP

DEFINITIONS

P	Prime Farmland	<ul style="list-style-type: none"> • Best physical and chemical features able to sustain long term agricultural production <ul style="list-style-type: none"> – Soil quality, growing season, and moisture supply needed to produce sustained high yields – Irrigated agricultural production occurred on property during the 4 years prior to the mapping date
S	Farmland of State Importance	<ul style="list-style-type: none"> • Similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture <ul style="list-style-type: none"> – Irrigated agricultural production occurred on property during the 4 years prior to the mapping date
U	Unique Farmland	<ul style="list-style-type: none"> • Lesser quality soils used for the production of the state's leading agricultural crops <ul style="list-style-type: none"> – Usually irrigated, but may include nonirrigated orchards or vineyards – Land must have been cropped during the 4 years prior to the mapping date
L	Farmland of Local Importance	<ul style="list-style-type: none"> • Important to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee <ul style="list-style-type: none"> – Farmlands which include areas of soils that meet all the characteristics of Prime, Statewide, or Unique and which are not irrigated. – Farmlands not covered by above categories but are of high economic importance to the community. These farmlands include dryland grains of wheat, barley, oats, and dryland pasture.
D	Urban & Built-up Land	<ul style="list-style-type: none"> • Land occupied by structures with a building density of at least 1 unit to 1.5 acres
G	Grazing Land	<ul style="list-style-type: none"> • Land on which the existing vegetation is suited to the grazing of livestock.
X	Other Land	<ul style="list-style-type: none"> • Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing, etc....
Z	Area Not Mapped	

WILLIAMSON ACT SUMMARY

WILLIAMSON ACT

California Land Conservation Act of 1965

- Private landowners voluntarily restrict specific parcels to agriculture/open space use
 - Contract between local government and private landowner
 - Landowners receive lower property tax assessments
 - Landowner may file for non-renewal at any time to terminate contract

WILLIAMSON ACT STATUS	EXPLANATION OF STATUS
Renewal	<ul style="list-style-type: none"> • Private land locally designated as Agricultural-preserve or Open Space is eligible • Minimum contract term: 10 yrs • Automatically renews on each anniversary date of contract
Non-renewal	<ul style="list-style-type: none"> • Contract is exited when land owner or local government initiates non-renewal <ul style="list-style-type: none"> – Contract is null & void at the end of contract term (typ. 9 yrs after initiating non-renewal) – Tax assessment increases each year until it reaches Market Value
Not Williamson Act	Land is not under a Williamson Act contract

ADDITIONAL AGRICULTURAL OVERLAY (AA) SUMMARY

AA OVERLAY

Additional Agriculture

Purpose: Create, preserve, and improve areas for small-scale and medium-scale agricultural uses:

- Raising/ some processing/ sale of:
 - Plant crops
 - Animals
 - Primary products of plant crops or animals
- Where Agriculture is compatible with rural residential

Location: any neighborhood / community with rural-type single dwellings on large parcels.

- Small-scale commercial agriculture
- Typically applied to RS-1 designations

AGRICULTURAL PRESERVE OVERLAY (AP) SUMMARY

AP OVERLAY

Agriculture Preserve

Purpose:

- Identifies properties within an established agricultural preserve
 - Includes properties subject to a Land Conservation Contract, such as Williamson Act Land
- Protect vital agricultural uses by limiting allowed land use to those that are compatible with agriculture

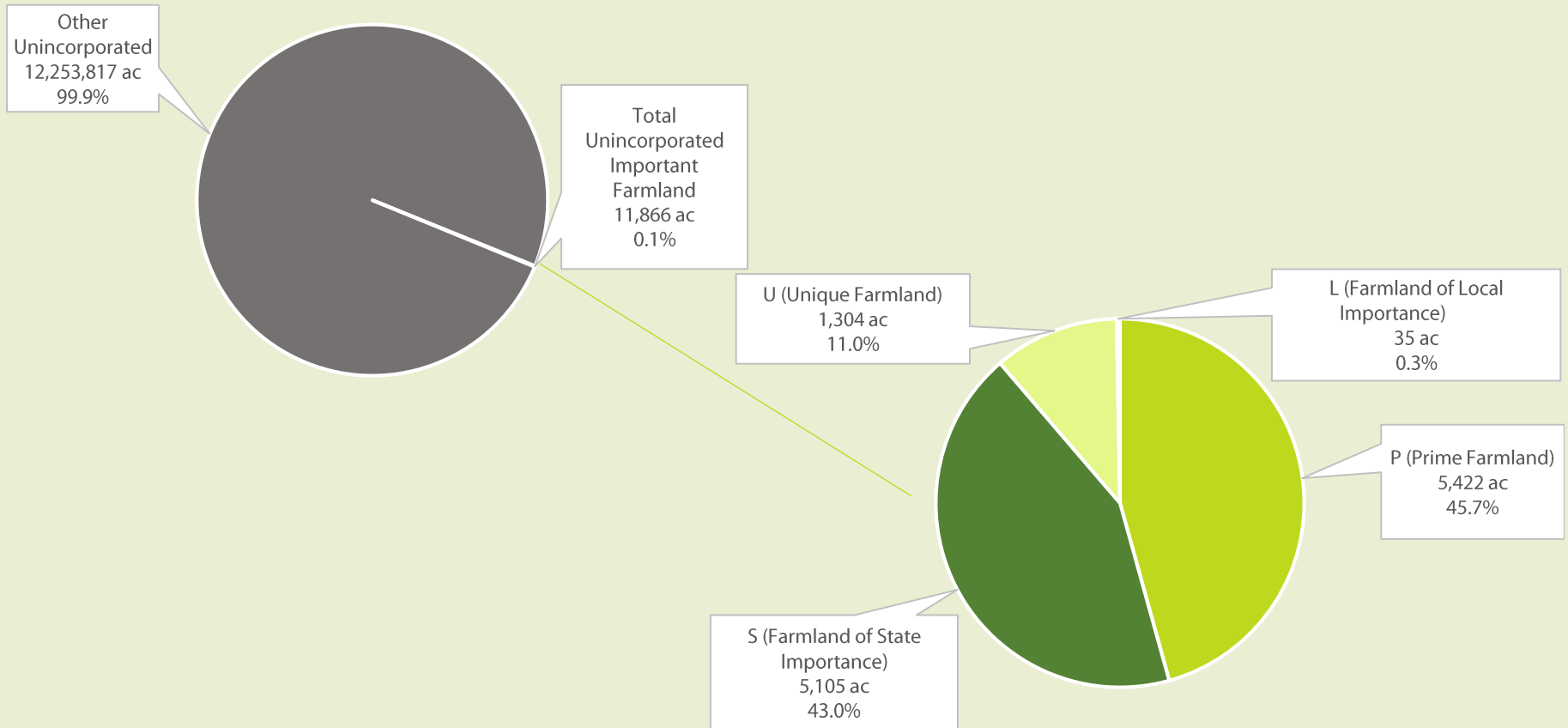
Location: Williamson Act Land.

Should only be applied to select LUDs:

- RC (Resource Conservation)
- AG (Agriculture)
- RL (Rural Living)
- FW (Floodway)

UNINCORPORATED IMPORTANT FARMLAND SUMMARY

11,866 acres in the unincorporated county is designated as Important Farmland by the FMMP (P, S, U, L)



UNINCORPORATED IMPORTANT FARMLAND PRIME FARMLAND (P) & LUDS

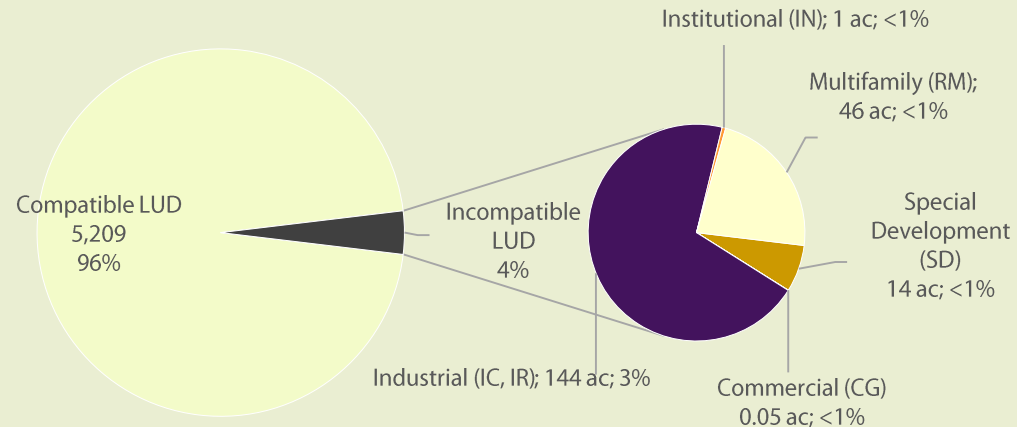
SUMMARY

- 96% (5,224 acres) is within a compatible LUD*
- 4% (198 acres) is within an incompatible LUD**:

 - 144 ac (3%) is industrial
 - 46 ac (1%) is Multifamily
 - None is Williamson Act land
 - None within an AA or AP overlay

Prime Farm Land 5,422 acres
(45% of Unincorporated Important Farmland)

Prime Farmland Land Use Districts



Compatible LUD		
LUD	AC	% of Compatible LUD
RL/RL-5	3,129	60%
RC	724	14%
RL-10/20/40	545	10%
AG	506	10%
SD***	118	2%
OS	117	2%
RS-1	55	1%
FW	15	<1%
TOTAL	5,209	100%

Incompatible LUD		
LUD	AC	% of Incompatible LUD
IR	138	65%
RM	46	22%
SD****	14	7%
IC	5	3%
RS-20M	4	2%
RS	3	2%
IN	1	1%
CG	<1	<1%
TOTAL	213	100%

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, ***SD (other than SD-RES in Redlands SOI assumed compatible)

Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, **SD (SD-RES in Redlands SOI)

UNINCORPORATED IMPORTANT FARMLAND PRIME FARMLAND (P)

SUMMARY

- 16% (884 acres) is Williamson Act land
 - 736 ac (13%) is in AP overlay
 - 148 ac (3%) is not in an overlay
 - None is an incompatible LUD
- 84% (4,341 acres) is not Williamson Act land
 - 3,783 ac (70%) is not in an overlay
 - 756 ac (14%) is in AA or AP overlay

Williamson Act Land Unincorporated Prime Farmland

P (Prime Farmland)	compatible LUD (ac.)	incompatible LUD (ac.)	TOTAL (ac.)	Percent of Prime Farmland
Williamson Act Status				
Renewal	868	--	868	16%
AP (Agricultural Preserve Overlay)	720	--	720	13%
No Overlay	148	--	148	3%
Non-renewal	16	--	16	<1%
AP (Agricultural Preserve Overlay)	16	--	16	<1%
Not Williamson Act Land	4,326	213	4,539	84%
AA (Additional Agricultural Overlay)	11	--	11	<1%
AP (Agricultural Preserve Overlay)	745	--	745	14%
No Overlay	3,570	213	3,783	70%
TOTAL (ac.)	5,209	213	5,422	100%

AA/AP Overlay distribution by LUD Unincorporated Prime Farmland

LUD	AC	%
RS-1-AA	11	100.0%
AA Overlay TOTAL	11	1%
RL-AP & RL-5-AP	673	45%
RL-10-AP/20-AP/40-AP	523	35%
AG-AP	201	14%
RC-AP	79	5%
FW-AP	5	<1%
AP Overlay TOTAL	1,481	99%
AA/AP OVERLAY TOTAL	1,491	100%

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, ***SD (other than SD-RES in Redlands SOI assumed compatible)

Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, **SD (SD-RES in Redlands SOI)

UNINCORPORATED IMPORTANT FARMLAND PRIME FARMLAND (P)

SUMMARY

- 84% of the Prime Farmland is Existing Agriculture

- 86% of the incompatible LUDs are Existing Agriculture
- 14% of the incompatible LUDs are not Existing Agriculture
 - 48% (14 ac.) of the incompatible LUDs that are not existing Agriculture are SD-RES in the Redlands SOI (estimated build-out at 2 du/ac).

Existing Agricultural Land Use vs LUDs

Unincorporated PRIME FARMLAND	Existing Land Use Zoning Designation San Bernardino County (LUD)	GRAND TOTAL	Percent of Grand Total	RL/RL-5	RC	RL-10/20/40	AG	SD	RS-1	FW	OS	Compatible LUD	Percent of Compatible LUD	IR	RM	SD	IC	RS	RS-20M	IN	CG	Incompatible LUD	Percent of incompatible LUD
														Existing Land Use vs LUD SANBAG	IR	RM	SD	IC	RS	RS-20M	IN	CG	Incompatible LUD
Existing Agriculture	ac	4,579	84%	2,623	723	520	397	101	27	4	-	4,395	84%	133	46	-	5	<1	-	-	-	184	86%
Other Existing Land Use	ac	843	16%	505	1	25	109	17	28	11	117	814	16%	6	1	14	<1	3	4	1	<1	29	14%
TOTAL	ac	5,422	100%	3,129	724	545	506	118	55	15	117	5,209	100%	138	46	14	5	3	4	1	<1	213	100%
Percent of Total		100%		58%	13%	10%	9%	2%	1%	<1%	2%	96%		3%	1%	<1%	<1%	<1%	<1%	<1%	<1%	4%	

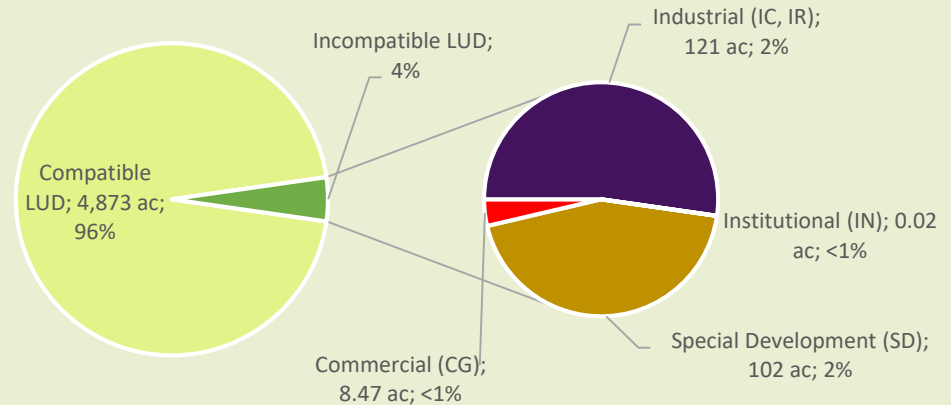
*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, ***SD (other than SD-RES in Redlands SOI assumed compatible)

Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, **SD (SD-RES in Redlands SOI)

UNINCORPORATED IMPORTANT FARMLAND FARMLAND OF STATE IMPORTANCE (S)

Farmland of State Importance 5,105 acres
(43% of Unincorporated Important Farmland)

Farmland of State Importance Land Use Districts



Compatible LUD		
LUD	AC	% of Compatible LUD
AG	1,843	38%
RL/RL-5	1,775	36%
RC	1,123	23%
RL-10/20/40	81	2%
RS-1	52	1%
TOTAL	4,873	100%

Incompatible LUD		
LUD	AC	% of Incompatible LUD
IR	121	52%
SD	102	44%
CG	8	4%
IC	<1	<1%
IN	<1	<1%
TOTAL	231	100%

SUMMARY

- 96% (4,873 acres) is within a compatible LUD*
- 4% (231 Acres) is in an incompatible LUD**
 - 121 ac (2%) is industrial
 - 102 ac (2%) is SD-RES in Lucerne Valley
 - 8 acres (<1%) is commercial
 - None is Williamson Act land
 - None within an AA or AP overlay

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1

**Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, SD (SD in the FMMP is all SD-RES within the Lucerne Valley CP, which defines SD-RES max 2du/ac.)

UNINCORPORATED IMPORTANT FARMLAND FARMLAND OF STATE IMPORTANCE (S)

SUMMARY

- 1% (57 acres) is Williamson Act land
 - 54 ac (1%) is in AP overlay
 - None is an incompatible LUD
- 99% (5,047 acres) is not Williamson Act land
 - 4,937 ac (97%) is not in an overlay
 - 110 ac (3%) is in AA or AP overlay

Williamson Act Land Unincorporated Farmland of State Importance

S (Farmland of State Importance)	compatible LUD (ac.)	incompatible LUD (ac.)	TOTAL (ac.)	Percent of Farmland of State Importance
Williamson Act Status				
Renewal	57	--	57	1%
AP (Agricultural Preserve Overlay)	54	--	54	1%
No Overlay	3	--	3	<1%
Non-renewal	--	--	--	--
Not Williamson Act Land	4,816	231	5,047	99%
AA (Additional Agricultural Overlay)	23	--	23	<1%
AP (Agricultural Preserve Overlay)	87	--	87	2%
No Overlay	4,705	231	4,937	97%
TOTAL (ac.)	4,873	231	5,105	100%

AA/AP Overlay distribution by LUD Unincorporated Farmland of State Importance

LUD	AC	%
RS-1-AA	23	100%
AA Overlay TOTAL	23	14%
RL-10-AP/20-AP/40-AP	59	42%
AG-AP	54	38%
RL-AP/RL-5-AP	26	19%
RC-AP	2	1%
AP Overlay TOTAL	142	86%
AA/AP OVERLAY TOTAL	165	100%

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1

**Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, SD is all SD-RES within the Lucerne Valley CP, which defines SD-RES as 2du/ac.

UNINCORPORATED IMPORTANT FARMLAND FARMLAND OF STATE IMPORTANCE (S)

SUMMARY

- 90% of Farmland of State importance is Existing Agriculture
- 91% of the incompatible LUDs are Existing Agriculture

Existing Agricultural Land Use vs LUDs

Unincorporated FARMLAND OF STATE IMPORTANCE	Existing Land Use Zoning Designation San Bernardino County (LUD)	GRAND TOTAL	Percent of Grand Total	AG	RL/RL-5	RC	RL-10/20/40	RS-1	OS	FW	Compatible LUD	Percent of Compatible LUD	IR	SD	CG	IN	Incompatible LUD	Percent of incompatible LUD
				Existing Land Use vs LUD SANBAG	AG	RL/RL-5	RC	RL-10/20/40	RS-1	OS	FW	Compatible LUD	Percent of Compatible LUD	IR	SD	CG	IN	Incompatible LUD
Existing Agriculture	ac	4,578	90%	1768	1419	1096	56	28	-	-	4,367	90%	109	102	-	-	211	91%
Other Existing Land Use	ac	527	10%	75	356	26	25	24	-	-	506	10%	12	-	8	<1	20	9%
TOTAL	ac	5,104	100%	1843	1775	1123	81	52	-	-	4,873	100%	121	102	8	<1	231	100%
Percent of Total		100%		36%	35%	22%	2%	1%	0%	0%	95%		2%	2%	<1%	<1%	5%	

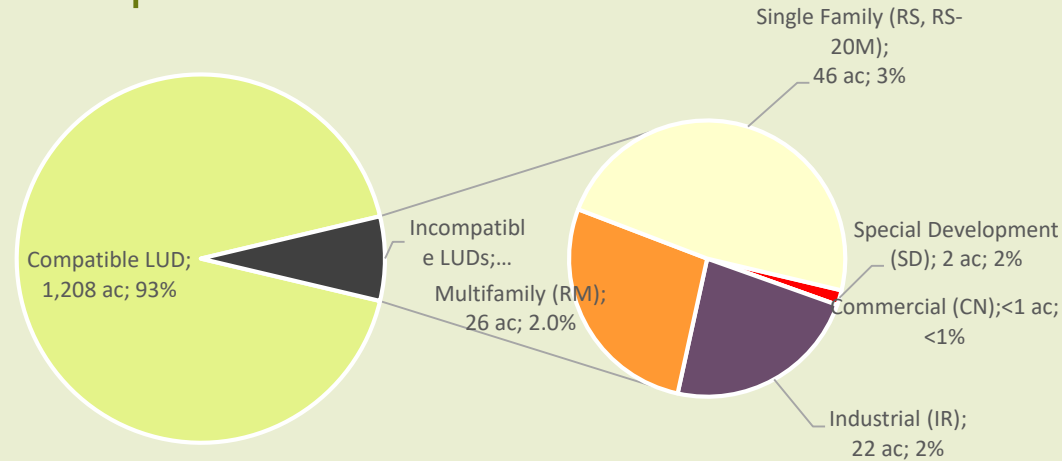
*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1

**Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, SD is all SD-RES within the Lucerne Valley CP, which defines SD-RES as 2du/ac.

UNINCORPORATED IMPORTANT FARMLAND UNIQUE FARMLAND (U)

Unique Farmland 1,304 acres
(11% of Unincorporated Important Farmland)

Unique Farmland Land Use Districts



Compatible LUD		
LUD	AC	% of Compatible LUD
RL/RL-5	830	69%
AG	262	22%
RL-10/20/40	61	5%
RS-1	49	4%
SD	5	<1%
RC	2	<1%
FW	<1	<1%
TOTAL	1,208	100%

Incompatible LUD		
LUD	AC	% of Incompatible LUD
RS	43	45%
RM	26	27%
IR	22	23%
RS-20M	3	3%
SD	2	2%
CN	<1	<1%
TOTAL	96	100%

SUMMARY

- 93% (1,210 acres) is within a compatible LUD*
- 7% (95 acres) is in an incompatible LUD**
 - 46 ac (3%) is Single Family
 - 26 ac (2%) is Multifamily
 - 22 ac (2%) is Industrial
 - None is Williamson Act land
 - A negligible amount (<.01ac) is within an AA or AP overlay

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, ***SD (other than SD-RES in Redlands SOI assumed compatible)

Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, **SD (SD-RES in Redlands SOI)

UNINCORPORATED IMPORTANT FARMLAND UNIQUE FARMLAND (U)

SUMMARY

- 6% (78 acres) is Williamson Act land
 - All is in an AP overlay
 - None is an incompatible LUD
- 94% (1,226 acres) is not Williamson Act land
 - 1,012 ac (78%) is not in an overlay
 - 214 ac (16%) is in AA or AP overlay

Williamson Act Land Unincorporated Unique Farmland

U (Unique Farmland)	compatible LUD (ac.)	incompatible LUD (ac.)	TOTAL (ac.)	Percent of Unique Farmland
Williamson Act Status				
Renewal	78	--	78	6%
AP (Agricultural Preserve Overlay)	78	--	78	6%
Non-renewal	--	--	--	--
Not Williamson Act Land	1,130	96	1,226	94%
AP (Agricultural Preserve Overlay)	214	<1	214	16%
No Overlay	915	96	1,012	78%
TOTAL (ac.)	1,208	96	1,304	100%

AA/AP Overlay distribution by LUD Unincorporated Unique Farmland

LUD	AC	%
AG-AP	178	61%
RL-10-AP/20-AP/40-AP	57	19%
RL-AP/RL-5-AP	56	19%
RC-AP	1	<1%
IR-AP	<1	<1%
AP Overlay TOTAL	1,481	99%
AA/AP OVERLAY TOTAL	1,491	100%

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, ***SD (other than SD-RES in Redlands SOI assumed compatible)

Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, **SD (SD-RES in Redlands SOI)

UNINCORPORATED IMPORTANT FARMLAND UNIQUE FARMLAND (U)

SUMMARY

- 76% of Unique Farmland is Existing Agriculture
- 48% of the incompatible LUDs are Existing Agriculture

Existing Agricultural Land Use vs LUDs

Unincorporated UNIQUE FARMLAND	Existing Land Use Zoning Designation San Bernardino County (LUD)	GRAND TOTAL	Percent of Grand Total	Existing Land Use vs LUD SANBAG											Compatible LUD		Percent of Compatible LUD						Incompatible LUD	
				RL/RL-5	AG	RL-10/20/40	RS-1	SD	RC	FW	RS	IR	SD	RM	RS-20M	CN	Incompatible LUD	Percent of incompatible LUD						
Existing Agriculture	ac	986	76%	641	233	52	8	4	1	--	940	78%	24	22	--	<1	--	--	46	48%				
Other Existing Land Use	ac	318	24%	189	29	9	40	--	1	<1	267	22%	19	<1	2	26	3	<1	51	52%				
TOTAL	ac	1,304	100%	830	262	61	49	4	2	<1	1,207	100%	43	22	2	26	3	<1	96	100%				
Percent of Total		100%		64%	20%	5%	4%	<1%	<1%	<1%	93%		3%	2%	<1%	2%	<1%	<1%	7%					

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, ***SD (other than SD-RES in Redlands SOI assumed compatible)

Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP, **SD (SD-RES in Redlands SOI)

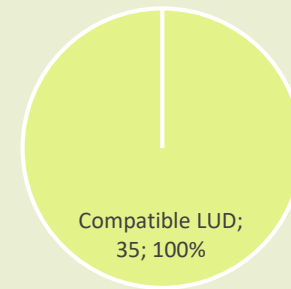
UNINCORPORATED IMPORTANT FARMLAND FARMLAND OF LOCAL IMPORTANCE (L)

Farmland of Local Importance 35 acres
(0.03% of Unincorporated Important Farmland)

SUMMARY

- 100% (35 acres) is within a compatible LUD*

Farmland of Local Importance Land Use Districts



Compatible LUD		
LUD	AC	% of Compatible LUD
AG	19	56%
RL/RL-5	15	44%
TOTAL	35	100%

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, SD

**Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP

UNINCORPORATED IMPORTANT FARMLAND FARMLAND OF LOCAL IMPORTANCE (L)

Williamson Act Land

Unincorporated Farmland of Local Importance

L (Farmland of Local Importance)	compatible LUD (ac.)	incompatible LUD (ac.)	TOTAL (ac.)	Percent of Farmland of Local Importance
Williamson Act Status				
Renewal	19	--	19	54%
AP (Agricultural Preserve Overlay)	19	--	19	54%
Non-renewal	<1	--	<1	1%
AA (Additional Agricultural Overlay)	<1	--	<1	1%
Not Williamson Act Land	16	--	16	45%
AA (Additional Agricultural Overlay)	<1	--	<1	<1%
No Overlay	15	--	15	44%
TOTAL (ac.)	35	--	35	100%

AA/AP Overlay distribution by LUD

Unincorporated Farmland of Local Importance

LUD	AC	%
AG-AP	19	100%
AP Overlay TOTAL	19	100%
AA/AP OVERLAY TOTAL	19	100%

SUMMARY

- 54% (19 acres) is Williamson Act land
 - All is in an AP overlay
- 45% (16 acres) is not Williamson Act land
 - 15 ac (44%) is not in an overlay

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, SD

**Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP

UNINCORPORATED IMPORTANT FARMLAND FARMLAND OF LOCAL IMPORTANCE (L)

SUMMARY

- 74% of Farmland of Local importance is Existing Agriculture
- There is very little Farmland of Local Importance in the unincorporated county.

Existing Agricultural Land Use vs LUDs

Unincorporated FARMLAND OF LOCAL IMPORTANCE	Existing Land Use Zoning Designation San Bernardino County (LUD)	GRAND TOTAL	Percent of Grand Total	AG	RL/RL-5	Compatible LUD	Percent of Compatible LUD	Incompatible LUD	Percent of incompatible LUD
Existing Land Use vs LUD SANBAG									
Existing Agriculture	ac	26	74%	18	8	26	74%	--	--
Other Existing Land Use	ac	9	26%	1	8	9	26%	--	--
TOTAL	ac	35	100%	19	15	35	100%	--	--
	Percent of Total	100%		56%	44%	100%		--	

*Compatible LUDs include: AG, FW, OS, RC, RL (all), RS-1, SD

**Incompatible LUDs include: All Commercial designations, IC, IR, IN, RM, RS, RS-10M, RS-14M, RS-20M, SP

Open Space and Recreation

(as of 2015)

OPEN SPACE

COUNTY OF SAN BERNARDINO



PARKS AND RECREATIONAL OPEN SPACES

- Regional Parks
- Park Special Districts (local parks)
- Bureau of Land Management recreation areas
- National Forests
- National Monuments
- National Parks
- National Preserves
- State Park and Recreation Areas

OPEN SPACE

COUNTY OF SAN BERNARDINO

➤ COUNTY OF SAN BERNARDINO

- Regional Parks Department: provides diverse recreational opportunities while protecting natural, cultural, and historical resources
- Special Districts Department: County Service Areas and County Service Districts that maintain local parks in unincorporated communities



Yucaipa Regional Park

REGIONAL PARKS

COUNTY OF SAN BERNARDINO

NINE REGIONAL PARKS

Approximately 9,000 AC

INCLUDING:

REGIONAL PARK	LOCATION
Calico Ghost Town	Yermo
Cucamonga-Guasti	Ontario
Glen Helen	San Bernardino
Lake Gregory	Crestline
Moabi	Needles
Mojave Narrows	Victorville
Mojave River Forks	Hesperia
Prado	Chino
Yucaipa	Yucaipa

KEY ISSUES

- Most facilities over 40 years old
- High cost of maintenance and improvements
- Santa Ana River Trail construction & maintenance obligation

REGIONAL PARKS COUNTY OF SAN BERNARDINO

AMENITIES INCLUDE

- Playgrounds
- Sports fields
- Lakes
- Swimming pools
- Water play areas
- Picnic shelters
- Camp sites
- Golf & disc golf courses
- Shooting ranges
- Multi-use trails
- Equestrian facilities
- Glen Helen Raceway
- San Manuel Amphitheater



Top: Glen Helen Regional Park (San Manuel Amphitheatre); Bottom: Moabi Regional Park (Pirate's Cove)

GENERAL PLAN COUNTY OF SAN BERNARDINO

KEY ISSUES

- Very limited definition
- Possible change to include open space and recreation facilities where there is not a deed restriction

OPEN SPACE LAND USE (OS)

- Maintain open space on property legally constrained by deed restrictions
- Allows open space and recreational uses

GENERAL PLAN COUNTY OF SAN BERNARDINO

KEY ISSUES

- Lack of specificity
- Buffer Zones could be applied to CPC, MRZs, and military facilities
- Determine Policy Areas link to GP policies
- Protection status of corridors/greenbelts

OPEN SPACE OVERLAY

- Buffer Zones
- Special Policy Areas
- Wildlife Corridors
- Biotic resources study before land use changes or development permits

GENERAL PLAN COUNTY OF SAN BERNARDINO

KEY ISSUES

- Broad purpose creates confusion
- Areas to be preserved for open space should be designated OS instead of RC

RESOURCE CONSERVATION (RC) LAND USE

- Encourage limited rural development to preserve open space
- Rural residential with significant open space value and limited grazing potential
- Prevent inappropriate urban population densities in remote areas
- Primary uses are open space, rural residential, and recreation

SPECIAL DISTRICTS

COUNTY OF SAN BERNARDINO

KEY ISSUES

- Cost of construction, operations, and maintenance (County Service Area & Service District funding)

PARKS AND RECREATION DISTRICTS

- | | |
|-------------------|------------------|
| ➤ Big Bear Valley | ➤ Lucerne Valley |
| ➤ Bloomington | ➤ MacKay Park |
| ➤ El Mirage | ➤ Oro Grande |
| ➤ Hinkley | ➤ Wonder Valley |
| ➤ Joshua Tree | ➤ Wrightwood |

FEDERAL OPEN SPACES COUNTYWIDE

➤ **BLM CONSERVATION LANDS**

- National Monuments: Antiquities Act of 1906 authorized the President to declare public proclamation landmarks or historic or scientific interest on land controlled by the federal government to be national monuments.
- Wilderness Areas are managed to retain “primeval character” pursuant to the Wilderness Act of 1964. No trace left behind tourism and educational uses allowed.
- Wilderness Study Areas: Federal Land Policy and Management Act of 1976 directed BLM to study roadless areas for wilderness characteristics for future potential Wilderness Area designation.

FEDERAL OPEN SPACES

BUREAU OF LAND MANAGEMENT

KEY ISSUES

- County does not control use of federal lands
- Expansive areas
- Multiple-use potential
- Balancing habitat conservation with recreation value
- Tourist-drawing uses
- Availability of federal funding and BLM policing

BLM manages millions of acres of public lands in SB County

EXAMPLES:

Mojave Trails National Monument	1,600,000 AC
Sand to Snow National Monument	145,000 AC
Big Morongo Canyon Preserve	31,000 AC

FEDERAL OPEN SPACES COUNTYWIDE

➤ NATIONAL PARK SYSTEM DESIGNATIONS

- **National Park:** Large natural places where tourism can occur, but consumptive activities like hunting and mining cannot occur.
- **National Monument:** Antiquities Act of 1906 authorized the President to declare public proclamation landmarks or historic or scientific interest on land controlled by the federal government to be national monuments.
- **National Preserve:** Large natural open spaces where some consumptive activities can occur like hunting and mineral extraction.

FEDERAL OPEN SPACES

BUREAU OF LAND MANAGEMENT

KEY ISSUES

- Pristine undeveloped land
- No development allowed
- No trace left behind tourism
- Habitat conservation
- Availability of federal funding and BLM policing

Hiking in the Sheep Mountain Wilderness near Mt Baldy

WILDERNESS AREAS

- 33 individual Wilderness Areas
- 6 Wilderness Study Areas
- Over 50 Areas of Critical Environmental Concern



FEDERAL OPEN SPACES

BUREAU OF LAND MANAGEMENT

KEY ISSUES

- Tourism/economic development for rural communities
- Habitat degradation
- Encroachment on military operations
- Availability of federal funding and BLM policing

OFF-HIGHWAY VEHICLE RECREATION AREAS

- Dumont Dunes
- El Mirage
- Johnson Valley
- Rasor
- Sprangler Hills
- Stoddard Valley

FEDERAL OPEN SPACES NATIONAL PARKS SERVICE

KEY ISSUES

- Expansive areas
- Preserve natural open space
- Intended for some recreational use
- Balance ecological and historical integrity with public use

Rock climbing in Joshua Tree National Park

Castle Mountain National Monument	20,920 AC
Death Valley National Park	How many AC in SB County?
Joshua Tree National Park	120,757 AC in SB County
Mojave National Preserve	1,542,776 AC



FEDERAL OPEN SPACES

UNITED STATES FOREST SERVICE

➤ US FOREST SERVICE

- National Forest: The Land Revision Act of 1891 created the classification of protected forest and woodland areas owned by the federal government and managed by the USFS. Tourism activities and resource extraction is allowed in some areas.
- “All lands approach” to address climate change, habitat/wildlife connectivity, and other challenges to forest health through strategic partnerships.
 - In synch with Countywide Plan approach
 - Examples: fire conditions across boundaries, watershed and water movement across boundaries, and critical wildlife corridors in multiple jurisdictions

FEDERAL OPEN SPACES

UNITED STATES FOREST SERVICE

KEY ISSUES

- Expansive areas
- Multiple-use approach
- Tourist-drawing
- Economic development for rural communities

NATIONAL FORESTS

San Bernardino National Forest	453,644 AC in SB County
Angeles National Forest	17,526 AC in SB County
– Mt. Baldy	
– Wrightwood	



San Bernardino National Forest near Green Valley Lake

FEDERAL OPEN SPACES

U.S. SENATE

KEY ISSUES

- Preserve habitat and wildlife corridors
- Limit development potential
- Buffer military installations
- Potential impact on renewable energy development

CALIFORNIA DESERT PROTECTION & RECREATION ACT OF 2017

- Introduced January 2017
- Referred to Committee on Energy and Natural Resources
- Would enlarge National Parks, Forests, and Wilderness Areas in SB County

STATE OPEN SPACES

CALIFORNIA DEPT. OF PARKS AND RECREATION

➤ CALIFORNIA STATE PARKS

- Governor C.C. Young signed a bill to create a comprehensive plan for preserving California's recreational, natural, and cultural resources to take effect in 1927
- **State Park:** natural and cultural heritage holdings to protect and preserve sensitive areas for recreation and education.
- **Recreation Area:** California State Parks land designated for recreation uses such as camping, hiking, boating, and fishing.

STATE OPEN SPACES

CALIFORNIA DEPT. OF PARKS AND RECREATION

KEY ISSUES

- Multiple-use approach
- Balance conservation and recreation
- Economic development opportunities for rural communities
- State funding concerns

STATE PARKS

Chino Hills State Park	14,100 AC
Silverwood Lake State Recreation Area	2,000 AC
Wildwood Canyon State Park	900 AC
Providence Mountains State Recreation Area (closed)	5,900 AC



Wildwood Canyon State Park in Yucaipa and Oak Glen