Overview of Land Use and Growth in the JBWD Service Areas
February 19, 2010
Joshua Basin Water and Land Use Forum

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Land Use Service Department
On March 13, 2007, the Board of Supervisors adopted the General Plan Update Program which included:

• General Plan text and maps
• 13 Community Plans
• Development Code Update
• East Valley Area Plan
• Environmental Impact Report
General Plan Elements

- Land Use
- Circulation and Infrastructure
- Housing
- Conservation
- Open Space
- Noise
- Safety
- Economic Development (Optional Element)
County General Plan
Land Use Element

Goal LU 1

The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.
Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the County: Valley, Mountain, and Desert.
Goal CI 11

The County will coordinate and cooperate with governmental agencies at all levels to ensure safe, reliable, and high quality water supply for all residents and ensure prevention of surface and ground water pollution.
County Development Code
Infrastructure Improvement Standards

Categories

• Legal and Physical Access
• Grants of Easement
• Pave Access
• Curbs and Gutters
• Sidewalks
• Street Lights
• Water
• Sewer
• Drainage Improvements
• Fireflow
## County Development Code

### Infrastructure Improvement Standards

#### Subdivisions

<table>
<thead>
<tr>
<th>Standards</th>
<th>Residential and Agricultural Land Uses (Lot sizes are the size of the resultant parcels after subdivision)</th>
<th>Commercial and Institutional</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Less than 1 acre</td>
<td>1 to less Than 2.5 acres</td>
<td>2.5 acres or greater</td>
</tr>
<tr>
<td>Y = Yes NA = Not Allowed N = Not required</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Water</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water purveyor</td>
<td>Y (10)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Substantiated well water</td>
<td>NA</td>
<td>N (11)</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Y or (12)</td>
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<td>Y or (12)</td>
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</tbody>
</table>

10) Projects shall connect to a water purveyor when the nearest property line is within 200 ft. of a water line. This requirement shall be increased by 100 ft. for each residential lot in the project.

11) This requirement applies to all subdivisions creating 5 or more parcels. It will also apply to subdivisions created by Parcel Map if the provisions of Section 83.09.060 cannot be met.

12) Individual well allowed if no water purveyor is available and when consistent with Water Master requirements in adjudicated groundwater basins.
Section 83.09.060

The water and sanitation provisions in Table 83-11 shall be met for proposed subdivisions created by Parcel Map in the Desert Region unless the following standards can be met:

(a) Wells shall be setback from all leach lines by 100 feet and from seepage pits by 150 feet.

(b) Wells shall be set back from all property lines where no leach lines exist on the adjacent property by 50 feet.
Section 84.21.030

(j) Infrastructure requirements. A building permit shall not be issued for the construction of single-family residential dwelling unless all of the following infrastructure requirements are satisfied for an existing lot of record:

(3) Water.

(A) Water purveyor. Required when in the service area of a water purveyor and the purveyor can supply the water.

(B) Substantiated well water. If the subject parcel is not within the service area of a water purveyor, well water may be allowed if all required setbacks are met.

(C) Hauled water. No hauled water will be allowed without approval from the Division of Environmental Health Services.
Land Use Application Process

- Application Intake
- Referrals to County and Outside Agencies
- Design Review
- Environmental Review
- If appropriate, Conditions of Approval prepared
- Development Review Committee (if required)
- Planning Commission (if required)
- Board of Supervisors (if required)
Status of Basin Effect on Land Use Planning

- How does the status of the Basin affect land use planning?

- Accurate information about the status of the basin is **critical** for County staff and decision makers to make informed decisions for specific projects.

  - The County depends on the water experts to give us an accurate assessment of water availability.
Issues Discussed

• Colorado and Delta water are no longer dependable
• Can Southern California achieve independence from water imports?
• How will Southern California bridge the gap until a Delta fix is in place?
• What is the most effective role for state and federal agencies to help create water self-sufficiency?
Water Resources Conference
Managing for Self Sufficiency
February 8, 2010

• State Water Project Delivery Reliability Report
  • 2002  72% reliability
  • 2005  68% reliability
  • 2007  63% reliability
  • 2009  60% reliability

• Expected for the trend to continue

• San Diego reduced the reliance on import water by incorporating more surface water capture, recycling, desalinization and conservation.
Development Impact Fees

- Political Issue
  - Sheriff-Coroner
  - Regional Parks
  - Museums
  - Libraries
  - Fire
  - Public Works
  - Special Districts
- Can they be applied to just the Water District area?
“Down Zoning”

- Is it possible?
- “Taking” Issue
- Supreme Court Ruling
State Certification of Housing Element

- 2003 Housing Element
  - Lawsuit filed by local jurisdictions on the number of housing units required
  - Judge found in favor of the County and other participating jurisdictions
  - Concessions in 2007 Update made to get the Housing Element certified
Municipal Advisory Councils

- Thirteen councils
  - Joshua Tree
  - Yucca Mesa
- Advisory only
- No legal authority
Build-out of District’s Area

- Total area is 63,054 acres
- Total vacant parcels is 47,667 acres
- Possible new dwellings is 17,743 units
- Based on zoning and acreage
- Other limiting factors
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Questions?

Website: www.sbcounty.gov/landuseservices

Links on left to the General Plan, Development Code and other documents