

DIVISION 2. PLAN FOUNDATION

CHAPTER 1. GENERAL PROVISIONS

Section EV2.0101 Intent

This Division provides the basis for the land use districts, overlay districts and special community development standards contained in Divisions 3, 4 and 5 of the East Valley Corridor Specific Plan. The location of each land use district and the development proposed in any land use district shall conform to the intent of the goals, policies and objectives of this Division.

Section EV2.0102 Format

The purpose and intent of the East Valley Corridor Specific Plan, as identified through public participation in the planning process, is stated in the Plan Axiom.

Goals are general statements identifying land use strategies which should be adopted to achieve the intent as stated in the Axiom. More explicit statements of intention, or Policies, are derived from the Goals, which set the stage for future actions. Objectives are very specific measures which will be adopted to carry out the preceding Policies.

Taken as a whole, the Axiom, Goals, Policies and Directives constitute the foundation for subsequent standards, regulations and commitments described in remaining Divisions, and represent the directives and actions which the Community, the County, and the Cities of Loma Linda and Redlands have deemed appropriate and necessary to guide the area's future development.

Section EV2.0103 Reference to General Plans

The East Valley Corridor Specific Plan focuses on locally important planning issues. Reference should be made to the General Plans of the County and the Cities of Loma Linda and Redlands for those issues not covered in the East Valley Corridor Specific Plan.

CHAPTER 2. AXIOM, GOALS, POLICIES AND OBJECTIVES

Section EV2.0201 Axiom

The intent of the East Valley Corridor Specific Plan is to promote and facilitate aesthetically pleasing job and revenue producing development that responds to physical, environmental, and economic opportunities and constraints.

Section EV2.0205 Land Use and Planning

- (a) **GOAL:** Develop the East Valley Corridor Specific Plan so as to promote and facilitate high-quality commercial, industrial and residential development within the Corridor area.
 - (1) **POLICY:** Maximize generation of employment opportunities in a region which has a significant imbalance of housing versus employment opportunities.
 - (A) **OBJECTIVE:** Create compatible, cohesive enclaves where industry can locate and operate without the encroachment of other non-compatible urban uses.
 - (B) **OBJECTIVE:** Attract a wide range of employment opportunities through promotion of the East Valley Corridor by various marketing strategies.
 - (C) **OBJECTIVE:** Create a land use plan that is responsive to market demands by developing the Special Development district.
 - (2) **POLICY:** Facilitate location in the project area of a wide range of commercial uses to serve the region, local industry, and residential neighborhoods.
 - (A) **OBJECTIVE:** Establish the Regional Commercial designation at the intersection of Interstate 10 and Route 30.
 - (B) **OBJECTIVE:** Provide for and recognize existing General Commercial uses along Redlands Boulevard and Alabama Street.
 - (C) **OBJECTIVE:** Establish Neighborhood Commercial designations adjacent to residential development along Barton Road.
 - (D) **OBJECTIVE:** Provide for a variety of commercial uses within the Special Development district.

- (3) POLICY: Support a limited amount of residential land use within the planning area.
 - (A) OBJECTIVE: Designate land use districts for single residential use at a maximum density of six (6) units per acre and multiple residential use at a maximum density of fifteen (15) units per acre.
 - (B) OBJECTIVE: Recognize existing residential land uses and support their logical extension where services are available.
 - (C) OBJECTIVE: Limit residential uses adjacent to freeways and within the 65 CNEL noise areas.
 - (D) OBJECTIVE: Adopt design standards to protect residential uses from adjacent incompatible uses.
- (4) POLICY: Preserve existing viable agricultural activities in the East Valley Corridor as long as feasible while the area transitions to more intensive uses.
 - (A) OBJECTIVE: In Planned Unit Developments, encourage phasing of projects to preserve agricultural uses as long as possible.
 - (B) OBJECTIVE: Permit continuation of agriculture in all land use districts as an interim use.
- (b) GOAL: Simplify and streamline the development review process while maintaining consistency with adopted General Plans for the Corridor area.
 - (1) POLICY: Develop the land use map in conformance with, and implement the policies of, the General Plans of San Bernardino County and the Cities of Redlands and Loma Linda and with other regional plans.
 - (A) OBJECTIVE: Ensure zoning conformance with the General Plans of the three jurisdictions.
 - (B) OBJECTIVE: Facilitate growth in the industrial sector consistent with the SCAG82 directive to balance the provision of jobs and housing in the Inland Empire region and to provide employment for a wide range of individuals and income groups.

- (C) OBJECTIVE: Consistent with the regional Air Quality Management Plan, adopt performance standards to protect and improve air quality to attain State and Federal standards.
 - (D) OBJECTIVE: Protect regional groundwater resources in the Corridor area in conformance with the 208 Waste Treatment Management Plan.
- (2) POLICY: Reduce unnecessary delays in the development review processes for the Corridor by adopting one plan which crosses jurisdictional boundaries.
- (A) OBJECTIVE: Amend the General Plans for the area with adoption of the Specific Plan to permit more intensive uses in the planning area.
 - (B) OBJECTIVE: Complete and certify one Environmental Impact Report for the planning area to assess impacts and provide mitigation measures for development which is consistent with the Specific Plan.
 - (C) OBJECTIVE: Adopt development and design standards which are consistent throughout the planning area.
 - (D) OBJECTIVE: Adopt streamlined processing procedures with fewer steps by eliminating multi-jurisdictional review, to expedite the review of development proposals in the East Valley Corridor.

Section EV2.0210 Environmental Issues

- (a) GOAL: Develop a Specific Plan that is responsive to physical and environmental constraints and opportunities.
 - (1) POLICY: Identify natural hazards within the planning area and adopt development standards to mitigate these hazards.
 - (A) OBJECTIVE: Adopt the Health and Safety Overlay District map and text to address identified flood and noise impacts.
 - (2) POLICY: Develop a comprehensive storm drain system adequately sized and designed to accommodate stormflows from all present and future development within the Plan area.
 - (A) OBJECTIVE: Design a drainage system to safely channel stormwater flows through developed areas and control runoff.
 - (B) OBJECTIVE: Coordinate the construction of a comprehensive

storm drain system with individual projects in the Specific Plan area to ensure that all new development will be adequately protected from flooding prior to completion of the backbone system, and that all systems are adequately linked.

- (C) OBJECTIVE: Develop a schedule for funding all flood control facilities, including phasing.
 - (D) OBJECTIVE: Coordinate with the U.S. Army Corps of Engineers on design and financing of channel improvements for the Mission Zanja.
- (3) POLICY: Identify natural resources within the planning area and adopt strategies to protect and preserve these resources.
- (A) OBJECTIVE: Identify and adopt tree preservation techniques for existing Mexican fan palm rows.
 - (B) OBJECTIVE: Identify and designate in the Preservation Overlay District significant historical sites within the Specific Plan, and adopt guidelines to ensure their preservation.
 - (C) OBJECTIVE: Develop design standards to ensure positive views of the planning area and vicinity from the freeway system.

Section EV2.0215 Community Services and Facilities

- (a) GOAL: The Specific Plan should provide for extension of public services in a logical and functional manner to minimize impacts on service purveyors while maximizing areas that can accommodate development in a timely manner.
- (1) POLICY: Complement the land use planning for the East Valley Corridor with comprehensive plans and programs for utilities and public facilities.
- (A) OBJECTIVE: Conduct planning and engineering of backbone facilities for water distribution and sewerage systems concurrent with preparation of the Specific Plan.
 - (B) OBJECTIVE: Coordinate the phasing of new development in the Corridor with installation of public improvements in such a way as to allow for orderly site development and minimize cost.

PLAN FOUNDATION

- (C) OBJECTIVE: Facilitate the coordination of local agencies and service purveyors to implement the land use plan and phasing plan.
- (2) POLICY: Develop financing techniques to provide for extension of infrastructure facilities in the project area.
- (A) OBJECTIVE: Prepare a financing plan to assess financing needs and alternatives concurrent with preparation of the Specific Plan.
 - (B) OBJECTIVE: Identify funding methods which will facilitate the participation of all levels of government in providing funding for the required infrastructure.
 - (C) OBJECTIVE: Where development fees for community facilities have been adopted by any jurisdiction within the plan area, Specific Plan properties within that jurisdiction shall participate in said fee program.

- (3) POLICY: Develop opportunities for community oriented services within the plan area.
 - (A) OBJECTIVE: Permit child care facilities in any district subject to Site Approval. Provide incentives for day care facilities within employment centers. Small family day care homes are exempt from these provisions.
 - (B) OBJECTIVE: Provide for a variety of cultural and recreational uses to serve all age groups.

Section EV2.0220 Transportation

- (a) GOAL: Design a comprehensive, functional and efficient circulation system of sufficient capacity to accommodate projected traffic demands at all phases of development, which is consistent with regional master transportation plans.
 - (1) POLICY: Provide safe and convenient access and circulation to all development within the East Valley Corridor.
 - (A) OBJECTIVE: Require all new development to meet mandatory standards for alignments, access control, rights-of-way, cross-sections, intersections, sidewalks, curbs and gutters, cul-de-sacs, driveway widths and grades, right-of-way dedications and improvements, and handicap requirements.
 - (B) OBJECTIVE: Provide sufficient roadway and intersection capacities to maintain a minimum level of service "C".
 - (2) POLICY: Design a system of major arterials to accommodate traffic volumes associated with projected land uses and densities throughout the Plan area.
 - (A) OBJECTIVE: Adopt a circulation plan with a system of arterial roadways, including secondary highways, major highways and six-lane arterials.
 - (B) OBJECTIVE: Develop road standards for designated arterials.
 - (3) POLICY: Protect the designed capacity of all arterials in the planning area.
 - (A) OBJECTIVE: Through the design review process, require shared driveways where possible on highways and arterials.

- (B) OBJECTIVE: Prohibit direct driveway access from individual residences onto highways and arterials.
- (4) POLICY: Design a circulation system consistent with regional transportation planning for the East Valley area.
 - (A) OBJECTIVE: Coordinate with local, regional and state agencies to ensure that the circulation plan is compatible with and contributes to the effectiveness of the regional transportation system.
- (B) GOAL: Adopt energy-efficient transportation strategies to implement State and County goals for reduced energy consumption and improved air quality.
 - (1) POLICY: Designate land uses so as to reduce the number and length of vehicle trips in the East Valley Corridor.
 - (A) OBJECTIVE: Maximize local employment opportunities and the provision of services and shopping facilities within the Corridor through appropriate land use designations, to decrease commuter trips.
 - (B) OBJECTIVE: Establish land use designations on the land use map for a range of residential densities in proximity to employment and commercial centers.
 - (2) POLICY: Provide opportunities for alternative travel modes to supplement the private automobile.
 - (A) OBJECTIVE: Require bus turn-outs and shelters in accordance with recommendations of public transit agencies.
 - (B) OBJECTIVE: Cooperate with regional transportation efforts to identify and implement traffic management programs such as ride sharing and staggered work hours.
 - (C) OBJECTIVE: Develop a comprehensive, convenient pedestrian circulation system linking private developments and public sidewalks.
 - (D) OBJECTIVE: Design a trail system linking to regional trail systems for pedestrian, bicycle and equestrian use.

Section EV2.0225 Community Design

- (a) GOAL: Promote high quality development in the East Valley Corridor by protecting and enhancing existing amenities in the area, creating an identifiable community character, and adopting development standards and

guidelines to ensure aesthetically pleasing design and maximum land use compatibility.

- (1) POLICY: Establish development standards to implement Specific Plan goals and policies.
 - (A) OBJECTIVE: Adopt mandatory development standards and require that all projects meet minimum requirements in order to be consistent with the Specific Plan.
 - (B) OBJECTIVE: Establish incentives to encourage development that more fully implements Specific Plan objectives.
 - (C) OBJECTIVE: Include in the Specific Plan text a complete set of development and design standards applicable to development in the East Valley Corridor, without requiring reference to other documents.

- (2) POLICY: Establish design themes to unify the Corridor area and provide a recognizable community character within the area.
 - (A) OBJECTIVE: Design streetscapes and intersections which are consistent throughout the planning area with regard to setbacks, plant materials, sidewalk and parkway treatment, and use of medians.
 - (B) OBJECTIVE: Provide identifiable entryways into the East Valley Corridor along the freeway system and major arterials.
 - (C) OBJECTIVE: Preserve existing Mexican fan palm rows and extend palm row plantings along selected major arterials both north and south of Interstate 10.

- (3) POLICY: Create a visually aesthetic appearance for the East Valley Corridor from the freeways as well as from within the planning area.
 - (A) OBJECTIVE: Require that negative views such as loading, service and refuse areas be screened from public view.
 - (B) OBJECTIVE: Encourage use of ground-mounted equipment where possible, and require screening of roof-top equipment through use of wells, parapet walls and other architectural means.
 - (C) OBJECTIVE: Adopt minimum landscaping requirements for

- parking areas and yard areas adjacent to public rights-of-way.
- (D) OBJECTIVE: Establish incentives to encourage provision of visual amenities such as artwork, fountains, plazas, and increased landscaping.
 - (E) OBJECTIVE: Preserve open space along specified scenic corridors by requiring increased setbacks for development.
 - (F) OBJECTIVE: Through the development review process, ensure preservation of scenic vistas at various points throughout the Corridor area by discouraging continuous building facades along street and freeway frontages.
 - (G) OBJECTIVE: Preserve positive views of unique historical or architectural features such as Edwards Mansion, the County Museum, and the Asistencia Mission.
 - (H) OBJECTIVE: Adopt standards for lighting, fencing and signs to enhance overall community design.
- (4) POLICY: Encourage effective use of landscaping within the East Valley Corridor.
- (A) OBJECTIVE: Require use of recommended drought tolerant plant species and automatic irrigation systems for landscaped areas to conserve water.
 - (B) OBJECTIVE: Require use of landscape materials and designs which facilitate solar access and provide shade at appropriate seasons and times of day.
 - (C) OBJECTIVE: Require prompt revegetation on newly graded areas to control erosion.
 - (D) OBJECTIVE: Develop mandatory standards relative to tree type, size and spacing for streets, center medians, parkways, parking lots and trails.
- (5) POLICY: Ensure compatibility between adjacent land use types within the Corridor area.
- (A) OBJECTIVE: Adopt standards to establish adequate buffers between industrial/commercial and adjacent residential uses through use of landscaping, grading, setbacks and/or walls.

Section EV2.0230 Open Space

- (a) **GOAL:** Create parks and open space areas which will meet the community's recreation needs in a meaningful way, and create areas which will enhance and add value to the community as a whole.
 - (1) **POLICY:** Enhance the beauty of the East Valley Corridor and the overall quality of life for users and residents of the area.
 - (A) **OBJECTIVE:** Provide identifiable entryways into the East Valley Corridor along the freeway system and major arterials.
 - (B) **OBJECTIVE:** Create significant landscaped open space areas at the entry and exit points of the East Valley Corridor.
 - (C) **OBJECTIVE:** Identify significant arterials which should be enhanced through medians and/or landscaped parkways, and identify planting guidelines.
 - (D) **OBJECTIVE:** Through the development review process, preserve view corridors to the Mexican Fan Palm rows, scenic streets and intersections, scenic focal points, and the surrounding mountains.
 - (E) **OBJECTIVE:** Improve the landscaping of and views to and from both freeways.
 - (2) **POLICY:** Plan for the development of additional recreational facilities within the Plan area.
 - (A) **OBJECTIVE:** Establish a linear park along the Santa Ana River bluff.
 - (B) **OBJECTIVE:** Designate locations for trails throughout the Plan area as linkages between open space areas, as well as along the Zanja and the Santa Ana River.
 - (C) **OBJECTIVE:** Wherever possible, utilize existing public lands for parks, recreation and open space in order to minimize costs.
 - (D) **OBJECTIVE:** Encourage the provision of recreational facilities by private developers on specific projects through use of a floor area ratio bonus incentive.