



12.0 GENERAL PLAN IMPLEMENTATION PROGRAMS

The implementation programs of the Loma Linda General Plan describe the specific actions that the City will take and will require of new developments to implement the City's vision of its future as expressed in General Plan goals, objectives, approaches, and policies. General Plan implementation is organized into three general programs. In addition to the Housing Improvement Program, which is contained in Chapter 5.0, these programs include the following:

- ***Follow-up Studies and Actions*** identify studies, ordinances, and other activities that need to be undertaken to implement the Loma Linda General Plan.
- The ***Intergovernmental Coordination and Community Involvement Program*** outlines programs to maintain open lines of communication with outside agencies and members of the community whose activities affect, and are affected by, the City of Loma Linda.
- The ***Strategic Planning Program*** integrates the General Plan with the ongoing operations of the City of Loma Linda and with the City's budget and capital improvements programs. The Strategic Planning Program also includes provisions to ensure a regular review of the General Plan and implementation efforts, and integrating State requirements for mitigation monitoring under the California Environmental Quality Act.

12.1 FOLLOW-UP STUDIES AND ACTIONS

a. Zoning Ordinance

The update of the Loma Linda General Plan includes a number of modifications to previous General Plan land use designations. As a result of these modifications, not all land uses will have zoning designations consistent with the General Plan. In addition, the General Plan contains provisions calling for modifications of zoning standards.



California Government Code Section 65860 requires that a city's zoning be consistent with the General Plan.¹ However, if a city has undertaken a comprehensive update of its General Plan, case law permits the city a reasonable period of time to change its zoning ordinance (map and text) to achieve consistency with its updated General Plan.

The following implementation programs will be undertaken to create a zoning code that is consistent with the General Plan:

1. Revise the zoning map to reflect the land use categories of the General Plan.
2. Revise the zoning comparison chart to create a matrix defining the zoning classifications that are considered to be consistent with each General Plan designation.
3. Remove zoning classifications which no longer reflect land use designations on the General Plan, e.g., Mobile Home Park and Agricultural Estates.
4. After adoption of the San Bernardino Airport Land Use Plan, adopt an airport overlay zone which specifies the criteria included in the Plan for the airport influence area.
5. Revise the text of the zoning ordinance to reflect the provisions of the adopted General Plan in relation to the following issues:
 - Establish density standards in General Plan for low- and medium-density residential.
 - Modify zoning standards to reflect appropriate locations for churches and schools as set forth in the General Plan Land Use Element.
 - Establish zones and set standards for the South Hills, , Business Park, , Health Care, City Facilities, and Recreation land use designations which reflect standards set forth in the General Plan.
 - Establish provisions for the transfer of densities in relation to the development of the South Hills and adjacent bench area.
 - Amend Zoning Ordinance Chapter 17.16 (Development Standards) to include design standards for new development established in the Community Design Element of the General Plan.
 - Develop standards for provision of amenities within multi-family development projects.
 - In the hillside zones, require implementation of fire protection measures, such as fire sprinklers and non-combustible roofing for the areas of high fire hazard.
 - Incorporate policies and measures implementing the E Street Locally Preferred Alternative in the zoning ordinance to provide incentives for sensitively designed higher intensity/density transit supportive developments within proximity of E Street Locally Preferred Alternative station(s). Potential incentives may include density bonuses, floor area ratio increases, building height increases, reduced parking requirements with a parking study, and expedited review, as appropriate.

b. Development Review Process

Loma Linda's development review process involves examining proposed development projects for their conformance with City policies set forth in the General Plan, development standards set forth in

¹ This requirement extends to general law cities, such as Loma Linda. Exceptions are made for charter cities.



the zoning ordinance and where applicable, the subdivision ordinance and/or the provisions of a specific plan. This process needs to be refined to include explicit statements of City expectations. These statements should include but are not limited to incentives for clustering of development to avoid unnecessary site grading, conservation of soil, dedication and maintenance of open space, access to open space, integration of open space in planned development, use of alternative modes of transportation and transportation demand management, use of sustainable landscapes with drought-tolerant and native vegetation, and adherence to community design standards. Early identification of the issues with emphasis on problem solving should be the norm. All community policies should be applied consistently. As part of its development review program, the City will consider the design guidelines prepared by Omnitrans for projects within proximity to E Street Locally Preferred Alternative station(s).

General Plan Consistency Review. New development projects that require discretionary actions by the City will be reviewed for consistency with the provisions of the General Plan, including the General Plan land use and circulation maps and all applicable General Plan goals, objectives, and policies. The City will not approve any development project found to be inconsistent with the provisions of the General Plan.

Zoning Review. The City's zoning ordinance sets forth a description of specific permitted uses and development standards needed to implement the General Plan. All proposed development will be reviewed to ensure that the requirements and standards of the City's zoning ordinance are met.

Subdivision Review. Wherever proposed development requires division of land into separate parcels, such development shall be subject to the provisions of the City's subdivision ordinance. This ordinance sets forth both procedural and substantive requirements for the division of land within the City, implementing both the Loma Linda General Plan and the California Subdivision Map Act. All divisions of land within the City shall be required to meet the provisions of the City's subdivision ordinance and the Map Act.

Environmental Review. The provisions of the California Environmental Quality Act (CEQA) require public agencies to review the potential environmental impacts of discretionary actions they propose to undertake prior to actually undertaking those actions, including review of proposed development projects. The City will maintain review guidelines in accordance with CEQA and State guidelines to implement CEQA. Environmental review of individual projects (public and private) will entail preparation of sufficient technical data to determine consistency with General Plan policies related to the physical environment, including, but not limited to, traffic, noise, air quality, biological and cultural resources, public services and facilities, availability of energy and water resources, visual impacts, and flooding and geotechnical hazards.

As part of the environmental review process, mitigation measures needed to achieve consistency with the provisions of the General Plan will be applied to proposed project.

c. Community Preservation

In order to preserve and protect the City's historic structures and neighborhoods, the City will undertake the following:



- Update the existing Survey of Historic Properties. As part of the process, research and analyze the options for the preservation of the oak woodland area in the City.
- Involve the Historic Preservation Commission in pursuing the designation of historic landmarks and historic districts.
- Develop a Historic Preservation Handbook which details historical preservation guidelines. Include in this Handbook policies for adaptive reuse and preservation of historic structures with new development.
- Complete the review of the Mission Historic Overlay District ordinance.

d. Community Open Space

The City will develop open space preservation and acquisition priorities. With citizen involvement, investigate open space opportunities including the fiscal requirements to acquire and maintain these areas. Include in the study the option of preserving the San Jacinto Fault line area as open space. From the open space study, develop a plan to achieve community open space priorities.

e. Business Promotion

- a. Develop a retail and business strategy for attracting and retaining businesses. Undertake a coordinated effort to “sell” Loma Linda as an ideal community in which to do business, stressing its advantages (e.g., highly educated workforce, excellent schools, high-quality residential areas, and available land for development of employment- and sales tax-generating uses).
 - Publicize positive images of Loma Linda through placement of articles in the local and regional media and business and trade journals.
- b. Maintain an Economic Development Advisory Committee to advise the City Council regarding economic development, redevelopment, and employment- and sales tax-generation issues and activities.
- c. Capitalize on Loma Linda’s identity in the healing arts by working with the Loma Linda University Medical Center and the Veterans Hospital Administration to identify health services-related firms and trade organizations that could benefit from locating in Loma Linda. Provide focused marketing materials to those firms and trade organizations.
- d. Maintain financial and development review incentives to attract regional and local-serving retail and employment-generating businesses to Loma Linda, ensuring appropriate location of such businesses along Redlands Boulevard, California Avenue, and Barton Road. Periodically survey the business community for evaluation of City services and improvement suggestions.
- e. Provide priority for access to economic development resources to (1) existing businesses seeking to expand within Loma Linda, (2) businesses seeking to relocate to Loma Linda from outside of the east San Bernardino Valley area, (3) retention of existing businesses, and (4) businesses seeking to relocate to Loma Linda from within the east San Bernardino Valley area.



f. Parks and Recreation Facilities

As the City grows, the need for more parks and recreational services will also grow. To meet the existing and ongoing recreational needs the City will complete the following actions:

- Complete a recreational needs assessment inventory and update the Parks and Recreation Master Plan. Ensure in this Plan that parks and recreation facilities are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas.
- Fund City staff positions dedicated to parks and recreation services and programs.
- Continue to maintain a park system consisting of neighborhood and community parks and provide at least 2.5 acres of neighborhood park land and 2.5 acres of community park land per 1,000 population. Develop and maintain a maintenance/management schedule that identifies preventive maintenance, remedial maintenance, and deferred maintenance programs for park land and facilities including all structures, site improvements, and equipment resources.
- Continue to seek funding resources for acquisition, design and construction of public parks, trails, and recreation facilities. Provide incentives for private individuals or businesses to donate land and funds for park development to the City by establishing a means to accept tax-deductible donations.
- Actively pursue the acquisition of land for neighborhood parks in areas currently under-served.
- Seek partnership opportunities with the private sector and with other public agencies to enhance park facilities and provide leisure time activities. Encourage ongoing community input into the management of park facilities and programs through the Parks, Recreation and Beautification Committee.
- Work with Southern California Edison to improve transmission line corridors with attractive, community-serving uses and to upgrade the appearance of the transmissions line corridors in conjunction with an expansion or co-use of the corridor.
- Complete a master trails plan for the south hills area, including identification of proposed trail routes and design standards, mechanisms for trail acquisition, and provisions for ongoing trail maintenance.
- Conduct citizen participation and preference surveys every 5 years to determine and/or adjust recreation needs data.

g. Development within the South Hills

So that the natural character and habitat resources of the South Hills are preserved to the greatest extent feasible, prepare and adopt an ordinance governing development within the South Hills area. The ordinance shall contain a map designating the "primary ridgelines" and "canyon bottoms," as well as appropriate incentives so as to achieve the clustering of development and dedication of public open space desired in the Growth Management Element. Such policies and standards are intended to be prepared in the form of a Specific Plan.



h. Community Noise Level

The General Plan establishes acceptable noise standards for residential land uses. The existing noise ordinance uses performance standards. Amend the Noise Ordinance to reflect the updated General Plan.

i Community Design

The Community Design Element contains guidelines and policies to improve the visual character in Loma Linda. To implement these policies, the City will undertake the following actions:

- The City will develop a City Design Manual which sets forth the vision and design parameters for creating attractive and functional new development which reflects the community's unique character. This design manual will reflect the design guidelines for various types of development including pedestrian-oriented, auto-oriented, "Big-Box," Hospitality, "convenience," large office and business park, institutional, industrial, residential, and hillside residential. The manual will serve as a guide for developers and as a "checklist" for staff during site plan review. The manual will include, among other items, the implementing policies in the Community Design Element of the General Plan. Also, the manual will provide basic requirements and incentives for the inclusion of design features in new development to reduce potential for crime. These features could include well-lighted parking areas, open landscaping, limited access into and between buildings, and limited access to rooftops.
- The City will work with LLU, LLUMC and the Veterans Medical Center to develop a way-finding program that provides directional signage, boundary markers, and monument signs for these important institutions within the community.
- The City will develop a priority task list for design improvements that fall within its responsibilities. These design elements include but are not limited to improving the City entry monuments, adding landscaped medians along major corridors, especially along Redlands Boulevard, and enhancing the bridge on Anderson Street over the San Timoteo Creek.
- The City will investigate the opportunity of creating a policy of requiring public art within new developments.

j. Maintain Adequate Municipal Services

On an annual basis, as part of the General Plan review, the City will conduct an assessment of the municipal services and facilitates being provided Loma Linda residents and businesses. This review will include an evaluation of the adequacy of City facilities and equipment; personnel staffing and program needs; and five-year anticipated growth and desired levels of service.

- Assess the short-term and long-term needs of the Department of Public Safety to ascertain how the Fire and Rescue Division should grow to serve Loma Linda adequately.
- Consider adoption of a Fire Protection fee for new development in the South Hills area to assist with fire protection service to the area.
- Annually assess crime prevention and law enforcement programs to evaluate the adequacy of Loma Linda's services, facilities, and personnel needs based on short-term and long-term growth.
- Expand community outreach programs and promote community involvement in crime prevention, including neighborhood watch programs.



- Consider the adoption of Police Service fees for new development.
- Continue collaboration with other jurisdictions in the provision of police service and continue working with Loma Linda University Security in providing police services to the University community.
- Work with Loma Linda University to provide public facilities and services that contribute to the maintenance and long-term success of this institution.
- Annually update the City's Water Master Plan.
- Maintain existing levels of water service by preserving and improving infrastructure, replacing water mains as necessary, and improving water transmission facilities. To ensure long-term good quality water, complete water quality assessments and implement appropriate mitigation activities.
- As a part of the design of water systems, ensure long-term good quality water, complete water assessments, and implement appropriate mitigation activities.
- Annually review and update the Master Plan of Sewer Facilities.
- Maintain existing levels of wastewater service by preserving and improving infrastructure, including repairing "hot spots" and replacing mains as necessary.
- Investigate the use of reclaimed wastewater and encourage water conservation as a means of reducing sewage generation.

k. Monitor New Technologies

The General Plan includes techniques to improve water quality, reduce water consumption and solid waste generation, and conserve energy. However, new technology is continually being developed which expands or improves or knowledge and capabilities in these areas. To ensure that the General Plan implementation programs reflect the most current understanding of the issues, it is essential that new technologies be reviewed annually and that the General Plan implementation programs be updated to incorporate current technologies. As a part of the General Plan annual report, a review of the technological advances in these areas should be included. For example, the General Plan's first year review could include the installation of fiber optic cabling and broadband services in new developments.

l. Maintain Disaster Preparedness

The City will maintain and update on a five-year basis, a Multi-Hazard Functional Plan to coordinate disaster recovery activities within the City of Loma Linda. As a part of this effort, the City will actively solicit the input of local disaster preparedness agencies, including, but not limited to fire, Sheriff and Highway Patrol, American Red Cross, and Emergency Health providers. The City's existing plan will be expanded to address issues of domestic terrorism, including incident prevention and response.

The City will maintain information on emergency and disaster responses on its web site, and at least once a year, provide information on emergency and disaster response in a City citizen mailing.



12.2 INTERGOVERNMENTAL COORDINATION AND COMMUNITY INVOLVEMENT PROGRAM

The Intergovernmental Coordination and Community Involvement Program proposes actions that Reflect Loma Linda’s commitment to look for appropriate responses to specific issues. For example, some issues, such as traffic, not only affect the City of Loma Linda, but also affect adjacent jurisdictions and the surrounding region. Many public services and facilities issues affecting the City require actions to be taken by or in cooperation with the agencies charged with the provision of specific services within the General Plan study area (e.g., Colton Unified School District and Redlands Unified School District, San Bernardino County Sheriff Department, and San Bernardino County Library System). Many issues cross geographic boundaries, and, therefore, require concerted effort by several governmental entities before they can be resolved. Intergovernmental coordination means actively pursuing regional solutions to regional problems. Loma Linda is committed to working with its neighbors to address these issues.

a. Coordinate Land Use Planning Activities

- Actively pursue reviewing land use planning efforts of adjacent jurisdictions, and provide constructive comments regarding the impacts that such programs will have on the City of Loma Linda.
- Pursue establishment of inter-jurisdictional agreements for the mitigation of development impacts.
- Along with the County of San Bernardino, and the Cities of Colton, Redlands, and San Bernardino, set up an ongoing forum for the discussion of area-wide issues and the resolution of conflicts between the agencies.
- On an annual basis, initiate discussions of issues of mutual interest with local, regional, State, and Federal agencies whose efforts could benefit or impact the City of Loma Linda.

b. Coordinate Transportation Planning and Facilities Funding

The City of Loma Linda will work with Caltrans, SANBAG, and the Cities of Colton, Redlands and San Bernardino to coordinate sub-regional transportation facilities. Coordination efforts will include:

- Updating and providing information to other agencies on the status of development projects and roadway facilities;
- Encouraging and supporting the activities of San Bernardino County and Riverside County and cities to the east and south of Loma Linda to increase employment in their communities and thereby reduce the need for commuters to travel through Loma Linda on their way to the Los Angeles area; and
- Coordinating revisions to the City’s circulation and bicycle plans with regional circulation and planning efforts;

c. Coordinate Planning Programs with Public School Districts and Private Educational Institutions

The City will coordinate future development with area school districts by:



- Participating with the school districts in joint land use/facilities planning efforts;
- Establishing a joint task force of City, school district, and development community representatives to identify additional means of funding school construction, if needed, beyond the limits imposed on the City's ability to require payment of development fees as a condition of approval;
- Requesting that the school districts indicate the level of facilities available to serve new development projects requiring discretionary review by the City;
- Coordinating with the school districts in preparation of a Master Plan of Schools which outlines specific sites needed to support build out of the Loma Linda General Plan; and
- Coordinating with the school districts to establish a clear methodology for determining the impacts of development within the City of Loma Linda upon school facilities, including:
 - Student generation ratios for residential development;
 - Methods to determine student generation factors and mitigation responsibilities of commercial, office, and business park uses in a manner that businesses within the City of Loma Linda are only required to pay for the school impacts they create within the City;
 - Potential credits for contributions made from City parks and recreation funding mechanisms to establish joint use school/park facilities; and
 - Establishment of a construction cost index for new school and park facilities and require new development to pay all legally established fees as required by local school districts.
- Cooperating and support joint public/private endeavors with Loma Linda Academy.

In addition, the City will work with area schools to establish curricula in local schools relevant to civic interests. Such curricula could include such issues as:

- Local history, geography, and environmental issues;
- Recycling and reduction of solid waste generation; and
- Fire and crime/gang prevention.

The City will work with Loma Linda University and Loma Linda Academy to create and support joint public/private programs that enhance the community. The City will work with Loma Linda University to provide public facilities and services that contribute to the maintenance and long-term success of this institution.

d. Enhance Community Awareness

The effectiveness of the programs described in the Loma Linda General Plan is dependent on the participation of Loma Linda residents. To ensure that residents are made aware of these programs, the City will publicize local programs and provide a forum for public debate of local issues.

- Continue to use and expand the City's web site to publicize City-sponsored programs such as:
 - Recreational facilities;
 - Community garden events;
 - Flood determination maps; and



- Disaster preparedness.

- Invite agencies involved in water and energy conservation programs to set up educational displays in City Hall and other community facilities.

e. Involve the Community in the Development Review Process

In order to facilitate citizen participation in the development review process, and to facilitate the public hearing process, the City of Loma Linda will encourage informal meetings between citizen groups and developers on proposed development projects. The purpose of such meetings is to facilitate interaction between the developer and neighborhood interests to provide the developer with the opportunity to inform and obtain feedback from the neighborhood in a relaxed, informal setting.

Although the results of these informal meetings are not binding upon the City, early consultation and discussion between developers and affected citizens can significantly facilitate the development review process by resolving neighborhood and community issues before public hearings begin.

f. Coordinate Planning of Library Services

In order to provide a wide range of library services to serve a growing and varied population, the City will seek State and Federal funds to expand and renovate the existing library facility and services. The City will also seek new ways to support the goal of expanded facilities and services.

g. Medical Institutions and Social Services

Collaborate with schools, businesses, non-profit agencies, religious organizations, law enforcement, and others to expand and develop new programs and services for children and youth. Encourage and support private businesses and public facilities and services that contribute to the medical facilities in the City.

h. Solid Waste

The City will work with the San Bernardino County Solid Waste Division to ensure capacity at the San Timoteo landfill or alternative site after May 2016. In addition, the City will work with the County to continue and expand public education programs involving waste reduction, recycling, and household hazardous waste. The City will also continue involvement in the waste-to-energy program.

i. Utilities and Cable Television

As a part of the site review process, the City will require new development to underground all utility lines needed to serve future buildings and their occupants, and work with Southern California Edison to underground utilities throughout the City with available funding. All new development will be encouraged to provide the technology to support multiple telecommunications facilities and providers. The City will develop regulations which minimize potential impacts to the community of utilities and telecommunication facilities.



12.3 STRATEGIC PLANNING PROGRAMS

a. Annual General Plan Review

California Government Code Section 65400(b) requires the planning agency of each city and county in the State to provide an "annual report to the legislative body on the status of the (general) plan and progress in its implementation." Such a report will be prepared and delivered annually to the Loma Linda City Council.

b. Review of Capital Improvement Plans and their Consistency with the General Plan

Among the statutory responsibilities of California cities and counties is to "annually review the capital improvement program of the City or County and the local public works projects of other local agencies for their consistency with the General Plan..." (Government Code Section 65103(c)). Also, pursuant to State law (Government Code Section 65401), all departments within the City and all other local government agencies (including the County school districts, and special districts) must submit a list of proposed capital improvement projects to the City. The City is then responsible for reviewing these projects for conformity with the General Plan, and report back to the agency. It is the City's intent to execute these requirements for general plan consistency reporting and review capital improvement plans to the best of its ability. The annual General Plan consistency report process will be used to comply with the provisions of Government Code Sections 65301 and 65401.

c. Maintain an Up-to-Date General Plan

To continue to function as the "constitution" for managing the community's future, the General Plan should reflect current conditions and community values and priorities. Adequate review of the General Plan subsequent to its adoption is an important part of its implementation, permitting it to be adjusted in response to changing conditions, both internal and external, availability of more recent information, changing technologies, and shifting community values.

As a result, State law provides for amending and updating the General Plan. By law, each element of the General Plan may be amended a maximum of four times a year (several changes may be grouped into each amendment, and there is no limit on the number of individual changes any single amendment may consider.). State law also requires that the City's Housing Element be updated every five (5) years. The City will undertake a comprehensive review of its General Plan, and will update the General Plan as needed at five-year intervals, concurrent with updates of the Housing Element.

It is anticipated that the annual General Plan review will result in amendments to the General Plan that are needed to keep the document up to date. In addition, citizens and landowners may apply for General Plan amendments. The City Council and Planning Commission may initiate, or any citizen may apply to amend General Plan text, exhibits, or maps. In order to ensure a compatible and internally consistent general plan document, any proposed change to the plan must be consistent with the criteria and conditions of the balance of the General Plan text, as well as with General Plan maps and exhibits.

General Plan amendment requests will be processed in accordance with State Planning Law, CEQA, and City ordinances. There are two types of General Plan amendments that might be filed, with each type having a different degree of complexity related to its review (Table 12.A).



Table 12.A: Types of General Plan Amendments

Substantive Amendments
<p>Substantive Amendments are any changes to the goals, objectives, or policies set forth within the General Plan, including changes to the General Plan land use or circulation maps.</p> <p>Substantive Amendments are subject to State law limitations on the number of amendments that may be considered within a year. These amendments may be considered by the City on an ongoing basis, and be grouped together, as needed, to form individual amendments for final action by the City.</p>
Technical Corrections
<p>Amendments of this nature are essentially changes to the database and statistics used in preparation of the General Plan, as well as corrections of grammatical and typographical errors that do not change the meaning of policies and actions as adopted. These will be processed on an ongoing basis. Because Technical Revisions are editorial rather than substantive in nature, the City may approve more than four technical revisions for any individual element within a year.</p>

d. How to Interpret the General Plan

Interpretation of the General Plan Land Use Map. In any case where uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps, the following procedures will be used to resolve such uncertainty.

- Boundaries shown as approximately following lot lines shall be construed to be following such lot lines.
- Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right-of-way.
- Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.
- Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
- Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.
- Boundaries shown as following or approximately following high water lines shall be construed to follow the mean high water lines of such lakes, and, in the event of change in the mean high water line, shall be construed as moving with the actual mean high water line.
- Boundaries shown as following or approximately following the centerlines of streams, creeks, rivers, or other continuously flowing water courses shall be construed as following the channel centerline of such water courses taken at mean low water, and, in the event of a natural change in the location of such streams, rivers, or other water courses, the zone boundary shall be construed as moving with the channel centerline.
- Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map.



- Symbols that indicate appropriate locations for proposed public facilities are not property-specific. They indicate only the general area within which a specific facility should be established.

Resolution of Competing Objectives. It is the intent of the Loma Linda General Plan to present straightforward goals, objectives, policies, and implementation programs, and to present sufficient information with which to make consistent land use and policy decisions. Despite the requirements of State law requiring internal consistency of the General Plan, the inclusion of goals, objectives, approaches, policies, and implementation programs based on competing community values is inevitable. An example of such a case is the requirement for regular watering of areas being graded, and the desire for water conservation.

Where such competition between competing values results in seemingly incompatible policies or implementation actions, City decision-makers will be required to determine the relative priorities of the values upon which the policies or implementation actions are based, and to act based on that determination.