

Built Environment Section

Land Use Element

How we accommodate development and arrange land use is critical to achieving the Countywide Vision. While the county may appear to have a limitless supply of land, the County only has land use authority over approximately 12 percent of unincorporated lands (the balance is primarily under federal control). As the regional service provider and municipal government, the County must plan for uses and development that adds value to its communities and the overall county, in terms of function, design, and fiscal return.

The County can best serve our communities, businesses, institutions, and visitors by focusing new development in and around cities, towns, and communities with access to infrastructure and services, while preserving natural open spaces that define San Bernardino County and our way of life.

Purpose

The Land Use Element:

- Designates the distribution, location, intensity, and balance of land uses for the unincorporated areas of the county.
- Establishes goals for where, when, and how the county grows, which is also guided by policies in other elements.
- Provides direction for new development on community design, land use compatibility, and interagency coordination.
- Provides guidance for orderly expansion of incorporated areas.

Principles

We believe:

- The way land is used and developed will determine our revenue base and costs.
- Development that supports our Countywide Vision will strengthen the county's economy and quality of life.
- When growth occurs, it should do so in a manner that is fiscally sustainable and context-sensitive.
- New development should be focused in areas where there is potable water, wastewater treatment, roadways, and public services.

- New development should be focused in areas with low risks from natural and man-made hazards, and with fewer impacts on the natural environment.
- Rural and suburban patterns of development in unincorporated areas of the county complement the urban and suburban options found in incorporated cities and towns.
- Supporting our military institutions is critical to the mission of national defense and the military plays an integral role in the county's economic success.
- Collaboration with local, state, tribal, and federal agencies is essential to effectively manage land and land use in San Bernardino County.

Goals & Policies

Goal LU-1 **Fiscally Sustainable Growth**

Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable.

- Policy LU-1.1 **Growth.** We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.
- Policy LU-1.2 **Infill development.** We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.
- Policy LU-1.3 **Fiscal sustainability.** When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.
- Policy LU-1.4 **Funding and financing mechanisms.** We require the establishment of community facility districts, lighting and landscaping maintenance districts, and other types of funding and financing mechanisms for new development when the County determines that it may be necessary to maintain fiscal sustainability. We prefer the expansion of existing districts to the establishment of new districts.
- Policy LU-1.5 **Development impact fees.** We require payment of development impact fees to ensure that all new development pays its fair share of public infrastructure.
- Policy LU-1.6 **Tax sharing.** We may utilize tax sharing as a tool to extend public facilities and services from adjacent municipalities into unincorporated areas as an alternative to the County's direct provision of public facilities and services when it is fiscally sustainable for the County.

Goal LU-2 Land Use Mix and Compatibility

An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.

- Policy LU-2.1 **Compatibility with existing uses.** We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.
- Policy LU-2.2 **Compatibility with planned uses.** We require that new residential development is located, scaled, buffered, and designed to minimize negative impacts both on and from adjacent areas designated for nonresidential land uses.
- Policy LU-2.3 **Compatibility with natural environment.** We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.
- Policy LU-2.4 **Land Use Map consistency.** We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.
- Policy LU-2.5 **Hillside preservation.** We require that new development in sloping hillside areas preserve the natural character of the surrounding environment and does not further exacerbate natural hazards or erosion.
- Policy LU-2.6 **Coordination with adjacent entities.** We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.
- Policy LU-2.7 **Countywide jobs-housing balance.** We prioritize growth that furthers a countywide balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life. We also strive for growth that furthers a balance of jobs and housing in the North Desert region and the Valley region.
- Policy LU-2.8 **Rural lifestyle in the Mountain/Desert regions.** We intend that new residential development in the unincorporated Mountain and Desert regions offer a lower intensity lifestyle that complements the suburban and urban densities in incorporated cities and towns to provide a range of lifestyle options. Master planned communities in unincorporated Mountain/Desert regions may provide a broader range of lifestyles and densities.

- Policy LU-2.9 **Suburban lifestyles in the Valley region.** We intend that new residential development in the unincorporated Valley region offer a suburban lifestyle that is similar to that of adjacent cities.
- Policy LU-2.10 **Unincorporated commercial development.** We intend that new commercial development in the unincorporated areas serve unincorporated residential areas, tourists, and/or freeway travelers. We encourage new commercial development to be concentrated to enhance pedestrian circulation and reduce vehicular congestion and vehicle miles traveled, with new development directed into existing centralized areas when possible.
- Policy LU-2.11 **Office and industrial development in the Mountain/Desert regions.** We allow new office and industrial uses in unincorporated Mountain/Desert regions in order to meet the service, employment, and support needs of the unincorporated areas.
- Policy LU-2.12 **Office and industrial development in the Valley region.** We encourage office and industrial uses in the unincorporated Valley region in order to promote a countywide jobs-housing balance.
- Policy LU-2.13 **Short-term private home rentals.** We enforce appropriate operation standards, maintenance standards, and permitting procedures for the establishment and maintenance of short-term private home rentals in the unincorporated areas.
- Policy LU-2.14 **Contiguous land administration.** We support the consolidation of disconnected land areas under public ownership or administration to increase financial and environmental value, streamline the management of land and resources, and establish more complete and effective transition areas or buffers. Such consolidation may include transfer of title of property among public entities and the purchase or swapping of private property voluntarily sold when the consolidation is fiscally neutral or beneficial to the County.

Goal LU-3 Annexations and Sphere Development

Annexations and development in spheres of influence that improve the provision of public services to incorporated and unincorporated residents and businesses.

- Policy LU-3.1 **Annexation of unincorporated areas.** We support the annexation of unincorporated areas when it will result in a more effective and efficient provision of public services and a net fiscal benefit to the County.
- Policy LU-3.2 **Annexations with planned incompatible land uses.** We oppose annexations when future planned land uses for the proposed annexation area would be incompatible with the remaining adjacent unincorporated lands.
- Policy LU-3.3 **City/town standards in SOIs.** Upon negotiation with individual jurisdictions, we may require new development in unincorporated municipal sphere of influence areas to apply the improvement standards for roads and sidewalks of the incorporated jurisdiction.

Policy LU-3.4 **Development project annexations.** When a property owner proposes annexation to facilitate new development adjacent to an unincorporated residential area, we prefer that the annexation includes the adjacent residential area.

Goal LU-4 Community Design

Preservation and enhancement of unique community identities and their relationship with the natural environment.

Policy LU-4.1 **Context-sensitive design in the Mountain/Desert regions.** We require new development to employ site and building design techniques and use building materials that reflect the natural mountain or desert environment and preserve scenic resources.

Policy LU-4.2 **Fire-adapted communities.** We require new development in high or very high fire hazard severity zones to apply fire-resistant design techniques, including fuel modification areas, fire resistant landscaping, and fire-resistant building materials.

Policy LU-4.3 **Native or drought-tolerant landscaping.** We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species.

Policy LU-4.4 **Natural topography in the Mountain region.** We require new development in the Mountain region to retain natural topography and minimize grading unless it is necessary to reduce exposure to natural hazards.

Policy LU-4.5 **Community identity.** We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development.

Policy LU-4.6 **Adaptive reuse.** We encourage the rehabilitation, adaptive reuse, and revitalization of existing structures to preserve and celebrate the unique sense of place, identity, and history of our communities.

Policy LU-4.7 **Dark skies.** We minimize light pollution and glare to preserve views of the night sky, particularly in the Mountain and Desert regions where dark skies are fundamentally connected to community identities and local economies. We also promote the preservation of dark skies to assist the military in testing, training, and operations.

Policy LU-4.8 **Public gathering spaces.** We require the development of safe and attractive public gathering spaces that facilitate social interaction, community events, and physical activity in master planned communities, large residential developments, and large commercial developments.

Policy LU-4.9 **CPTED.** We require public gathering spaces to use CPTED (crime prevention through environmental design) principles and ensure sufficient access for public safety services.

Policy LU-4.10 **Entry monumentation, signage, and public art.** We encourage the installation of durable signage, entry monumentation, and/or works of public art in commercial areas of unincorporated Community Planning Areas as a means of reinforcing a community's character, culture, heritage, or other unique features.

Policy LU-4.11 **Businesses in Joshua Tree.** We prohibit the establishment of franchise businesses in the commercial focus area/franchise-restricted in Joshua Tree to preserve the unique community character and its value as a year-round, world renowned tourist destination.

Goal LU-5 Military Mission

The federal government maintains and invests in military facilities and operations in the county to further the mission of national defense, thereby generating employment opportunities for residents and commercial opportunities for businesses in the county.

Policy LU-5.1 **Military land use compatibility.** We coordinate with military stakeholders to ensure compatible land uses in areas where military operations on or off installations could affect public health and safety, or where civilian activities could have an impact on current or future military operations. We will coordinate with military stakeholders to resolve existing land use conflicts and protect public safety in the Military Influence Overlay.

Policy LU-5.2 **Military Influence Overlay.** We require conditional use permits for projects within the Military Influence Overlay that could penetrate the defined floor elevation of the military airspace, or that could encroach upon military operations. We consider how development of roads and infrastructure within the Military Influence Overlay will promote growth that might lead to incompatible land use.

Policy LU-5.3 **Open space for military activity and buffering.** We engage with military installations to preserve open space areas to facilitate military training and operations and to buffer civilian areas from military activity.

Policy LU-5.4 **Ranged activities and projects.** We require activities and projects that can exert impacts beyond project boundaries, such as renewable energy facilities, wireless communication systems, and unmanned aircraft systems, to coordinate with military installations in preliminary planning and throughout the project's construction stages and long-term operation.

Policy LU-5.5 **Transportation and infrastructure.** We consider military needs for operations and training when planning and improving local and regional transportation and infrastructure systems.

Policy LU-5.6 **Military partnerships.** We maintain effective partnerships among military and community stakeholders and pursue joint projects that provide long-term mutual benefits for the military, County, and general public.

Policy LU-5.7 **Economic development opportunities with the military.** We leverage our relationship and increased coordination with the military to expand employment and commercial opportunities with military agencies.

Goal LU-6 Amendments to the Policy Plan

Growth and development in the unincorporated county in a manner that requires few and infrequent amendments to the Policy Plan.

Policy LU-6.1 **Residential amendments that increase density in the Desert and Mountain regions.** We discourage policy plan amendments that would permit new development on lots smaller than 2.5 acres in the Desert regions and lots smaller than one-half acre in the Mountain region. We approve general plan amendments that would increase residential density only if:

- The proposed change is determined to be compatible in accordance with policies LU-2.1, 2.2, 2.3, and 4.5.
- Adequate infrastructure and services are available concurrently.
- The increase in density would not degrade existing levels of service for fire protection, sheriff, water, or wastewater service in the area.

Policy LU-6.2 **Large residential development in the Desert and Mountain regions.** We require a specific plan or Planned Development process for proposed residential development in the:

- North or East Desert regions: when the proposed development would include one or more lots that is 2.5 acres or smaller and the overall development would cover 40 or more acres.
- Mountain region: when the proposed development would include one or more lots that is 1 acre or smaller and the overall development would cover 40 or more acres.

Policy LU-6.3 **Commercial amendments.** We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially-designated land in the area.

Policy LU-6.4 **Industrial amendments near schools and parks.** We approve Land Use Plan amendments for new industrial development only if they are at least one-half mile from an existing or planned public primary or secondary school or public park. We may waive this requirement for obsolete school or park sites or for industrial amendments submitted through a specific plan.

Tables

Land Use Categories and Zoning

The County plans and regulates land uses using a two-map system for the unincorporated land in San Bernardino County. In the Policy Plan, a set of broad Land Use Categories provide long-term guidance and direction for the overall distribution, intensity, and compatibility of development in the unincorporated county areas.

The Policy Plan provides the basis for and is implemented by the County's Development Code, which includes a set of Land Use Zoning Districts that establishes detailed land use districts, intensities, requirements, and standards. The Land Use Zoning Districts must be consistent with the Land Use Categories.

While unincorporated areas administered and/or controlled by federal, tribal, and state governments are generally outside of the County's land use authority, the two-map system is applied to these areas to convey the long-term land use plans of said entities and provide complete coverage of the unincorporated lands. The Land Use Categories and Zoning Districts would also directly govern land use if the federal, tribal, or state governments relinquished control over any of these lands in the future.

Table LU-1 summarizes the Policy Plan Land Use Categories, including the permitted density/intensity range, the primary purpose of each category, and a list of typical permitted uses. Table LU-2 depicts the implementing Land Use Zoning Districts for each Land Use Category.

Community Character

The county contains dozens of unincorporated communities, each presenting their own unique history, setting, and way of life. These places will continue to attract those seeking to live, work, or benefit from the amenities and/or quality of life found only in unincorporated community planning areas. In the evaluation of proposed development, the County will use standards and guidance in the Development Code and goals and policies from the Policy Plan to determine whether a proposed development would positively reinforce or negatively affect the desired community character and identity of an unincorporated community. Although the goals and policies throughout the entire Policy Plan may apply, those contained in the Land Use Element will commonly be the initial reference points.

In particular, Policy LU-4.5 directs the County to ensure that new development is consistent with the physical and historical character and identity of an unincorporated community planning area. This policy also directs the County to ensure consistency with the values and aspirations as defined by each community in their Community Action Guides. To further assist the County in determining the consistency of new development with a community's character, Table LU-3 identifies key characteristics and features that new development should reinforce and/or not detract from in order to maintain and protect the identity and character of the community planning areas.

Table LU-1. Land Use Categories

Land Use Category		Density / Intensity Range	Primary Purpose	Description of Typical Uses ^{2,3}
RESIDENTIAL LAND USES				
RL	Rural Living	1 unit per 2.5 acres max	<ul style="list-style-type: none"> Allow for rural residential development set in expansive areas of open space that reinforce the rural lifestyle while preserving the county’s natural areas Minimize development footprint and maximize undeveloped areas Allow for cluster-type development to provide and preserve open space 	<ul style="list-style-type: none"> Rural residential Small-scale, non-water-intensive, and incidental agricultural (commercial-scale agriculture permitted in Oak Glen and Mentone community planning areas) Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
VLDR	Very Low Density Residential	2 units per acre max	<ul style="list-style-type: none"> Allow for very low density residential uses when developed as single family neighborhoods that can share common infrastructure, public facilities, and services 	<ul style="list-style-type: none"> Single-family residential uses Incidental agriculture Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
LDR	Low Density Residential	2 to 5 units per acre ¹	<ul style="list-style-type: none"> Promote conventional suburban residential neighborhoods that support and are served by common infrastructure, public facilities, and services 	<ul style="list-style-type: none"> Single-family residential uses Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
MDR	Medium Density Residential	5 to 20 units per acre ¹	<ul style="list-style-type: none"> Provide areas for a wide range of densities and housing types Promote efficient location of higher density residential development and neighborhoods in relation to infrastructure and transit systems, as well as employment opportunities, retail and service businesses, and community services and facilities 	<ul style="list-style-type: none"> Single-family and multiple residential uses (or any mix thereof) Public and quasi-public facilities such as parks, religious facilities, schools, sheriff’s stations, and fire stations
EMPLOYMENT GENERATING LAND USES				
C	Commercial	0.75 FAR max 5 units per acre max	<ul style="list-style-type: none"> Provide suitable locations for retail, office, and service commercial businesses that serve the needs of local residents, regional markets, and visitors/tourists Provide employment opportunities for residents in the surrounding area Allow for a mix of commercial and lower density residential uses in rural areas (when residential is permitted in the underlying zoning district) 	<ul style="list-style-type: none"> Retail stores and personal services Office and professional services Lodging, recreation, and entertainment Heavy commercial with adequate buffering for surrounding residential uses In rural areas: agriculture and lower density residential
LI	Limited Industrial	0.50 FAR max	<ul style="list-style-type: none"> Provide suitable locations for light or limited industrial activities where operations are totally enclosed in a structure and limited exterior storage is fully screened from public view Provide suitable locations for employee-intensive uses, such as research and development, technology centers, corporate offices, clean industry, and supporting retail uses Provide employment opportunities for residents in the surrounding area 	<ul style="list-style-type: none"> Light industrial and manufacturing Wholesale, warehouse, and distribution Transportation services Agricultural support services Neighborhood-scale and community-scale energy facilities (see note 3 on limitations)
GI	General Industrial	0.75 FAR max	<ul style="list-style-type: none"> Provide suitable locations for general or heavy industrial activities where all or part of operations take place outside of enclosed structures, exterior storage is not fully screened from public view, or involve large equipment Provide areas for industrial activity that generates substantial odors, noise, vibration, or truck traffic Provide employment opportunities for residents in the surrounding area 	<ul style="list-style-type: none"> General or heavy industrial, manufacturing, and processing Recycling and salvage operations Wholesale, warehouse, and distribution, including rail facilities Mineral extraction and associated processing Transportation services Agricultural support services Neighborhood-, community-, and utility-scale energy facilities (see note 3 on limitations)

Table LU-1. Land Use Categories

Land Use Category		Density / Intensity Range	Primary Purpose	Description of Typical Uses ^{2,3}
PUBLIC AND SPECIAL LAND USES				
PF	Public Facility	n/a	<ul style="list-style-type: none"> Provides areas for public and quasi-public uses and facilities to meet current and future needs Protect and ensure the continued operation of public facilities and systems during times of flooding, fire, or other hazardous events Prevent the loss of life or property caused by flooding by preserving areas and capacity to carry/discharge flood flow Protect floodways from encroachment by land uses that could be endangered during times of flooding; prohibit occupancy or encroachment of any improvement that would unduly affect the capacity of floodways 	<ul style="list-style-type: none"> Civic and educational buildings and facilities Utility systems, facilities, and corridors Neighborhood, community, and utility-scale energy facilities (see note 3 on limitations) Channels, drainage areas, and other floodways Transportation corridors and facilities Cemeteries and landfills Commercial agriculture/grazing
RLM	Resource/Land Management	1 unit per 40 acres max	<ul style="list-style-type: none"> Manage, preserve, and protect natural resources such as agricultural/grazing lands, watersheds, minerals, and wildlife habitat areas, as well as open space areas not otherwise protected or preserved Provide areas for military operations and training while minimizing impacts on and from surrounding civilian uses Allow for limited rural development while minimizing the expansion of development outside of existing communities 	<ul style="list-style-type: none"> Natural resource conservation, such as watersheds, habitat areas and corridors, wilderness study areas, areas of critical environmental concern, and national conservation lands Mineral resource extraction and processing, commercial agriculture and grazing Military facilities, operations, and training areas Recreation areas Renewable energy facilities consistent with the Renewable Energy and Conservation Element (see note 3 on limitations) Single family homes on very large parcels Limited and low density commercial development Lands under the control of the state or federal government or tribal entities
OS	Open Space	n/a	<ul style="list-style-type: none"> Provide and preserve publicly-owned land for parks and open space Manage, preserve, and protect natural areas, habitats, and wildlife corridors 	<ul style="list-style-type: none"> Local, regional, and state parks and recreation areas National forests, monuments, parks, preserves, and wilderness areas Locally conserved lands for the purposes of resource management, mitigation, land banking, or similar purpose Public facilities in an open space setting Privately-owned land treated as RLM designated lands, unless otherwise restricted by government regulations Mineral extraction, timbering, or similar activities as permitted by federal or state regulations Commercial-scale agriculture in the Oak Glen and Mentone community planning areas and in the Crafton Hills
SD	Special Development	With a Specific Plan: 30 units per acre max 2.0 FAR max Without a Specific Plan: 4 units per acre max 0.25 FAR max	<ul style="list-style-type: none"> Allow for a combination of residential, commercial, and/or manufacturing activities that maximizes the utilization of natural and human-generated resources Identify areas suitable for large-scale, master planned developments Promote cluster-type development to provide and preserve open space Allow for a mix of residential, commercial, and public/quasi-public uses in rural areas Facilitate joint planning efforts among adjacent land owners and jurisdictions 	<ul style="list-style-type: none"> Specific plans and master planned development Mixed use development in rural areas

1. For a parcel designated LDR or MDR, property owners can build one residential unit on an existing lot even if the resulting density would be below the minimum density. Additionally, if a parcel is adjacent to a lower density Land Use Category and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.
 2. The list of typical uses is not exhaustive and is intended to further clarify the purpose of each land use category. The exact uses permitted in each land use category is subject to the regulations of the underlying Zoning District as described in the Development Code.

3. The list of typical uses is also subject to and limited by policies in every element of the County Policy Plan. Policy 4.10 of the Renewable Energy and Conservation Element, for example, prohibits utility-oriented renewable energy projects in the Rural Living land use category and any land use category within the boundaries of multiple community planning areas.

Table LU-2. Land Use Category/Zoning Equivalency Matrix

Land Use Category		Implementing Zoning Districts	
Rural Living	RL	RL RL-5 RL-10 RL-20 RL-40	Rural Living
Very Low Density Residential	VLDR	RS-1 RS-20M	Single Residential
Low Density Residential	LDR	RS-14M RS-10M RS	Single Residential
Medium Density Residential	MDR	RM	Multiple Residential
Commercial	C	CG CH CN CO CR CS	General Commercial Highway Commercial Neighborhood Commercial Office Commercial Rural Commercial Service Commercial
Limited Industrial	LI	IC CS	Community Industrial Service Commercial
General Industrial	GI	IR	Regional Industrial
Special Development	SD	SD SP	Special Development ¹ Specific Plan ¹
Public Facility	PF	FW IN	Floodway Institutional
Resource/Land Management	RLM	AG RC	Agriculture Resource Conservation
Open Space	OS	OS RC	Open Space Resource Conservation

Note:

1. Although the Special Development (SD) and Specific Plan (SP) Land Use Zoning Districts are generally intended to implement the SD Land Use Category, the SD and SP Land Use Zoning Districts can act as an implementing district for any Land Use Category.

Table LU-3. Community Character

Community Category	Key Characteristics and Features
<p>Valley Communities Bloomington, Mentone, Muscoy, San Antonio Heights</p>	<ul style="list-style-type: none"> ▪ A suburban lifestyle characterized by a mix of lot sizes and/or land uses in proximity to urban services and facilities. ▪ Views of canyons and hills within the community planning area (Mentone and San Antonio Heights). ▪ Economic activity that benefits local residents and/or serves the local economy.
<p>Mountain Communities Angelus Oaks, Bear Valley ¹, Crest Forest ², Hilltop ³, Lake Arrowhead ⁴, Lytle Creek, Mt Baldy, Oak Glen, Wrightwood</p>	<ul style="list-style-type: none"> ▪ A rural lifestyle characterized by low density neighborhoods oriented around commercial or recreational nodes, and the prevalence of the forest and mountain landscapes and natural resources. ▪ Abundant views of open spaces, natural features, and dark skies. ▪ Scenic, natural, and recreational features that serve as the foundation of the community’s local economy and attract tourists. ▪ Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses.
<p>Rural Desert Communities Baker, El Mirage, Homestead Valley ⁵, Lucerne Valley, Morongo Valley, Newberry Springs, Oak Hills, Pioneertown ⁶, Phelan/Pinon Hills</p>	<ul style="list-style-type: none"> ▪ A rural lifestyle characterized by the predominance of large lots, limited commercial development, and the prevalence of the desert landscape and natural resources. ▪ Abundant views of open spaces, natural features, and dark skies. ▪ Scenic, natural, and/or recreational features that serve as the foundation of the community’s local economy and attract tourists. ▪ Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses. ▪ Mining of mineral resources with minimal negative impacts on local residents.
<p>Desert Village Communities Daggett, Helendale, Joshua Tree, Oro Grande, Yermo</p>	<ul style="list-style-type: none"> ▪ A rural context with clusters of housing in proximity to commercial development and public facilities, and larger lots farther from the commercial core. ▪ Abundant views of open spaces, natural features, and dark skies especially outside of clustered development. ▪ Scenic, natural, and/or recreational features that serve as the foundation of the community’s local economy and attract tourists. ▪ Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses. ▪ Mining of mineral resources with minimal negative impacts on local residents (Oro Grande and Yermo).

Notes:

1. Bear Valley includes: Baldwin Lake, Big Bear City, Erwin Lake, Fawnskin/Northshore, Lake Williams, Moonridge, Sugarloaf.
2. Crest Forest includes: Cedarpines Park, Crestline, Lake Gregory, Valley of Enchantment.
3. Hilltop includes: Arrowbear, Green Valley Lake, Running Springs.

4. Lake Arrowhead includes: Agua Fria, Blue Jay, Cedar Glen, Crest Park, Deer Lodge Park, Lake Arrowhead, Rimforest, Skyforest, Twin Peaks.
5. Homestead Valley includes: Flamingo Heights, Johnson Valley, Landers, Yucca Mesa.
6. Pioneertown includes: Gamma Gulch, Pioneertown, Pipes Canyon, Rimrock.