

4. Environmental Setting

4.1 INTRODUCTION

This section provides a “description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, ... from both a local and a regional perspective” (Guidelines § 15125[a]), pursuant to provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The environmental setting provides the baseline physical conditions from which the lead agency will determine the significance of environmental impacts resulting from the proposed Project.

4.2 REGIONAL ENVIRONMENTAL SETTING

4.2.1 Regional Location

At just over 20,000 square miles, the San Bernardino County (County) is the largest county in the nation. It is bordered by Los Angeles County, Orange County, and Kern County on the west, Inyo County and the southwest corner of Clark County, Nevada on the north, the Colorado River and the states of Arizona and Nevada on the east and Riverside County on the south (see Figure 3-1, *Regional Location*). Regional connectivity to the County is provided by the Interstate 15 (I-15), Interstate 40 (I-40), Interstate 10 (I-10), U.S. Route 395 (US-395), and State Route 58 (SR-58).

Over 2.1 million residents live and over 700,000 people work in the County’s four subregions (Valley, Mountain, North Desert, and East Desert), 24 incorporated cities or towns (of which 20 have unincorporated spheres of influence), and dozens of unincorporated communities. The unincorporated county is the largest jurisdiction in San Bernardino County, with over 300,000 residents and 60,000 jobs.

4.2.2 Regional Planning Considerations

SCAG Regional Transportation Plan/Sustainable Communities Strategy

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. It is the federally recognized metropolitan planning organization for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. It is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs.

The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted in April 2016 (SCAG 2016). Major themes in the 2016 RTP/SCS include integrating strategies for land use and

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transportation; striving for sustainability; protecting and preserving existing transportation infrastructure; increasing capacity through improved systems managements; providing more transportation choices; leveraging technology; responding to demographic and housing market changes; supporting commerce, economic growth, and opportunity; promoting the links between public health, environmental protection, and economic opportunity; and incorporating the principles of social equity and environmental justice into the plan.

The SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from transportation (excluding goods movement). The SCS is meant to provide growth strategies that will achieve the regional GHG emissions reduction targets identified by the California Air Resources Board. However, the SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS; instead, it provides incentives to governments and developers for consistency. The proposed Project's consistency with the applicable 2016-2040 RTP/SCS policies is analyzed in detail in Section 5.10, *Land Use and Planning*.

South Coast and Mojave Desert Air Basin Air Quality Management Plan/Attainment Plans

The County is in the South Coast Air Basin (SoCAB) and the Mojave Desert Air Basin (MDAB). The SoCAB is managed by the South Coast Air Quality Management District (SCAQMD) and the MDAB is managed by the Mojave Desert Air Quality Management District (MDAQMD). Pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and state law. Ambient air quality standards (AAQS) are detailed in SCAQMD's Air Quality Management Plan (AQMP) and the MDAQMD's attainment plans. Air pollutants for which AAQS have been developed are known as criteria air pollutants—ozone (O₃), carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide, coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead. VOC and NO_x are criteria pollutant precursors and go on to form secondary criteria pollutants, such as O₃, through chemical and photochemical reactions in the atmosphere.

Air basins are classified as attainment/nonattainment areas for particular pollutants depending on whether they meet AAQS for that pollutant. The SoCAB is designated nonattainment for O₃, PM_{2.5}, PM₁₀, and lead (Los Angeles County only) under the California and National AAQS and nonattainment for NO₂ under the California AAQS.^{1,2} The MDAB is designated nonattainment for PM_{2.5} under the California AAQS, and for O₃ and coarse PM₁₀ under both federal and state AAQS.

The proposed Project's consistency with the applicable AAQS is discussed in Section 5.3, *Air Quality*.

¹ CARB approved SCAQMD's request to redesignate the SoCAB from serious nonattainment to attainment for PM₁₀ under the National AAQS on March 25, 2010, because the SoCAB has not violated federal 24-hour PM₁₀ standards during the period from 2004 to 2007. In June 2013, the EPA approved the State of California's request to redesignate the South Coast PM₁₀ nonattainment area to attainment of the PM₁₀ National AAQS, effective on July 26, 2013.

² CARB has proposed to redesignate the SoCAB as attainment for lead and NO₂ under the California AAQS (CARB 2013).

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Greenhouse Gas Emissions Reduction Legislation

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in Executive Order S-03-05; Assembly Bill 32 (AB 32), the Global Warming Solutions Act (2008); and Senate Bill 375 (SB 375), the Sustainable Communities and Climate Protection Act.

Executive Order S-3-05, signed June 1, 2005, set the following GHG reduction targets for the state:

- 2000 levels by 2010
- 1990 levels by 2020
- 80 percent below 1990 levels by 2050

AB 32 was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 follows the 2020 tier of emissions reduction targets established in Executive Order S-3-05. Based on the GHG emissions inventory conducted for its 2008 Scoping Plan, the California Air Resources Board (CARB) approved a 2020 emissions limit of 427 million metric tons of carbon dioxide-equivalent (MMTCO₂e) for the state (CARB 2008). CARB is required to update the Scoping Plan every five years and completed the last update in 2014. In 2015, the governor signed Executive Order B-30-15 into law, establishing a GHG reduction target for year 2030, which was later codified under Senate Bill 32 (SB 32) (2016). The 2016-2017 update to the Scoping Plan will address the 2030 target of a 40 percent below 1990 levels.

In 2008, SB 375 was adopted to connect the GHG emissions reductions targets established in the 2008 Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce vehicle miles traveled and vehicle trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 17 regions in California managed by a MPO. SCAG's targets are an 8 percent per capita reduction from 2005 GHG emission levels by 2020 and a 13 percent per capita reduction from 2005 GHG emission levels by 2035 (CARB 2010). SB 375 requires CARB to periodically update the targets, no later than every eight years. CARB plans to propose updated targets for consideration in 2016, with the intent to make them effective in 2018. For the SCAG region, the 2016-2040 RTP/SCS, adopted on April 7, 2016, projects that the SCAG region will meet or exceed the passenger per capita targets set in 2010 by CARB (SCAG 2016).

The Project's ability to meet these regional GHG emissions reduction target goals is analyzed in Section 5.7, *Greenhouse Gas Emissions*.

Regional Water Quality Control Board Basin Plans

Under the Porter-Cologne Water Quality Act, California's water quality control law, the State Water Resources Control Board has ultimate control over water quality policy and allocation of state water resources. It carries out the regulation, protection, and administration of water quality in nine regions through the Regional Water Quality Control Boards (RWQCBs). Each regional board is required to adopt a water quality control plan or

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basin plan. The County encompasses parts of three RWQCBs—Lahontan (Region 6), Colorado River (Region 7), and the Santa Ana River (Region 8).

Water quality standards and control measures for surface and ground waters of the Lahontan, Colorado River, and Santa Ana River Basin are contained in each respective Water Quality Control Plan (Basin Plan). The Basin Plans give direction on the beneficial uses of state waters in each region; describes the water quality that must be maintained to support such uses; and provides programs, projects, and other actions necessary to achieve the plan's standards.

U.S. Forest Service Land and Resource Management Plan

The San Bernardino National Forest lies in the southwest portion of the County, dividing the Desert and Valley Regions. The U.S. Forest Service (USFS) has jurisdiction over these lands and manages them conservatively to ensure their long-term sustainability. The land management strategy employed by USFS follows their “multiple use” doctrine, and includes suitable commodity and commercial uses. The Land and Resource Management Plan for the San Bernardino National Forest emphasizes sustainable use through the delineation of land use zones that identify allowable activities by zone, demonstrating the intent of multiple use management. USFS manages the Angeles National Forest, which edges into the County, in a similar fashion.

Federal Bureau of Land Management Conservation Plans and Policies

The Bureau of Land Management (BLM) manages a vast amount of public lands under its jurisdiction within the County, approximately 6 million acres. The land management strategy for the BLM contains the BLM California Desert Conservation Area (CDCA) Plan and the Special-Status Species Policy.

The CDCA Plan was prepared in 1980 in accordance with the Federal Land Policy Management Act of 1976 and establishes guidance for the management of public lands in the California Desert by the BLM. The CDCA Plan includes 12 elements which are each subdivided into goals, actions, and implementations. The elements include Cultural Resources; Native American Values; Wildlife; Vegetation; Wilderness; Wild Horses and Burros; Livestock Grazing; Recreation; Motorized-Vehicle Access; Geology-Energy Minerals; Energy Production and Utility Corridors; and Land Tenure Adjustment (BLM 1980).

Under the Special-Status Species Policy, the BLM conserves and/or recovers special-status species and their associated ecosystems so that protections are no longer needed. Additionally, the Department of the Interior and the BLM established the National Landscape Conservation System in 2000 to provide coordinated protection for the BLM's conservation lands.

U.S. Department of Defense Military Operation Areas

The U.S. Department of Defense is responsible for 1.9 million acres within the County, including installations and facilities. Coordination between the County and U.S. Department of Defense is important to ensure compatibility between military installations and operation areas, and adjacent land uses. Military Operation Areas (MOAs) are a three-dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). Within the County, there are several MOAs used by military aircraft to practice high and low altitude training exercises and travel routes between military

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installations. Additionally, in and around MOAs, testing is conducted to maintain military readiness. In guiding growth and development in the unincorporated areas, it is important to consider the critical role of MOAs and how they interact with new development within the County.

National Park Service

The National Park Service (NPS) manages two National Parks and one National Preserve within the Desert Region of the County. By the southern edge of the County is 189 square miles of Joshua Tree National Park, while at the northern edge is 343 square miles of Death Valley National Park. The Colorado Desert portion features natural gardens of creosote bust, ocotillo, and cholla cactus while the Mojave Desert features the well-known Joshua trees and fan palm oases. The Mojave National Preserve encompasses 1.4 million acres in the heart of the Mojave Desert and features an abundance of wildlife such as desert bighorn sheep, mule deer, coyotes, and desert tortoises. Common plants include yucca, creosote and the Joshua tree.

U.S. Fish and Wildlife Service and California Department of Fish and Wildlife Habitat Conservation Plans

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, and/or rare. This is due to the species' declining or limited population sizes, which usually results from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS), and special groups, such as the California Native Plant Society (CNPS). The County contains multiple habitats as well as plant and animal species, which have been accorded special recognition.

Further, several Habitat Conservation Plans (HCPs) and Multiple Species Habitat Conservation Plans (MSHCPs) have been completed or are being planned in the County. Some of these are limited to municipal limits or federal lands and do not overlap County jurisdiction; however, these HCPs may limit development or pose additional requirements when completing projects that overlaps an HCP area. HCPs within the County include the following:

- West Mojave Plan
- North Fontana Interim MSHCP Policy
- City of Colton West Valley HCP
- Town of Apple Valley MSHCP
- Upper Santa Ana River HCP
- Upper Santa Ana River Wash HCP
- Desert Renewable Energy Conservation Plan
- Lower Colorado River Multi-Species Conservation Program

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4.3 LOCAL ENVIRONMENTAL SETTING

4.3.1 Countywide Geographic Summary

4.3.1.1 COUNTY SUBREGIONS

The County is divided into four regions based on the characteristic landforms, climates, vegetation, and development patterns in each region. These regions are shown in Figure 3-2, *County Subregions*, and for planning purposes, the General Plan and this Program EIR refer to them by these names:

- **Valley Region.** The Valley Region spans 434 square miles, about 2 percent of the County, in the Upper Santa Ana River Valley in the southwest corner of the County.
- **Mountain Region.** The Mountain Region spans 834 square miles, about 4 percent of the County, in the San Bernardino Mountains and eastern San Gabriel Mountains in the southwest part of the County.
- **North Desert Region.** The North Desert Region spans 15,389 square miles, that is, 77 percent of the County (the two desert regions combined cover about 94 percent of the County).
- **East Desert Region.** The East Desert Region encompasses 3,298 square miles, or 17 percent of the County, mostly in the south-central part of the County.

4.3.1.2 COUNTY JURISDICTION

The County of San Bernardino has jurisdiction over 1,578,438 acres of the total 12,867,405 acres encompassed by the County boundary. It does not have governing authority over incorporated cities or federally or state owned/managed lands, including:

- 24 incorporated cities totaling 505,296 acres or about 3.9 percent of the County.
- U.S. Forest Service has jurisdiction over 469,054 acres, approximately 3.6 percent of the County.
- Federal Bureau of Land Management manages approximately 5.83 million acres, about 45 percent of the County.
- U.S. Department of Defense. Responsible for approximately 2.25 million acres for military operations, about 17.5 percent of the County.
- National Park Service. Manages about 1.84 million total acres in National Parks and Preserves, or approximately 14.3 percent of the County.
- Tribal lands: 62,164 acres, that is, about 0.5 percent of the County.
- State lands: 262,653 acres, or about 2 percent of the County.

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The jurisdictional areas are shown on Figure 3-3, *County Jurisdictional Authority*. After excluding the lands owned/managed by other entities, there are 1,578,438 acres of land, 12 percent of the total, that is under the County's jurisdiction.

4.3.2 Natural Resources

This section summarizes the physical characteristics and natural resources of the County by each subregion. Descriptions and map for the respective subregions, including major geological and water features, and biological resources, are included in this section.

4.3.2.1 VALLEY REGION

The Valley Region spans 434 square miles, about 2 percent of the County, in the Upper Santa Ana River Valley in the southwest corner of the County (see Figures 4-1, *Jurisdictional Authority – Valley Region*; and 4-2, *Natural Resources – Valley Region*). This region is composed of diverse geography including valleys and foothills. The inland valleys of the County are bounded on the northeast and northwest by the San Bernardino and San Gabriel mountain ranges. Elevation within the heavily urbanized valley/foothills ranges from 700 feet amsl near Rancho Cucamonga to around 4,000 feet amsl near Yucaipa.

The dominant aquatic feature within the Valley Region is the Santa Ana River watershed. The upstream reaches are located within the County. Key tributaries within the area include City Creek, Day Creek, Etiwanda Creek, Plunge Creek, San Sevaine Creek, Lytle Creek, Cajon Wash, San Timoteo Wash, and Mill Creek.

The Valley Region falls within a Mediterranean climate, with hot and dry summers and cool winters. Within this region, the City of San Bernardino receives an average of 16 inches of rain annually with most of the rainfall occurring November through April. The Santa Ana winds are common within this region as warm and dry winds blow from the desert in the east.

Nonnative grassland is the most common vegetation type in undeveloped areas of the region, and 2,639 acres are in agricultural production.

Chino Hills State Park, at 22 square miles, is the largest recreation area in the Valley Region. It is in the southwest corner of the County in City of Chino Hills and extends into Orange and Riverside counties.

Figure 4-3, *Valley Region Photographs*, highlights photographs representing the character of the Valley Region.

4.3.2.1 MOUNTAIN REGION

The Mountain Region spans 834 square miles, about 4 percent of the County, in the southwest part of the County and covers the San Bernardino Mountains and eastern San Gabriel Mountains. Multiple peaks exceed 10,000 feet above mean sea level (amsl), and the highest peak, Mount San Gorgonio, is 11,500 feet amsl (see Figures 4-4, *Jurisdictional Authority – Mountain Region*, and 4-5, *Natural Resources – Mountain Region*).

The climate consists of warm summers and cold winters; Big Bear Lake averages about 62 inches of snowfall per year, and there are several ski resorts in the region.

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The most common categories of vegetation in the region are pine forest and woodland, and chaparral scrub. Common tree species in pine forest and woodland include jeffrey pine, knobcone pine, ponderosa pine, pinyon pine, limber pine, and juniper. Chaparral scrub is dense vegetation consisting of shrubs and small trees including ceanothus, chamise, manzanita, scrub oak, and sumac.

Nearly the entire region is in Very High Fire Hazard Severity Zones designated by the California Department of Forestry and Fire Protection. Of the ten major wildfires in the County between 1980 and 2016, eight were in the Mountain Region and one was in the Mountain and Valley regions (see Section 5.8, *Hazards and Hazardous Materials*).

Approximately 84 percent of the region is in the San Bernardino National Forest and under federal jurisdiction. Major recreational areas outside of the national forest include Silverwood State Recreation Area in the northwest San Bernardino Mountains. Most of the southeast quadrant of the San Bernardino Mountains is in the Sand to Snow National Monument, and a small part of the west end of the region is in the San Gabriel Mountains National Monument.

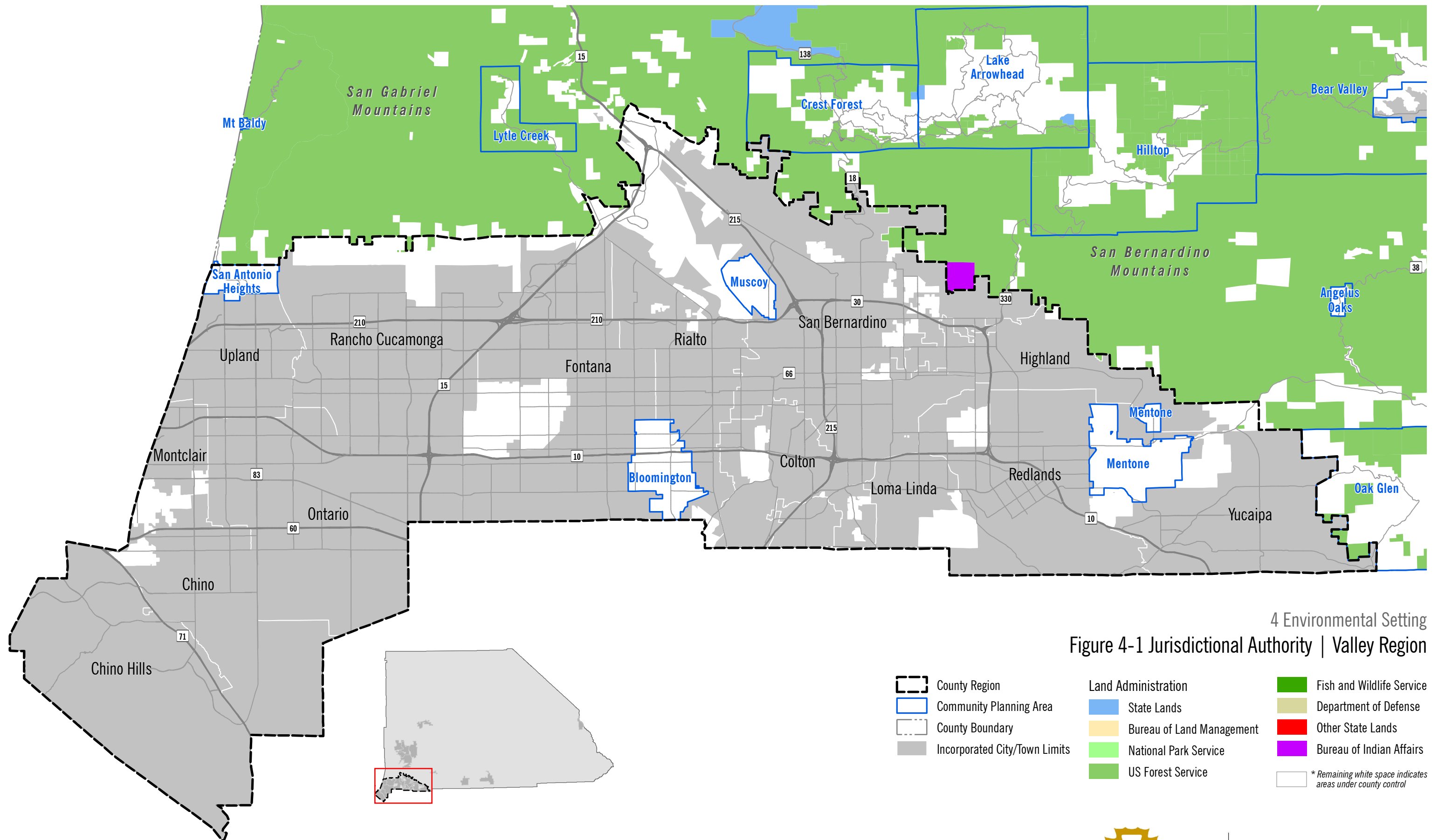
Figure 4-6, *Mountain Region Photographs*, highlights photographs representing the character of the Mountain Region.

4.3.2.2 NORTH DESERT

Over 83 percent of the North Desert Region is owned by federal agencies—Bureau of Land Management, Department of Defense, and National Park Service (see Figure 4-7, *Jurisdictional Authority –North Desert Region, Victor Valley*). Half of the region is under BLM jurisdiction, including Mojave Trails National Monument, 2,500 square miles in the eastern part of the County.

National Park lands include the Mojave National Preserve (2,411 square miles), mostly in the northeast quadrant of the region; 343 square miles of the south end of Death Valley National Park, most of which is in Inyo County to the north; and Castle Mountains National Monument, about 33 square miles near the northeast corner of the County. Other major recreational areas in the North Desert Region include Providence Mountains State Recreation Area in the Mojave National Preserve.

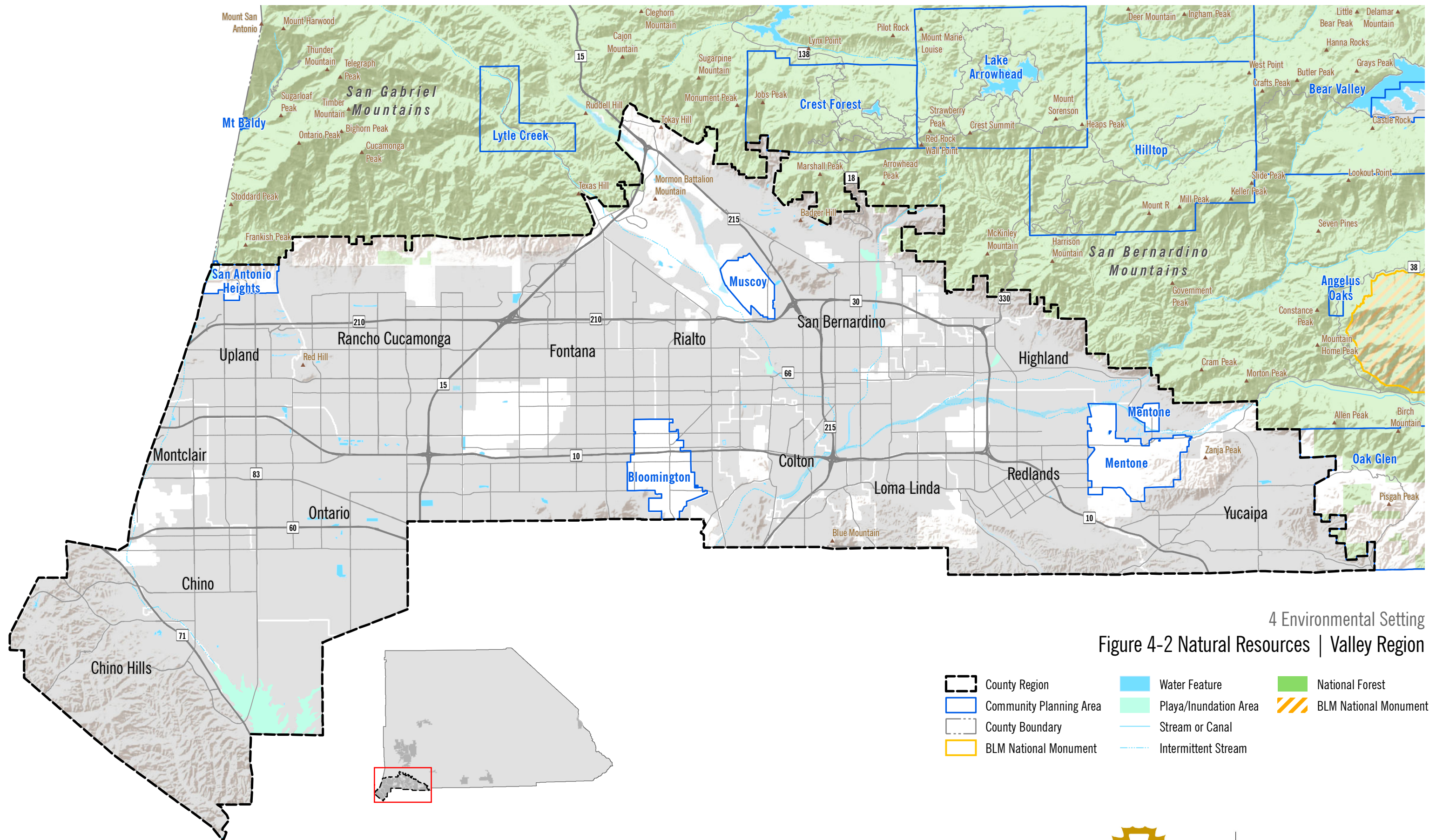
This region spans 77 percent of the County (15,389 square miles); it generally lies between 2,000 and 5,000 feet amsl and is characterized by mountain ranges and hills that are partially buried and separated by broad alluvial basins (see Figure 4.8, *Natural Resources – North Desert Region, Victor Valley*). One of the highest peaks in the region is Clark Mountain (7,929 feet amsl) in the northeast part of the region.



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Figure 4-1 Jurisdictional Authority | Valley Region

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Figure 4-2 Natural Resources | Valley Region

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|-------------------------|-----------------------|-----------------------|
| County Region | Water Feature | National Forest |
| Community Planning Area | Playa/Inundation Area | BLM National Monument |
| County Boundary | Stream or Canal | |
| BLM National Monument | Intermittent Stream | |

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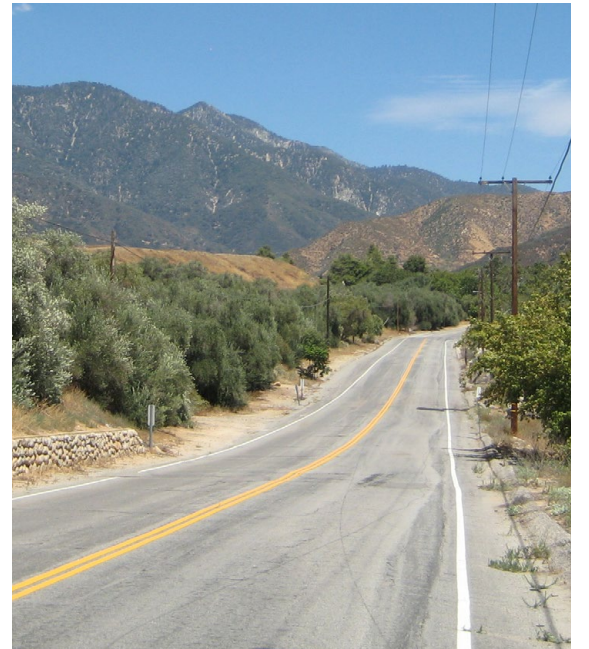
Undeveloped land in Muscoy.



Bloomington Branch Library.



Craftsman-style home in San Antonio Heights.



Rural highway in Oak Glen.



Mill Creek Cattle Company in Mentone.



Orchards in Oak Glen.



View looking north across Bloomington toward the San Gabriel and San Bernardino Mountains.



Residential neighborhood in Muscoy.



Sign welcoming visitors to Bloomington.



Rural residential area in Mentone.

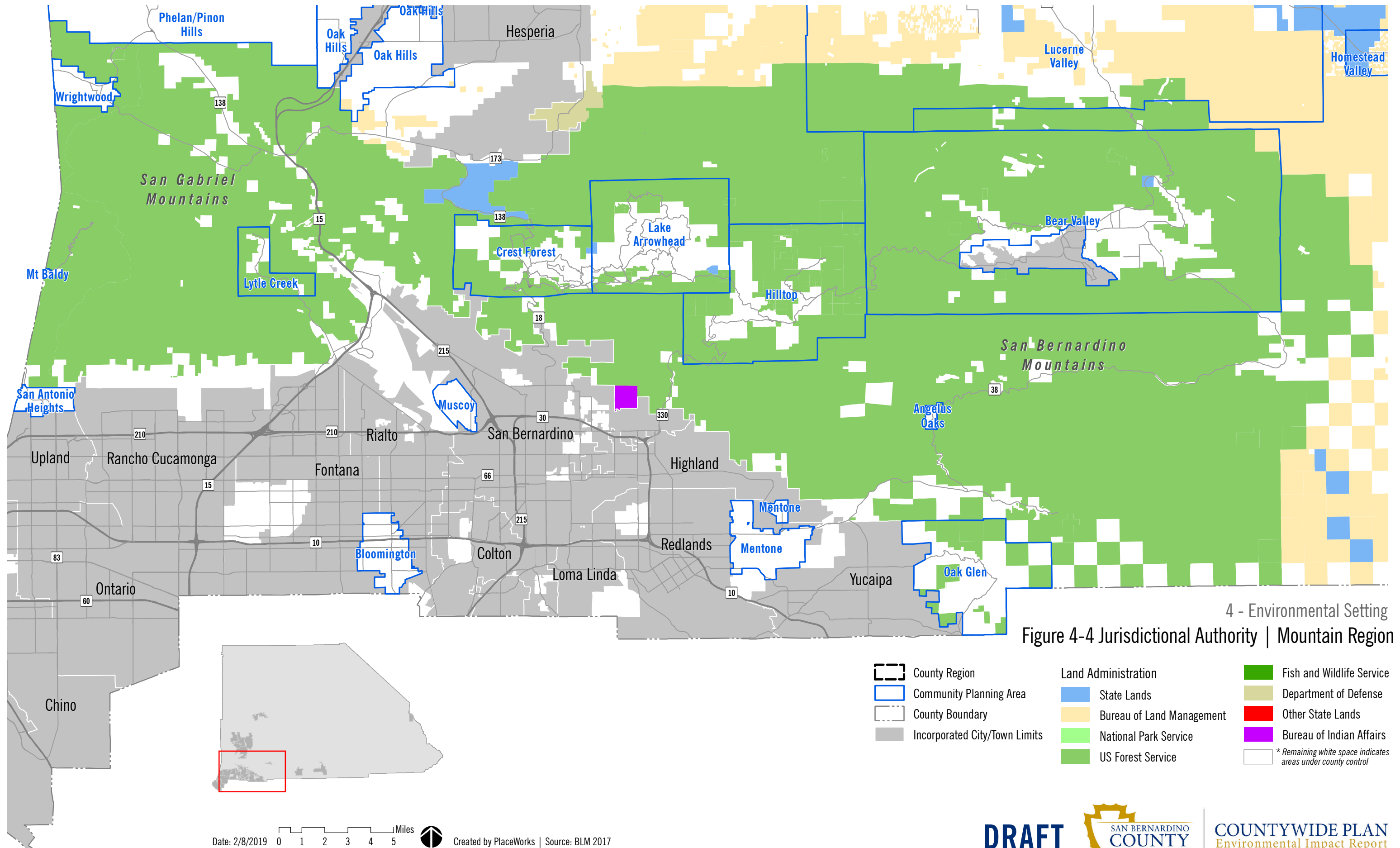


Commercial uses in Muscoy.

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Fig. 4-3 Valley Region Photographs

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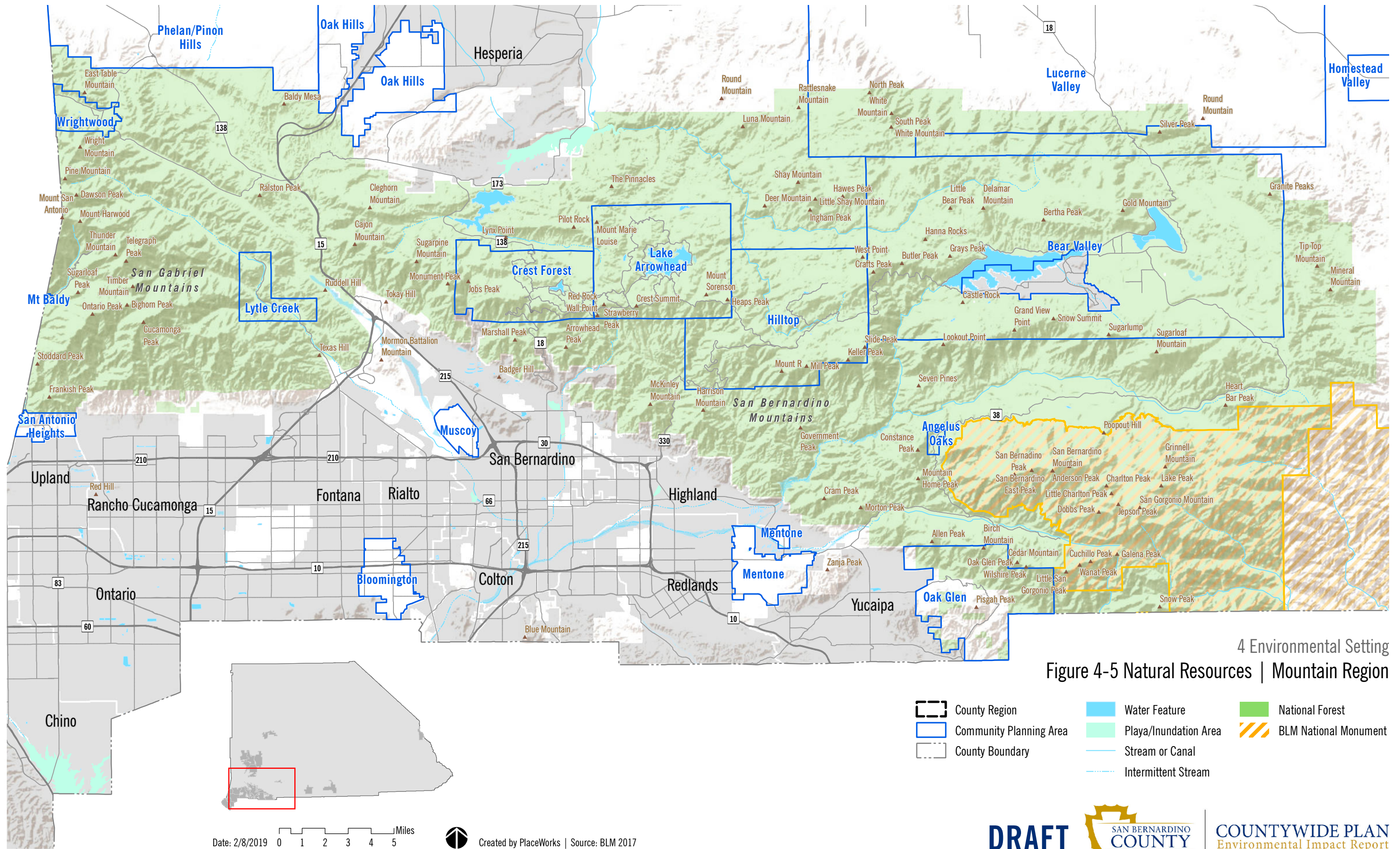
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Environmental Impact Report

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COUNTYWIDE PLAN
 Environmental Impact Report

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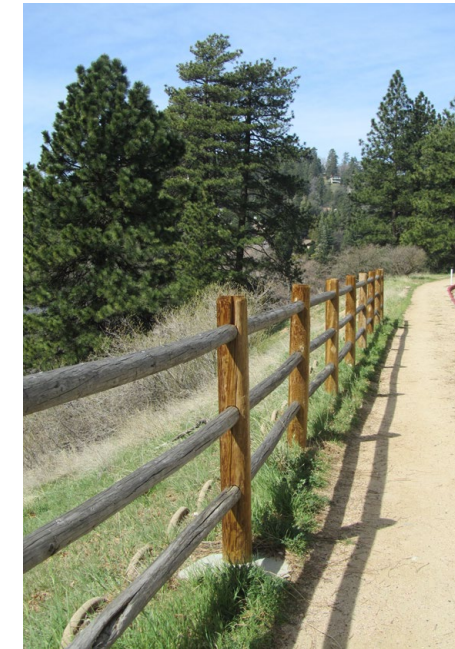
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The Mountain Sub-Region contains large expanses of pine forest.



Hilltop Area looking toward Big Bear Lake.



Split rail fence.



Boat docks on Lake Arrowhead.



Hilltop Boulevard in Running Springs.



Looking west up Lake Drive in Crestline.



Residential neighborhood in Lytle Creek.



Equestrian uses near Big Bear Lake.



Green Valley Lake north of Running Springs.



Commercial uses in Lake Arrowhead Village.



Mt. Baldy Visitor Center along Mt. Baldy Road.



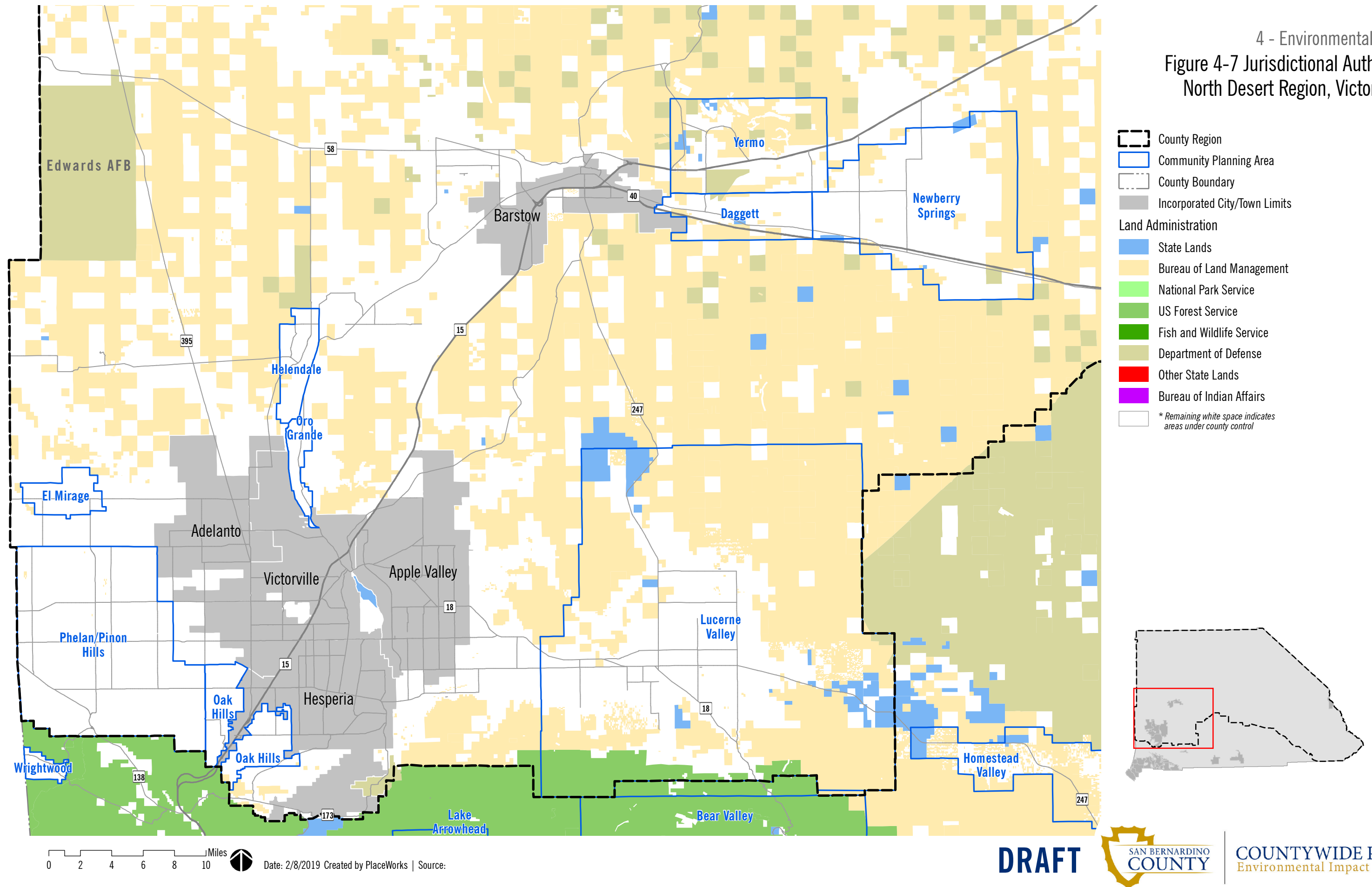
Lake Gregory Education Center in Crestline.

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Fig. 4-6 Mountain Region Photographs

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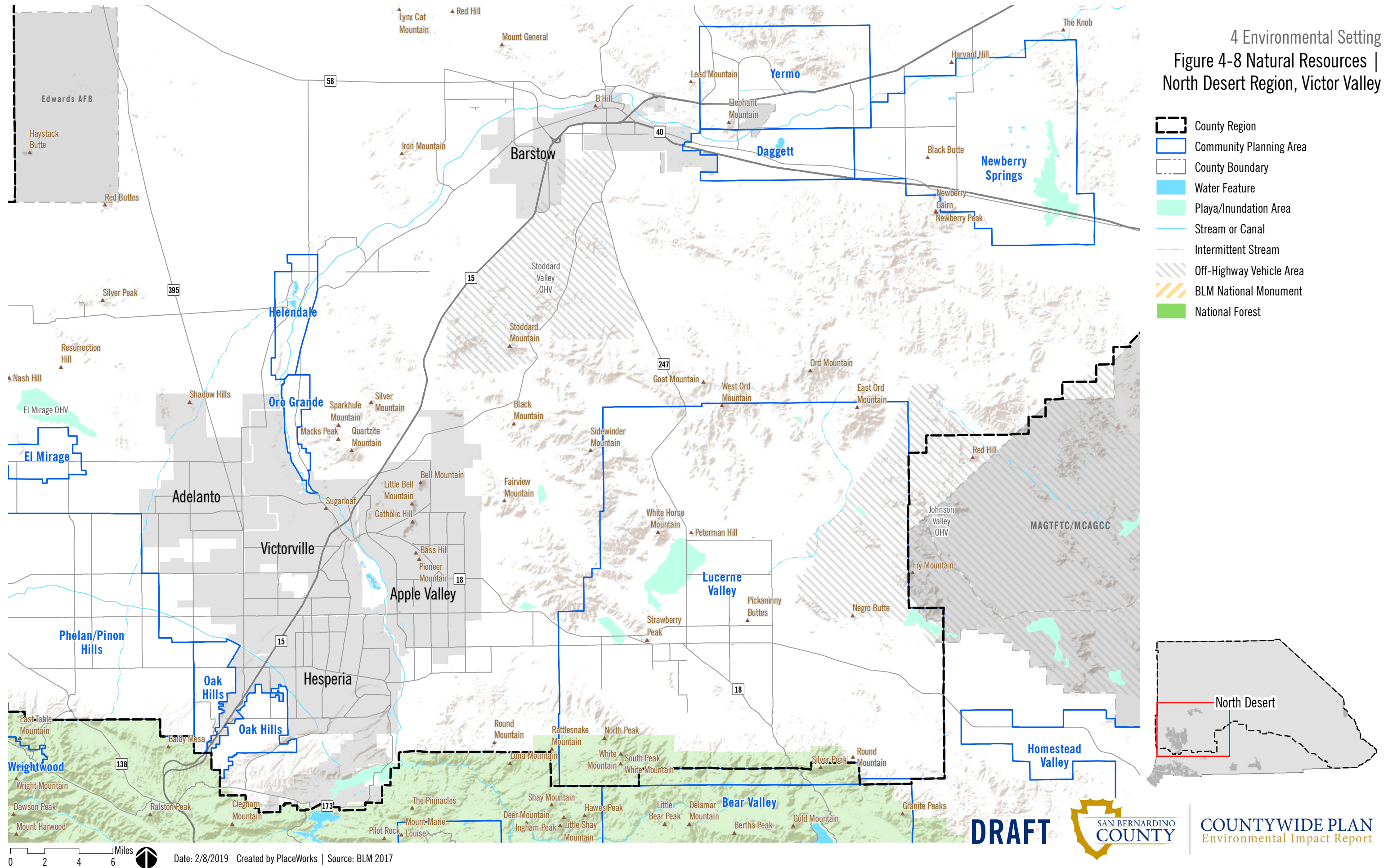
4 - Environmental Setting
 Figure 4-7 Jurisdictional Authority |
 North Desert Region, Victor Valley



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Figure 4-8 Natural Resources |
North Desert Region, Victor Valley



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The climate varies by elevation, consisting of warm to hot summers and cool to cold winters. Rain events, while typically spread out in frequency, are derived from winter frontal storms coming off the Pacific Ocean and intermittent summer monsoons.

The most abundant vegetation type is Sonoran and Mojavean Desert Scrub. The dominant plants are small to moderate-sized shrubs including creosote bush; Joshua trees are also common in parts of the region.

The desert region provides extensive open space and expansive vistas of undeveloped, desert land. Most of the Mojave Desert is in the region, and a major physical resource of these regions is the Mojave River, which extends north and east from the San Bernardino Mountains. The desert regions are known for their night skies.

Figure 4-9, *North Desert Region Photographs*, highlights photographs representing the character of the North Desert Region.

4.3.2.3 EAST DESERT

Approximately 84 percent of the region is federally owned. About 41 percent of the region is BLM land; other federal holdings in the region include the Twentynine Palms Marine Corps Air Ground Combat Center which spans much of the western half of the Region; and 189 square miles of the northern part of Joshua Tree National Park, which is mostly in Riverside County to the south (see Figure 4.10 *Jurisdictional Authority – East Desert*).

The East Desert Region encompasses 3,298 square miles, or 17 percent of the County, mostly in the south-central part of the County. The region is characterized by mountain ranges and hills separated by broad alluvial valleys. The Morongo Basin, a long east-west-trending desert valley, encompasses most of the southwest quadrant of the East Desert Region (see Figure 4.11, *Natural Resources – East Desert*).

The desert is polarizing in its climate, it has hot, dry summers, accompanied by mild to cold winters. Rain events are spread out in frequency. The most abundant vegetation type is Sonoran and Mojavean Desert Scrub dominated by small to moderate-sized shrubs.

Figure 4-12, *East Desert Region Photographs*, highlights photographs representing the character of the East Desert Region.

4.3.3 Existing Development

Over 95 percent of the land in the County is undeveloped. Other predominant land uses are industrial; transportation, communications, and utilities; military installations; single-family residential, and agriculture/ranches.

The transportation system in the County includes diverse elements including roadway and bicycle systems as well as multiple public transit systems providing both local and regional bus service. Regional connectivity to the County is provided by the Interstate 15 (I-15), Interstate 40 (I-140), Interstate 10 (I-10), S. Route 395 (US-395), and State Route 58 (SR-58). The regional system is depicted in Figure 4-13, *Current Roadway Network*.

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Table 4-1 details existing land uses in the County as of 2014 (latest complete dataset available), according to San Bernardino County Transportation Authority (SBCTA). As shown, over 95 percent of the land is undeveloped (12,061,249 acres). Other predominant land uses include industrial; transportation, communications, and utilities; military installations; single family residential, and agriculture/ranches.

Table 4-1 Existing Land Uses in the County by Region (Acres)*

Existing Land Use	Valley	Mountain	North Desert	East Desert	Total
Agriculture/Ranches	20,026	827	36,998	2,427	60,279
Commercial and Services	9,568	3,254	4,277	523	17,622
Education	6,642	287	3,376	328	10,632
General Office	25	-	-	-	25
Industrial	26,977	1,086	41,387	29,255	98,706
Military Installations	50	-	64,734	6,458	71,242
Mixed Commercial and Industrial	428	-	31	1	460
Mixed Residential	80	-	6	8	94
Mixed Residential and Commercial	3	-	3	-	5
Mobile Homes and Trailer Parks	2,511	98	1,075	272	3,956
Multi-Family Residential	8,460	167	1,945	326	10,898
Open Space and Recreation	7,210	3,285	6,831	1,276	18,602
Public/Quasi-Public Facilities	5,117	715	4,649	465	10,947
Rural Residential	1,685	5,417	75,404	45,373	127,879
Single Family Residential	75,537	13,183	57,150	7,531	153,401
Trans, Communications, & Utilities	28,265	4,252	71,639	3,890	108,046
Under Construction	1,032	28	209	13	1,282
Water	663	5,329	496	1	6,489
Right-of-way ¹	480	853	3,090	714	5,136
Undeveloped	82,507	492,873	9,474,215	2,011,654	12,061,249
TOTAL	277,265	531,654	9,847,517	2,110,515	12,766,951

Source: San Bernardino County Transportation Authority, Existing Land Use, 2014.

* Entire County including incorporated areas, federal, state and tribal lands.

¹ Only parcelized rights-of-way are included.



Silver Valley High School in Yermo.



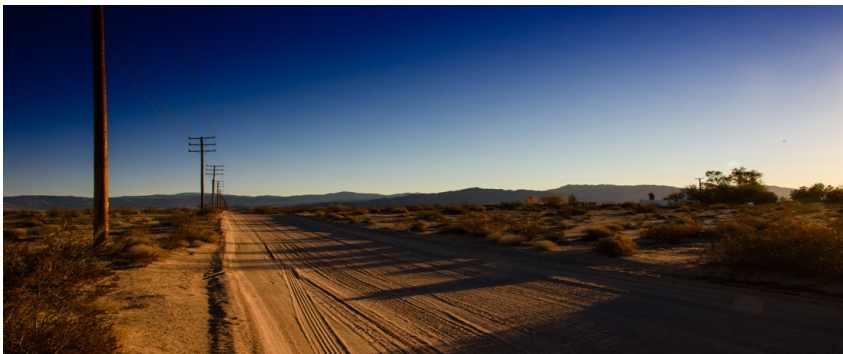
Undeveloped land near Baker.



Joshua Tree in El Mirage.



Rural road in Phelan/Pinon Hills.



Rural road in Newberry Springs.



Playground in Phelan/Pinon Hills.



Route 66 mural in Oro Grande.



Calico Ghost Town near Yermo.



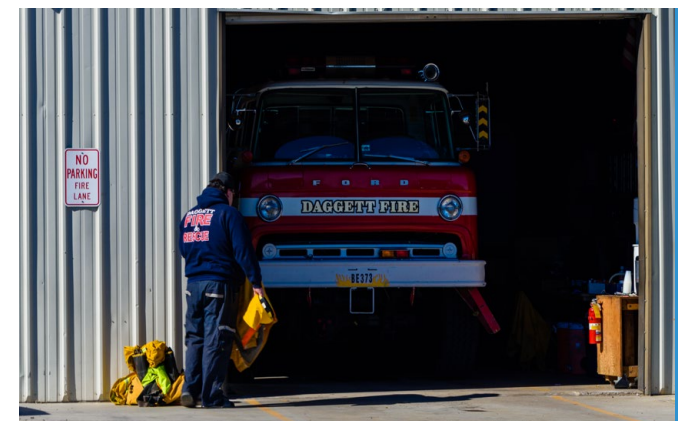
Historic wagon wheel in Daggett.



Residential area in Helendale.



Looking southwest down Baker Boulevard in Baker.

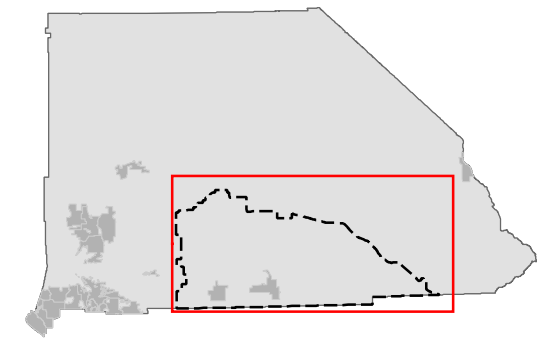
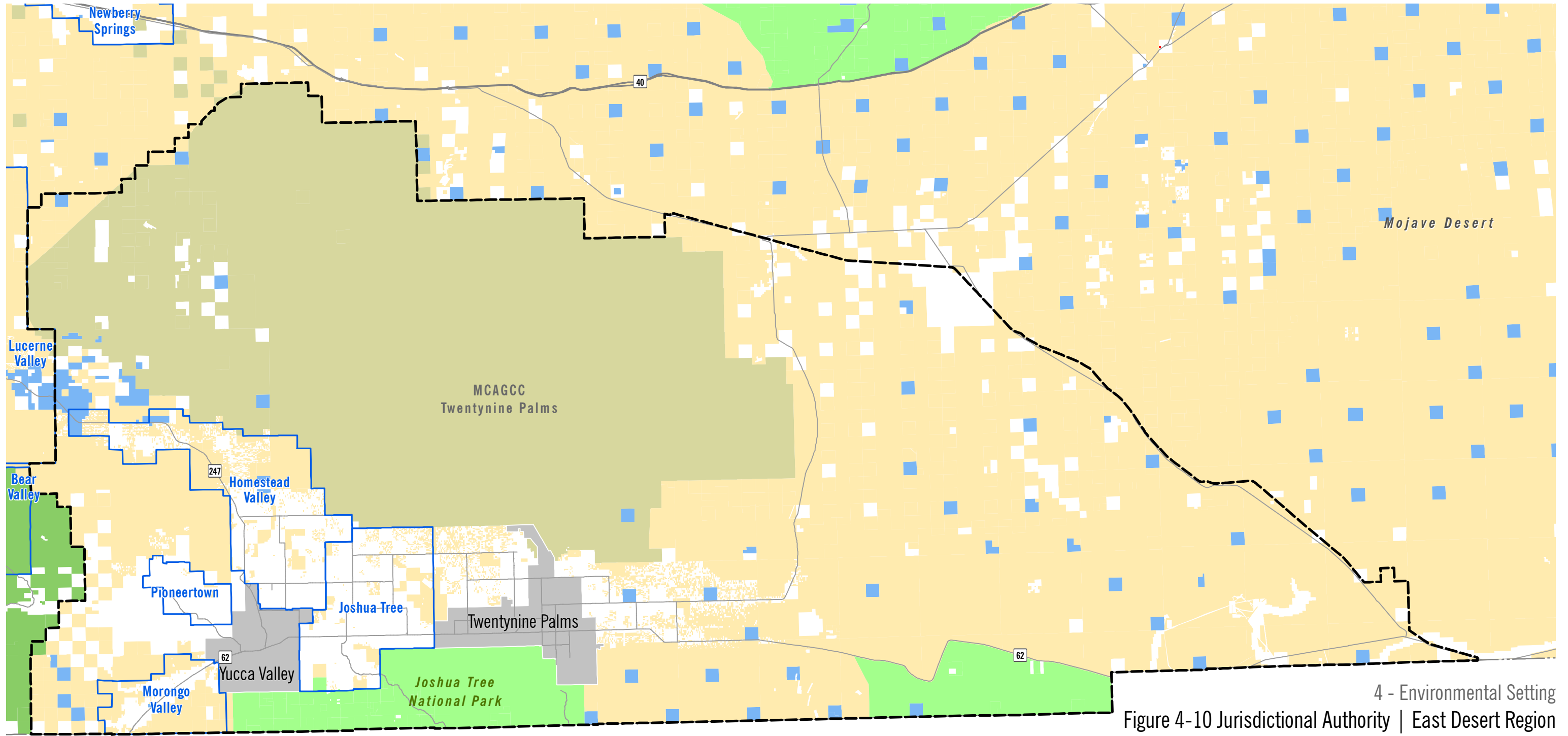


Fire station in Daggett.

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Fig. 4-9 North Desert Region Photographs

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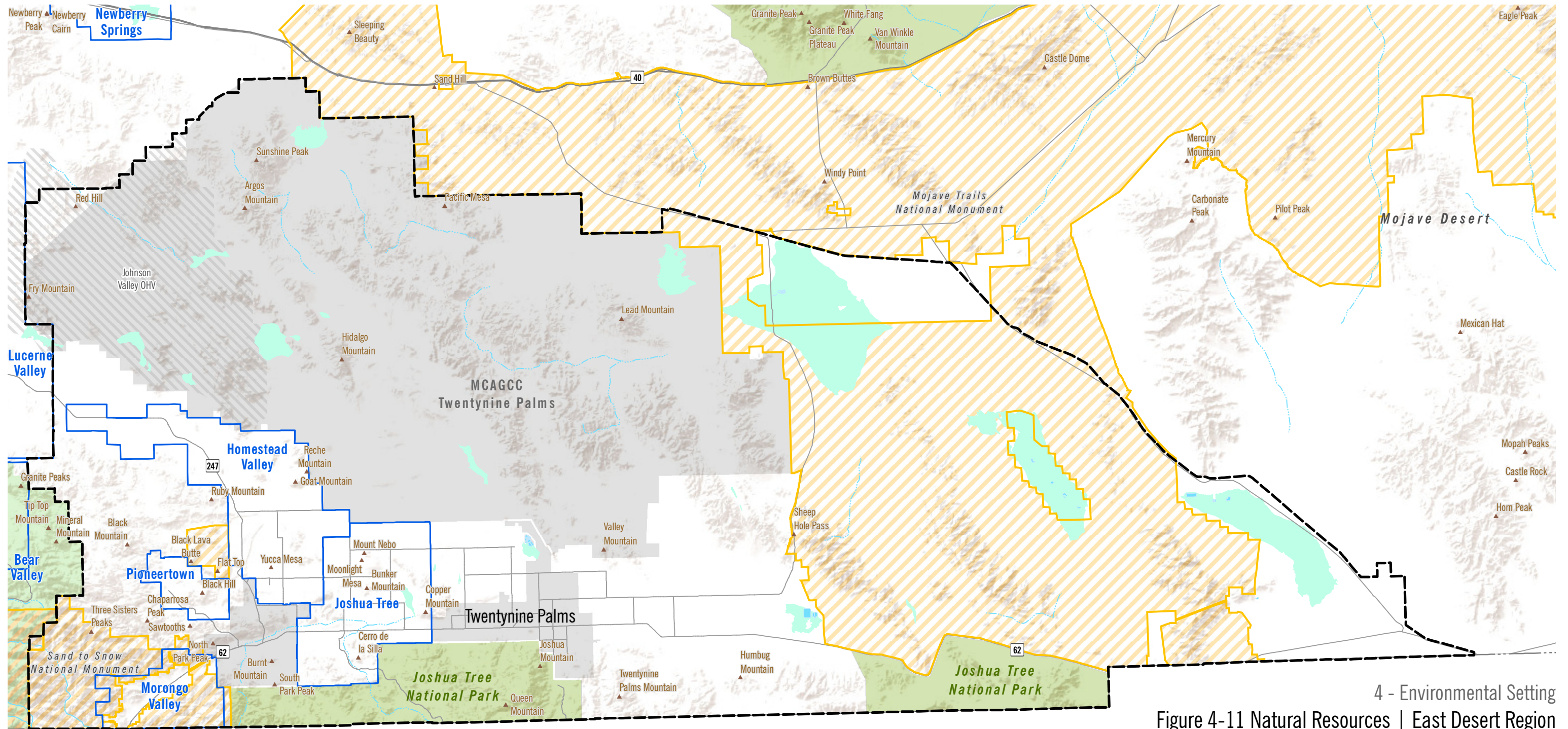
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| <ul style="list-style-type: none"> County Region Community Planning Area County Boundary Incorporated City/Town Limits | Land Administration <ul style="list-style-type: none"> State Lands Bureau of Land Management National Park Service US Forest Service | <ul style="list-style-type: none"> Fish and Wildlife Service Department of Defense Other State Lands Bureau of Indian Affairs * Remaining white space indicates areas under county control |
|--|---|---|

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Figure 4-11 Natural Resources | East Desert Region

- | | | |
|-------------------------|-----------------------|--------------------------|
| County Region | Water Feature | Off-Highway Vehicle Area |
| Community Planning Area | Playa/Inundation Area | National Park |
| County Boundary | Stream or Canal | National Forest |
| | Intermittent Stream | BLM National Monument |

Date: 6/12/2019 0 4 8 12 Miles



Created by PlaceWorks | Source: BLM 2017

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Covington Park skate park in Morongo Valley.



Rural highway in Homestead Valley.



Windmill in Pioneertown.



Joshua Tree in the community of Joshua Tree.



Rural residential uses in Morongo Valley.



Flowering cacti.



Joshua Tree Elementary School.



Hikers in Morongo Valley.



Example of frontier-themed buildings in Pioneertown.



Open vista typical of the East Desert region.



Homestead Valley Park.



View looking down Pioneertown Road.

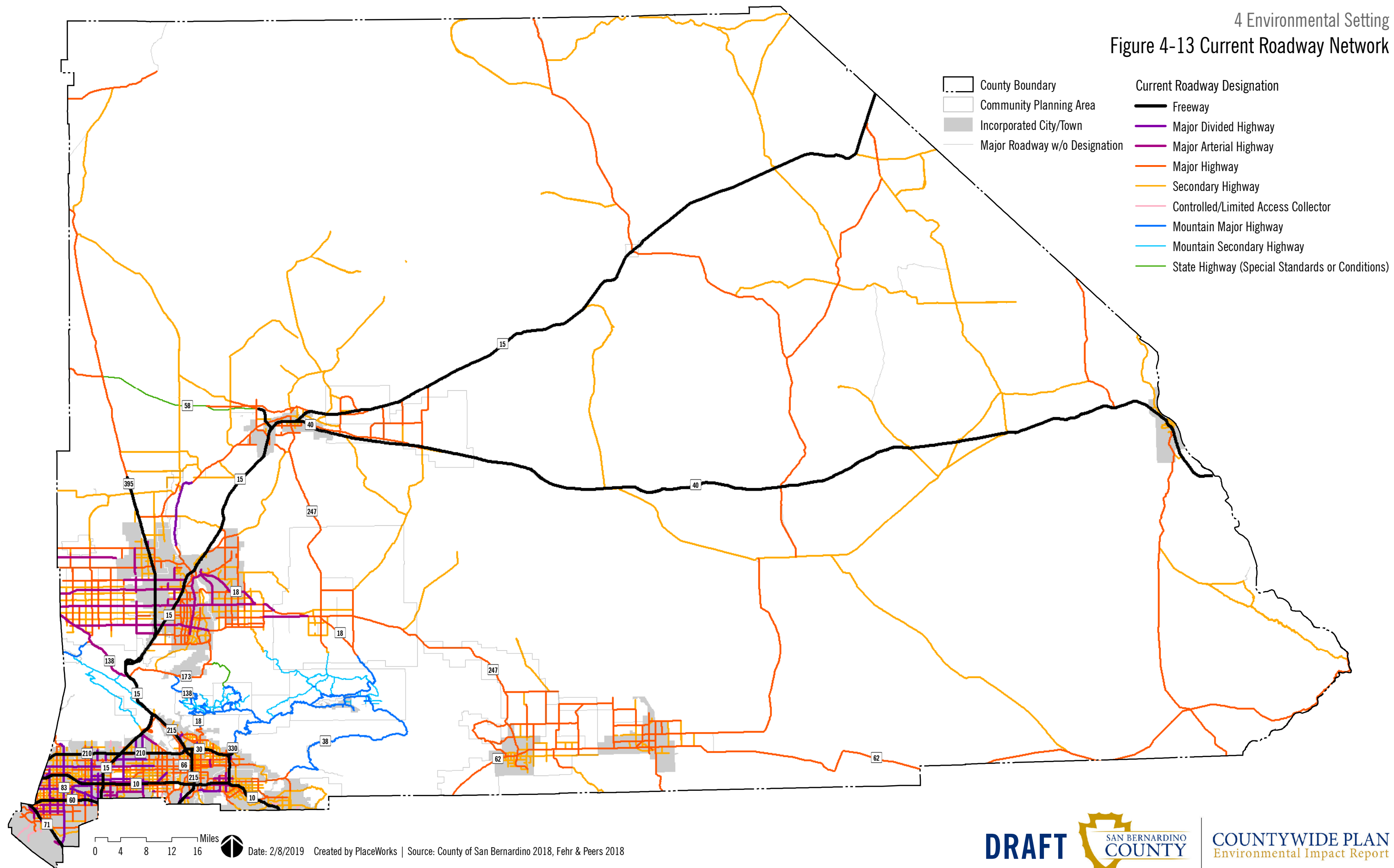
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Fig. 4-12 East Desert Region Photographs

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Figure 4-13 Current Roadway Network



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4.3.3.1 LAND USE AND TRANSPORTATION

Valley Region

About 85 percent of this region—368 square miles—is in incorporated cities (see Figure 4-1, *Jurisdictional Authority – Valley Region*). About 64 percent of the Valley Region is developed, housing about 73 percent of the total County population. Well over 80 percent of the County’s agricultural production by dollar value is from the Valley Region, and about 76 percent of production consists of livestock and poultry (DAWM 2017).

The major transportation routes extending east and northeast from the Los Angeles Metropolitan Area pass through the Valley Region, including Interstate 10 (I-10), I-15, State Route 210 (SR-210), and SR-60 as well as the BNSF and Union Pacific railroads.

Mountain Region

Only 4 percent of the region is developed, and only six square miles—less than 1 percent—is incorporated (City of Big Bear Lake; see Figure 4-4, *Jurisdictional Authority – Mountain Region*). The population of the region is 59,415, less than three percent of the total County population. Most of the development in the Mountain Region is in valleys such as Bear Valley and along the shores of reservoirs and lakes such as Lake Arrowhead. The San Bernardino Mountains holds 88 percent of the region’s population, and only 12 percent of the population is in the San Gabriel Mountains.

The major transportation routes extending northeastward from the Los Angeles Metropolitan Area—including I-15—extend through Cajon Pass. Other major highways in the region are SR-18, SR-38, SR-330, and SR-138.

North Desert Region

Approximately 2 percent of the region is developed. The population of the region, 445,347, is 21 percent of the total County population. Most of the population is in the southwest quadrant of the region in and near the Mojave River Valley, from the City of Hesperia on the south to the City of Barstow on the north. The most populous community elsewhere in the region is Fort Irwin, a US Army installation in the northeast quadrant, which had population of 8,845 in the 2010 US Census (USCB 2018). Approximately 2 percent of the region (320 square miles) is incorporated (see Figure 4-7, *Jurisdictional Authority – North Desert Region, Victor Valley*).

There are several large military installations in the region—Fort Irwin National Training Center (Army); the China Lake Naval Air Weapons Station; the eastern part of Edwards Air Force Base; and Marine Corps Logistics Base Barstow.

Major transportation routes are I-15 and US 395 (north-south); I-40, SR-58, and SR-18 (east-west); and the BNSF and Union Pacific railroads.

East Desert Region

Approximately 4 percent of the East Desert Region is developed. The population of the region is 73,013, which represents about 3.5 percent of the County population, with people living almost entirely in the Morongo

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Basin. The eastern half of the region is almost completely vacant. About 3 percent of the region (94 square miles) is incorporated (see Figure 4-10, *Jurisdictional Authority – East Desert*)

SR-62 is the major east-west highway in the region, and SR-247 extends from the Town of Yucca Valley north to Barstow.

4.3.3.2 POPULATION, HOUSING AND EMPLOYMENT

Existing population, housing, and employment estimates for each of the four regions are listed in Table 4-2. Detailed estimates for existing and proposed CPA and SOIs are listed in Table 4-4.

Table 4-2 Existing Population, Housing, and Employment by Region*

	Population	Housing Units	Nonresidential Building Area, square feet	Employment
Valley Region	1,536,347	465,407	327,288,487	588,152
Mountain Region	59,415	54,668	6,500,875	11,358
North Desert Region	445,347	151,247	46,572,871	77,539
East Desert Region	73,013	36,901	6,083,735	8,863
Total	2,114,122	708,223	386,445,968	685,912

* Entire County including incorporated areas.

4.3.4 General Plan and Zoning

4.3.2.2 CURRENT GENERAL PLAN FRAMEWORK

The current County General Plan was adopted in March 2007 and consists of the following eight elements: Land Use; Circulation and Infrastructure; Housing; Conservation; Open Space; Noise; Safety; and Economic Development. In 2018, the County adopted a Renewable Energy and Conservation Element, with amendments related to utility-scale renewable energy placement in February 2019.

The General Plan contains goals and policies for each element that guide future development within the unincorporated County. It also identifies implementation measures to ensure the policies of the General Plan are carried out. It describes the planning area, provides an overview of existing conditions, and identifies the environmental resources and constraints in the County. A series of maps are also provided, including land use zoning district maps; hazard overlay maps; geologic hazard overlay maps; circulation maps; resource overlay maps (biotic resources, open space, cultural resources sensitivity, paleontologic resources sensitivity, and mineral resources); and alternate housing overlay maps.

Community Plans

Together with the 2007 General Plan, the County adopted 13 community plans to guide future growth and development in select unincorporated communities while maintaining their distinct character and sense of identity. A fourteenth community plan was adopted in 2013 for the Oak Hills Community. In total, the following

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14 community plans contain goals and policies that augment the County's 2007 General Plan and attempt to address unique issues and concerns facing each community.

Valley Region

- Bloomington Community Plan
- Muscoy Community Plan

Mountain Region

- Bear Valley Community Plan
- Crest Forest Community Plan
- Hilltop Community Plan
- Lake Arrowhead Community Plan
- Lytle Creek Community Plan
- Oak Glen Community Plan

Desert Region

- Homestead Valley Community Plan
- Joshua Tree Community Plan
- Lucerne Valley Community Plan
- Morongo Valley Community Plan
- Oak Hills Community Plan
- Phelan/Pinon Hills Community Plan

In 2016, the County began updating the 14 existing community plans and transitioning the goal and policy content to a single Policy Plan. The County then began to transition the remaining content from the existing community plans to community action guides, which would be more action-oriented and focus on specific tools and strategies to improve each individual community. The County also expanded the geographic focus from 14 community planning areas to over two dozen.

4.3.2.3 CURRENT LAND USE DISTRICTS

The County currently has a "one-map system," which allows the use of a single map to show both General Plan land use districts and zoning categories (i.e., each parcel's land use designation and zoning are the same). The one-map approach ensures land use consistency between the County's General Plan and its zoning code. Table 3-1 in Chapter 3, *Project Description*, provides a summary of current land use districts within each geographical planning region. The three land use districts that cover the most amount of land are Resource Conservation (RC), Rural Living (RL/RL-5), and Agriculture (AG), which combined encompass approximately 98 percent of unincorporated County land.

4.3.2.4 CURRENT ZONING

The County Code, specifically Title 8, Development Code, provides the basis for current zoning in the unincorporated areas. For each zone, the County Code provides development standards governing items such as permitted land uses, minimum lot area, maximum height limit, parking requirements, yard setback requirements, open space requirements, and other standards as appropriate.

4.3.5 Public Services and Utilities

Public services and utilities are provided in the County by providers listed in Table 4-3. Additional information describing the existing provision of services and utilities in the County is included in Sections 5.14, *Public Services*, and 5.18, *Utilities and Service Systems*, of this PEIR.

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Public services providers in unincorporated areas—the County Sheriff’s Department, Fire Department, and Library—serve such areas countywide; whereas wastewater treatment providers and retail water purveyors usually serve one or a few communities.

Table 4-3 Public Service and Utility Providers

Public Services		
Police	San Bernardino County Sherriff's Department	
Fire Protection and Emergency Medical Services	San Bernardino County Fire Department San Bernardino County Fire Districts and County Service Areas California Department of Forestry and Fire Protection	
Public Schools	San Bernardino County Superintendent of Schools	
Library	San Bernardino County Library	
Utilities		
Water Wholesalers: purchase imported water from the State Water Project or the Metropolitan Water District of Southern California; wholesale the water to retail water purveyors.	Valley Region	San Bernardino Valley Municipal Water District Inland Empire Utilities Agency
	Mountain Region	Crestline – Lake Arrowhead Water Agency
	North Desert and East Desert regions	Mojave Water Agency
Retail Water Purveyors	All regions	400 providers including water districts, city water agencies, and private companies; 49 purveyors are identified in Table 5.18-4 in Section 18, <i>Utilities and Service Systems</i> .
Wastewater Treatment <i>Portions of all 4 County regions use septic tanks for wastewater disposal</i>	Valley Region	Inland Empire Utilities Agency (various locations) City of Rialto City of Colton City of San Bernardino City of Redlands Yucaipa Valley Water District
	Mountain Region	Big Bear Regional Wastewater Agency Crestline Sanitation District Running Springs Water District Lake Arrowhead CSD Lytle Creek CSA 70 S-3 CSA 79 (Green Valley Lake)
	North Desert Region	Victor Valley Regional Wastewater Agency City of Adelanto City of Barstow City of Needles CSA 42 (Oro Grande) Helendale CSD Baker CSD
	East Desert Region	All the unincorporated areas of the East Desert region use septic tanks for wastewater disposal
Storm Drains	San Bernardino County Flood Control District	

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Table 4-3 Public Service and Utility Providers

Solid Waste (collection)	Valley Region	Burrtec Waste Industries: EDCO Disposal Services: Cal Disposal Services: Empire Disposal Jack's Disposal Services
	Mountain Region	CR&R Big Bear City Big Bear Disposal Empire Disposal Mountain Disposal Services
	North Desert Region	Advance Disposal AVCO/Burrtec Waste Industries Benz Sanitatio Burrtec Waste Industries CR&R
	East Desert Region	Burrtec Waste Industries
Solid Waste (landfills)	San Bernardino County Solid Waste Management Division	
Electricity	All Regions	Southern California Edison serves most of the Valley, North Desert, and East Desert regions, and parts of the Mountain Region
	Valley Region	City of Colton Rancho Cucamonga Municipal Utility
	Mountain Region	Bear Valley Electric Service (Bear Valley communities including City of Big Bear Lake, Big Bear City, Moonridge, Sugarloaf, Fawnskin)
	North Desert Region	City of Needles
Natural Gas	Southern California Gas Company serves the Valley and East Desert regions, and portions of the Mountain and North Desert regions Southwest Gas Corporation (Portions of the North Desert Region including Victor Valley and Barstow; and the Bear Valley communities in the Mountain Region)	

Sections 5.14, *Public Services*, and 5.18, *Utilities and Service Systems*, provide additional info regarding existing public service and utilities conditions. An analysis of Project-related impacts is also provided in each section.

4.4 ASSUMPTIONS REGARDING CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when a project's incremental effect is cumulatively considerable. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great detail as that necessary for the proposed Project alone. Section 15355 of the CEQA Guidelines defines cumulative impacts to be "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative impacts represent the change caused by the incremental impact of the proposed Project when added to effects of past projects, other current projects and probable future projects in the vicinity.

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CEQA Guidelines Section 15130 (b)(1) states that the information utilized in an analysis of cumulative impacts should come from one of two sources, either:

- 1) A list of past, present and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts analyses in this PEIR use Method No. 2. The proposed Project consists of the Countywide Plan, in particular the Policy Plan and its proposed land use plan. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with buildout of the proposed land use plan. As a result, this PEIR addresses the cumulative impacts of buildout of the proposed land use plan in the unincorporated County in conjunction with development in the incorporated cities of the County to account for cumulative development impacts of the entire County.

Potential cumulative impacts that have the potential for impacts beyond the unincorporated County areas (e.g., traffic, air quality, GHG emissions, noise) have already been addressed through cumulative growth in the County. For example, regional growth beyond unincorporated County land has accounted for traffic, air quality, GHG emissions, and noise impacts through use of SANBAG's countywide travel demand model, which is a model that uses regional growth projections to calculate future traffic volumes and includes both incorporated and unincorporated areas of the County.

The growth projections adopted by each incorporated city within the County are used for the cumulative impact analyses of this PEIR. Please refer to Chapter 5, *Environmental Analysis*, of this PEIR for a discussion of the cumulative impacts associated with development and growth in the County. A summary of the extent of cumulative impacts is also identified below:

- **Aesthetics.** Cumulative impacts consider the potential for buildout of the Countywide Plan and incorporated cities' general plans to impact scenic resources in the County, including scenic viewsheds and landforms, open space, and scenic roads and highways.
- **Agricultural and Forestry Resources.** Cumulative impacts assess potential cumulative agricultural resources impacts within the incorporated and unincorporated communities in the County.
- **Air Quality.** Air quality impacts are analyzed on both a regional and localized level. For cumulative impacts, the analysis is based on the regional boundaries of the South Coast Air Basin and Mojave Desert Air Basin.
- **Biological Resources.** Cumulative impacts consider potential impacts to sensitive habitat, protected species, and jurisdictional resources on a countywide scale.
- **Cultural Resources.** Cumulative impacts consider the potential for the proposed Project in conjunction with anticipated development in neighboring incorporated cities to result in compounded impacts on cultural resources in the area within a one-half-mile radius for historical, archaeological, and paleontological resources.

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- **Geology and Soils.** Geologic and soils impacts are site-specific and generally do not combine to result in cumulative impacts.
- **Greenhouse Gas Emissions.** GHG emissions impacts are not site-specific impacts but cumulative impacts. Therefore, the analysis in Section 5.7 is the Project's cumulative contribution to GHG emissions impact.
- **Hazards and Hazardous Materials.** Hazardous materials impacts are site specific and would not combine with impacts of other projects to result in cumulatively considerable impacts. However, cumulative impacts related to airport and wildfire hazard consider cumulative development within the airport influence areas of each airport and contiguous cumulative developments in areas of very high fire severity zones.
- **Hydrology and Water Quality.** Cumulative hydrological and water quality impacts are based on the boundaries of the three RWQCBs—Lahontan Region 6, Colorado River (Region 7), and the Santa Ana River (Region 8).
- **Land Use and Planning.** Cumulative impacts are based on applicable jurisdictional boundaries and related plans, including the general plans of incorporated cities within the County and regional land use plans (e.g., SCAG's RTP/SCS).
- **Mineral Resources.** Cumulative impacts consider impacts to regionally significant mineral resource areas and recovery sites.
- **Noise.** Cumulative noise impacts are based on the traffic study, which considers the regional growth based on countywide and regional projections.
- **Population and Housing.** Cumulative impacts are based on regional demographic patterns identified in regional plans (e.g., SCAG's RTP/SCS).
- **Public Services.** Cumulative impacts are based on cumulative development within each service provider's boundaries—San Bernardino County Fire Department/CAL FIRE, San Bernardino County Sheriff's Department, San Bernardino County Superintendent of Schools, and San Bernardino County Library System (see Table 4-1).
- **Recreation.** Cumulative impacts are assessed relative to potential park and open space demand Countywide, including incorporated areas.
- **Transportation & Traffic.** The traffic study considers both Project-specific and the Project's cumulative contribution to traffic in Project vicinity. The analysis is based on the SANBAG subregional transportation model and regional growth projections identified by SCAG.

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- **Tribal Cultural Resources.** Cumulative impacts related to tribal cultural resources are based on the local Native American tribes' culturally significant areas, which includes, but are not limited to, cultural landscapes and regions to specific heritage sites and other tribal cultural places.
- **Utilities and Service Systems.** Cumulative impacts related to utilities and service systems are based on cumulative development within each service provider's boundaries as detailed in Table 4-1 above.

Buildout Projections for Cumulative Impacts Analyses

Table 4.4, *Demographic Projections for Cumulative Analyses*, presents population, housing, and nonresidential square footage projections for existing conditions (2017); Countywide Plan horizon year 2040, and net changes.

Table 4.5, *Proportions of Demographic Measures in Unincorporated and Incorporated Areas*, shows proportions of population, housing units, nonresidential square footage, and employment in unincorporated and incorporated areas in each of the four County regions—and County totals—for existing conditions, net changes, and Countywide Plan horizon year 2040. Note that in three of the four regions (Valley, North Desert, and East Desert), most residents live in incorporated areas in existing conditions; while the reverse is true for the Mountain Region. Likewise, approximately 90 percent or more of the net increase in population due to Countywide Plan buildout in the Valley Region and the two desert regions would occur in incorporated areas; the corresponding percentage for the Mountain Region is 42.6 percent.

Most existing employment in the Valley region and the two desert regions is also in incorporated areas. 90 percent or more of the net increase in employment due to Countywide Plan buildout in each of the four regions would occur in incorporated areas. Projections for 2040 show about 88 percent or more of employment in the Valley Region and the two desert regions—and approximately 40 percent of employment in the Mountain Region—in incorporated areas.

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Table 4.4 Demographic Projections for Cumulative Analyses

Area	Existing Conditions 2016				Net Change				Countywide Plan Horizon Year 2040			
	Population	Housing Units	Nonresidential SF	Employment (2015)	Population	Housing Units	Nonresidential SF	Employment	Population	Housing Units	Nonresidential SF	Employment
VALLEY REGION												
Unincorporated Areas¹												
Bloomington CPA	25,228	6,108	1,998,534	2,989	19,270	6,169	3,756,069	2,727	44,498	12,277	5,754,602	5,716
Mentone CPA	9,901	3,440	1,223,890	1,726	323	108	271,603	501	10,224	3,548	1,495,492	2,227
Muscoy CPA	13,025	2,648	411,639	550	449	154	384,787	715	13,474	2,802	796,426	1,265
San Antonio Heights CPA	3,396	1,302	90,840	312	49	15	793	1	3,445	1,317	91,632	313
East Valley Area Plan	1,016	306	1,518,818	6,042	3,243	977	4,129,593	2,138	4,259	1,283	5,648,411	8,180
Chino SOI	5,604	1,693	899,132	1,208	141	51	300,031	109	5,745	1,744	1,199,162	1,317
Colton SOI	3,102	863	55,524	179	194	65	0	0	3,296	928	55,524	179
Fontana SOI	24,710	5,520	8,589,515	12,557	482	225	8,724,613	4,397	25,193	5,745	17,314,127	16,954
Highland SOI	0	0	0	0	0	0	0	0	0	0	0	0
Loma Linda SOI	76	29	2,610	4	548	155	6,347	10	623	184	8,958	14
Montclair SOI	7,766	1,862	1,302,533	1,803	58	21	0	0	7,823	1,883	1,302,533	1,803
Rancho Cucamonga SOI	146	38	9	74	0	0	0	0	146	38	9	74
Redlands SOI	300	112	3,359	28	0	0	0	0	300	112	3,359	28
Rialto SOI	6,700	1,723	1,425,615	1,733	0	0	0	0	6,700	1,723	1,425,615	1,733
San Bernardino SOI	26,357	7,440	2,119,849	1,417	137	38	813,614	944	26,494	7,477	2,933,463	2,361
Yucaipa SOI	4	1	0	3	0	0	0	0	4	1	0	3
Other Unincorporated Areas	1,086	327	56,814	226	0	0	0	0	1,086	327	56,814	226
Subtotal	128,415	33,413	19,698,680	30,851	24,893	7,978	18,387,448	11,541	153,308	41,391	38,086,128	42,392

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Table 4.4 Demographic Projections for Cumulative Analyses

Area	Existing Conditions 2016				Net Change				Countywide Plan Horizon Year 2040			
	Population	Housing Units	Nonresidential SF	Employment (2015)	Population	Housing Units	Nonresidential SF	Employment	Population	Housing Units	Nonresidential SF	Employment
Incorporated Cities and Towns												
Chino	83,670	21,006	22,501,513	42,315	36,730	14,783	25,844,843	8,285	120,400	35,789	48,346,356	50,600
Chino Hills	77,266	25,012	7,606,439	13,527	17,634	4,777	13,594,651	5,073	94,900	29,789	21,201,091	18,600
Colton	53,856	17,637	11,419,663	20,278	15,244	4,258	22,088,240	8,922	69,100	21,895	33,507,903	29,200
Fontana	205,228	53,588	36,887,272	50,988	75,672	24,307	60,049,167	19,812	280,900	77,895	96,936,439	70,800
Grand Terrace	12,393	4,446	1,384,765	2,248	1,807	1,554	5,908,229	3,052	14,200	6,000	7,292,994	5,300
Highland	54,490	16,671	2,956,102	5,832	12,410	5,013	9,208,383	4,368	66,900	21,684	12,164,485	10,200
Loma Linda	23,859	9,486	7,867,616	18,751	5,441	2,935	9,271,332	2,349	29,300	12,421	17,138,948	21,100
Montclair	38,294	11,233	8,201,085	14,308	4,406	978	7,849,095	4,692	42,700	12,211	16,050,180	19,000
Ontario	169,389	51,371	59,879,094	115,257	89,211	27,892	83,897,627	60,143	258,600	79,263	143,776,721	175,400
Rancho Cucamonga	173,309	58,322	40,126,890	79,129	30,991	18,625	37,850,940	25,471	204,300	76,947	77,977,830	104,600
Redlands	70,442	25,986	16,397,005	32,455	15,058	8,119	30,504,351	20,945	85,500	34,105	46,901,355	53,400
Rialto	102,418	26,968	13,866,221	21,518	9,582	6,190	22,365,275	8,982	112,000	33,158	36,231,496	30,500
San Bernardino	214,581	62,089	59,868,573	105,347	42,819	19,069	65,087,180	23,553	257,400	81,158	124,955,753	128,900
Upland	75,851	28,571	14,717,955	28,066	5,849	1,850	17,953,447	15,434	81,700	30,421	32,671,402	43,500
Yucaipa	52,886	19,608	3,909,614	7,282	19,614	10,076	21,249,155	7,718	72,500	29,684	25,158,769	15,000
Subtotal	1,407,932	431,994	307,589,807	557,301	382,468	150,427	432,721,915	218,799	1,790,400	582,421	740,311,723	776,100
Valley Region Total												
	1,536,347	465,407	327,288,487	588,152	407,361	158,405	451,109,363	230,340	1,943,708	623,812	778,397,851	818,492
MOUNTAIN REGION												
Unincorporated Areas¹												
Angelus Oaks CPA	369	257	1,292	12	0	0	0	0	369	257	1,292	12
Bear Valley CPA	14,224	14,233	558,014	968	650	199	49,052	62	14,874	14,432	607,066	1,030
Crest Forest CPA	10,900	7,393	585,637	1,114	342	103	28,414	37	11,242	7,496	614,051	1,151
Hilltop CPA	5,761	5,245	268,895	624	343	103	18,310	16	6,104	5,348	287,205	640

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Table 4.4 Demographic Projections for Cumulative Analyses

Area	Existing Conditions 2016				Net Change				Countywide Plan Horizon Year 2040			
	Population	Housing Units	Nonresidential SF	Employment (2015)	Population	Housing Units	Nonresidential SF	Employment	Population	Housing Units	Nonresidential SF	Employment
Lake Arrowhead CPA	12,579	12,070	2,102,377	3,041	602	180	32,840	45	13,181	12,250	2,135,217	3,086
Lytle Creek CPA	1,019	537	7,650	11	87	25	16,523	20	1,106	562	24,173	31
Mount Baldy CPA	149	95	19,439	25	53	10	0	0	202	105	19,439	25
Oak Glen CPA	786	225	185,085	261	191	56	2,451	4	977	281	187,537	265
Wrightwood CPA	4,510	2,735	185,830	437	88	26	14,766	18	4,598	2,761	200,596	455
Big Bear Lake SOI	0	0	80	0	0	0	0	0	0	0	80	0
Other Unincorporated Areas	3,969	2,292	382,604	1,522	0	0	0	0	3,969	2,292	382,604	1,522
Subtotal	54,266	45,082	4,296,904	8,015	2,355	702	162,356	202	56,621	45,784	4,459,260	8,217
Incorporated Cities and Towns												
Big Bear Lake	5,149	9,586	2,203,971	3,343	1,751	881	4,323,786	2,057	6,900	10,467	6,527,756	5,400
Mountain Region Total												
	59,415	54,668	6,500,875	11,358	4,106	1,583	4,486,141	2,259	63,521	56,251	10,987,016	13,617
NORTH DESERT REGION												
Unincorporated Areas¹												
Baker CPA	711	269	202,979	368	83	25	1,836	3	794	294	204,814	371
Daggett CPA	492	291	76,424	110	83	25	7,025	9	575	316	83,448	119
El Mirage CPA	516	181	350,319	446	84	26	1,605	3	600	207	351,924	449
Helendale CPA	6,481	2,846	316,489	382	1,397	413	34,797	47	7,877	3,258	351,286	429
Lucerne Valley CPA	6,746	3,437	401,178	626	531	158	20,314	28	7,277	3,596	421,492	654
Newberry Springs CPA	2,174	1,217	104,271	171	205	62	22,894	29	2,379	1,279	127,166	200
Oak Hills CPA	10,101	3,329	230,384	499	693	212	15,726	26	10,794	3,541	246,111	525
Oro Grande CPA	799	347	458,551	531	83	26	16,100	20	882	373	474,651	551

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Table 4.4 Demographic Projections for Cumulative Analyses

Area	Existing Conditions 2016				Net Change				Countywide Plan Horizon Year 2040			
	Population	Housing Units	Nonresidential SF	Employment (2015)	Population	Housing Units	Nonresidential SF	Employment	Population	Housing Units	Nonresidential SF	Employment
Phelan/Pinon Hills CPA	22,921	8,615	1,960,609	2,301	1,241	364	27,103	45	24,162	8,979	1,987,712	2,346
Yermo CPA	2,001	796	63,116	502	88	26	16,614	20	2,089	822	79,730	522
Adelanto SOI	171	69	64,194	58	0	0	0	0	171	69	64,194	58
Apple Valley SOI	7,352	3,313	194,237	331	16,280	4,841	613,380	483	23,632	8,154	807,616	814
Barstow SOI	10,475	3,823	433,173	736	0	0	0	0	10,475	3,823	433,173	736
Hesperia SOI	424	175	35,758	32	0	0	0	0	424	175	35,758	32
Needles SOI	76	38	0	87	0	0	0	0	76	38	0	87
Victorville SOI	14,466	5,224	568,575	703	107	42	1,884	5	14,573	5,266	570,458	708
Other Unincorporated Areas	13,308	6,348	935,061	3,720	198	60	3,769	6	13,505	6,408	938,830	3,726
Subtotal	99,214	40,318	6,395,316	11,603	21,073	6,281	783,047	725	120,286	46,600	7,178,362	12,327
Incorporated Cities and Towns												
Adelanto	32,311	9,144	3,181,928	4,967	37,689	9,909	6,599,522	2,833	70,000	19,053	9,781,450	7,800
Apple Valley	71,455	25,909	6,880,662	12,170	29,145	10,723	37,803,540	15,430	100,600	36,632	44,684,202	27,600
Barstow	23,438	8,739	4,096,793	6,247	11,662	4,840	23,582,060	10,553	35,100	13,579	27,678,853	16,800
Hesperia	92,664	28,262	8,298,804	12,917	36,436	12,896	54,565,928	15,383	129,100	41,158	62,864,731	28,300
Needles	4,945	2,992	782,802	1,274	2,055	778	1,827,922	2,526	7,000	3,770	2,610,724	3,800
Victorville	121,320	35,883	16,936,566	28,361	63,180	22,433	76,631,564	24,339	184,500	58,316	93,568,130	52,700
Subtotal	346,133	110,929	40,177,555	65,936	180,167	61,578	201,010,535	71,064	526,300	172,507	241,188,090	137,000
North Desert Region Total												
	445,347	151,247	46,572,871	77,539	201,240	67,859	201,793,582	71,789	646,586	219,107	248,366,452	149,327
EAST DESERT REGION												
Unincorporated Areas¹												
Homestead Valley CPA	7,022	4,909	363,704	460	355	105	7,220	12	7,376	5,014	370,924	472
Joshua Tree CPA	9,122	5,432	1,108,291	1,676	827	238	39,970	53	9,949	5,670	1,148,262	1,729

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Table 4.4 Demographic Projections for Cumulative Analyses

Area	Existing Conditions 2016				Net Change				Countywide Plan Horizon Year 2040			
	Population	Housing Units	Nonresidential SF	Employment (2015)	Population	Housing Units	Nonresidential SF	Employment	Population	Housing Units	Nonresidential SF	Employment
Morongo Valley CPA	3,639	1,974	179,407	262	177	52	17,859	14	3,816	2,026	197,266	276
Pioneertown CPA	492	349	19,536	15	0	0	0	0	492	349	19,536	15
Twentynine Palms SOI	1,560	1,415	27,210	35	0	0	0	0	1,560	1,415	27,210	35
Other Unincorporated Areas	3,969	2,715	5,217	21	0	0	0	0	3,969	2,715	5,217	21
Subtotal	25,803	16,795	1,703,366	2,469	1,359	394	65,050	78	27,162	17,189	1,768,415	2,547
Incorporated Cities and Towns												
Twentynine Palms	25,848	10,219	1,973,311	2,462	11,452	1,781	13,925,235	6,038	37,300	12,000	15,898,546	8,500
Yucca Valley	21,362	9,887	2,407,058	3,932	4,938	2,955	11,229,983	6,068	26,300	12,842	13,637,040	10,000
Subtotal	47,210	20,106	4,380,369	6,394	16,390	4,736	25,155,218	12,106	63,600	24,842	29,535,587	18,500
East Desert Region Total												
	73,013	36,901	6,083,735	8,863	17,749	5,130	25,220,268	12,184	90,762	42,031	31,304,002	21,047
COUNTY TOTALS												
Unincorporated Areas	307,698	135,608	32,094,266	52,938	49,680	15,355	19,397,901	12,546	357,378	150,964	51,492,165	65,483
Incorporated Cities and Towns	1,806,424	572,615	354,351,702	632,974	580,776	217,622	663,211,453	304,026	2,387,200	790,237	1,017,563,156	937,000
Total	2,114,122	708,223	386,445,968	685,912	630,456	232,977	682,609,354	316,572	2,744,578	941,201	1,069,055,321	1,002,483

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Table 4.4 Demographic Projections for Cumulative Analyses

Area	Existing Conditions 2016				Net Change				Countywide Plan Horizon Year 2040			
	Population	Housing Units	Nonresidential SF	Employment (2015)	Population	Housing Units	Nonresidential SF	Employment	Population	Housing Units	Nonresidential SF	Employment

Source: County of San Bernardino for unincorporated areas (2018); SCAG 2016 RTP/SCS Growth Forecast for incorporated jurisdictions, adjusted for growth in housing and population from 2012 to 2016 based on 2016 ACS population/housing estimates; and growth in employment from 2012 to 2015 based on the 2015 U.S. Census Bureau, LEHD Employment Statistics.

1. Proposed CPA areas are shown in *italics*.

Notes:

2016 Population and Housing Units reflect 2016 ACS data downloaded as block groups, distributed to blocks following the on the same distribution patterns for population and housing units recorded in the 2010 census. Census blocks were assigned to area boundaries based on the centroid of the census block. Resulting distribution by area was checked against 2014 ACS numbers as well as the 2016 distribution published for applicable census-designed "Places." Where appropriate, estimates were manually adjusted to match the distribution for the 2016 census-designated places, or the 2014 ACS estimates as necessary. (Generally, 2016 numbers for census-designated places were used unless the boundaries of the census-designated area by the same name were significantly different than the boundaries defined in the Countywide Plan. 2014 numbers were used when 2016 numbers showed a decrease in population, households or housing units that did not reflect development trends over the two year period).

2015 Employment estimates are based on 2015 LEHD data, downloaded as census blocks and assigned to Countywide Plan defined areas based on the centroid of the census block for the unincorporated areas. The Incorporated employment data was derived From LEHD "On the Map" (accessed 10/12/2017): Searched for City Name under 'places'; ran analysis on area for year 2015 capturing: 1) where workers are employed ("Work") in Home/Work Area, 2) "All Workers" in the Labor Market Segment of the Analysis Type, and 3) "All Jobs" in the Job Type category.

Existing non-residential square foot estimates are extrapolated from 2012 SCAG data.

All census block, block group, and tract geometries used were based on the 2010 Census shapefiles.

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Table 4.5 Proportions of Demographic Measures in Unincorporated and Incorporated Areas: Existing Conditions (2016), Net Changes, and Countywide Plan Horizon Year 2040

	Existing Conditions 2016 Percent of Total In:		Net Changes Percent of Total In:		Countywide Plan Horizon Year 2040 Percent of Total In:	
	Unincorporated Areas	Incorporated Areas	Unincorporated Areas	Incorporated Areas	Unincorporated Areas	Incorporated Areas
Valley Region						
Population	8.4%	91.6%	6.1%	93.9	7.9%	92.1%
Housing Units	7.2%	92.8%	5.0%	95.0%	6.5%	93.5%
Nonresidential Land Uses, Square Feet	6.0%	94.0%	4.1%	95.9%	4.9%	95.1%
Employment	5.2%	94.8%	5.0%	95.0%	5.2%	94.8%
Mountain Region						
Population	91.3%	8.7%	57.4%	42.6%	89.1%	10.9%
Housing Units	82.5%	17.5%	44.3%	55.7%	81.4%	18.6%
Nonresidential Land Uses, Square Feet	66.1%	33.9%	3.5%	96.5%	40.5%	59.5%
Employment	70.6%	29.4%	8.9%	91.1%	60.3%	39.7%
North Desert Region						
Population	22.3%	77.7%	10.5%	89.5%	18.6%	81.4%
Housing Units	26.7%	73.3%	9.3%	90.7%	21.3%	78.7%
Nonresidential Land Uses, Square Feet	13.7%	86.3%	0.4%	99.6%	2.9%	97.1%
Employment	15.0%	85.0%	1.0%	99.0%	8.3%	91.7%
East Desert Region						
Population	35.3%	64.7%	7.7%	92.3%	29.9%	70.1%
Housing Units	45.5%	54.5%	7.7%	92.3%	40.9%	59.1%
Nonresidential Land Uses, Square Feet	28.0%	72.0%	0.3%	99.7%	5.6%	94.4%
Employment	27.9%	72.1%	0.6%	99.4%	12.1%	87.9%
County Totals						
Population	14.6%	85.4%	7.9%	92.1%	12.9%	87.1%
Housing Units	19.1%	80.9%	6.6%	93.4%	16.0%	84.0%
Nonresidential Land Uses, Square Feet	8.3%	91.7%	2.8%	97.2%	4.8%	95.2%
Employment	7.7%	92.3%	4.0%	96.0%	6.5%	93.5%

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