



11.0 GROWTH MANAGEMENT ELEMENT

The premise of growth management in Loma Linda has long been to ensure that new development paid its own way, and that sufficient public services and facilities were available to support new development. The City defined the desired pattern of land uses, and, as individual development proposals came forward, placed emphasis on mitigating the impacts of proposed growth. Today, one of the key themes of the Loma Linda General Plan is that new growth and development be directed toward the achievement of the community vision set forth in the General Plan. Thus, new development needs to make a positive contribution to the community, and not just avoid or mitigate its impacts.

It is the purpose of this Element to bring together those portions of the General Plan that address various aspects of growth management, and thereby set forth a comprehensive strategy to manage the location of future growth and development and the manner in which it occurs. The Growth Management Element thus sets forth performance standards for key community services and facilities, thereby establishing a clear linkage between future growth and the adequacy of community services and facilities. The Growth Management Element also addresses the manner in which the future of the City's most precious resources – its South Hills – will be managed, including performance standards for permitted future development and conservation of open space.

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Growth Management Element to accomplish the following:

- *Maintain a clear linkage between growth and development within the City and expansion of its service and infrastructure systems, including transportation systems; parks, fire, police, sanitary sewer, water, and flood control facilities; schools; and other essential municipal services, so as to ensure the continuing adequacy of these service facilities.*

This goal is cornerstone of the Growth Management Element. The quantified public services and facilities performance standards delineated in this Element set a benchmark for quantifying the impacts of new development, and also represent the measuring tool by which mitigation of those impacts will be required by the City. Implementation of these performance standards is thus



designed to mitigate the impacts of growth, and ensure that new development pays its own way in terms of the capital costs associated with needed expansion of public services and facilities.

The provisions of the Growth Management Element are also intended to address efficiency in the provision of public services and facilities. “Efficiency” in the provision of public services and facilities often also means constructing large-scale capital facilities at the initial phase of new development to avoid interim periods of inadequate service. The City of Loma Linda recognizes that it is sometimes necessary to construct large-scale infrastructure ahead of development, possibly making financing difficult for individual developments. Where financing requires development of large-scale capital facilities that is beyond the ability of any one individual development, many communities permit the construction of interim facilities. However, maintenance of such interim facilities is often costly, and in the end more expensive than constructing the ultimate facilities up front. As a result, Loma Linda will strive to avoid the use of interim facilities, and will instead support the establishment of land-based financing mechanisms in the form of assessment districts to isolate the costs of facilitate the financing of large-scale capital facilities to the properties that benefit from those facilities. Policies related to interim facilities and financing of capital facilities is contained in the Public Services and Facilities Element.

- *Recognize the ultimate buildout of future development within the City of Loma Linda and its Planning Area that is established in the General Plan Land Use Element.*

The land use map and policies contained in the Land Use Element define the City’s future land use pattern, along with maximum appropriate development intensities throughout the Loma Linda Planning Area. As a result, the General Plan Land Use Element establishes an ultimate buildout for the General Plan. The policies of the Growth Management Element are intended to recognize that build out of the General Plan will occur as the result of numerous individual development decisions and numerous incremental improvements to the public services and facilities serving Loma Linda. In setting forth public services and facilities and defining the responsibility of individual developments to mitigate impacts and pay their own way, the Growth Management Element is intended to provide a system for the expansion of infrastructure that will support build out of the General Plan as expressed by the ultimate buildout established in the Land Use Element.

- *Manage the future development and conservation of Loma Linda’s South Hills in a manner that:*
 - *Maximizes preservation of the area’s natural environment in permanent public open space, recognizing the opportunities and constraints that the land itself imposes; and*
 - *Accommodates an appropriate level of development that can be designed to minimize impacts on the natural environment, protect public health and safety, avoid increases in citywide utility and public service costs, and ensure safe access for emergency vehicles.*

To accomplish this purpose, the Growth Management Element provides a set of incentives and development standards that require any but minimal density rural development to be clustered within the least sensitive portions of the South Hills area, resulting in the public acquisition of large unbroken blocks of open space in exchange for development consistent with the above two concepts

Loma Linda’s growth strategy is to undertake a comprehensive program to accommodate planned economic and population growth in a manner consistent with community values and the lifestyles of existing and future residents. Thus, the management of future growth and development is central to the General Plan, and “growth management” provisions appear throughout the General Plan. In effect, the various elements of the General Plan each address specific aspects of managing growth



within Loma Linda, and are intended to work together to function as a comprehensive growth management program. The specific growth management roles of individual General Plan elements are described below.

- The *Growth Management Element* sets forth roadway and highway level of service standards, as well as public services and facilities performance standards. This Element also implements the provisions of Measure C by providing general policy direction for achieving a balance between local jobs and housing, as well as for City participation in regional transportation planning efforts.
- The *Land Use Element* defines acceptable locations and the appropriate intensity for new development, and sets forth policies regarding development design and land use compatibility. By defining acceptable locations and appropriate intensities for new development, the Land Use Element establishes the maximum allowable development intensity for the City at “build out” of the Loma Linda Planning Area.
- The *Transportation Element* directly addresses the provision of the new and expanded transportation facilities that are needed to support development of the land uses delineated in the Land Use Element, consistent with the level of service standards set forth in the Growth Management Element. This Element defines the specific improvements that will be made over time to the City’s roadway and highway systems in order to maintain the level of service standards set forth in the Growth Management Element.
- The *Public Services and Facilities Element* directly addresses the provision of the new and expanded public services and facilities that are needed to maintain the performance standards set forth in the Growth Management Element. This Element defines the responsibilities of new development projects for the provision of expanded services and facilities, and provides policy direction for the manner in which expansion of public services and facilities will be financed. This element also addresses avoidance of interim facilities and the financing of large-scale facilities needed to maintain the performance standards set forth in the Growth Management Element.
- The *Conservation and Open Space Element* provides policy direction for the management of open space, hillside development, biological resources, water resources and quality, cultural and historical resources, and energy resources in relation to new growth and development.
- The *Public Health and Safety Element* addresses the constraints on growth presented by natural and man-made hazards.
- The *Housing Element* delineates the specific programs that the City of Loma Linda will implement to ensure housing opportunities for all economic segments of the economy. The Housing Element, unlike the balance of the General Plan, is intended by state law to be short-term, setting forth a five-year program. As a result, the Housing Element is required to be updated every five years. This Element sets forth specific policies and programs designed to ensure opportunities for the development of upper end housing, and for housing for service workers who could not otherwise afford for-sale housing within Loma Linda. State law requires that the California Department of Housing and Community Development review local Housing Elements to determine whether they meet the applicable legal requirements.



11.1 PERFORMANCE STANDARDS FOR ROADWAYS, INTERSECTIONS, AND FREEWAY INTERCHANGES

This portion of the Growth Management Element sets level of service¹ standards for roadways within the City of Loma Linda Planning Area along with policies to ensure that these standards are maintained. These standards form the basis for the City’s circulation policies, and for the ways in which land use and circulation will be correlated with each other. Roadways are grouped into two categories: “Routes of Regional Significance” and “Basic Routes.”

“Routes of Regional Significance” include state highways and other major roadways that carry a significant amount of through traffic, and link Loma Linda to neighboring jurisdictions. The following roadways are designated as routes of regional significance.

- Interstate 10
- Freeway interchanges along Interstate 10
- Redlands Boulevard, including intersections
- Barton Road, including intersections

Basic routes include all other roadways and intersections within the Loma Linda Planning Area.

Policies and programs to define the responsibilities of new development projects for the provision of expanded roadway facilities are provided in Chapter 6.0 of the General Plan (Transportation Element). Policy direction addressing the manner in which expansion of roadways and other public services and facilities will be financed is address in the Public Services and Facilities Element.

11.1.1 Transportation Facilities Objective

Maintain acceptable traffic levels of service on City roadways through implementation of Transportation Systems Management, Growth Management, and the City’s Capital Improvement Program, and ensure that individual development projects provide appropriate mitigation for their impacts.

11.1.2 Transportation Facilities Performance Objective

The minimum acceptable operating levels of service on arterials, collectors, and intersections during peak hours shall be as shown in Table 11.A, below.

Table 11.A – LOS Traffic Standards

Land Use	Level of Service (LOS)	Range of Volume-to-Capacity Ratios (V/C)
Routes of Regional Significance		
Interstate 10	As determined by Caltrans	As determined by Caltrans
Other	High-D	0.85 - 0.89

¹ Traffic levels of service (LOS) are expressed in terms of volume-to-capacity ratios to estimate the delay experienced by drives at intersections. They are expressed as the letters A-F with A representing free flow (volumes less than 60%of capacity, and F representing gridlock (volumes greater than 100% of capacity).



Table 11.A – LOS Traffic Standards

Land Use	Level of Service (LOS)	Range of Volume-to-Capacity Ratios (V/C)
Basic Routes		
Anderson Street, Mountain View Avenue, California Avenue, Mission Road	Low-D	0.80 - 0.84
Other	High-C	0.75 - 0.79

11.1.3 Transportation Facilities Growth Management Policies

- a. Place ultimate responsibility for mitigating the impacts of future growth and development, including construction of new and widened roadways, as well as intersection improvements, with individual development projects. The City's Capital Improvements Program will be used primarily to address the impacts of existing development, and to facilitate adopted economic development programs.
- b. Ensure that development projects pay applicable traffic mitigation fees and provide appropriate participation in relation to improvements for routes of regional significance.
- c. Consider level of service standards along basic routes to be met if 20-year projections based on the City's accepted traffic model indicate that conditions at the intersections that will be impacted by the project will be equivalent to or better than those specified in the standard, *or* that the proposed project has been required to pay its fair share of the improvement costs needed to bring operations at impacted intersections into conformance with the applicable performance standard.
- d. In cases where the applicable roadway performance standard is not met in the *no project* condition (i.e., projected traffic will not meet the applicable standard, even if the proposed project is not built), General Plan performance standards will be considered to be met if the proposed project has been required to pay its fair share of the improvement costs needed to bring operations at impacted intersections into conformance with the applicable performance standard and actual physical improvements will be provided by the project so as to not result in a further degradation of projected level of service at affected intersections.

11.2 PERFORMANCE STANDARDS FOR OTHER COMMUNITY SERVICES AND FACILITIES

This section of the Growth Management Element sets forth performance standards for public services and facilities other than the transportation network. Descriptions of current facilities serving Loma Linda and its Planning Area, as well as plans and programs for expansion of facilities maintained by the City and the special districts serving the City are described in the Public Services and Facilities Element.

Standards are presented for services and facilities provided by the City of Loma Linda, as well as those provided by Special Districts other than the City. Performance standards are provided for fire, police, water, sanitary sewer, flood control, parks, schools, and general public services and facilities.

Policies and programs to define the responsibilities of new development projects for the provision of expanded public services and facilities needed to meet the performance objectives and stated that follow are provided in the Public Services and Facilities Element of the General Plan. Policy direction



addressing the manner in which expansion of roadways and other public services and facilities will be financed is provided in the Public Services and Facilities Element.

11.2.1 Fire Protection Facilities

11.2.1.1 Performance Objective

Maintain competent and efficient fire prevention and emergency fire, medical, and hazardous materials response services with first responder capability in order to minimize risks to life and property.

11.2.1.2 Performance Standard

Prior to approval of discretionary development projects, require written verification from the Fire Department that a five minute response time (including three minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.

11.2.2 Police Service

11.2.2.1 Performance Objective

Maintain an active police force, while developing programs and police facilities that are designed to enhance public safety and protect the citizens of Loma Linda by providing an average response time to emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.

11.2.2.2 Performance Standard

Maintain a force level, including sworn and community service officers assigned to community policing and prisoner custody details that is capable of responding to emergency calls within an average of 3.25nminutes from time of dispatch.

11.2.3 Water Storage and Distribution¹

11.2.3.1 Performance Objective

Maintain a water system that is capable of meeting the daily and peak demands of Loma Linda residents and businesses, including the provision of adequate fire flows and storage for drought and emergency conditions.

11.2.3.2 Performance Standard

Adequate fire flow as established by the Fire Department, along with sufficient storage for emergency and drought situations and to maintain adequate service pressures.

¹ The performance objectives and standards for water storage and distribution relate to the provision of capital facilities. Policies related to water conservation and the use of reclaimed wastewater are contained in the Open Space/ Conservation Element.



11.2.4 Sanitary Sewer Collection and Treatment Facilities¹

11.2.4.1 Performance Objective

A wastewater collection, treatment, and disposal system that is capable of meeting the daily and peak demands of Loma Linda residents and businesses.

11.2.4.2 Performance Standards

- a. Sanitary sewers (except for force mains) will exhibit unrestricted flow in normal and peak flows.
- b. Prior to approval of discretionary development projects, require written verification that the proposed project will not cause the rated capacity of treatment facilities to be exceeded during normal or peak flows.

11.2.5 Flood Control

11.2.5.1 Performance Objective

Ensure adequate facilities to protect Loma Linda residents and businesses from damaging flood conditions.

11.2.5.2 Performance Standard

Provide sufficient facilities development to protect structures for human occupancy and roadways identified as evacuation routes from inundation during the 100-year flood event.

11.2.6 Parks and Recreational Facilities

11.2.6.1 Performance Objective

A system of park, recreational, and open space lands of sufficient size and in the appropriate locations, including provision of a range of recreational facilities, to serve the needs of Loma Linda residents of all ages.

11.2.6.2 Performance Standard

Provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities.

11.2.7 Schools

Recognizing that provision of school facilities is the responsibility of the school district, as set forth in State law (SB50). The intent of the General Plan in setting forth objectives and a performance standard for school facilities is to require the maximum mitigation allowable by law.

¹ The performance objectives and standards for water storage and distribution relate to the provision of capital facilities. Policies related to water conservation and the use of reclaimed wastewater are contained in the Open Space/ Conservation Element.



11.2.7.1 Performance Objective

Provision of schools in locations that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding.

11.2.7.2 Performance Standard

Require new development to provide necessary funding and/or capital improvements to mitigate projected impacts on school facilities, as determined by the Redlands Unified School District.

11.3 ENTITLEMENT PROCESS AND CAPITAL IMPROVEMENTS PROGRAM

11.3.1 Entitlement Process and Capital Improvements Program Objective

To ensure the attainment of public services and facilities standards through the City's development review process, Capital Improvements Program, and a variety of funding mechanisms.

11.3.2 Entitlement Process and Capital Improvements Program Policies

- a. Ensure that discretionary development projects comply with the City's performance standards, by approving such projects only after making one or more of the following findings.
 - The City's adopted performance standards will be maintained following project occupancy; or
 - Project-specific mitigation measures or conditions of approval have been incorporated into the project.
- b. Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
- c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.
- d. Maintain a Five-Year Capital Improvement Program, designed, in part, to ensure that traffic and other public service performance standards are met and/or maintained, and to address the needs of existing development. Update capital improvement plans as part of the annual budget process.

11.4 REGIONAL COOPERATION

11.4.1 Regional Cooperation Objectives

- a. A regional approach to regional issues that recognizes and respects Loma Linda's local interests.
- b. Establishment of a system of development review within Loma Linda *and* surrounding communities based on the principle that the impacts of new development must be mitigated or offset by project-related benefits within *each* of the jurisdictions in which the impacts will be experienced.



11.4.2 Regional Cooperation Policies

- a. Continue participation in regional transportation planning efforts, including the Contra Costa Transportation Authority, Eastern Contra Costa Transit Authority (Tri-Delta Transit), and TRANSPAN.
- b. As part of the evaluation of individual development projects, address and provide appropriate mitigation for impacts on regional and local transportation facilities.
- c. Maintain ongoing communications with agencies whose activities affect and are affected by the activities of the City of Loma Linda (e.g., cities of Brentwood, Oakley and Pittsburg; Contra Costa County; Loma Linda Unified School District; Contra Costa County Fire Protection District; Delta Diablo Sanitation District). The primary objective of this communication will be to:
 - (1) Identify opportunities for joint programs to further common interests in a cost efficient manner;
 - (2) Assist outside agencies and the City of Loma Linda to understand each other's interests, needs, and concerns; and
 - (3) Resolve differences in these interests, needs, and concerns between Loma Linda and other agencies in a mutually beneficial manner.
- d. Support and promote inter-jurisdictional programs to integrate and coordinate the land use and circulation plans of area municipalities and the County, and to establish an ongoing inter-jurisdictional process for reviewing development proposals and mitigating their inter-jurisdictional impacts based on the principle that it is not appropriate for a jurisdiction, in approving a development project, to *internalize* its benefits and *externalize* its impacts.
- e. Continue to refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation.

11.5 SOUTH HILLS

The steepness and visual prominence of the City's hillside area create a unique challenge for managing future development and the protection of the area's natural environment. Much of the southern hillside's steep slopes are highly visible the within the valley portions of Loma Linda and beyond. In addition, the hillside areas in the southern portion of Loma Linda retain a sense of openness and natural beauty that is increasingly rare in southern California. Loma Linda's hillside areas are identifiable visual symbol, and make a significant contribution to the community, including the provision of open space, scenic beauty, wildlife habitat, and recreational opportunities.

In addition to their open space value, Loma Linda's hillside areas also offer a variety of amenities for residential uses (e.g., views, rural character, and privacy) that are not typically available in flat land subdivisions. However, improperly planned development can destroy the very amenities that people seek as the benefits of hillside living.

The General Plan, therefore, strives to achieve an appropriate balance within Loma Linda's hillside area, taking into account the visual landmark it represents to the community, its steep natural terrain, the need to protect biological resources, and the area's recreational opportunities, while recognizing that the majority of the hillside area is privately owned, and not committed to long term open space.

Thus, the South Hills portion of the Growth Management Element is intended to provide for appropriate management of the City's hillside areas, including preservation of existing public lands in permanent open space, acquisition of additional lands to create large, unbroken blocks of open



space, establishment of a public trails system, and appropriate residential development consistent with community open space objectives. See Figure 11.1.

The General Plan acknowledges that maximizing the preservation of open space does not preclude residential development in Loma Linda's hillsides. The intent of the General Plan is to balance appropriate levels of development and increased preservation efforts. Defining "appropriate levels of development" is accomplished in the General Plan through a combination of a maximum allowable development intensity and controlled development and hillside design policies, since reasonable limitations on single family residential development density and character are needed for the protection of sensitive environmental features; public safety; efficient provision of infrastructure, utilities, and public services; and protection of the City's visual resources.

Overall, the strategy emphasizes clustering development as a means of maximizing the area retained in natural open space. By permitting landform modification activities within these clustered development areas, it is intended that large unbroken blocks of natural open space be retained in permanent natural open space.

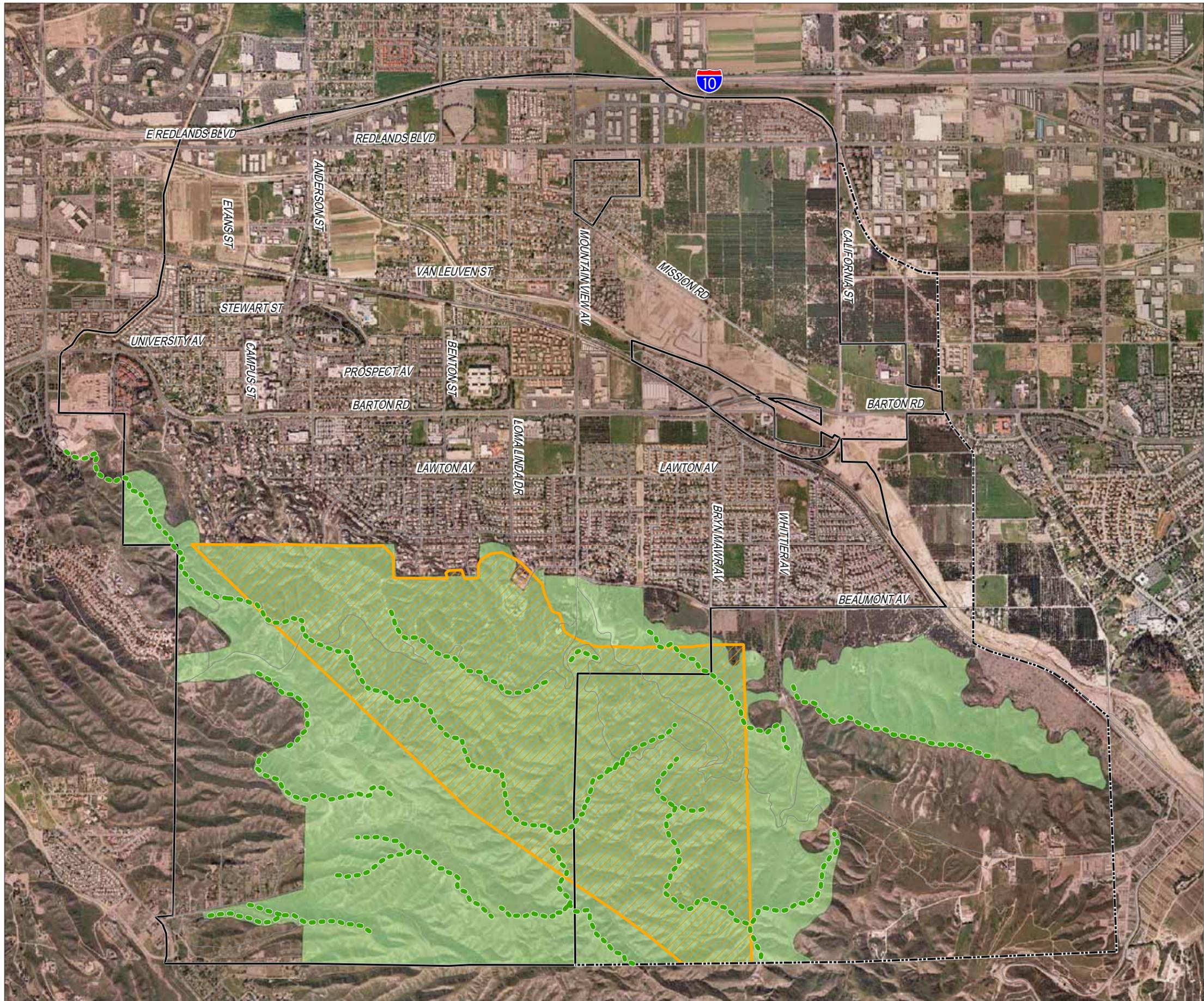
11.5.1 Growth Management Objective for the South Hills

Manage environmental values and future development within the South Hills to:

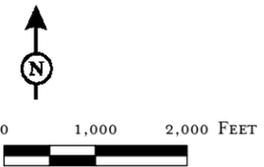
- Protect the area's natural environment, sensitive environmental features within targeted open space areas, and public health and safety, maximizing the preservation of land in permanent public open space;
- Enhance enjoyment of Loma Linda's hillside resources by providing a system of public trails and trailhead facilities;
- Minimize the extent of developed areas and maximize the extent of preserved open space;
- Create prestigious residential communities that take advantage of, rather than merely replace, the area's natural character;
- Preserve the beauty of the South Hills as viewed from the valley floor to the north by preserving the most northerly north-facing slopes and signature ridgelines in natural open space;
- Encourage the transfer of development rights between property owners to achieve a pattern of development that is clustered without regard to existing property lines into the less environmentally sensitive portions of the South Hills, thereby preserving large unbroken blocks of open space based; and
- Efficiently provide infrastructure, utilities, and public services.

11.5.2 Growth Management Policies for the South Hills

- a. Maximum allowable residential development densities shall be as shown in Table 11.B.



- Targeted Open Space
- Hillside Initiative Area
- Approximate Locations of Signature Ridgelines



SOURCE: Basemap - Thomas Bros. 2001

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Figure 11.1

City of Loma Linda General Plan

SOUTH HILLS PROTECTION MEASURES



Table 11.B – South Hills Maximum Residential Build Out

Area	Maximum Density/ Anticipated Population Intensity
Hillside Areas not Subject to Hillside Initiative	1 du/10 acres (non-clustered development) 1 du/2 acres (clustered development) 0.3 people/acre (non-clustered development) 1.5 people/acre (clustered development)
Bench Areas not subject to Hillside Initiative	2 du/ acre 6 people/acre
Areas Subject to Hillside Initiative	1 du/10 acres (non-clustered development) 1du/5 acres (clustered development) 0.3 people/acre (non-clustered development) 0.6 people/acre (clustered development)
Public Open Space Properties	No residential development permitted.

- Through the use of clustered development patterns, a total of 1,000 dwelling units may be developed within lands designated “South Hills,” including both lands within and outside of the area subject to the City’s Hillside Initiative and lands within the “bench” area that is located at the base of the South Hills. This maximum build out is inclusive of any incentive programs that may be developed for the South Hills to encourage clustering of development and preservation of large blocks of unbroken open space.
- The 1,000 dwelling unit maximum buildout of the South Hills area may be increased to 1,185 dwelling units if clustered development provides the following amenities in addition to meeting other provisions of the Growth Management Element and the General Plan.
 - Trail head facilities, including shade, restrooms, drinking fountains, and parking.
 - Public park facilities in addition to those normally required by the City.
 - Dwelling units with custom foundations or split pads, with naturalized front yard landscaping to create a “mountain” character, such as that found in communities such as Crestline, Wrightwood, and Mount Baldy.
- Achievement of the maximum residential build out cited above is *not* guaranteed; the actual yield of any development will be the result of a site design based upon:
 - Site-specific physical characteristics;
 - The need for mitigation or avoidance of impacts to biological habitats;
 - The environmental sensitivity of proposed site design, grading, and type of construction;
 - Available on-site and off-site access
 - The extent to which development is clustered and incentives for the preservation of natural open space are utilized; and
 - The ability of the proposed project to avoid impacts on other properties.

b. Allowable density may be transferred from the areas targeted for open space acquisition as recommended by the Loma Linda Trails Committee to other areas designated “South Hills” based

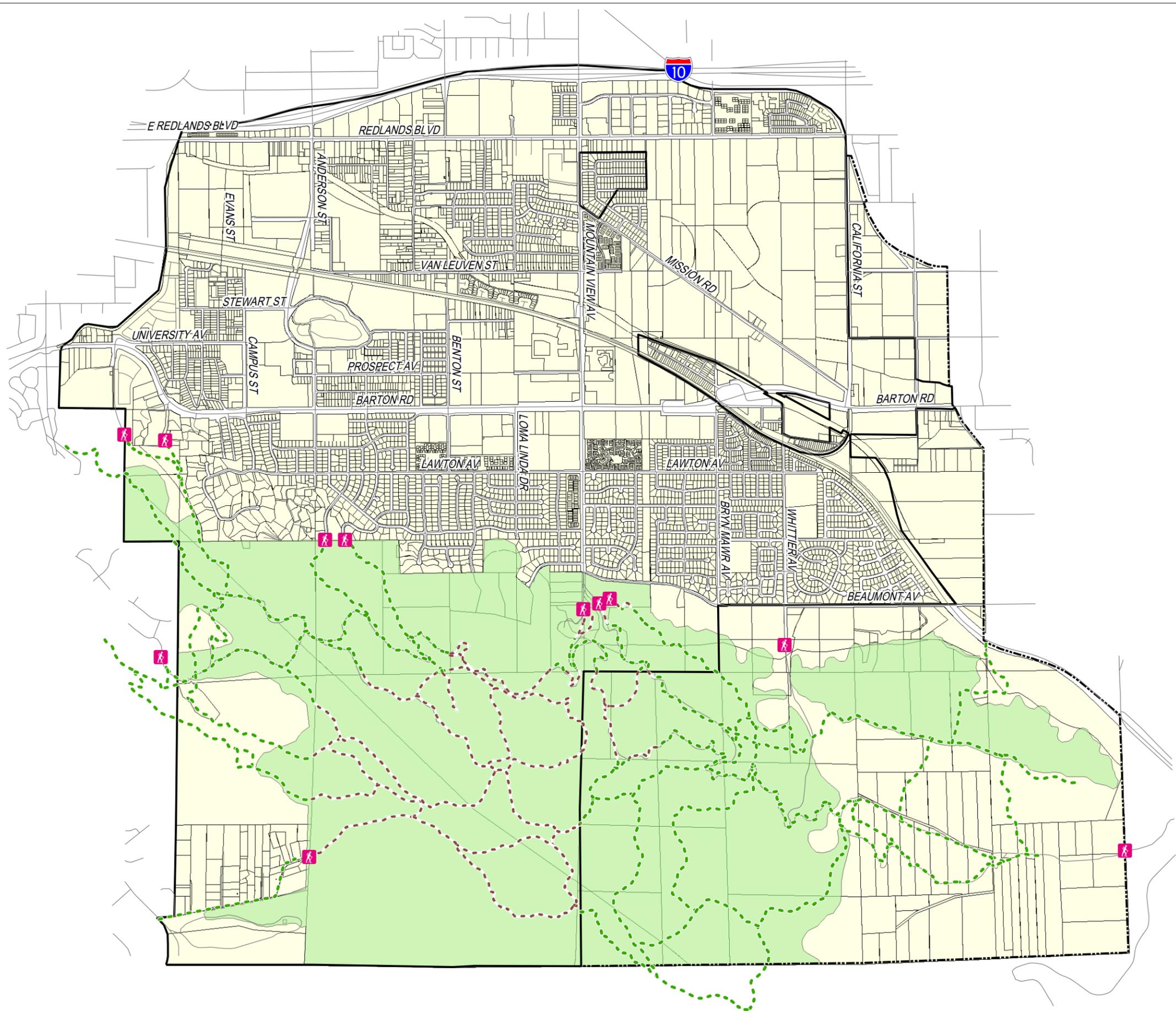


on the density identified in Table 11.B that would be permitted within a clustered development, provided an appropriate area of land targeted for acquisition is placed in permanent open space. Allowable density may also be transferred between the “bench” and hillside areas that are not subject to the City’s Hillside Initiative and are not targeted for open space acquisition.

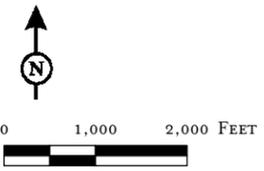
- Transfers of density from one property to another within the South Hills area shall be subject to preparation of a comprehensive specific plan for the proposed development covering both the areas from which and to which density is to be transferred. Such specific plan may include non-contiguous properties within the South Hills.
- Commercial uses within the South Hills, except for commercial animal keeping on parcels along Pilgrim Lane, as well as commercial recreational uses such as a golf course or amphitheater are inappropriate.
 - Commercial recreational may be considered to be appropriate within the South Hills if it is an integral part of a clustered residential community approved by the City Council pursuant to a Specific Plan.
- c. Development on lands that are subject to the City’s hillside initiative shall be consistent with the provisions of the initiative in addition to the provisions of the General Plan, the South Hills designation, and applicable zoning, whichever are more restrictive. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum allowable development intensity for the site.
- d. The City should actively pursue open space acquisition of the lands recommended for acquisition by the Loma Linda Trails Committee, actively seeking opportunities to apply for grants as they become available to purchase private property from willing sellers within Loma Linda’s hillside area.
 - The General Plan recognizes that acquisition of all lands targeted for acquisition may not be possible, and specifically acknowledges that development of the lands within the area identified for open space acquisition may be permitted to occur consistent with the provisions of the General Plan.
 - As part of General Plan implementation, an incentive program will be formulated to address the use of density transfers within the South Hills as a means of clustering development, and preserving large unbroken blocks of open space. It is specifically intended that the higher density permitted for clustered development be employed as an incentive for future development to retain the lands recommended for acquisition by the Loma Linda Trails Committee to remain in permanent, protected, natural open space.
 - The City should seek and promote ways for the City or other entities to acquire land for preservation that would have various tax or use benefits for hillside property owners.
 - The City should establish a procedure for publishing notice when a development application for a hillside property is filed to provide applicable agencies and conservancies with the opportunity to approach the landowner regarding acquisition instead of development, if the landowner is willing.
 - The City should consider establishment of funding mechanisms for open space acquisition within the hillside area, such as an open space mitigation fee for new development (if a valid nexus between such development and hillside open space acquisition is determined to exist) or a citywide assessment or bond issue for hillside property acquisition and hillside preservation. Publicly owned land in the hills shall be open to public recreational use, consistent with prior historical uses and where consistent with the protection of environmental values.



- e. The General Plan recognizes that clustered residential development on smaller, suburban density lots can help to preserve larger areas of contiguous open space, and thus encourages the clustering of development, in contrast to dispersed development on larger rural lots, which will lower the overall number of units at buildout, while placing more land in private hands with less land preserved in public open space. When clustered development is approved, the City shall require appropriate legal provisions to ensure the preservation in perpetuity of open space areas, including areas from which density has been transferred.
- f. Clustered development is encouraged to preserve north facing slopes, ridgelines, existing trails and the Targeted Open Space area recommended by the City's Trails Committee.
 - Clustered development shall not be permitted on north facing slopes that are visible from Barton Road to the north. Development along such north facing slopes shall be permitted only where a property ownership and the proposed development within which it is located does not contain a feasible building site other than a north facing slope that is visible from Barton Road.
 - Clustered development is to group houses and roadways in the less environmentally sensitive portions of the "South Hills," while steeper or more environmentally sensitive areas are preserved in a natural state.
 - Clustering of development must facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, recreational roads and trails, ridgelines, and scenic areas by dedicating areas within Targeted Open Space areas recommended by the City's Trails Committee to the public for open space.
 - Where clustering is allowed, the remaining space shall be dedicated as natural open space in perpetuity and shall be open to the public for non-commercial recreational uses consistent with the environmental sensitivity of the area.
- g. Publicly owned land in the South Hills shall be open to public recreational use, consistent with prior historical uses and the protection of environmental values. The City shall adopt a South Hills Trails Master Plan (Figure 11.2) that is consistent with the City's Trails Committee's recommended system to identify existing usable trails, propose new or rehabilitated trails to better link the hillsides, set guidelines for maintenance of the trails, and delineate who is to be responsible for necessary maintenance activities and liability. New development shall provide a publicly accessible trail system consistent with the master plan that will link with future dedicated trails. Sidewalks along residential streets will generally not be considered trails.
- h. New development shall provide a trail system that will link with future dedicated trails consistent with the South Hills Trails Master Plan.
- i. **"Bench Area."** The General Plan is intended to provide for a low intensity, suburban enclave on the bench area located at the base of the South Hills area. That area is intended for large lot residential development, with lot sizes exceeding those found in typical suburban subdivisions. The "bench" area is to be developed with amenities, such as trails, integrated into the neighborhood design.
- j. **Pilgrim Lane.** Development along and adjacent to Pilgrim Lane shall respect the existing rural character of the area.
 - Development adjacent to existing rural residential areas along Pilgrim Lane that will be accessed from Pilgrim Lane shall have a density and minimum lot size compatible with existing rural residential uses.
 - The ability of rural development along Pilgrim Lane to engage in agriculture and commercial animal-keeping activities shall be protected.



-  Trail Heads
-  Targeted Open Space
-  Public Trails
-  Private Trails



SOURCE: Basemap - Thomas Bros. 2001

LSA

Figure 11.2

City of Loma Linda General Plan

CONCEPTUAL TRAILS MASTER PLAN

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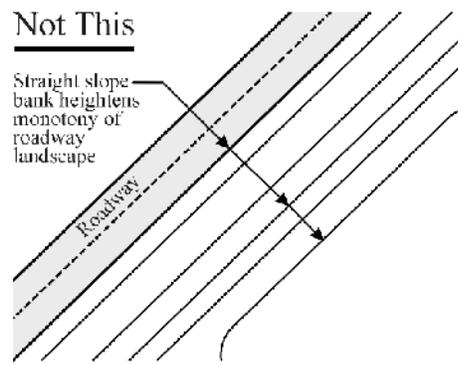
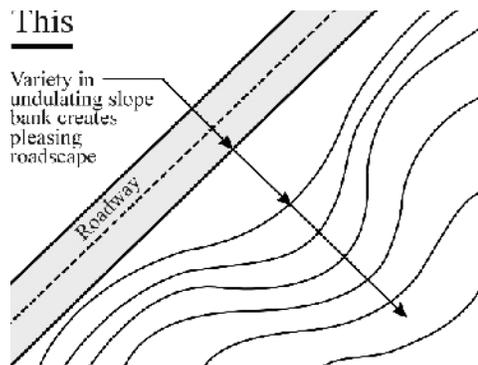
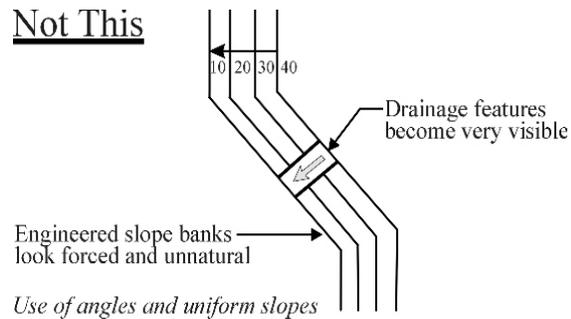
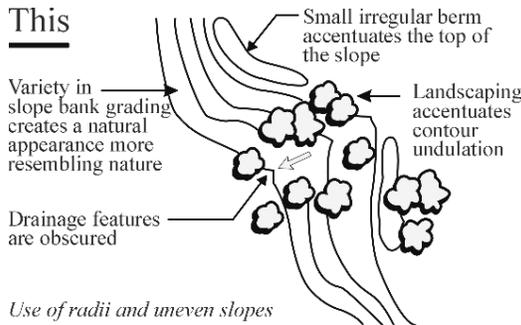
- Development within planned communities adjacent to Pilgrim Lane shall be designed to provide adequate buffer areas adjacent to rural residential uses.
- k. **Reche Canyon – San Timoteo Road Connections.** Roadways through the hillside area from Reche Canyon Road and San Timoteo Road to roads in neighborhoods north of the Hillside area shall be restricted to use by emergency vehicles only or by restricted gate access through gated communities. Consistent with the provisions of the initiative Oakwood Road and Sierra Vista Drive may connect to Reche Canyon Road.
- l. **Road Standards and Connections.** Roads shall be developed to standards appropriate to the character and topography of the area, and there shall be a traffic dispersion plan implemented that prohibits direct alignment with Whittier Avenue, Bryn Mawr Avenue, and Wellesley Avenue.
- m. **Road Grading.** Roadway improvements to provide access to parcels should be designed to minimize grading.
 - Where appropriate and needed to reduce grading and landform alteration, hillside roadway sections may be designed to eliminate parking but allow for the safe passage of two motor vehicles. Where on-street parking along such roadway sections is prohibited, turnouts shall be placed at key locations, and equivalent off-street parking shall be provided.
 - Streets within the Targeted Open Space area shall be minimized and be designed to minimize grading, and protect sensitive environmental features such as viewsheds, habitat areas, recreational trails, landslide-prone areas, and other factors related to the public health, safety, and welfare.
- n. **Road Drainage and Erosion Control.** The provision of adequate flood control and/or erosion control measures for public and private roadways shall occur in a manner consistent with the environmental characteristics of the South Hills.
- o. **Infrastructure Costs.** The cost of infrastructure to serve the South Hills area shall be the responsibility of development within the South Hills.
- p. **Habitat Protection.** Development projects are to be designed to protect habitat values and to preserve significant, viable habitat areas and habitat connections in their natural condition:
 - Within occupied habitat areas of rare, threatened, or endangered species, disturbance of protected biotic resources resulting in a net loss of habitat value is prohibited. Avoidance of such impacts, where feasible, is, however, preferred over mitigation.
 - Within riparian and wetland areas¹, the vegetative resources which contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) should be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources. Development shall not result in a net loss of wetlands.
 - On-trail activities shall be limited to those that are consistent with protection of environmental values.
 - Buffer zones adjacent to areas of preserved biological resources shall be provided. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.

¹ The policy is to be applied to lands within 50 feet of either side of a line referred to as a "blue line stream" as designated on a U.S. Geological Survey (USGS) map.



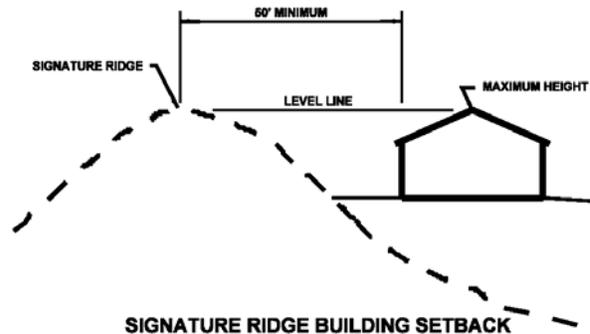
- Manufactured slopes shall be landscaped or revegetated with natural or naturalized, fire-resistant vegetation.

q. **Landform Grading.** Manufactured slopes shall be landform graded, except within bedrock, where manufactured slopes in excess of 10 vertical feet feasibly cannot be avoided. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain (as illustrated below). Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.



r. **Slope Maintenance.** New development shall provide for ongoing maintenance of manufactured slopes in order to protect public health and safety.

s. **Ridgeline Protection.** Development shall maintain appropriate horizontal and vertical setbacks from "primary ridgelines,"¹ which are the ridgelines mapped as part of a comprehensive Specific Plan for the South Hills having the following characteristics:



¹ In cases where application of this performance standard would prevent construction of any structures on a lot of record, ensure that obstruction of views of an unbroken natural skyline are minimized, limit heights of ridgeline structures, require that buildings be architecturally designed to conform to the natural topography, and require that appropriate landscaping be provided to soften the impact of the new structure.



- Ridges that have a significant difference in elevation from the valley or canyon floor, and are recognizable as ridgelines from Barton Road to the north or San Timoteo Canyon Road to the east.
- Ridges that possess a prominent landform in the foreground, and form a major skyline in the background. In some cases where layers of ridges may be visible into the distance, the objective of defining major ridgelines is to avoid the silhouetting of development along sky lines when viewed from preserved open space areas and valley areas to the south.

The vertical and horizontal setbacks shall be sufficient to ensure that structures are not visible above a primary ridgeline when viewed from Barton Road to the north or San Timoteo Canyon Road to the east.

- t. **Site Design under Steep Conditions.** Where the post-grading condition results in street grades exceeding 6 percent, site design should:
- Allow for different lot shapes and sizes;
 - Utilize varying setbacks and structure heights, custom foundations or split pads, and short retaining walls to blend structures into the terrain;
 - Retain outward views from the maximum number of units while maintaining the natural character of the hillside;
 - Preserve vistas of natural hillside areas and ridgelines from public places and streets; and
 - Preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.
- u. **Open Space/Development Interface.** The interface between new development and natural open space should be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.¹
- v. **Alternative Infrastructure.** Use of onsite wastewater treatment systems (e.g., septic systems) may be permitted for non-clustered, rural development in areas where sewer systems cannot be extended.
- w. **Roadway Location.** The location and design of roadways within the South Hills shall be consistent with General Plan's intent to cluster development, retain large unbroken blocks of open space, portray a rural image and protect primary ridgelines.
- Roadway improvements to provide access to parcels should be designed to avoid the need for extensive grading.
 - Roadways through the South Hills from Reche Canyon Road and San Timoteo Road to roads in the neighborhoods within the valley to be north shall be restricted to use by emergency vehicles only or by restricted gate access through gated communities. Consistent with the provisions of the City's Hillside Initiative, Oakwood Road and Sierra Vista Drive may connect to Reche Canyon road.
 - Where appropriate and needed to reduce grading and landform alteration, hillside roadway sections that provide for the safe passage of two cars along a paved road section, may be permitted. On-street parking along such roadway sections would be prohibited.

¹ It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable Fire Department brush clearance requirements.



- x. **Flood Control/Erosion Protection.** The provision of adequate flood control and/or erosion control measures for public and private roadways shall occur in a manner consistent with the character of the hillside area.
 - Require the provision of concrete curbs and gutters within the hillside area where they are needed to prevent erosion, as determined by the City Engineer. Within areas outside of clustered developments, rolled curbs are to be the preferred road edge along paved roads where such curbing will be adequate to contain drainage and prevent erosion.
- y. **Scale and Massing of Clustered Development.** The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape.
 - Wall surfaces facing towards viewshed areas shall be minimized through the use of single story homes, single story dwellings placed on split pads, setbacks, roof pitches, and landscaping.
 - Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials, and forms which will attract attention by not relating to other elements in the neighborhood shall be avoided.
- z. **Viewshed Analyses Required.** Viewshed analyses shall be submitted for all proposed subdivisions and design review applications. For large-scale development (over 50 units), a three-dimensional model of the proposed project showing grading and what development sites will look like in the post-development condition will be required.